

## CHAPTER 17.36 - PARKING AND LOADING

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### 17.36.010 - Purpose

The requirements of this Chapter are intended to ensure that suitable off-street parking and loading facilities are provided for all uses and developments, and that the facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific use.

### 17.36.020 - Applicability

- A. **Off-street parking and loading required.** Each land use and structure, including a change or expansion of a land use or structure, shall provide suitable off-street parking and loading facilities in compliance with this Chapter.
- B. **Timing of improvements.** A land use shall not be commenced and a structure shall not be occupied until the parking and loading improvements required by this Chapter are completed and approved by the Director.

### 17.36.030 - General Parking Regulations

- A. **Parking and loading spaces to be permanent.** Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve; provided that the approval of a Limited Term Permit (Section 17.71.030) may allow the temporary use of a parking or loading space for other purposes.
- B. **Parking and loading to be unrestricted.** A lessee, owner, tenant, or other person having control of the operation of a premises for which parking or loading spaces are required by this Chapter shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Director.
- C. **Vehicles for sale.** No vehicle, trailer, or other personal property shall be parked on private property for the purpose of displaying the vehicle, trailer, or other personal property for hire, rental, or sale, unless the applicable zoning district allows the use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property. However, one vehicle or trailer owned by the lessee, owner, or renter of the property may be displayed for the purpose of sale for a maximum of one month.
- D. **Recreational vehicle (RV) parking.**
  - 1. The storage (parking for any period longer than 72 hours) of a recreational vehicle (RV) and/or boat in a residential zoning district shall be allowed only when all portions of the vehicle or boat are located entirely within the property boundaries and do not extend into the public right-of-way.
  - 2. Parking within setback areas shall also comply with Section 17.30.100.D. (Limitations on the Use of Setbacks).

### 17.36.040 - Number of Parking Spaces Required

Each land use shall be provided the number of off-street parking spaces required by this Section. See Sections 17.36.100, and 17.36.110 for off-street parking requirements for bicycles and motorcycles, respectively.

#### A. Parking requirements by land use.

1. **Number of spaces.** The number of off-street parking spaces required for each land use is determined as follows. Rules for the calculation of the required number of spaces are in Subsection A.2, below.
  - a. **Basic space requirement.** Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater or lesser number of spaces is required through Minor Use Permit or Use Permit approval in compliance with Section 17.71.060.
  - b. **Use not listed.** A land use not specifically listed in Table 3-7 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-7 as a guide in determining the appropriate number of off-street parking spaces required for the use.
  - c. **Use with accessory components.** A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 3-7 for a hotel (e.g., the guest rooms), and for a gift shop.
  - d. **Multi-tenant site.**
    - (1) A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use, except when any land or building under the same ownership or under a joint use agreement is used for two or more purposes except where the site is developed as an integrated shopping center with shared parking and no spaces reserved for a particular use. In this instance, the parking shall be provided as required by Table 3-7 for a shopping center~~the analysis below:~~
      - i.) Determine the minimum amount of parking required for each land use as though it were a separate use, by time period, considering factors that reduce parking demand, including, density, proximity to transit, and transportation demand management programs.
      - ii.) Calculate the total parking required across uses for each time period.
      - iii.) Set the requirement at the maximum total across time periods.
    - (2) ~~When a multi-tenant center includes one or more uses that will need more parking than retail uses (e.g., a health/fitness facility, restaurant, or theater) additional parking shall be required for the non-retail use unless a parking reduction is approved in compliance with 17.36.080 (Reduction of Parking Requirements), below.~~
  - e. **Expansion of structure, change in use.** When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter. See also Chapter 17.90 (Nonconforming Uses, Structures, and Parcels). However, if required driveway access for off-street spaces eliminates any on-street parking spaces, there will be no off-street space requirement.
  - f. **Excessive parking.**
    - i.) ~~(1)~~ The City discourages a land use being provided more off-street parking spaces than required by this Chapter, in order to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces.
    - ii.) ~~(2)~~ The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with Minor Use Permit approval in compliance with Section 17.71.060, and only when additional

landscaping, pedestrian amenities and necessary storm drain improvements are provided to the satisfaction of the review authority.

