Chapter 27.64

OFF-STREET PARKING

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I. OFF-STREET PARKING

27.64.010 PURPOSE. The purpose of this chapter is to alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put. In addition to the requirements of this chapter, all off-street parking shall conform to the requirements of the City "Standard Drawings and Specifications" as adopted by resolution of the city council and on file with the public works department. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.01).

27.64.015 DEFINITIONS. The following definitions apply to this chapter.

- (a) AISLE. "Aisle" means the traveled path through a parking facility between one or two rows of parked vehicles.
- (1) "Aisle width" means the width of backout and driving aisle between parking rows.
- (2) "<u>Double-loaded traffic aisle</u>" means a driving aisle with accessible stalls on both sides.
- (3) "Single-loaded traffic aisle" means a driving aisle with accessible stalls on only one side.
- (b) ANGLE OF STALL. "Angle of stall" means the angle between the aisle direction and stall length direction.
- (c) ATTENDANT PARKING. "Attendant parking" means any facility which relies on attendants or valets, rather than the driver of the car, to park and unpark vehicles.
- (d) BUMPER OVERHANG. "Bumper overhang" means the area beyond the wheel stop and parking lot curbs where it is safe and legally permissible for bumpers to extend.
- (e) CARPOOL. "Carpool" means a group of two or more people who share their automobile transportation to the work place on a regular basis.
- (f) DEPTH OF STALL. "Depth of stall" means the depth of a row or bay of parking measured perpendicular to the aisle regardless of the angle of parking.
- (g) DIRECTIONAL SIGNS. "Directional signs" means signs placed in a parking facility that direct motorists to entrances, exits, aisles, ramps, bicycle storage, stairs, or elevators.
- (h) EMPLOYEE PARKING. "Employee parking" means parking areas specifically designated for use by employees of uses on the lot.
- (i) FOOTCANDLE. "Footcandle" means a unit of illuminance on a surface that is everywhere on that surface 1 foot from a uniform point source of light of one candle and equal to one lumen per square foot.
- (j) HEAD-IN. "Head-in" means a parking system where vehicles park hood first in the parking stall.
- (k) LAYOUT DIMENSION. "Layout dimension" means the distance from stall to stall on centers measured parallel to the aisle.
- (l) LENGTH OF STALL. "Length of stall" means the measurement of the individual stall measured perpendicular to the width.
- (m) LOADING ZONE. "Loading zone" means a specially marked area for short term use of delivery vehicles.
- (n) PARKING BAY. "Parking bay" means the section of a parking facility containing an aisle and one or two rows of parking stalls.

- (o) RAMP. "Ramp" means an inclined portion of a parking structure intended for travel purposes to access different levels or areas of a parking structure and which may provide parking stalls on one or both sides.
- (p) RESERVOIR SPACE. "Reservoir space" means a space at least twenty feet (20') long located in a parking facility for vehicles queuing to enter, exit or await service.
- (q) STALL. "Stall" means a portion of a parking facility designed to hold one vehicle and marked by painted lines on pavement.
- (1) "Back-in stall" means an off-street parking stall into which the vehicle is backed from the driving aisle.
- (2) "Clear stall" means an off-street parking stall which has no structure or obstruction higher than a six inch (6") curb on either side.
- (3) "Compact stall" means an off-street parking stall that is eight feet (8') wide and seventeen feet (17') long that is designed to accommodate a vehicle which is less than fifteen feet (15') in overall length and six feet (6') in width.
- (4) "Confined stall" means an off-street parking stall which has any obstruction higher than a six inch (6") curb on both sides, including walls, railings, stairwells, columns, or fences, but excepting columns located more than seven feet (7') from aisles.
- (5) "End stall" means the last off-street stall in a row or bay of parking that requires a motorist to egress in the direction of ingress and requires additional backup space.
- (6) "Restricted stall" means an off-street parking stall which has any structural element, including curbs over six inches (6"), on either side.
 - (7) "Stall dimension" means the length, width, and height of a parking stall.
- (8) "Standard stall" means an off-street parking stall that is eight feet six inches (8' 6") wide and eighteen feet (18') long.
- (r) VISITOR PARKING. "Visitor parking" means short term parking intended for use by customers or non-residents.
- (s) WHEEL STOPS. "Wheel stops" means a bumper or block placed at the head of a parking stall to restrain the vehicle from moving past the wheel stop.
- (t) WIDTH OF STALL. "Width of stall" means the clear width of an individual stall measured perpendicular to the angle of parking. (Ord. 1986-13 § 1 (part), 1986).

27.64.020 SCOPE. This chapter shall apply as follows:

- (1) For all buildings and structures erected and all uses of land established after June 19, 1986, accessory parking and loading facilities shall be provided as required by the regulations of the district in which such buildings or uses are located. However, where a building permit has been issued prior to that date, and provided that construction is begun within six months of such date and diligently prosecuted to completion, parking and loading facilities as required hereinafter need not be provided;
- (2) When the intensity of use of any building, structure or premises is increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities shall be provided for such increase in intensity of use;
- (3) Whenever the existing use of a building, structure or premises is hereafter changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if this building or structure was erected or use established prior to June 19, 1986, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this title;

- (4) Whenever a parking lot is voluntarily upgraded without a change in or intensification of use, the parking lot shall reflect an improvement towards meeting the design provision of this chapter. Irrigation systems shall be required for any new planting areas proposed.
- (5) At the time of erection or enlargement of any building containing one or more dwelling units, or the addition of one or more dwelling units to or within an existing building, there shall be provided and maintained garage and parking spaces for each such new or added dwelling unit as required by this chapter. Each existing unit that does not comply with this chapter shall be provided with at least one garage space. That portion of existing parking that exceeds the requirements of this chapter may be reassigned to the added units. (Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 42, 1981; Ord. 1979-7 § 9, 1979; Ord. 1978-18 § 92, 1978; Ord. 1974-12 § 1, 1974: prior code § 151.02(A)).
- 27.64.023 PARKING -- PROHIBITED ON LAWNS, FLOWERS. It shall be unlawful to park a motor vehicle, trailer, unmounted camper or boat (1) upon any lawn or landscaped area, including an area of flowers or shrubs, or (2) upon an area of decorative rocks, stones, chips, bark, or the like, unless such area of decorative rocks, stones, chips or bark was in place and used for parking of a motor vehicle, trailer, unmounted camper or boat prior to July 19, 1993. Nothing herein shall be construed to prohibit parking on a driveway. Driveway shall mean that area from the street to the garage or carport which traverses the curb cut (or rolled curb) and which is identical to width to the curb cut (or rolled curb) or such area that is approved as a driveway pursuant to this Code. This provision shall apply to parcels being used for single family or duplex residences. (Ord. 1993-11 § 1, 1993).
- **27.64.025 DRIVEWAYS.** New driveway access to arterial streets (as defined in the Circulation Element of the General Plan) is prohibited unless no other means of access is available. Existing curb cuts on arterial streets shall be eliminated in new developments whenever feasible. Access to garage space or parking space shall be provided by a driveway or driveways according to the following standards:

(1) All Uses.

- (A) Driveways may not be less than ten feet (10') wide when serving two or fewer garage or parking spaces, and not less than twelve feet (12') wide when serving three or more garage or parking spaces.
- (B) Each required off-street parking stall shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular ingress and egress. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements, and shall provide a safe and efficient means for pedestrians using the parking facility to access the building entry.
- (2) <u>Residential Uses</u>. Residential driveways shall not exceed twenty (20) lineal feet in width. If additional driveway width is desired in order to serve three or more garage or parking stalls, the applicant shall submit appropriate plans for the approval of the Zoning Administrator and City Engineer. For more than one curb cut on a parcel on any street frontage, at least twenty feet (20') measured at top of curb shall be provided between each curb cut.
- (3) Non-residential uses. Driveways serving nonresidential uses shall not exceed twenty-six lineal feet (26') in width at the street property line for each fifty feet of lot

frontage upon a street, except that any lot having less than fifty feet street frontage may have but one twenty-foot (20') driveway. In addition to the restrictions above, lots of more than fifty feet in width at the street line may have a total width of driveways at the front property line of no more than fifty-two percent (52%) of the total lot width abutting upon a street. (Ord. 1986-13 § 1 (part), 1986; Ord. 1979-7 § 9, 1979; Ord. 1978-18 § 92, 1978; Ord. 1974-12 § 1, 1974: prior code § 151.02 (A): prior code § 151.03 (F)).

