

CHAPTER 19.24
OFF-STREET PARKING STANDARDS

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19.24.010 PURPOSE

These regulations are intended to achieve the following:

1. To provide accessible, attractive, secure, properly lighted, and well-maintained and screened off-street parking facilities.
2. To reduce traffic congestion and hazards.
3. To protect neighborhoods from the effects of vehicular noise and traffic generated by adjacent non-residential land use districts.
4. To assure the maneuverability of emergency vehicles.
5. To provide appropriately designed parking facilities in proportion to the needs generated by varying types of land use.

19.24.020 APPLICABILITY

Every use hereafter inaugurated, and every structure hereafter erected or altered, shall have permanently maintained off-street parking areas pursuant to the following provisions.

19.24.030 GENERAL REGULATIONS

1. No structure or use shall be permitted or constructed unless off-street parking spaces are provided in accordance with the provisions of this Chapter.
2. The word "use" shall mean both the type and intensity of the use, and that a change in use shall be subject to all of the requirements of this Chapter.
3. When a structure is enlarged or increased in excess of 25% of the floor area, or when a change in use creates an increase in the required amount of parking, additional parking spaces shall be provided in accordance with the provisions of this Chapter. The only exception to this requirement may be for structures and uses located in the CR-2 (Downtown) zone.

A parking study may be prepared examining the proposed use in light of available public off-street parking facilities which may result in a City approved parking reduction program. If a study is not prepared, the required parking shall be provided. However, tenant improvements for any type of proposed permitted use in the CR-2 zone shall not require additional parking spaces to be provided. (MC 1393 12/2/13)

4. Within the Paseo Las Placitas Specific Plan area, parking required by this Chapter may be provided on-site or off-site within an established parking district lot or structure. Required parking within this area may be reduced by up to 20 percent by the review authority provided that off-site parking districts have been established and developed. (MC 830 4/6/92)
5. For parcels within the University Business Park Specific Plan, the number of parking spaces required for any use may be reduced by up to 25 percent provided:
 - a. The required 75 percent is fully paved and meets all other Development Code standards for parking areas,
 - b. The remaining 25 percent is set aside as expansion area and is paved with approved concrete landscape pavers, plant with turf, irrigated and properly maintained,
 - c. The expansion area is not used for storage of any type,
 - d. Trees shall not be required to be planted within the expansion area until it is brought up to full development standards. (MC 856 12/21/92)
6. Requirements for uses not specifically listed herein shall be determined by the Director based upon the requirements for comparable uses and upon the particular characteristics of the use, pursuant to Section 19.02.070 (3) (Similar Uses Permitted).
7. In any residential zone, a garage with a garage door shall be provided, and permanently maintained. If a required residential garage is proposed to be converted to a different use, then a new, two-car garage (with minimum unobstructed inside dimensions of 20 feet by 20 feet) shall be constructed on the site prior to converting the existing garage. Exceptions to the garage requirement shall be for apartments and affordable housing as determined by the Director. (MC 1393 12/2/13)
8. Fractional space requirements shall be rounded up to the next whole space.
9. Required guest parking in residential zones shall be designated as such and restricted to the use of guests.
10. All parking, including recreational vehicle parking in residential zones, shall occur on paved areas.
11. Senior citizen apartments/congregate care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, mass transit, etc.
12. Existing residential lots of record, 10,800 square feet or larger which front on a major or secondary arterial shall provide circular drives or turnarounds.

19.24.040 NUMBER OF PARKING SPACES REQUIRED

The following minimum number of parking spaces shall be provided for each use (where "sf." refers to square foot and "gfa." refers to gross floor area):

USE**NUMBER OF REQUIRED SPACES****Residential Uses**

Mobile home parks	2 covered spaces within an enclosed garage, which may be tandem, and 1 uncovered guest space for each unit.
Multi-family Residential:	
Studio	1 space per unit (MC 1354 7/5/11)
One Bedroom	1.5 covered and 1 uncovered guest space for every 5 units.
Two bedrooms	2 covered and 1 uncovered guest space for every 5 units.
Three or more bedrooms	2.5 covered and 1 uncovered guest space for 5 units.
Planned residential developments, including single-family dwellings and condominiums	2 covered spaces within an enclosed garage and 1 uncovered off-street guest parking space for every 5 units.
Residential day care	2 spaces in addition to those required for primary residence.
Senior citizen apartments	1 covered space for each unit, plus 1 uncovered space for each space for 5 units for guest parking.
Senior congregate care	.75 covered space for each unit.
Single-family dwellings	2 covered spaces within an enclosed garage.