2. **Calculation of required parking.**
    - a. **Floor area.** In any case where Table 3-7 expresses a parking requirement based on floor area in square feet (for example: 1 space for each 1,000 sf of floor area), the floor area shall be construed to mean gross interior floor area.
    - b. **Rounding of calculations.** If a fractional number is obtained in calculations performed in compliance with this Chapter, one additional parking space shall be required for a fractional unit of 0.50 or above, and no additional space shall be required for a fractional unit of less than 0.50.
    - c. **Bench or bleacher seating.** Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as 24 inches of bench space for the purpose of calculating the number of parking spaces required by Table 3-7.
    - d. **Parking based on employees.** Whenever parking requirements are based on the number of employees, calculations shall be based on the largest number of employees on duty at any one time.
- B. **Use of on-street parking - Exception.** Available on-street parking spaces cannot be used to meet the parking requirements identified in this Chapter. An exception to this provision may be granted according to the following procedure: ~~for a licensed day care facility or a pre-school, subject to Minor Use Permit approval in compliance with Section 17.71.060.~~
1. The Director of Community Development shall determine that the project is located in an area of abundant on street parking.
  2. **Criteria for approval.** The Minor Use Permit may be issued if it meets all of the following criteria, in addition to the findings identified in Section 17.71.060:
    - a. The exception shall be granted only for uses in an existing structure. It shall not be granted for any expansion of gross floor area to a structure or for new construction.
    - b. The maximum amount of parking which is feasible shall be provided on-site.
    - c. The exception shall only be granted in situations where the ~~City Engineer~~ Director, Public Works has determined that the exception will not result in potentially unsafe conditions for vehicles or pedestrians.
- ~~32-~~ **Annual review.** Each Minor Use Permit that grants an exception to off-street parking requirements shall be reviewed annually, and, if the review authority finds that the use of on-street parking spaces is creating a nuisance, the City may initiate proceedings to revoke the Minor Use Permit.
- C. **Nonconforming parking.** A use or structure with nonconforming off-street parking may be physically changed or undergo a change in use in compliance with the following provisions.
1. **Residential uses.** No additional parking spaces shall be required; provided, the change does not increase the number of dwelling units, nor eliminate the only portion of the site that can be used for the required or existing parking or access.
  2. **Nonresidential uses.**
    - a. The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this Chapter for any additional floor area.
    - b. If the use of the structure is changed to one that requires more parking than the previous use, only the difference between the number of parking spaces required for the previous use and those required for the new use shall be added.

- c. The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access.
  - 3. **Waiver by Director.** The Director may waive parking requirements when a nonconforming structure is proposed for rehabilitation if the Director determines that the existing structure location, parcel size, or topography renders the requirement unreasonable.
- D. **Recreational vehicle (RV) parking spaces.** Off-street recreational vehicle (RV) parking spaces shall be provided as follows for retail uses, shopping centers, and visitor attractions that are required by this Chapter to provide 40 or more off-street parking spaces.
- 1. **Number of RV spaces required.** RV parking spaces shall provided at a minimum ratio of one RV space for each 40 off-street vehicle parking spaces, or fraction thereof, required by this Chapter.
  - 2. **RV stall dimensions.** Each RV parking space shall be designed as a pull-through space with a minimum width of 12 feet and a minimum length of 40 feet, with 14 feet of vertical clearance.
  - 3. **Modifications by Director.** The Director may modify the provisions of this Subsection through a Minor Use Permit granted in compliance with Section 17.71.060.

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

Land Use Type: Manufacturing Processing and Warehousing	Vehicle Spaces Required	
	Minimum	Maximum
All manufacturing, industrial, and processing uses, except the following.	1 space for each <del>200</del> <u>400</u> sf of office area; 1 space for each <del>500</del> <u>1,000</u> sf of floor and/or ground area devoted to other than office use; 1 space for each 5,000 sf of open storage.	<u>1 space for each 200 sf of office area;</u> <u>1 space for each 500 sf of floor and/or ground area devoted to other than office use;</u> <u>1 space for each 2,500 sf of open storage.</u>
Media production	1 space for each <del>300</del> <u>400</u> sf of floor area.	<u>1 space for each 200 sf of floor area.</u>
Recycling facilities		
Heavy or light processing facilities, <u>Large collection facilities</u>	Determined by Use Permit.	<u>Determined by Use Permit.</u>
<del>Large collection facilities</del>	<del>Determined by Use Permit.</del>	
Scrap/dismantling yards	1 space for each <del>300</del> <u>400</u> sf of gross floor area, plus 1 space for each 10,000 sf of gross yard area.	<u>1 space for each 200 sf of gross floor area, plus 1 space for each 5,000 sf of gross yard area.</u>
Small collection facilities	Determined by Minor Use Permit.	<u>Determined by Minor Use Permit.</u>
Wholesaling and distribution	1 space for each <del>500</del> <u>1,000</u> sf of floor area.	<u>1 space for each 300 sf of floor area.</u>

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required	
	Minimum	Maximum
Clubs, community centers, lodges, <del>and</del> meeting halls, religious facilities, theaters, auditoriums, and places of assembly	1 space for each <del>400</del> 250 sf of floor area or 5 seats, whichever would yield more spaces.	1 space for each 100 sf of floor area or 3 seats, whichever would yield more spaces.
Commercial recreation facilities - Indoor, <del>except for the following:</del>	1 space for each 400 sf of floor area.	1 space for each 200 sf of floor area.
Arcades	1 space for each 200 sf of floor area.	
Bowling alleys	4 spaces for each alley.	
Pool and billiard rooms	2 spaces for each table.	
Commercial recreation facilities - Outdoor	Determined by Use Permit	Determined by Use Permit
Conference/convention and sports/entertainment facilities	1 space for each 200 sf of floor area.	
Equestrian facilities	1 space for each 5 horses boarded.	
Golf		
Golf courses and country clubs	4 spaces per hole, plus as required by this table for accessory uses (e.g., banquet room, bar, pro shop, restaurant, etc.)	
Golf driving range	1 space for each tee.	
Studios (art, dance, martial arts, music, etc.)Health/fitness facilities Conference/convention and sports/entertainment facilities	1 space for each <del>200</del> 300 sf of floor area.	1 space for each 100 sf of floor area.
Library, gallery, and museum	1 space for each <del>300</del> 500 sf of floor area.	1 space for each 250 sf of floor area.
Religious facilities	1 space for each 4 seats or 1 space for each 75 sf of floor area, whichever would yield more spaces; plus 1 space for each classroom or office.	
Schools (public and private)		
Elementary, Junior High, Kindergarten and nursery schools	1 space per employee plus 1 space for each 10 children <u>students</u> .	1 space per employee plus 1 space for each 5 <u>students</u> .
(Middle) Elementary/junior highs	1 space per employee plus 1 space for each 10 students.	
(Secondary) High schools	1 space per employee plus 1 space for each 5 <u>6</u> students.	1 space per employee plus 1 space for each 4 <u>students</u> .
Colleges and universities	1 space per employee plus 1 space for	1 space per employee plus 1 space