- **27.64.030 FACILITIES -- EXISTING.** Accessory off-street parking or loading facilities which are located on the same parcel as the building or use served and which were in existence on June 18, 1986 or were provided voluntarily after such date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below the requirements of this title for a similar new building or use. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.02(B).)
- **27.64.040 FACILITIES -- PERMISSIBLE.** Nothing in this title shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve an existing use of land or buildings provided that all regulations herein governing the location, design, improvement, and operation of such facilities are adhered to. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.02 (C).)
- **27.64.050 DAMAGE -- DESTRUCTION.** For any conforming building or use which is in existence on (date to be inserted), which is subsequently damaged or destroyed by fire, collapse, explosion or other cause, and for any legally nonconforming use which is lost by reason of such damage, and which is reconstructed, reestablished, or repaired, off-street parking or loading facilities need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this title for equivalent new uses or construction. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.02(D)).
- **27.64.060 CONTROL OF OFF-STREET PARKING FACILITIES.** The location of off-street parking facilities in relation to the use served shall be governed by the following provisions:
- (1) <u>Residential Districts</u>. Parking facilities accessory to dwelling units shall be located on the same parcel as the use served except as provided in Section 27.64.100. Spaces accessory to uses other than dwellings (such as churches) may be located on a plot adjacent to, or directly across a street or alley from the plot occupied by the use served if a special use permit is obtained from the planning commission; but in no case at a walking distance in excess of two hundred feet (200') from such use.
- (2) <u>Nonresidential Districts</u>. Parking facilities accessory to dwelling units shall be located on the same parcel as the use served, except as provided in Section 27.64.200. Parking facilities accessory to uses other than dwellings may be located on other than the same parcel as the use served (off-site) if a special use permit is obtained from the planning commission. Unless otherwise required, all required parking spaces shall be within a walking distance of five hundred feet (500') of the use served. No parking spaces accessory to a use in a commercial, executive, or manufacturing district shall be located in a residential district, unless authorized by the planning commission through a special use permit.

- (A) Where required parking facilities are provided on land other than the parcel on which the building or use served by such facilities is located, they shall be and remain in the same possession and ownership as that of the parcel occupied by the building or use to which the parking facilities are accessory except that the planning commission may authorize the use of leased, off-site land for the provision of required parking in either of the following cases:
- (i) The term of the lease approximates the expected life of the building or use to which the parking facilities are accessory and the lessor and the applicant acknowledge in writing recorded to the satisfaction of the city that a failure to continuously maintain the total number of spaces required shall require the immediate reduction of the intensity of the use served to the extent necessary to bring it into full conformance with the parking requirements of this chapter; or
- (ii) The number of required parking spaces leased for a shorter term does not exceed twenty-five percent (25%) of the total number of required parking spaces and the applicant and lessor acknowledge this restriction in writing as specified in subsection (i) above. (Ord. 1986-13 § 1 (part), 1986; Ord. 1979-7 § 10, 1979; Ord. 1978-18 § 93, 1978: prior code § 151.02 (E), 151.04.)
- **27.64.070 SUBMISSION OF PLOT PLAN.** Any action involving the creation, expansion, or alteration of a parking lot, whether in conjunction with other approval requests or as an independent action, shall be subject to site plan and architectural review, unless the Zoning Administrator determines, based on a written justification and plot plan submittal, that the improvements are minor in nature, pursuant to Section 27.06.020. Minor site improvements include small parking lots containing eleven (11) stalls or less. (Ord. 1986-13 § 1 (part), 1986; Ord. 1978-18 § 94, 1978: prior code § 151.02(F)).
- 27.64.080 USE OF PARKING AND GARAGE FACILITIES. Off-street assigned parking and garage facilities accessory to residential use and developed in any residential district in accordance with the requirements of this Chapter shall be used solely for the storage of passenger automobiles or bicycles in-lieu of a vehicle, owned by occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants. Under no circumstances shall required parking and garage facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments. (Ord. 2011-10 § 3, 2011; Ord. 1986-13 § 1 (part), 1986; prior code § 151.03(A)).
- **27.64.090 JOINT PARKING FACILITIES.** Off-street parking facilities, for different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.03(B)).

27.64.100 PARKING ASSESSMENT AND SPECIAL DISTRICTS.

(a) DOWNTOWN SPECIFIC PLANNING AREA -- CENTRAL PARKING AND IMPROVEMENT DISTRICT (CPID).

(1) <u>Minimum Parking Requirements</u>. Where a parcel of real property is located within the Central Parking and Improvement District, new projects to be located on said parcel shall meet the off-street parking requirements as follows:

MINIMUM PARKING STALLS REQUIRED

STALLS PER 1,000 GROSS SQUARE FEET OF FLOOR AREA EXCEPT WHERE OTHERWISE INDICATED

Use	Employee/Resident	Visitor/Customer	Total
(A) Hotels, excluding accessory restaurants and bars	1 per 5 units	1 per 5 units	2 per 5 units
(B) Indoor Theatres and Cinemas			
Weekly matinees	1 per 50 fixed seats	1 per 5.5 fixed seats	1 per 5 fixed seats
Weekend matinees and evenings	1 per 50 fixed seats	0	1 per 50 fixed seats
(C) Offices			
Financial General Medical	1.3 2.4 3.1	0.8 0.2 0.2	2.1 2.6 3.3
(D)Residential uses (within the Retail Core Subarea as defined in the Down-town Specific Plan			
Studio 1 bedroom 2 bedrooms 3 or more bedrooms	1.0 per unit 1.3 per unit 1.5 per unit 1.8 per unit	0.2 0.2 0.2 0.2	1.2 per unit 1.5 per unit 1.7 per unit 2.0 per unit
(E) Restaurants and bars, excluding fast food restaurants	1.4	2.5	3.9
(F) Retail stores	1.4	0.5	1.9
(G)Services	1.4	0.5	1.9

(H) Other Uses. All uses not specified above shall provide the off-street parking facilities as specified in Section 27.64.160 through 27.64.270.

- (2) New projects. New projects shall include the following:
- (A) New construction of buildings on a vacant or previously-built-upon parcel;
- (B) External expansion of existing buildings or established uses including all added floor area that creates need for additional parking;
- (C) New use in an existing building or structure with or without substantial internal renovation that results in a requirement for additional parking under the provisions of this chapter.
- (3) All new projects that enter into parking agreements with the CPID shall be subject to the assessment defined in current CPID resolutions. New projects as defined in Subsections (2)(B) or (C) will be required to provide additional parking in the amount that the parking requirement caused by the expansion or new use exceeds the parking requirement established on June 19, 1986 as follows:
- (A) Properties within the Primary Benefit Zone shall provide required parking or pay parking in-lieu fees if the additional parking required exceeds 10 parking spaces; otherwise, a new project under Subsection 2(B) or (C) will cause the project property owner's parking deficiency under the current CPID assessment resolution to be increased by the number of additional parking spaces required by the new use or expansion or the number of existing and required parking spaces eliminated, or both.
- (B) Properties outside the Primary Benefit Zone shall provide required parking or pay parking in-lieu fees for any additional parking required as a result of a new project under Subsections 2(B) or (C) or the elimination of existing and required parking spaces, or both.
- (4) <u>Limited Parking Zone (LPZ)</u>. Restrictions on parking in the limited parking zone in addition to other requirements of this Chapter are as follows:
- (A) All Uses. New vehicular access to loading facilities, parking lots or structures and buildings is prohibited along street frontages within the limited parking zone. Existing curb cuts along street frontages in the LPZ shall be eliminated, unless the following requirements are met:
- (i) Curb cuts are needed for access to parking or loading facilities and do not negatively affect retail continuity or pedestrian safety; and
 - (ii) A site plan and architectural review for the access is approved.
 - (B) Residential uses. Parking shall be provided as follows:
- (i) On-site, provided that vehicular access from a street in the limited parking zone is prohibited unless no other access is feasible and no remote parking facility such as leased spaces is available or can be made available within two hundred feet (200');
 - (ii) On a site outside the limited parking zone; or
- (iii) By lease or agreement with the City or CPID when a CPID parking facility is located within two hundred feet (200').
- (C) Non-residential uses. Parking may be provided on-site in an amount not to exceed the required number of visitor stalls, subject to the approval of a special use permit. On-site parking in excess of the required visitor stalls may be allowed subject to approval of a special use permit where a new project meets one of the following:
- (i) The parcel has primary access from a street outside the limited parking zone; or
- (ii) The parcel is located on a corner site which has a minimum lot area of 22,000 square feet or one-half the land area of the block in which the use is located, whichever is less.