Commercial Uses

Adult businesses	1 space for each 200 sf. of gfa. plus 1 space for each employee.
Amusement/recreational facilities:	
Bowling alley	3 spaces per lane, plus as required for incidental uses (i.e., pro shop, coffee shop, etc.).
Driving range	3 spaces, plus 1 space per tee.
Golf course	6 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).
Miniature golf course	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).

USE**NUMBER OF REQUIRED SPACES****Commercial Uses**

Tennis/racquetball courts	3 spaces per court, plus as required for incidental uses.
RV Parks	1 space for each recreational vehicle space.
Theme amusement/recreational parks, skating rinks	Determined at project review.
Video arcade/go carts	1 space per 200 square feet of area within enclosed structures, plus 1 space per 3 persons at maximum capacity.
Art/dance studio	1 space per employee, plus 1 space per 2 students at maximum capacity.
Banks, savings and loans, financial	1 space for each 200 sf. of gfa. plus 1 lane for each drive up window and/or automatic teller machine with 6 vehicles per lane.
Barber shop/beauty parlor	2 spaces for each barber chair; 3 spaces for each beautician station.
Business/professional trade schools	1 space per 1.5 students.
Carwash, self-service	2 spaces per stall plus 2 space queuing lanes in front of each stall.
Carwash, full-service	1 space per every 3 employees on the maximum shift plus reservoir capacity equal to 2 times the capacity of the washing operation (the length of the conveyor divided by 20).
Commercial stables	1 space for each 5 horses boarded on-site.
Furniture/appliance stores	1 space for each 500 sf. of gfa. of sale floor display area, plus 1 space for each 2500 sf. of gfa. of warehouse storage.
Health clubs	1 space for each 200 sf. of gfa.
Hotels/motels	1.1 space for each bedroom, plus requirements for related commercial uses, plus 1 space for each 50 sf. of gfa. of main assembly room, plus 2 spaces for manager's unit. For facilities visible from any freeway, on-site parking for "big rigs" shall be determined at project review.
Indoor retail concession mall	1 space for each 200 sf. gfa. plus 1 space for each vendor. (MC 825 3/17/92)
Lube-n-tune	1 space per bay, plus 1 space for each employee, plus 2 space queuing lanes for each bay.

USE**NUMBER OF REQUIRED SPACES****Commercial Uses**

Multi-tenant auto-related facilities	1 space for each 200 sf. of gfa., plus 1 space for each employee.
Offices, general:	
gfa. up to 2000 sf.	1 space for each 200 sf.
2001 to 7500 sf.	1 space for each 250 sf.
7501 to 40000 sf.	1 space for each 300 sf.
40001 and greater	1 space for each 350 sf.
Office, medical/dental	10 spaces for first 2000 sf., plus 1 space for each additional 175 sf. over 2000 sf.
Office, conversions from single-family	Determined at project review (MC 818 1/7/92)
Restaurants, cafes, bars and other eating and drinking establishments (gfa. includes outdoor seating/eating area)	1 space for each 100 sf. of gfa., with a minimum of 10 spaces. (MC 1137 2/6/03)
Restaurants, with drive-up or drive-thru facilities (including outdoor seating areas)	1 space for each 100 sf. of gfa. plus one lane for each drive-up window with stacking space for 6 vehicles before the menu board.
Restaurants, take-out only	1 space for each 250 sf. of gfa. (MC 1381 12/19/12)
Retail commercial	1 space for each 250 sf. of gfa.
Retail nursery/garden shop	1 space for each 500 sf. of indoor display area, plus 1 space for each 2,500 sf. of outdoor display area.
Service stations	1 space for each pump island, plus 1 space for each service bay.
Shopping centers	1 space for each 180 sf. of gfa. for tenants within the main structure and in stand alone buildings. 1 space for each 250 sf. of gfa. for single tenants over 15,000 sf. (MC 888 1/6/94)
Swap meet	1 space for each 200 square feet gfa., plus 1 space for each vendor space.
Vehicle repair/garage	5 spaces plus 1 space for each 200 sf. of gfa.
Vehicle sales	1 space for each 400 sf. of gfa. for showroom and office, plus 1 space for each 2000 sf. of outdoor display area, plus 1 space for each 500 sf. of gfa. for vehicle repair, plus 1 space for each 300 sf. of gfa. for the parts department.
All other commercial uses not listed above	1 space for each 200 sf. of gfa.