(including trade, business, and art/music/dancing schools)	each <del>2</del> 4 students.	for each 2 students.
Studios (art, dance, martial arts, music, etc.)	1 space for each 200 sf of floor area.	
Theaters, auditoriums, and places of assembly	1 space for each 4 seats or 1 space for each 100 sf of floor area, whichever would yield more spaces.	

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Section 17.36.040.D (Recreational vehicle (RV) parking spaces).

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential Uses	Vehicle Spaces Required	
	Minimum	Maximum
Live/work unit	2 spaces for each unit.	
Mobile home		
Outside of mobile home park	1 space for each unit.	-
Within a mobile home park	1 space for each unit, plus 0.5 guest parking space and 0.25 parking space for each unit for vehicle storage.	-
Multi-family housing & Live/work unit	Project of 4 or fewer units – 1 space for units of less than 400 sf; 1.5 spaces for units between 400 and 960 sf; and 2 spaces per unit for units larger than 960 sf.  Project of 5 or more units – 2 spaces for each unit, 3 spaces for units with 4 or more bedrooms, plus guest parking at a ratio of 1 uncovered space for each 3 units. – Guest parking is not required for a project with 4 or fewer units.  Under two bedrooms: 1 space per unit 2 bedrooms or more: 2 spaces per unit	-
Deed Restricted Affordable Housing	1 space for each unit.	-
Deed Restricted Senior Housing	1 space for each unit.	-
Multi-family housing component within a mixed use project	Studio or 1 bedroom unit – 1 space for each unit 2 or 3 bedroom unit – 2 spaces for each unit Guest parking – 1 space for each 4 units	

Organizational house, <u>rooming or boarding house, residential care facility, co-housing</u>	1 space for each bedroom.	<u>2 spaces for each bedroom.</u>
Residential care facility	Six or fewer clients	2 spaces.
	Seven or more clients	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Rooming or boarding house	1 space for each bedroom.	
Second dwelling unit	See Section 17.42.170.F	See Section 17.42.170.F
Single-family dwelling	2 spaces; 3 spaces for dwellings with 4 or more bedrooms	-

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Retail Trade	Vehicle Spaces Required	
	Minimum	Maximum
All "Retail Trade" and general retail uses listed in Section 17.22.020, Table 2-6, except for the following:	1 space for each <del>300</del> 400 sf of floor area, plus 1 space for each <del>500</del> 600 sf of outdoor sales area.	<u>1 space for each 200 sf of floor area, plus 1 space for each 400 sf of outdoor sales area.</u>
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for the showroom and offices, plus 1 space for each 2,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and vehicle services.	<u>1 space for each 200 sf of floor area for the showroom and offices, plus 1 space for each 1,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and vehicle services.</u>
Bar, cocktail lounge, night club, tavern	1 space for each 4 <u>5</u> seats; or 1 space for each <del>200</del> 250 sf of floor area, whichever would yield more spaces	<u>1 space for each 3 seats; or 1 space for each 100 sf of floor area, whichever would yield more spaces</u>
Building and landscape materials and furniture stores, <u>Warehouse retail center</u>	1 space for each <del>500</del> 1,000 sf of indoor display area for the first 10,000 sf, 1 space for each 1,000 sf of indoor display area over 10,000; 1 space for each 1,000 sf of outdoor display area.	<u>1 space for each 500 sf of display area</u>
Convenience store	1 space for each <del>250</del> 300 sf of floor area.	<u>1 space for each 150 sf of floor area.</u>
Marine-related use (hardware, supplies, rentals, and sales)	1 space for each 500 sf of floor area for the showroom and offices, plus 1 space for each 5,000 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and services.	<u>1 space for each 300 sf of floor area for the showroom and offices, plus 1 space for each 2,500 sf of outdoor display area, plus spaces as required by this Section for parts sales ("retail trade," above), and services.</u>
Restaurant, café, coffee shop	1 space for each <del>60</del> 100 sf of dining area.	<u>1 space for each 40 sf of dining area.</u>
Service station	1 space for each 300 sf of floor area,	<u>1 space for each 200 sf of floor area,</u>

	plus <del>3</del> 2 spaces for each service bay.	plus 4 spaces for each service bay.
Shopping center	1 space for each <del>300</del> 400 sf of floor area	1 space for each 200 sf of floor area
Warehouse retail center	1 space for each 500 sf of indoor display area for the first 10,000 sf, 1 space for each 1,000 sf of indoor display area over 10,000; 1 space for each 1,000 sf of outdoor display area.	