- (5) <u>Parking Expansion Zone</u>. Parking provided in addition to the minimum parking requirements may be leased to the CPID on a long term basis as public parking in accordance with a current CPID resolution.
 - (6) Employee and Resident Parking.
- (A) New projects within the CPID shall provide required employee and resident parking by one or more of the following means:
 - (i) On-site, if located outside the limited parking zone;
- (ii) Off-site through construction or lease of private spaces, subject to approval of a special use permit; or
- (iii) By CPID lease, in-lieu fee payment, or parking agreement, as defined by a current CPID resolution, subject to availability.
- (B) Any non-residential use outside the limited parking zone may reduce employee parking in accordance with the following:
- (i) Demonstration by the applicant that the amount of floor area per full-time equivalent employee exceeds the following due to unusual circumstances:

Retail/Service	1 per 450 sq. ft.	General Office	1 per 250 sq. ft.
Financial	1 per 540 sq. ft.	Medical Office	1 per 210 sq. ft.
Restaurants	1 per 520 sq. ft.		

A reduction in the employee parking requirement may be granted equal to the percentage difference between the lower employee density demonstrated by the applicant and the employee density standards delineated above.

- (7) <u>Visitor and Customer Parking</u>. New projects within the CPID may utilize the spaces provided by the CPID for the visitor and customer parking requirement, subject to assessment as defined by a current CPID resolution and availability of spaces.
- (8) <u>Loss of Metered Parking</u>. New projects which result in the loss of on-street metered CPID parking spaces shall compensate the CPID for the loss of metered parking by one of the following:
- (A) Provide replacement stalls on-site within two hundred feet (200') of a new residential use or within five hundred feet (500') of a new non-residential use, to be made available for use by the public;
- (B) Compensation to the CPID for the cost of providing replacement parking, in accordance with a current CPID resolution; or
- (C) Approval of a special use permit by the Planning Commission, based on the finding that the improvements which necessitate the loss of metered parking spaces improve overall street circulation.
- (b) DOWNTOWN SPECIFIC PLANNING AREA OUTSIDE THE CENTRAL PARKING AND IMPROVEMENT DISTRICT. Minimum off-street parking requirements for residential and non-residential uses shall be as specified in Sections 27.64.160 through 27.64.260.
- (c) 25TH AVENUE PARKING DISTRICT. Where a parcel of real property is located within the boundaries of the 25th Avenue motor vehicle off-street parking assessment district, a building or structure not to exceed one story in height may be constructed and maintained on said parcel without provisions for, or maintenance of, off-street parking facilities for all executive and commercial uses. Off-street parking facilities shall be installed and maintained for each story in excess of one story, so that

the total number of parking spaces provided for the additional story or stories, shall meet the off-street parking requirements as specified herein.

- (d) HILLSDALE STATION AREA. Where a parcel of real property is located within the Hillsdale Station Area Plan boundary, off-street parking is subject to the Station Area Parking Requirements listed in the Plan. In addition, all new development on such properties must prepare a Trip Reduction and Parking Management Plan as detailed in the Hillsdale Station Area Plan, including but not limited to Table 6-1, Station Area Parking Requirements. (Ord. 2011-5 § 7, 2011; Ord. 2009-7 § 32, 2009; Ord. 1993-17 § 1, 1993; Ord. 1993-12 § 1, 1993; Ord. 1992-15 § 25, 1992; Ord. 1990-19 § 1, 1990; Ord. 1989-19 § 4, 1989; Ord. 1989-10 § 2, 1989; Ord. 1987-29 § 5 (part), 1987; Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 44, 1981; Ord. 1979-7 § 11, 1979; Ord. 1978-18 § 95, 1978; Ord. 1973-8 § 1, 1973; Ord. 1969-26 § 2, 1969: prior code § 151.03(C)).
- **27.64.110 COMPUTATION.** When determination of the number of off-street parking spaces required by this title results in a requirement of a fractional space, an additional space shall be provided. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.03(D)).
- **27.64.120 STALL DIMENSIONS.** All required off-street parking stalls shall have a vertical clearance, length and width in conformity with the requirements of the City "Standard Drawings and Specifications" and the following standards:
- (a) WIDTH OF STALL shall conform to the requirements of the City "Standard Drawings and Specifications":
- (b) LENGTH OF STALL shall conform to the requirements of the City "Standard Drawings and Specifications".
- (1) Stall depths may be reduced two feet (2') where bumper overhang is permissible.
- (c) RELATIONSHIP OF STALL DIMENSIONS TO AISLE DIMENSIONS AND PARKING ANGLE shall be as outlined in the Standard Drawings and Specifications.
- (d) EXISTING SUBSTANDARD STALLS shall be counted towards satisfying the off-street parking requirements of this chapter only where the dimensions equal or exceed those required for minimum compact car dimension.
- (e) COMPACT CAR STALLS shall be clearly identified by marking the surface of each space: "COMPACT."
- (f) ALL REQUIRED OFF-STREET PARKING STALLS shall have a vertical clearance of not less than seven feet (7') over the entire area, unless the stall is part of a mechanical parking system. Such stalls may have less than seven foot (7') clearance if otherwise consistent with City "Standard Drawings and Specifications". (Ord. 2009-7 § 33, 2009; Ord. 1992-15 § 26, 1992; Ord. 1986-13 § 1 (part), 1986; Ord. 1982-10 § 2, 1982).
- **27.64.125 AISLE DIMENSIONS.** Aisles serving off-street parking stalls shall conform with the requirements of the City "Standard Drawings and Specifications" and the following standards:
- (a) AISLES PARALLEL AND ADJACENT TO PUBLIC SIDEWALKS shall be separated by a landscape strip of at least six feet (6').

- (b) ONE-WAY AISLES shall alternate direction, or otherwise provide logical vehicular circulation subject to approval of the city engineer.
- (c) AISLES shall provide for non-congestive flow from and into the street by logical relationships with the driveways. A two-way driveway shall directly connect with a two-way aisle. Reversal of the "right-hand rule" of driving for two-way aisles or closely adjacent one-way drives is prohibited.
 - (d) ONE-WAY AISLES shall not dead-end.
- (e) CIRCULATION requiring use of the street or public right-of-way is prohibited. (Ord. 2009-7 § 34, 2009; Ord. 1986-13 § 1 (part), 1986).

27.64.130 TURNING RADII AND TURN-AROUND REQUIREMENTS. Circulation for parking facilities shall conform with the following standards:

- (a) Back out onto any public right-of-way shall be prohibited for all uses except single-family and two-family dwellings.
- (b) FOR ALL USES EXCEPT single-family and two-family dwellings and secondary units, all parcels providing three or more permanently maintained garage or parking stalls shall provide an area for turnaround purposes on the site which shall conform with the requirements of the City "Standard Drawings and Specifications" and be located adjacent to the entrance of the garage or parking stall, and not on any part of the public right-of-way.
- (c) NO PORTION OF A CIRCULAR RAMP may be considered as aisle for automobiles in adjacent bays.
- (d) RAMPS IN MULTI-LEVEL GARAGES shall be designed with gradual slopes to ensure driver visibility of the pavement at all times, and shall be subject to approval of the city engineer.
- (e) TURNING AISLES OR RAMPS WITH TWO-WAY TRAFFIC shall have radii and aisle widths sufficient for two automobiles to pass on the turn. Ramp widths on turns shall be as follows:

	Curb to Curb	Wall to Wall
Minimum one-way ramp width	12'	16'
Minimum two-way ramp width	24'	28'

- (f) NO PORTION OF A CIRCULAR RAMP may be considered as aisle for automobiles in adjacent bays.
- (g) RAMPS IN MULTI-LEVEL GARAGES shall be designed with gradual slopes to insure driver visibility of the pavement at all times, and shall be subject to approval of the city engineer. (Ord. 2009-7 § 35, 2009; Ord. 1986-13 § 1 (part), 1986; Ord. 1982-10 § 2, 1982).
- **27.64.140 DESIGN -- MAINTENANCE.** (a) LIGHTING. Any lighting used to illuminate off-street parking areas shall be consistent with the City's Security Ordinance (Chapter 23.54) and otherwise be directed away from residential properties in such a way as not to create a nuisance.
- (b) SIGNS. Directional signs are permitted on parking areas in accordance with Title 25.