USE**NUMBER OF REQUIRED SPACES****Institutional Uses**

Churches, conference/meeting facilities, mortuaries, theaters, auditoriums	1 space for each 4 fixed seats, or 1 space for each 35 sf. of non-fixed seating area in the principal sanctuary, conference space or auditorium, whichever is greater.
Hospitals	1 space for each patient bed, plus 1/2 space for each patient bed for employees, or as determined at project review.
Libraries, museums, art galleries	1 space for each 300 sf. of gfa.
Residential clubs, fraternity/sorority houses, rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes	1 space for each 1.5 living units.
Sanitariums/nursing homes	1 space for each 6 beds, plus 1 space for each employee on the largest shift, plus space for each staff doctor.
Schools:	
Nursery/pre-school	1 space for each staff member, plus 1 space for each 10 children.
Elementary/junior high	2 spaces for each classroom.
High school	7 spaces for each classroom.
Community/college/university	10 spaces for each classroom.

Industrial Uses

Auto dismantling/junk yards/recycling centers	1 space for each 300 sf. of gross building area plus one space for every 10,000 sf. of gross yard area.
Mini-storage	7 spaces.
Industrial/warehousing	For each structure
1-3,000 sf.	1 space for each 250 sf. of gfa.
3,001 - 5,000 sf.	1 space for each 500 sf. of gfa.
5,001 - 10,000 sf.	1 space for each 750 sf. of gfa.
10,001 - 50,000 sf.	1 space for each 1,000 sf. of gfa.
50,001+ sf.	1 space for each 1,250 sf. of gfa.

19.24.050 HANDICAPPED PARKING REQUIREMENTS

Handicapped parking requirements are established by the State of California. The parking standards contained in this Section are identical to those established by the State at the time of the adoption of this Development Code. Any change in the State's handicapped parking requirements shall preempt the affected requirements in this Section.

1. Handicapped parking for residential uses shall be provided at the rate of 1 space for each dwelling unit that is designed for occupancy by the handicapped.
2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	Two percent of total
1,001 and over	+ 1 for each 100, or fraction over 1,001

For outpatient units and facilities, 10 percent of the total number of parking spaces provided shall serve each such outpatient unit or facility.

For units and facilities that specialize in treatment or services for persons with mobility impairments, 20 percent of the total number of parking spaces provided shall serve each such unit or facility.

One van space shall be provided in every eight accessible spaces, with a minimum of one space provided. (MC 1383 1/16/13)

3. Handicapped parking spaces shall be designed in a manner consistent with the standard drawings approved by the Director of Public Works/City Engineer, as illustrated by Figure 24-1.
4. When less than five parking spaces are provided, at structures and uses subject to these regulations, one space shall be 14 feet wide and striped to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for handicapped use only.
5. Handicapped parking spaces required by this Section shall count toward fulfilling off-street parking requirements.