Notes:

- (1) Recreational vehicle parking spaces may also be required. See Section 17.36.040.D (Recreational vehicle (RV) parking spaces).

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Service Uses	Vehicle Spaces Required	
	Minimum	Maximum
Banks and financial services	1 space for each 300 sf of floor area, plus 4 tandem stacking spaces for each drive up teller or teller station.	1 space for each 150 sf of floor area
Child day care		
Large family day care home	3 2 spaces minimum; may include spaces provided to fulfill residential parking requirements and on-street parking so long as it abuts the site.	4 spaces; may include spaces provided to fulfill residential parking requirements and on-street parking so long as it abuts the site.
Child/adult day care center	1 space for each employee, plus 1 space for each 10 children.	1 space for each employee, plus 1 space for each 5 children.
Equipment rental	1 space for each <del>300</del> 400 sf of floor area; none required for outdoor storage and rental area; provided, sufficient area is provided within the yard to accommodate all customer vehicles entirely on-site.	1 space for each 200 sf of floor area; none required for outdoor storage and rental area; provided, sufficient area is provided within the yard to accommodate all customer vehicles entirely on-site.
Freight terminal	1 space for each 1,000 sf of lot area, plus 1 space for each commercial vehicle.	-
Laundry - Dry cleaning pick-up facilities and Laundromats	1 space for each <del>300</del> 400 sf of floor area.	1 space for each 250 sf of floor area.
Laundry - Laundries and dry cleaning plants	1 space for each 1,000 sf of floor area.	
Lodging	1 space for each unit, plus 1 space for the manager or owner and required spaces for accessory uses.	1.5 spaces for each unit, plus 2 spaces for the manager or owner and required spaces for accessory uses.
Bed and breakfast inn	1 space for each guest room, plus 2 spaces for the manager or owner.	
Hotel or motel	1 space for each unit, plus 2 spaces for the manager or owner, plus required spaces for accessory uses.	



Medical Marijuana Dispensary	1 space for each <del>300</del> 500 sf of floor space. (Ord. 851 §2, 2005)	<u>1 space for each 250 sf of floor space. (Ord. 851 §2, 2005)</u>
Medical services		
Clinic, laboratory, urgent care, doctor office	1 space for each <del>250</del> 300 sf of floor area <del>or 4 spaces for each doctor, whichever would yield more spaces.</del>	<u>1 space for each 200 sf of floor area</u>
Extended care	1 space for each <del>3</del> 5 beds or patients the facility is licensed to accommodate.	<u>1 space for each 2 beds or patients the facility is licensed to accommodate.</u>
Hospitals	<del>1</del> 2 spaces for each bed, <del>plus 1 space for each 500 sf of floor area.</del>	<u>4 spaces for each bed</u>

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Service Uses (Continued)	Vehicle Spaces Required	
	Minimum	Maximum
Mortuaries and funeral homes	1 space for each 300 sf of floor area within the facility or 1 space for each 4 seats in the sanctuary, whichever would yield more spaces.	<u>1 space for each 200 sf of floor area within the facility or 1 space for each 3 seats in the sanctuary, whichever would yield more spaces.</u>
Offices	<u>1 space for each 400 sf of floor area.</u>	<u>1 space for each 200 sf of floor area.</u>
<del>Business, service, government</del>	<del>1 space for each 300 sf of floor area.</del>	<del>1 space for each 300 sf of floor area.</del>
Processing and corporate	<del>1 space for each 150 sf of floor area.</del>	<del>1 space for each 150 sf of floor area.</del>
Professional/administrative	<del>1 space for each 300 sf of floor area</del>	<del>1 space for each 300 sf of floor area</del>
Personal services and personal services - restricted		
All personal service uses except the following	1 space for each <del>300</del> 350 sf of floor area	<u>1 space for each 200 sf of floor area</u>
Barber/beauty shops	2 spaces for each barber or beautician, <del>with a minimum of 4 spaces.</del>	<u>3 spaces for each barber or beautician</u>
Storage		
Cold storage facilities or ice plants	1 space for each 500 sf of floor area.	<u>1 space for each 250 sf of floor area.</u>
Outdoor storage	1 space for each 3,000 sf of lot area.	<u>1 space for each 1,500 sf of lot area.</u>
Personal storage facilities (mini-storage)	4 spaces for the manager ' s office.	<u>8 spaces for the manager ' s office.</u>
Warehousing	1 space for each <del>500</del> 1,000 sf of floor area.	<u>1 space for each 500 sf of floor area.</u>
Vehicle services (major and minor repair)	4 spaces for each service or wash bay, <del>plus spaces for any office as required by this Section for offices.</del>	<u>8 spaces for each service or wash bay</u>

Veterinary clinics, animal hospitals, boarding, or kennels	1 space for each <del>300</del> 400 sf of floor area.	<u>1 space for each 250 sf of floor area.</u>
Boarding or kennels separate from other veterinary facilities	1 space per employee, plus 2 spaces.	<u>2 spaces per employee, plus 2 spaces.</u>

**17.36.050 - Disabled Parking Requirements**

**A. Number of spaces required.** Parking for the disabled shall be provided on site in compliance with California Building Code Standards.