- (c) REPAIR AND SERVICE. No motor vehicle repair work of any kind shall be permitted on any off-street parking facilities. The sale of gasoline and motor oil in conjunction with accessory off-street parking or garage facilities is not permitted in any residence district. (Ord. 2009-7 § 37, 2009; Ord. 1989-34 § 3, 1989; Ord. 1986-13 § 1 (part), 1986: prior code § 151.03(G)).
- **27.64.150 FLOOR AREA.** Unless otherwise specified, the floor area used for determining off-street parking requirements is the floor area of the building(s) as defined in Section 27.04.200 (c). (Ord. 1986-13 § 1 (part), 1986; Ord. 1978-18 § 96, 1978).
- **27.64.160 SCHEDULES GENERALLY.** For the following uses on property located outside the Downtown Specific Planning area, accessory off-street parking spaces shall be provided as listed below. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty, or residing, or both, on the premises at any one time. (Ord. 2003-12 § 10, 2003; Ord. 1994-2 § 8, 1994; Ord. 1993-6 § 4, 1993; Ord. 1992-16 § 15, 1992; Ord. 1992-15 § 27, 1992; Ord. 1989-20 § 1, § 2, 1989; Ord. 1986-13 § 1 (part), 1986; Ord. 1978-18 § 97, 1978: prior code § 151.05 (part)).

USES	MINIMUM PARKING STALLS REQUIRED	
1. Residential Uses:		
MINIMUM PARKING DWELLING UNIT SIZE Stalls Per Dwelling Unit	STALLS REQUIRED	
Single Family Dwelling (detached)		
Under 3,000 sq. ft. of floor area*	2 garage spaces	
3,000 - 3,749 sq. ft. of floor area*	2 garage spaces plus 1 additional space. Additional space may be uncovered.	
3,750 sq. ft. of floor area* and above	Requirements above plus 1 additional space for each 750 sq. ft. of floor area*. Additional spaces may be uncovered.	
b. Secondary Unit	One (1) parking space for a secondary unit with up to one bedroom and one (1) additional parking space is required for each additional bedroom.	
c. Multiple Family Dwelling (two-family, townhouse, condominium, apartments and apartment hotels)	Resident parking shall include at least one covered stall per dwelling unit.	
Studio One-bedroom Two-bedroom Three or more bedroom (or any dwelling unit over 1,400 square feet in floor area)	Resident Visitor Total 1.3 0.2 1.5 1.6 0.2 1.8 1.8 0.2 2.0 2.0 0.2 2.2	

^{*} Excluding enclosed parking facilities, uninhabitable accessory structures and covered patios.

	USES	MINIMUM PARKING STALLS REQUIRED			
d.	Lodging Houses	1 garage stall for each 2 lodging rooms plus 1 garage stall for owner/manager.			
e.	Community Care Facilities	2 garage stalls for the owner/manager plus 1 stall for every 6 occupants in addition to owner/manager's family.			
f.	Bed and Breakfast Inn	1 parking space per guest room and parking for the manager's unit based on multi-family standards.			
2. Co	mmercial Shopping Centers:				
a.	Community Shopping Center	1 for each 225 square feet of gross floor area (no exclusions) for all buildings and/or uses in the center, except that individual restaurants over 3,500 square feet of gross floor area shall meet parking requirements in Section 27.64.160(9)(c) and (f).			
b.	Regional Shopping Center	3.5 for each 1,000 square feet of gross floor area (no exclusions) for all buildings and/or uses in the center.			
whene	Note: The above requirements will apply for all commercial shopping centers in the city; however, whenever the zoning administrator determines that delineation of independent uses is required, the following standards shall apply:				
3. Co	mmercial, Retail, and Service Uses:				
a.	Automobile service and gas stations (see Section 27.64.185)	2 parking stalls plus 2 for each service bay.			
b.	Automobile washing and cleaning establishments, except self-service.	10 queued stalls for each wash rack exclusive of autos on conveyor plus 4 parking stalls for each wash rack.			
c.	Barber shops or beauty parlors	2 for each barber chair; 3 for each beautician station.			
d.	Buildings used solely for coin-operated laundromats	1 for each 3 washing machines.			
e.	Cemeteries, mausoleums, and columbaria	2 parking spaces per acre, plus one for each employee.			
f.	Contractors' storage yards in connection with contractor's business; salvage yard; junk yard; automobile wrecking yard; storage yard	6 stalls in addition to the enclosed storage area.			
g.	Dry cleaners	1 for each 300 square feet.			
h.	Lumber yards and home improvement centers	1 for each 500 square feet of floor area for retail sales, plus 1 for each 1,000 square feet of open or covered area devoted to display of large merchandise such as carpeting and major appliances.			

	USES	MINIMUM PARKING STALLS REQUIRED
i.	Mortuaries and funeral homes	4 stalls plus 6 parking stalls for each chapel or parlor.
j.	Motels, hotels, inns or auto courts	2 stalls for manager plus 1 stall for each guest unit. Plus adequate on-site access for buses. Accessory uses such as restaurants, car rentals, bars, dance areas, and conference rooms or places of assembly shall individually require parking as provided in this chapter, unless it can be demonstrated that such accessory uses are intended solely for registered guests.
k.	Motor vehicle sales and automotive repair	1 stall per 400 square feet of floor area plus 1 space per 1,000 square feet of outdoor display area.
1.	Retail stores, food stores, and drugstores	For stores 0-20,000 sq. ft. of gross floor area: 1 stall per 300 sq. ft. For stores over 20,000 sq. ft. of gross floor area: 1 stall per 225 sq. ft. Regulations do not permit floor area exclusions.
m.	Sale or repair of furniture, appliances	1 for each 600 square feet of floor area.
n.	Self-service automobile washes	5 queued stalls for each wash rack.
4. Co	mmercial and Public Recreation Uses:	
a.	Bowling alleys and/or billiard halls	3 stalls for each alley and 2 for each billiard table plus the stalls required for any additional uses on the site.
b.	Equine stables (public or private)	1 stall for each 5 box stalls or for each 5 equines boarded, whichever is greater plus 1 trailer space (10'x25') for each 10 box stalls or 10 equines boarded, whichever is greater.
c.	Driving ranges (golf)	1 per tee, plus the stalls required for any additional uses on the site.
d.	Golf courses (regulation course)	6 per hole plus the stalls required for any additional uses on the site.
e.	Miniature golf courses	3 per hole, plus the stalls required for any additional uses on the site.
f.	Public Parks [Exemption: Park Master plans adopted prior to (insert date) are exempt from these requirements.]	As required below. On-street parking available along the park's street frontage shall count towards satisfying off-street parking requirements at the rate of one stall for each increment of 22 linear feet.
	1. Parks less than three acres in size.	1 stall per 20,000 square feet.
	2. Parks three acres in size and larger.	As required below for specific use areas, unless otherwise stated under Group Picnic Areas.
	a) Sports courts (e.g., tennis, bocci ball and basketball)	2 stalls per court.
	b) Ballfields (e.g., soccer and softball)	20 stalls per ballfield.

		USES	MINIMUM PARKING STALLS REQUIRED
	c)	Boat launch ramp	20 stalls per ramp, including 10 stalls capable of accommodating vehicles with trailers, and adequate turnaround.
	d)	Group picnic areas	2.5 stalls per picnic table or seating capacity of 10 persons. Where facilities such as ballcourts, ballfields or other areas or a portion thereof are designed to be used in conjunction with group picnic areas, the parking requirement shall be based on the greater of the parking requirements for the following: The group picnic area or All facilities to be used in conjunction with the group picnic area.
	e)	Passive useable turf whose primary purpose is for informal play, family picnics or relaxation and play/courtyards. (Excludes areas that are less than 5,000 square feet.)	1 stall per 5,000 square feet.
	f)	Play areas (children)	1 stall per 2,500 square feet.
	g)	Recreation center	1 for each 200 square feet of floor area.
	h)	Swimming pools	1 for each 100 square feet of water surface.
	i)	Other use areas	As determined by the Zoning Administrator.
g.	Skating	rinks (ice or roller)	1 for each 100 square feet of skating floor area, plus the stalls required for additional uses on the site.
h.	h. Swimming pool (commercial and public)		1 for each 100 square feet of water surface, plus 1 stall for each 250 square feet of office, but not less than 10 stalls for any such use.
i.	i. Tennis, handball, and racquetball facilities		3 for each court plus the stalls required for additional uses on the site.
j.	j. Health studios and spas		1 for each 150 square feet of floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)
k.	k. Dance Studio		1 for each 250 square feet of dance floor area.
5. Edi	5. Educational Uses:		
a.		es, universities, and institutions of earning, parochial and private	1 for each 2 students based on capacity plus 1 for each member of the faculty and employees based on capacity. Plus 1 for every 5 dormitory rooms.