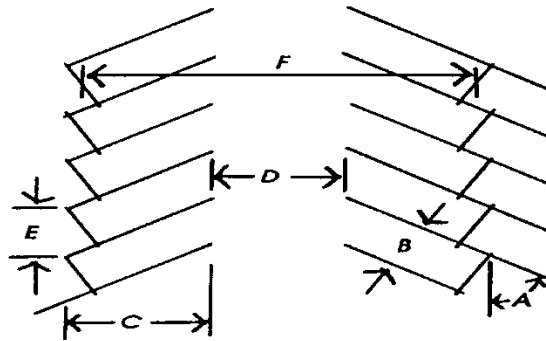
- C. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the stall width be less than 8 feet, 6 inches. Reductions in design standards shall be subject to approval by the City Engineer.
- D. Minimum parking dimensions shall be as indicated in the following table as illustrated by Figure 24-2.

A	B	C	D	E	F	A	B	C	D	E	F
0°	9'0"	9.0	15.0	23.0	-	60°	9'0"	21.0	18.0	10.4	55.5
	9'6"	9.5	15.0	23.0	-		9'6"	21.2	18.0	11.0	55.6
	10'0"	10.0	15.0	23.0	-		10'0"	21.5	18.0	11.5	56.0
20°	9'0"	15.0	15.0	26.3	36.5	70°	9'0"	21.0	19.0	9.6	57.9
	9'6"	15.5	15.0	27.8	37.1		9'6"	21.2	19.0	10.1	58.2
	10'0"	15.9	15.0	29.2	37.4		10'0"	21.2	19.0	10.6	58.0
30°	9'0"	17.3	15.0	18.0	41.8	80°	9'0"	20.3	24.0	9.1	63.0
	9'6"	17.8	15.0	19.0	42.4		9'6"	20.4	24.0	9.6	63.2
	10'0"	18.2	15.0	20.0	42.7		10'0"	20.5	24.0	10.2	63.3
45°	9'0"	19.8	15.0	12.7	48.3	90°	9'0"	19.0	24.0	9.0	-
	9'6"	20.1	15.0	13.4	48.5		9'6"	19.0	24.0	9.5	-
	10'0"	20.5	15.0	14.1	48.9		10'0"	19.0	24.0	10.0	-

FIGURE 24-2

PARKING STANDARDS

- A. PARKING ANGLE
- B. STALL WIDTH
- C. STALL DEPTH
- D. AISLE WIDTH
- E. CURB LENGTH PER CAR
- F. CENTER TO CENTER WIDTH OF DOUBLE ROW AND AISLE



4. DRAINAGE

All required off-street parking areas shall be so designed that surface water will not drain over any sidewalk, or adjacent property.

5. DRIVEWAYS

Commercial/Industrial/Multiple Family Residential

Driveways providing ingress and egress to off-street parking spaces shall be a minimum width of 15 feet for a one-way driveway and 24 feet for a two-way driveway.

Single Family Residential

Attached Garage

- Driveways for an attached 2-car garage shall have a minimum width of 16 feet and a minimum length of 24 feet measured from the inside sidewalk or apron to the front of the garage.
- Driveways for an attached 3-car garage shall have a minimum width of 24 feet and a minimum length of 24 feet measured from inside the sidewalk or apron to the front of the garage.

Detached Garage

- Driveways for a detached 2-car garage shall be a minimum width of 10 feet with a minimum 16 feet wide by 24 feet deep back up area immediately adjacent to the garage door.
- Driveways for a detached 3-car garage shall be a minimum width of 10 feet with a minimum 24 feet wide by 24 feet deep back up area immediately adjacent to the garage door.

6. LIGHTING

Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1 foot candle, maintained across the surface of the parking area. Lighting standards shall be energy-efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.

7. LOCATION OF REQUIRED PARKING SPACES

All parking spaces shall be located on the same parcel as the structure or use, unless approved otherwise by the review authority.

Off-street parking spaces for multi-family residential developments shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.

No parking space required by this Chapter shall be located in the front, side or rear setback area of any land use district except for a detached garage or carport structure and driveways which may be located in interior (non-street) side or rear setback areas.

8. MAINTENANCE

All required parking facilities shall be permanently maintained, free of litter and debris.