- ~~1. One parking space for the disabled shall be provided within a parking lot with less than 26 spaces.~~
- ~~2. Larger parking lots shall include additional spaces for the disabled as required by Federal law.~~
- ~~3. Parking spaces required for the disabled shall count toward compliance with the minimum number of off-street parking spaces required by this Chapter.~~

**B. Minimum space width.** ~~Each parking space for the disabled shall have a minimum width of 14 feet.~~

**17.36.060 - Bicycle Parking**

Each multi-family project of five or more units and nonresidential land use shall provide bicycle parking in compliance with this Section.

**A. Bicycle facility standards.** Bicycle parking shall be designed for both short-term and long-term needs.

1. Long-Term Parking intended for employee commuting or resident use shall comply with the following standards
  - a. Location, Access, and Appearance
    - i. Spaces may be provided within a building or covered parking garage, or in bicycle lockers.
    - ii. Spaces shall be protected from the rain, and from prevailing winds.
    - iii. Wherever possible, bicycle parking located within a garage should be located near the parking attendant booth.
    - iv. Spaces must be located no lower than the first cellar level.
    - v. Access to spaces must be convenient from the building or structure and street or other bicycle right-of-way.
    - vi. Spaces must be available for all building tenants and accessible 24 hours a day, 7 days a week.
    - vii. Spaces must be independently accessible by means of an aisle of a minimum width of 48 inches and a minimum vertical clearance of 75 inches.
    - viii. A minimum of 50 percent of the required Class A bicycle spaces should provide for the bicycles to be placed horizontally on the floor or ground.
    - ix. Vertical bicycle space racks should support the bicycle without the bicycle being suspended.
    - x. All facilities shall be well maintained and monitored.
    - xi. All facilities shall be well lit.
  - b. Security
    - i. When provided in a bicycle room, the room should have solid walls. All of the interior of the bicycle room should be visible from the entry door. A motion-activated security light enclosed in a tamper-proof housing should be provided in each room.
    - ii. When provided in an enclosed area, the area should be composed of floor-to-ceiling fencing and securable doors to prohibit unauthorized access.
    - iii. When provided in lockers, the lockers must be securely anchored.

- iv. When provided in a garage, spaces should be clearly marked as such and should be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.
- c. Space Dimensions
  - i. Spaces should have a minimum vertical clearance of 75 inches
  - ii. Spaces should be a minimum of 72 inches in length and 24 inches in width if the bicycles are to be placed horizontally.
  - iii. Spaces should be a minimum of 40 inches in length if the bicycles are to be placed vertically.
  - iv. An aisle 5 feet in width should be provided between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking;
  - v. If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet of floor area should be considered the equivalent of 1 bicycle parking space. Where manufactured metal lockers or racks are provided, each locker or stall devoted to bicycle parking should be counted as one bicycle parking space.
- 2. Short-Term Parking intended for visitor use shall comply with the following standards.
  - a. Security, Location and Access
    - i. Spaces should be provided in a convenient, well-lit location that is clearly visible to both the occupants of the building for which the spaces are built, as well as the sidewalk that accesses the building's main entrance.
    - ii. Spaces should serve the main entrance of a building and must be placed no more than 30 feet from the main entrance of the building unless spaces are allocated in a pooled supply with nearby land uses.
    - iii. Parking mechanisms should be placed to avoid obstructing pedestrian traffic, bus stops, trees, and other features located in public space.
    - iv. In areas with high pedestrian volumes, or a population of people with visual impairments, sidewalk-located racks should be installed parallel to the curb.
    - v. Sidewalk-located racks that are parallel to the curb should be located 2' from the curb face.
    - vi. Sidewalk-located racks aligned perpendicular to the curb must be placed so that the nearest vertical component of the rack is at least 4' from the curb.
    - vii. Sidewalk-located racks should be 14' from any curbside fire hydrant.
    - viii. Each parked bicycle must be accessible without moving another bicycle.
    - ix. An aisle of at least 5 feet in width must be maintained behind all occupied parking mechanisms to allow room for bicycle maneuvering
    - x. Spaces must be available to the public.
  - b. Racks. Where required bicycle parking is provided via racks, the racks must meet the following design and dimension standards:
    - i. The bicycle frame and one wheel can be locked to the rack with a high security lock;
    - ii. A bicycle can be securely held with its frame supported in at least two places so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;
    - iii. Racks should be placed a minimum of 30 inches on center (36 inches preferred) which will provide a minimum clearance width of 12 inches for each bicycle; and
    - iv. The rack must be durable and securely anchored.
    - v. The locking surface of the rack should be thin enough to allow standard u-locks to be used, but thick enough so the rack cannot be cut with bolt cutters.

- vi. Allow front-in or back-in parking.

A. B. Number of bicycle spaces required. Bicycle spaces shall be provided in the proportions outlined in Table 3-7.1 for short-term and long-term needs.