	USES	MINIMUM PARKING STALLS REQUIRED
b.	Day nurseries, including preschools and nursery schools	One (1) stall for each employee. Plus designated spaces for loading and unloading children according to the following ratios: 1 space per 6 persons (or portion thereof) licensed at the facility, with a maximum of 3 spaces for up to 30 licensed persons, and thereafter shall be provided at a ratio of 1 space per ten licensed persons (or portion thereof). The loading/unloading spaces may be located on street frontages with appropriate permits for loading zones, in driveways, garage aprons, or other locations on the site that do not result in tandem spaces. The overall requirement may be reduced by 1 space by the provision of a permanently assigned employee to assist children from the drop-off area to the facility.
c.	Elementary and junior high schools	1 for each employee. Plus a designated area on- site for loading and unloading passengers. Plus adequate on-site access and loading for buses.
d.	Senior high schools	1 for each employee. Plus 1 for each 6 students based on capacity. Plus adequate on-site access and loading for buses.
e.	Trade schools, business colleges, and commercial schools	1 for each employee. Plus 1 for each 3 students, based on capacity.
6. He	alth Uses:	
a.	Convalescent and nursing homes, homes for aged, rest homes, children's homes, and sanitariums	1 for every 4 beds in accordance with the resident capacity of the home as listed on the required license or permit.
b.	Dental clinics or offices; medical clinics or offices	1 for each 200 square feet of floor area.
c.	Health centers, government operated	3 for each staff or visiting doctor, based on maximum staff levels.
d.	Hospitals	1.75 for each patient bed.
e.	Veterinary hospitals & clinics	1 for each 250 square feet based on 90% of floor area.
7. Of	fice, Professional Uses:	-
a.	Commercial banks, savings and loan office, other financial institutions, including stock brokerages	1 for each 185 square feet of public service area. Plus 1 per 250 square feet of floor area other than public service area. Plus 1 stall per automatic teller machine (ATM). Plus 3 reservoir stalls per drive-up window in addition to the stall adjacent to the window; each stall provided for the drive-up window may be credited toward the total parking requirements with a maximum credit of 5 stalls per window.

	USES	MINIMUM PARKING STALLS REQUIRED
b.	Offices	1 per 335 square feet of gross floor (no exclusions) for buildings with a total floor area less than 100,000 square feet.
		1 per 315 square feet of gross floor area (no exclusions) for buildings with a total floor area above 100,000 square feet.
8. Ma	nufacturing Plants and Kindred Uses:	
a.	Industrial uses of all types except a building used exclusively for warehouse purposes	1 for each 1,000 square feet of floor area (for industrial purposes), plus 1 for each 250 square feet of office or sales area.
b.	Mini Storage	1 stall for each 4,000 square feet of floor area, plus one space for each manager's office.
c.	Public utility facilities including but not limited to electric, gas, water, telephone, and telegraph facilities not having business offices on the premises	1 for each 2 employees in the largest shift plus 1 for each vehicle used in connection with the use. A minimum of 2 stalls shall be provided for each such use regardless of building space or number of employees.
d.	Research and Development	1 for each 500 square feet of floor area.
e.	Wholesale establishments, warehouses, storage buildings, or structures	1 stall for each 1,000 square feet of floor area up to 20,000 square feet. Plus 1 stall for each 4,000 square feet of floor area above 20,000 square feet. Plus 1 stall for each 250 square feet of office or sales area.
9. Pla	ces of Assembly:	
a.	Auditoriums, sports arenas, and stadiums	1 for each 5 fixed seats and 1 each 35 square feet of floor area where there are no fixed seats. Plus adequate on-site access and loading for buses.
b.	Churches and other places of assembly not specified above	1 for each 5 fixed seats within the main auditorium and 1 for each 42 square feet of seating area within the main auditorium where there are no fixed seats; 18 linear inches of bench shall be considered a fixed seat. Plus 1 for each 50 square feet of meeting area intended for group activities. Adequate space shall also be provided for access, loading and unloading of buses in connection with the activities of the institution.
c.	Fast food, drive-in, drive-thru, and take-out restaurants	1 parking stall for each 30 square feet of public service area, plus one stall for each two employees.
d.	Libraries, art galleries and museums; Public	1 for each 1,000 square feet of floor area.
e.	Private clubs, lodges halls, and union headquarters	1 for each 70 square feet of floor area.

USES	MINIMUM PARKING STALLS REQUIRED
f. Restaurants, taverns, lounges, and other establishments for the sale and consumption on the premises of food and beverages	1 stall for each 50 square feet of public service area up to 4,000 square feet and 1 stall for each 80 square feet of public service area over 4,000 square feet.
g. Sleeping rooms in private clubs	1 stall for every 2 sleeping rooms.
h. Theaters (indoor)	1 for every 5 fixed seats.

10. Other Uses:

For the following uses, parking stalls shall be provided in adequate number, as determined by the zoning administrator, to serve persons employed or residing on the premises as well as the visiting public:

- (A) Heliports;
- (B) Outdoor amusement establishments, fairgrounds, permanent carnivals, kiddie parks, and other similar amusement centers;
- (C) Religious institutions, including convents, monasteries, rectories and parish houses.

27.64.165 RESIDENTIAL USES, ADDITIONAL REQUIREMENTS. Offstreet residential parking shall comply with the following additional criteria:

- (a) ALL RESIDENTIAL DWELLING UNITS shall be provided with the existing or required amount of off-street parking as a part of the sales, lease or rent agreement for the dwelling unit.
- (b) THE PROXIMITY OF THE RESIDENT AND VISITOR PARKING SPACES TO THE DWELLING UNITS shall be as close as practicable.
- (c) RESIDENT PARKING SPACES shall be clearly marked or signed "reserved." Visitors' parking spaces shall be clearly marked "visitors only."
- (d) BOTH RESIDENT AND VISITOR PARKING IN UNCOVERED AND CARPORT SPACES shall be adequately lighted at night. Said lighting shall be designed to be directed away from adjacent residences.
- (e) ACCESS TO ALL OFF-STREET PARKING SPACES shall be easily made without undue maneuvering to get into or out of the stall. All stalls shall be equally accessible.
- (f) EACH ROOM MEETING THE STANDARD OF THE UNIFORM BUILDING CODE AS A BEDROOM, shall be counted as a bedroom in determining parking requirements. (Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 67, 1981; Ord. 1978-18 § 98, 1978; Ord. 1974-12 § 3, 1974: prior code § 151.05(A)).
- **27.64.170 TRANSPORTATION SYSTEMS MANAGEMENT (TSM).** New uses with twenty-five (25) or more employees shall comply with the requirements of Chapter 24 of the San Mateo Municipal Code with regards to Transportation Systems Management. (Ord. 1995-19 § 2, 1995; Ord. 1986-13 § 1 (part), 1986).

27.64.185 AUTOMOBILE SERVICE STATIONS; ADDITIONAL REQUIREMENTS.

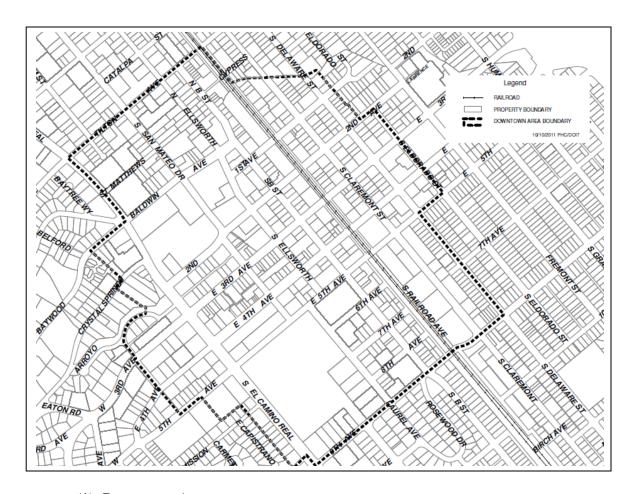
(a) ONLY VEHICLES AWAITING SERVICE AND TOWING VEHICLES shall be stored on the premises, with the exception of employee parking and approved rental parking spaces.