9. PARKING STRUCTURES

All parking structures shall be landscaped as follows:

- A. The parking structure shall have a continuous minimum 10 foot perimeter landscaping with vertical elements at least every 20 feet.
- B. The entries and exits of the parking structure shall include a minimum 6 foot wide landscaped median island and accent paving in the driveway.
- C. Landscaped materials, excluding vertical element openings, shall be provided in planters and/or pots for 5% of the total surface deck area. The planters and/or pots shall be distributed throughout the top deck area, and perimeter of intermediate decks.
- D. All landscaping shall be permanently maintained and automatically irrigated.
- E. Lighting for the above ground deck shall be energy-efficient, low-level and directed so as not to spill beyond the surface deck. Lighting fixtures shall not exceed 4 feet in height.

10. RECREATIONAL VEHICLE PARKING – RESIDENTIAL

- A. A recreational vehicle may only be parked on a lot behind the front line of the house or, in the case of a corner lot, behind the front line facing each street or right-of-way, and shall be screened to a height of 6 feet from view from any public or private right-of-way. A recreational vehicle used as daily transportation may be parked overnight in recognized driveways.
- B. Recreational vehicles may be temporarily parked on public or private rights-of-way in front of residences for not more than 48 continuous hours for the purposes of loading and unloading. Forty-eight hours must elapse before the start of a new 48 hour period, together with movement of the vehicle a distance of at least 500 feet.

11. SCREENING

Commercial/industrial and public parking areas abutting residentially designated property shall have a 6 foot high solid architecturally treated decorative masonry wall approved by the Director. All wall treatments shall occur on both sides.

12. SECURITY

All parking facilities shall be designed, constructed and maintained with security as a priority to protect the safety of the users.

13. SHADING

All parking areas shall provide 25% permanent shading for parked vehicles. Any reasonable combination of shading methods can be utilized. If trees are used, they may not thereafter be trimmed so as to reduce the effectiveness of their shading ability.

14. SHARED PARKING

Parking facilities may be shared if multiple uses cooperatively establish and operate the facilities and if these uses generate parking demands primarily during hours when the remaining uses are not in operation. (For example, if one use operates during evenings or week days only.) The applicant shall have the burden of proof for a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating their reasons the requested parking reduction. Shared parking may only be approved if:

- A. A sufficient number of spaces are provided to meet the greater parking demand of the participating uses;
- B. Satisfactory evidence, as deemed so by the Director, has been submitted by the parties operating the shared parking facility, describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them; and
- C. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Director are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the commercial/industrial development.

15. SLOPE

- A. Parking areas shall be designed and improved with grades not to exceed a 5% slope.
- B. Driveways shall not exceed an 8% slope or as approved by the City Engineer.

16. STRIPING

All parking spaces shall be striped in accordance with City requirements. The striping shall be maintained in a clear and visible manner. Each exit from any parking area shall be clearly marked with a "STOP" sign as required by the City Engineer.

17. SURFACING

All driveways and parking areas shall be surfaced with a minimum thickness of 3 inches of asphaltic concrete, concrete, or any City Engineer approved bituminous surfacing over a minimum thickness of 4 inches of an aggregate base material. An appropriate structural section of slag or other material may be approved by the City Engineer and Director for storage areas of industrial uses, provided that toxic or hazardous materials, including but not limited to those enumerated in Section 8.80.010 of the Municipal Code, are not located in such storage areas.

18. TANDEM PARKING

The review authority may approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 150 or more parking spaces, with no more than a maximum of 10% of the total number of spaces designated as tandem and an attendant is on duty during the normal hours that the commercial/industrial development is open for business.

19. WHEEL STOPS/CURBING

Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided at least 3 feet from any wall, fence, property line, walkway, or structure where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points. The space between the curb and wall, fence, property line, walkway or structure shall be landscaped, except as allowed by the Development Review Committee. The clear width of a walkway which is adjacent to overhanging parked cars shall be 4 feet. All parking lots shall have a continuous curbing at least 6 inches high and 6 inches wide around all parking areas and aisle planters. Existing wheel stops may remain. If repaving of the parking lot is necessary, existing wheel stops may be removed and reinstalled following the repaving, provided stall dimensional requirements are met. However, no installation of new or additional wheel stops shall occur. (MC 1393 12/2/13)

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