**TABLE 3-7.1 – BICYCLE PARKING REQUIREMENTS BY LAND USE**

<u>Land Use</u>	<u>Spaces Required</u>	<u>Required Short-Term Spaces</u>	<u>Required Long-Term Spaces</u>
<u>Residential Uses</u>			
<u>Multi-Family Housing*</u>	<u>1 for each building of 5 or more units.</u>	<u>100%</u>	<u>Met by on-site storage requirement.</u>
<u>Non-Residential Uses</u>			
<u>Office and General Work Space</u>	<u>2, or 1 per 5,000 SF, up to a maximum of 100 required spaces, whichever is greater.</u>	<u>15%</u>	<u>85%</u>
<u>General Commercial</u>	<u>2, or 1 per 10,000 SF, up to a maximum of 100 required spaces, whichever is greater.</u>	<u>85%</u>	<u>15%</u>
<u>Restaurants and Bars</u>	<u>2, or 1 per 10,000 SF, up to a maximum of 100 required spaces, whichever is greater.</u>	<u>85%</u>	<u>15%</u>
<u>Events-Based Uses</u>	<u>2, or 1 per 10,000 SF, up to a maximum of 100 required spaces, whichever is greater.</u>	<u>85%</u>	<u>15%</u>
<u>Hotel</u>	<u>1 per 10 units</u>	<u>0%</u>	<u>100%</u>

\* Senior- and Disabled-Housing exempted

C. Exemptions. Where it can be demonstrated that providing bicycle parking spaces required under this subsection is not physically practical, that undue economic hardship would result from strict compliance with the regulation, or that the nature of the building use is such that bicycle parking spaces would not be used, the Director, Public Works may grant an appropriate exemption or reduced level of compliance in return for alternative, multi-modal investments.

D. Bicycle parking in-lieu fee. Bicycle parking requirements may be waived at the discretion of the approval authority, if the owner of the subject property pays a per space in-lieu fee as detailed below:

1. In lieu of providing the long-term bicycle spaces required by this Subsection, an applicant may satisfy the requirement with payment to the City of an in-lieu fee of \$5,000 per space, adjusted from 2011 dollars according to the California Construction Cost Index. The applicant may be required by the City to grant an easement on its land for the City to construct a shared long term bicycle parking facility that meets the requirements of 17.36.060-A.1, or the City may choose to create shared long term bicycle parking facilities in the public right of way.
2. In lieu of providing the short-term bicycle spaces required by this Subsection, an applicant whose building front is set back 10 or more feet from the property line may satisfy the requirement with payment to the City of an in-lieu fee of \$500 per space, adjusted from 2011 dollars according to the California Construction Cost Index. Applicants whose building front is set back less than 10 feet from the property line must submit a full in-lieu fee payment of \$500 per space, adjusted from 2011 dollars according to the California Construction Cost Index. The City may use the collected fee to install bicycle parking anywhere in the public right of way, including on the sidewalk or in on-street vehicle parking spaces, or on private land with the permission of the landowner.

1. Multi family project. A multi family project of five or more units shall provide bicycle parking spaces equal to a minimum of 10 percent of the required vehicle spaces, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project.
2. Nonresidential project. A nonresidential project (e.g., retail, office, etc.) shall provide bicycle parking spaces equal to a minimum of five percent of the required vehicle spaces, distributed to serve customers and employees of the project.

B. Bicycle parking design and devices. Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle, shall be a minimum of two feet in width and six feet in length, with a minimum of seven

~~feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure.~~

### 17.36.070 - Motorcycle Parking

A parking lot with 50 or more vehicle parking spaces shall provide motorcycle parking spaces conveniently located near the main entrance to the primary structure and accessed by the same access aisles that serve the vehicle parking spaces in the parking lot.

- A. **Number of spaces required.** A minimum of one motorcycle parking space shall be provided for each 50 vehicle spaces or fraction thereof.
- B. **Space dimensions.** Motorcycle spaces shall have minimum dimensions of four feet by seven feet.

**17.36.080 - Reduction of Parking Requirements****A. Shared ~~on-site~~ parking.**

1. A maximum of 2 spaces or 10% of new off-street spaces, whichever is greater, may be reserved during business hours for the use of the tenant or owner with the remaining portion or spaces required to be made publicly available.
2. Where two or more ~~adjacent nonresidential~~ uses sharing off-street parking spaces have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval granted in compliance with Section 17.71.060.
3. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use served for the duration of the use.