- (b) PARKING OF COMMERCIAL VEHICLES shall be prohibited unless allowed in the zoning district as a permitted use. (Ord. 1986-13 § 1 (part), 1986).
- **27.64.260 MIXED OR MULTIPLE USES.** When two or more uses are located on the same zoning plot or within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the planning commission in accordance with Title 27. Chapters 27.06 through 27.12, 27.62, 27.74, 27.78 and 27.80. (Ord. 1986-13 § 1 (part), 1986; Ord. 1978-18 § 101 (part), 1978: prior code § 151.05(J)).
- **27.64.262 BICYCLE PARKING FACILITIES.** These bicycle parking requirements shall apply to the indicated activities as specified below.
- (a) Bicycle Parking Required for New and Existing Uses. Bicycle parking shall be provided for new development projects, additions to existing buildings, and new living units in existing buildings. Bicycle parking as prescribed hereafter shall be provided for activities occupying buildings, or portions of, which are constructed, established, wholly reconstructed, or moved onto a new lot, except to the extent that existing bicycle parking exceeds such requirements for any existing facilities. The required amount of new bicycle parking shall be based on the cumulative increase in floor area, or other applicable unit of measurement prescribed hereafter. If an existing building is altered or changed in occupancy so as to result in an increase in the number of residential living units, bicycle parking shall be provided for the new units.
- (b) More than one activity on a lot. Whenever a single lot contains different activities with the same bicycle parking requirement, the overall bicycle parking requirement shall be based on the sum of all such activities. Whenever a single lot contains activities with different bicycle parking requirements, the overall requirement shall be the sum of the requirements for each activity calculated separately.
- (c) Determination by Zoning Administrator. For uses not listed in the schedules of bicycle parking requirements, bicycle parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the zoning administrator.
 - (d) Standards for Required Bicycle Parking.
 - (1) Types of required bicycle parking.
- (A) Long-term bicycle parking. Each long-term bicycle parking space shall consist of a locker or locked enclosure, such as a secure room or controlled access area, providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.
- (B) Short-term bicycle parking. Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.
 - (2) Minimum specifications for required bicycle parking.
- (A) All bicycle parking facilities shall be dedicated for the exclusive use of bicycle parking and shall not be intended for the use of motorized two-wheeled or similar vehicles.

- (B) All required short-term bicycle parking spaces shall permit the locking of the bicycle frame and one wheel with a U-type lock, support the bicycle in a stable position without damage to wheels, frame, or components, and provide two points of contact with the bicycle's frame. Art racks are subject to review by the zoning administrator.
- (C) All required long-term bicycle parking spaces, with the exception of bicycle lockers, shall permit the locking of the bicycle frame and one wheel with a U-type lock and support the bicycle in a stable position without damage to wheels, frame, or components.
- (D) Bicycle parking facilities shall be securely anchored so they cannot be easily removed and shall be of sufficient strength and design to resist vandalism and theft.
- (E) The overall design and spacing of such facilities shall meet the standards of subsection (3) below.
- (3) Location and design of required bicycle parking. Required bicycle parking shall be placed on site(s) as set forth below:
- (A) A bicycle parking space shall be at least two and a half (2.5) feet in width by six (6) feet in length to allow sufficient space between parked bicycles.
- (B) Bicycle parking facilities shall not impede pedestrian or vehicular circulation.
- (i) Bicycle parking racks located on sidewalks should be kept clear of the pedestrian through zone.
 - (C) Bicycle parking facilities are subject to the following standards:
- (i) Racks shall be located with at least thirty (30) inches clearance in all directions from any vertical obstruction, including but not limited to other racks, walls, and landscaping. Large retail uses, supermarkets, and grocery stores are encouraged to locate racks with a thirty-six (36) inch clearance in all directions from any vertical obstruction, including but not limited to other racks, walls, and landscaping.
- (ii) A minimum four (4) foot aisle shall be provided to allow for unobstructed access to the designated bicycle parking area.
- (D) Bicycle parking facilities within auto parking facilities shall be protected from damage by cars by a physical barrier such as curbs, wheel stops, poles, bollards, or other similar features capable of preventing automobiles from entering the designated bicycle parking area.
- (E) Short-term bicycle parking facilities serving community activity centers such as libraries and community centers should incorporate weather-protective enclosures shielding the designated bicycle area from typical inclement weather when feasible.
- (F) Bicycle parking facilities shall be located in highly visible well-lighted areas. In order to maximize security, whenever possible short-term bicycle parking facilities shall be located in areas highly visible from the street and from the interior of the building they serve (i.e. placed adjacent to windows).
- (G) The location and design of required bicycle parking shall be of a quality, character and color that harmonize with adjoining land uses. Required bicycle parking shall be incorporated whenever possible into building design or street furniture.
- (H) Long-term bicycle parking shall be covered and shall be located on site or within two hundred (200) feet of the main building entrance. The main

building entrance excludes garage entrances, trash room entrances, and other building entrances that are not publicly accessible.

- (I) Short-term bicycle parking must be along project frontage and within fifty (50) feet of the main entrance to the building or commercial use or up to one-hundred (100) feet where existing conditions do not allow placement within fifty (50) feet. It should be in a well trafficked location visible from the entrance. When the main entrance fronts the sidewalk, the installer must apply for an encroachment permit from the City to install the bicycle parking in the public right-of-way. The main building entrance excludes garage entrances, trash room entrances, and other building entrances that are not publicly accessible.
- (J) If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main building entrance indicating the location of the bicycle parking.
- (e) Minimum number of required bicycle parking spaces. The rules for calculating the minimum number of bicycle parking spaces are:
- (1) If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half it may be disregarded.
- (2) When the bicycle parking requirement is based on number of employees or number of students, the number of spaces shall be based on the number of working persons on the lot during the largest shift of the peak season or the highest expected student capacity. If the Zoning Administrator determines that this number is difficult to verify for a specific facility, then the number of required long-term bicycle parking spaces shall be a minimum of two spaces or five percent of the amount of required automobile spaces for the proposed facility, whichever is greater.
- (3) When the bicycle parking requirement is based on number of seats, in the case of pews or similar facilities each eighteen (18) inches shall be counted as one seat.
- (4)The calculation of short-term bicycle parking may include existing racks that are in the public right-of-way and are within 100 feet of the main entrance.
- (f) Bicycle Parking Rates. Required bicycle parking rates vary depending on whether the associated land use is located within or outside the Downtown Area as shown below:



(1) Downtown Area

(A) Minimum Parking Requirements. Where a parcel of real property is located within the Downtown Area, new projects to be located on said parcel shall meet the bicycle parking requirements as follows:

MINIMUM BICYCLE PARKING STALLS REQUIRED

Downtown Area			
Uses	Minimum	Minimum	
	Short-Term Bike	Long-Term Bike	
	Parking Spaces	Parking Spaces	
	Required	Required	
(A) Hotels, excluding accessory restaurants and bars	1 per 20 units	1 per 20 employees	
(B) Indoor Theatres and Cinemas			
Weekly matinees	1 per 20 fixed seats	1 per 40 fixed seats	
Weekend matinees and evenings	1 per 20 fixed seats	1 per 40 fixed seats	
(C) Offices			
Financial	1 per 20,000 s.f.	1 per 10,000 s.f.	
General	1 per 20,000 s.f.	1 per 10,000 s.f.	
Medical	1 per 20,000 s.f.	1 per 10,000 s.f.	
(D) Residential uses (within the Retail Core Subarea as defined in the Downtown Specific Plan)			
Studio	0.05 per unit	1.0 per unit	

Downtown Area					
Uses	Minimum	Minimum			
	Short-Term Bike	Long-Term Bike			
	Parking Spaces	Parking Spaces			
	Required	Required			
1 bedroom	0.05 per unit	1.0per unit			
2 bedrooms	0.10 per unit	1.25per unit			
3 or more bedrooms	0.15 per unit	1.5 per unit			
(E) Restaurants and bars, excluding fast food restaurants	1 per 5,000 s.f.	1 per 12,000 s.f.			
(F) Retail stores	1 per 2,000 s.f.	1 per 12, 000 s.f.			
(G) Services	1 per 10,000 s.f.	1 per 20,000 s.f.			
(H) Fast food, drive-in, drive-thru, and take-out restaurants	1 per 10,000 s.f.	1 per 20,000 s.f.			

(2) Outside Downtown Area.

(A) Minimum Parking Requirements. For the following uses on property located outside the Downtown Area, bicycle parking stalls shall be provided as listed below. Bicycle parking stalls required on an employee basis shall be based on the maximum number of employees on duty, or residing, or both, on the premises at any one time.

MINIMUM BICYCLE PARKING STALLS REQUIRED

Outside Downtown Area		
Uses	Minimum Short-Term Bike Parking Spaces Required	Minimum Long-Term Bike Parking Spaces Required
1. Residential Uses:		
a. Single Family Dwelling (Detached with private garage. If includes shared garage, bicycle parking requirements for Multiple Family Dwelling shall apply.)	No spaces required	No spaces required
Under 3,000 sq. ft. of floor area*	No spaces required	No spaces required
3,000 - 3,749 sq. ft. of floor area*	No spaces required	No spaces required
3,750 sq. ft. of floor area* and above	No spaces required	No spaces required
b. Secondary Unit	No spaces required	No spaces required
c. Multiple Family Dwelling (two-family, townhouse, condominium, apartments and apartment hotels)		
Studio	0.05 per unit	1.0 per uni
One-bedroom	0.05 per unit	1.0 per uni
Two-bedroom	0.10 per unit	1.25 per uni
Three or more bedroom (or any dwelling unit over 1,400 square feet in floor area	0.15 per unit	1.5 per uni
* Excluding enclosed parking facilities, uninhabitable accessory	structures and covered pat	ios.

Outside Downtown Area		
Uses	Minimum Short-Term Bike Parking Spaces Required	Minimum Long-Term Bike Parking Spaces Required
2. Commercial Shopping Centers:		
a. Community Shopping Center	1 per 5,000 s.f.	1 per 12,000 s.f
b. Regional Shopping Center	1 per 10,000 s.f.	1 per 20,000 s.f
Note: The above requirements will apply for all commercial state zoning administrator determines that delineation of independent apply:	** *	•
3. Commercial, Retail, and Service Uses:	_	25. 64
a. Automobile service and gas stations (see Section 27.64.185)	2 spaces	Min. of 1 space
 b. Automobile washing and cleaning establishments, except self-service. 	None	Min. of 2 space
c. Barber shops or beauty parlors	1 per 2,000 s.f.	1 per 12,000 s.f
d. Buildings used solely for coin-operated laundromats	1 per 2,000 s.f.	1 per 5,000 s.f
e. Cemeteries, mausoleums, and columbaria	0.05 per acre	0.05 per acr
f. Contractors' storage yards in connection with contractor's business; salvage yard; junk yard; automobile wrecking yard; storage yard	No spaces required	No spaces require
g. Dry cleaners	1 per 2,000 s.f.	1 per 12,000 s.f
h. Home improvement centers	1 per 10,000 s.f.	1 per 20,000 s.f
i. Retail stores, food stores, and drugstores	1 per 2,000 s.f.	1 per 12,000 s.t
j. Self-service automobile washes	No spaces required	No spaces require
4. Commercial and Public Recreation Uses:		
a. Public Parks [Public parks are considered a single lot activities as described in 27.64.262 (c)].	with different activities.	Rates shall be a sum o
1. Parks of any size.	1 per acre	No spaces require
a) Sports courts (e.g., tennis, bocci ball and basketball)	1 per court	No spaces required
b) Ball fields (e.g., soccer and softball)	1 per acre	No spaces required
c) Group picnic areas	2 spaces per picnic	No spaces required
	table or per 10 seats	
d) Passive useable turf whose primary purpose	1 per 20,000 s.f.	No spaces require
is for informal play, family picnics or relaxation and		
play/courtyards. (Excludes areas that are less than 5,000		
square feet.)		
e) Play areas (children)	1 per acre	No spaces required
f) Recreation center	1 per 5,000 s.f.	1 per 20,000 s.f
b. Health studios and spas	1 per 2,000 s.f.	1 per 20,000 s.f
c. Dance Studio	1 per 2,000 s.f.	1 per 12,000 s.f

Outside Downtown Area			
Uses	Minimum	Minimum	
	Short-Term Bike	Long-Term Bike	
	Parking Spaces	Parking Spaces	
	Required	Required	
5. Educational Uses:			
a. Colleges, universities, and institutions of higher	1 for every 10 students	1 per 10 employees	
learning, parochial and private	of planned capacity		
b. Day nurseries, including preschools and nursery	1 per 20 students	1 per 20 employees	
schools			
c. Elementary and junior high schools	1 per 20 students	1 per 10 employees	
d. Senior high schools	1 per 20 students	1 per 10 employees	
e. Trade schools, business colleges, and commercial	1 per 20 students	1 per 10 employees	
schools			
6. Health Uses:			
a. Dental clinics or offices; medical clinics or offices	1 per 5,000 s.f.	1 per 12,000 s.f.	
b. Health centers, government operated	1 per 5,000 s.f.	1 per 12,000 s.f.	
c. Hospitals	1 per 20,000 s.f.	1 per 20 employees or	
		70,000 s.f., whichever	
		fewer	
d. Veterinary hospitals & clinics	1 per 5,000 s.f.	1 per 12,000 s.f.	
7. Office, Professional Uses:			
a. Commercial banks, savings and loan office, other	er 1 per 2,000 s.f.	1 per 12,000 s.f.	
financial institutions, including stock brokerages			
b. Offices	1 per 20,000 s.f.	1 per 10,000 s.f.	
8. Manufacturing Plants and Kindred Uses:			
a. Wholesale establishments, warehouses, storag	e 1 per 5,000 s.f.	1 per 20,000 s.f.	
buildings, or structures			
9. Places of Assembly:			
a. Fast food, drive-in, drive-thru, and take-out restaurant	s 1 per 10,000 s.f.	1 per 20,000 s.f.	
b. Libraries, art galleries and museums; Public	1 per 10,000 s.f.	1 per 20,000 s.f.	
c. Restaurants, taverns, lounges, and other establishment	1 per 10,000 s.f.	1 per 20,000 s.f.	
for the sale and consumption on the premises of food an	d		
beverages			
d. Theaters (indoor)	1 per 40 fixed seats	1 per 80 fixed seats	

(Ord. 2011-10 § 4, 2011; Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 48, 1981; Ord. 1979-7 § 19, 1979).

27.64.265 COMPACT CAR STALLS PERMISSIBLE. Compact car stalls meeting all standards set forth in this chapter and in the Standard Drawings and Specifications may be permitted as follows:

(1) Where the number of required spaces is from ten (10) to one hundred (100), thirty percent (30%) of such spaces may be provided pursuant to compact car standards.

(2) Where the number of required spaces is more than one hundred (100), forty percent (40%) of such spaces may be provided pursuant to compact car standards.

When computations under this section result in a fractional allowance of more than .75 compact spaces, one additional such space may be provided. (Ord. 1991-12 § 77 (part), 1991; Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 49, 1981: Ord. 1979-7 § 16, 1979).

27.64.267 RECREATIONAL VEHICLE STORAGE FACILITIES. Recreational vehicle storage facilities may be permitted as a special use subject to the following conditions:

- (a) HABITATION PROHIBITED. Habitation of any kind shall not be permitted in stored vehicles.
- (b) SURFACING. Vehicle storage areas shall be improved with a compacted base of not less than four inches (4") thick and surfaced with a plant mix asphalt, concrete surface, or other surfacing acceptable to the city engineer.
- (c) VERTICAL CLEARANCE. Recreational vehicle storage facilities shall provide a vertical clearance of not less than fourteen feet (14') in all storage areas.
- (d) STANDARD STALL SIZES. Stall sizes for recreational vehicles shall be not less than nine feet (9') by twenty feet (20'), ten feet (10') by twenty-five feet (25'), and ten feet (10') by thirty feet (30'). A mix of the stall sizes is desirable with reservation of larger stalls for larger vehicles.
- (e) SIGHT DISTANCE. To maintain visibility into the interior of the facility, spaces closest to the periphery of the facility shall be occupied by recreational vehicles that do not exceed seven feet (7') in height or a height equal to the height of the fence whichever is greater. Taller vehicles shall be parked in the center of the facility.
- (f) SEWAGE AND WASTE FACILITIES. Recreational vehicle storage lots containing twenty-five (25) or more spaces shall provide and properly maintain facilities for the collection and disposal or treatment and disposal of sewage and other waste. The design and maintenance plan for such facilities shall be subject to approval of the department of public works.
- (g) LIGHTING. The storage lot shall be illuminated at night so as to permit proper police surveillance. All lighting shall be directed away from adjoining properties and shall be adequate to meet the approval of the police department.
- (h) SECURITY SYSTEM. Facilities shall provide for security in a manner which meets the approval of the police department.
- (i) FENCING AND SCREENING. All recreational vehicle storage spaces shall be securely enclosed and effectively screened on each side by a six-foot solid wall or solid fence, or densely planted shrub mass of a species whose height can be maintained between six feet (6') and eight feet (8'). Such required enclosure and screening shall conform with the sight distance requirements per SMMC Chapter 27.84 and with the front and side yard setback requirements of the district in which the lot is located, and shall meet the approval of the police department.
- (j) TRANSITIONAL YARDS AND BUFFERS. Where a zoning district containing a recreational vehicle storage facility adjoins a residential district, a landscaped transitional yard of at least fifteen feet (15') shall be provided on site to screen the facility. Where this occurs adjacent to public rights-of-way, the landscaped transitional yard shall be on the right-of-way side of any fences or walls. Trees shall be a major element of the landscaped transitional yard. (Ord. 1995-8 § 11, 1995; Ord. 1986-13 § 1 (part), 1986; Ord. 1979-7 § 17, 1979).