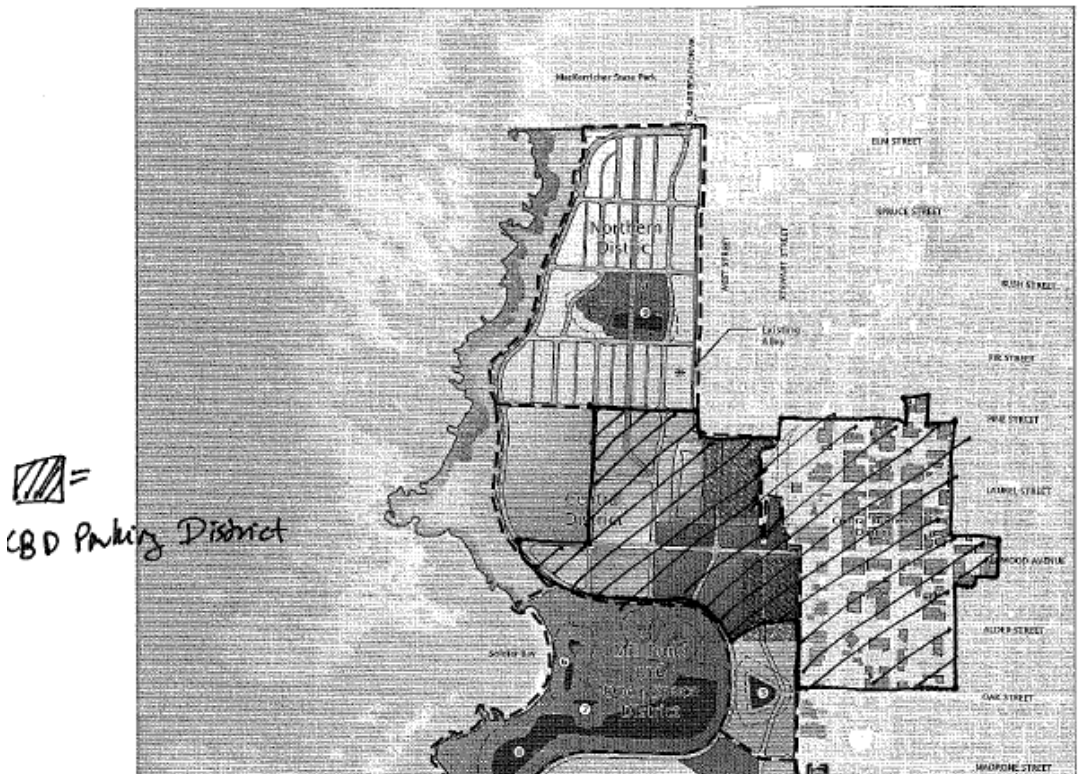
**B. Reduction of required parking.** The Director may reduce the number of parking spaces required by Section 17.36.040 (Number of Parking Spaces Required), through the granting of a Minor Use Permit in compliance with Section 17.71.060, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).**C. Central Business District (CBD) Special Parking Combining Zone.** The following parking requirements shall apply to areas within the CBD shown on the CBD Special Parking Combining Zone Map, below. An applicant may either comply with the parking requirements identified in Section 17.36.040 (Number of Parking Spaces Required), above, meet the alternative CBD parking requirements identified in Subsection C.2, or pay the parking in lieu fee identified in Subsection C.3.

1. **Exemptions from the off-street parking requirements.** The following uses located within the CBD Special Parking Combining Zone are exempt from the off-street parking requirements identified in this Chapter:
  - a. Replacement of an existing use with a new use determined to be similar by the Director.
  - b. On the ground floor, any intensification of a commercial use except for bars, cocktail lounges, restaurants, and taverns.
  - c. Any use with hours of operation exclusively after 5:00 p.m.
  - d. Residential dwelling units located above ground floor commercial uses.
2. **Number of parking spaces required for uses in the CBD Special Parking Combining Zone.**
  - a. Off-street parking for uses in the CBD Special Parking Combining Zone shall comply with the requirements in Table 3-8.
  - b. A land use not specifically listed by Table 3-8 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-8 as a guide in determining the appropriate number of off-street parking spaces required for the use.
  - c. In any case where Table 3-8 expresses a parking requirement based on floor area in square feet (for example: 1 space for each 400 sf of floor area), the floor area shall be construed to mean gross interior floor area.
  - d. A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 3-8 for a hotel (e.g., the guest rooms), and for the gift shop.

- e. If a fractional number is obtained in calculations performed in compliance with this Subsection, one additional parking space shall be required for a fractional unit of 0.50 or above, and no additional space shall be required for a fractional unit of less than 0.50.

TABLE 3-8 - PARKING REQUIREMENTS IN THE CBD BY LAND USE

Land Use Type:	Vehicle Spaces Required	
	Minimum	Maximum
Bars, cocktail lounges, restaurants, and taverns	1 space for each eight seats or 1 space for each 400 sf of floor area, whichever would yield more spaces.	1 space for each four seats or 1 space for each 200 sf of floor area, whichever would yield more spaces.
Lodging		
Bed and breakfast inns	1 space for each unit, plus 1 space for the manager or owner.	1.5 spaces for each unit, plus 1 space for the manager or owner.
Hotels or motels		
Residential dwelling units	1 space for each dwelling unit.	-
Retail commercial and office uses	1 space for each 600 sf of floor area.	1 space for each 300 sf of floor area.