- **27.64.269 VALET PARKING.** Commercial uses may provide valet parking to satisfy the parking requirements of this chapter as follows:
- (1) <u>Special Use Permit</u>. The provision of valet parking to meet this chapter's parking requirements may be authorized by the planning commission upon application for a special use permit according to the procedure set forth in Title 27.
- (2) <u>Number of Spaces</u>. Valet parking may be allowed for a project when the total number of required off-street parking spaces for the building or use is at least fifty (50), and at least half of the total number of required spaces will be provided in a self-parking configuration either on-site or off-site in full compliance with the regulations of this chapter.
- (3) <u>Design</u>. The design of valet parking facilities need not conform to the regulations contained herein for self-parking facilities; provided, however, that such design meets with the approval of the planning commission.
- (4) <u>Valet Parking System</u>. In addition to the required drawings, the applicant shall submit a plan describing in detail the proposed number of attendants, hours of valet parking service operations, fees charged to patrons, and such other pertinent information as may be required from time to time by the commission to enable it to determine the practicability of the valet parking proposal.
- (5) <u>Discontinuance of Valet Parking</u>. When an approved valet parking system provided to meet the requirements of this chapter is discontinued, intensity of the use formerly served by such parking shall be immediately reduced to the extent necessary to bring the use into full conformance with the parking requirements of this chapter. (Ord. 1986-13 § 1 (part), 1986; Ord. 1979-7 § 18, 1979).
- **27.64.270 OTHER USES.** For uses not listed heretofore in the schedules of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the zoning administrator. (Ord. 1986-13 § 1 (part), 1986; Ord. 1978-18 § 101 (part), 1978: prior code § 151.05(K)).

II. OFF-STREET LOADING

27.64.310 LOCATION. Off-street loading facilities shall be located as follows:

- (a) ALL REQUIRED LOADING BERTHS SHALL be located on the same parcel as the use served. No loading berth for vehicles over two-ton capacity shall be closer than fifty feet (50') to any property in a residence district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet (6') in height. No permitted or required loading berth shall be located within twenty-five feet (25') of the nearest point of intersection of any two streets.
- (b) FREIGHT-HANDLING DOORS AND FACILITIES shall be oriented towards legal off-street loading berths and not towards street or curb parking. Freight-handling docks and loading areas shall not obstruct the use of aisles, drives and sidewalks. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(A)).
- **27.64.320 SIZE.** Loading stalls shall be of a size and number consistent with loading demands on an average business day under the intended use, but in no case shall they be less than the requirements of this chapter. Unless otherwise specified, a required loading berth shall be at least ten feet (10') in width by at least twenty-five feet (25') in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of

- at least fourteen feet (14'). Where larger trucks will likely deliver to the proposed use, the loading berth, aisles, driveways, turnaround and overhead clearances shall be appropriately increased. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(B)).
- **27.64.330 ACCESS.** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements and shall be designed to preclude backing out onto a public right-of-way. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(C)).
- **27.64.340 SURFACING.** All open off-street loading berths shall be improved with a compacted base, not less than five inches (5") thick, surfaces with not less than three inches (3") of plant mix asphalt, concrete or some comparable material approved by the city engineer. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(D)).
- **27.64.350 REPAIR** -- **SERVICE.** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any residence or commercial district. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(E)).
- **27.64.360 USE FOR OFF-STREET PARKING REQUIREMENT PROHIBITED.** Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(F)).
- **27.64.370 SPECIAL USES.** For special uses other than prescribed for hereinafter, loading berths adequate in number and size to serve such use, as determined by the zoning administrator, shall be provided. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(G)).
- **27.64.380 RECEIVING FACILITIES.** Uses for which off-street loading facilities are required herein but which are located in buildings of less floor area than the minimum prescribed for such required facilities shall be provided with adequate receiving facilities off any adjacent alley, service drive or open space on the same lot which is accessible by motor vehicle. (Ord. 1986-13 § 1 (part), 1986; prior code § 151.06(H)).
- **27.64.390 SCHEDULE OF LOADING REQUIREMENTS.** All planning applications shall include a description of the means by which loading activities for the intended use are to be accommodated. For the uses listed in the following table, offstreet loading berths shall be provided on the basis of number of residential units or gross floor area of building or portions thereof devoted to such uses in the amounts shown herein. Off-street loading berths as prescribed below shall be required where access to such berths is available from a public alley, driveway easement, or from an adjacent off-street parking area. Where only street access is available, the requirements for loading berths may be modified by one of the following means:
- (a) APPROVAL OF A SITE PLAN AND ARCHITECTURAL REVIEW by the Development Review Board, based on the finding that each of the following conditions pertain:
- (1) Adequate on-street parking is available along the parcel frontage to accommodate a loading vehicle;

- (2) On-street parking intended for temporary loading purposes is located at least fifty-feet (50') from any intersections, and provides convenient access to building entrances; and
- (3) The street width is adequate to accommodate loading vehicles without impeding use of the sidewalk or local traffic circulation or otherwise be detrimental to public safety; or
- (b) APPROVAL OF A VARIANCE APPLICATION in accordance with Chapter 27.78. (Ord. 1991-12 § 77 (part), 1991; Ord. 1986-13 § 1 (part), 1986; Ord. 1981-27 § 50, 1981; Ord. 1979-7 § 21, 1979: prior code § 151.07).

	USE	GROSS FLOOR AREA IN SQUARE FEET	NO.	OF BERTHS
A.	Hospitals, Sanitariums, and	20,000 to 100,000	1	10' x 25'
	other institutional uses.	for each additional 100,000 or fraction, add	1	10' x 25'
B.	Hotels, Clubs, and Lodges – when containing any of the	10,000 to 20,000	1	10' x 25'
	following: Retail Shops,	20,000 to 150,000	2	10' x 50'
	Restaurants, Convention	for each additional 150,000 or fraction, add	1	10' x 50'
	Halls, Auditoriums, Exhibition Halls, or Business or Professional Offices (other than accessory)			
C. D.	Retail Stores Establishments Dispensing			
Δ.	Food or Beverage, for	5,000 to 12,000	1	10' x 25'
	Consumption on the Premises,	12,000 to 25,000		10' x 25'
	except for Fast Food	25,000 to 40,000		10' x 50'
	Establishments	40,000 to 100,000		10' x 50'
E.	Motor Vehicle and Machinery	for each additional 100,000 or fraction, add	1	10' x 50'
	Sales	for each additional 100,000 of fraction, add	1	10 X 30
F.	Wholesale Establishments			
	(but not including warehouse			
	and storage buildings other			
	than accessory)			
G.	Auditoriums, Convention	10,000 to 20,000	1	10' x 25'
	Halls, Exhibition Halls, Sports	20,000 to 100,000	1	10' x 50'
	Arenas, Stadiums	for each additional 100,000 or fraction, add	1	10' x 50'
H.	Bowling Alleys			
I.	Banks and Offices – Business,	50,000 to 100,000	1	10' x 25'
	Professional and	for each additional 100,000 or fraction of 500,000, add	1	10' x 25'
	Governmental			
J.	Establishments engaged in			
	Production, Processing,	5,000 - 10,000		101 251
	Cleaning, Servicing, Testing,	5,000 to 10,000		10' x 25'
	or Repair of Materials, Goods,	10,000 to 40,000		10' x 50'
	or Products	40,000 to 100,000		10' x 50'
K.	Warehouses and Storage	for each additional 100,000 or fraction of 500,000 add	1	10' x 50'
_	Buildings			
L.	Theaters	8,000 to 25,000	1	10' x 25'
		for each additional 50,000 or fraction, add	1	10' x 25'
M.	Funeral Homes	8,000 to 25,000	1	10' x 25'
		for each additional 50,000 or fraction, add	1	10' x 25'
N.	Fast Food Establishments	2,000 to 7,000	1	10' x 25'
		7,000 to 12,000	2	10' x 25'
O.	Multiple-family Residential*	50 or more units	1	10' x 25'

^{*}May be eliminated in mixed-use developments where a minimum of one loading berth is required for non-residential uses.