**REPLACE IMAGE WITH MARIE'S MARKUP. SHALL WE REDRAW IN ILLUSTRATOR?**

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Figure 3-7 – CBD Special Parking Combining Zone



- 3. Parking in lieu fee. Parking requirements in the CBD Special Parking Combining Zone may be waived at the discretion of the approval authority, if the owner of the subject property pays a parking in lieu fee to the City in compliance with this Subparagraph.
  - a. In lieu of providing the off-street parking spaces required by this Subsection, these requirements may be satisfied by the payment to the City of an in lieu parking fee established by the Council and identified in the City's Fee Schedule for both the use of existing structures and for new structures for each required off-street parking space which is not provided.
  - b. Parking in-lieu fees may be authorized in the CBD Special Parking Combining Zone for changes of use or projects for which provision of sufficient parking on site is not possible. The funds shall be deposited with the City in a special fund and shall be used and expended for the purpose of acquiring and developing off-street parking facilities located insofar as reasonable in the general vicinity of the structures for which in lieu payments were made, as well as for meeting parking needs through strategies to reduce parking demand, or to improve access to parking.
- ~~3. Parking in lieu fee. Parking requirements in the CBD Special Parking Combining Zone may be waived, if the owner of the subject property pays a parking in lieu fee to the City in compliance with this Subparagraph.~~
  - ~~a. In lieu of providing the off-street parking spaces required by this Subsection, these requirements may be satisfied by the payment to the City of an in lieu parking fee established by the Council and identified in the City's Fee Schedule for both the use of existing structures and for new structures for each required off-street parking space which is not provided.~~
  - ~~b. The funds shall be deposited with the City in a special fund and shall be used and expended exclusively for the purpose of acquiring and developing off-street parking facilities located insofar as reasonable in the general vicinity of the structures for which in lieu payments were made.~~

D. **Parking Reductions in the General Commercial Zoning District.** The following parking requirements shall apply to areas within the CG Zoning District. An applicant may either comply with the parking requirements identified in Section 17.36.040 (Number of Parking Spaces Required), above, or comply with one half of the parking requirements identified in Section 17.36.040 and pay the parking in lieu fee identified in Subsection C.3(above) for the remaining half of the parking requirements.

**Comment [JT21]:** Marie, check that you still want this clause now that we've reduced minimums.

E. **Parking reduction for small recycling collection facilities.**

- 1. A reduction in vehicle parking spaces as provided in Table 3-9 may be allowed within an established nonresidential parking facility to accommodate a small recycling collection facility, when developed in compliance with Section 17.42.150 (Recycling Facilities).

**TABLE 3-9 - PARKING REDUCTION FOR RECYCLING**

Number of Available Vehicle Parking Spaces	Maximum Reduction (in vehicle spaces)
0-25	0
26-35	2
36-49	3
50-99	4
100+	5

2. A maximum five-space reduction shall be allowed when not in conflict with parking needs of the host nonresidential use.

**17.36.085 – Unbundled Parking**

- A. **Separation of Parking Costs.** All off-street parking spaces accessory to uses in new buildings, or in new conversions of buildings, shall be leased or sold separately from the rental or purchase fees for the life of the units or nonresidential space, such that potential renters or buyers have the option of renting or buying at a price lower than would be the case if there were a single price for both the built space and the parking space.
- B. **Exception.** The Director, Public Works may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.

### 17.36.090 - Parking Design and Development Standards

Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where noted, the Director may modify the requirements of this Section through Minor Use Permit approval (Section 17.71.060).

A. **Location of parking.** Parking areas shall be located as follows:

1. **Residential.** Residential parking shall be located on the same parcel as the uses served or within 500 feet of the parcel. Temporary (overnight) parking is allowed within required setback areas only on a paved driveway.
2. **Nonresidential.** Nonresidential parking shall be located on the same parcel as the uses served or within ~~300~~ 1,250 feet of the parcel ~~if shared parking or public parking facilities are used to meet parking requirements.~~
  - a. Nonresidential parking shall not be located within a required front setback.
  - b. Parking may be located within a required side or rear setback; provided that it is separated from the side or rear property line by a minimum five-foot wide landscaped area.
3. **Within the Downtown.** Parking within the Downtown area identified by Subsection 17.36.080.C, Figure 3-7 (CBD Special Parking Combining Zone), shall not be located between a primary building and the fronting street.

B. **Access to parking.** Access to parking areas shall be provided as follows for all parking areas other than garages for individual dwelling units.

1. Parking areas shall provide suitable maneuvering area so that vehicles enter from and exit to a public street in a forward direction only.
  - a. Parking lots shall be designed to prevent access at any point other than at designated access drives.
  - b. Single- and multi-family dwellings units are exempt from this requirement, unless specifically required by conditions of a discretionary permit.
  - c. This requirement does not apply to alleys, unless so specified in a specific zoning district.
2. A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area. See Figure 3-8.
3. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential developments.
4. The design of parking lots on adjacent parcels ~~may be required to~~ shall provide for joint use and access, with cross parking easements, to limit access points to public rights-of-way, and encourage motorists to park once to complete multiple tasks.

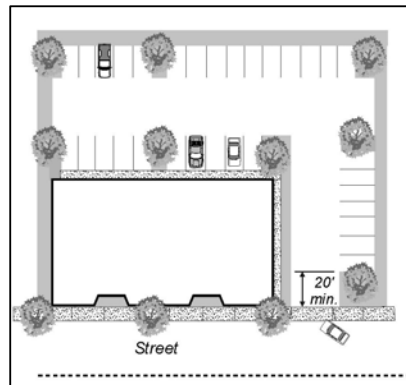


Figure 3-8 – Queuing Area

5. No curb cuts for purposes of providing street access to on-site parking spaces on primary commercial streets shall be permitted except by Conditional Use Permit.

- 6. No curb cuts for purposes of providing street access to on-site parking spaces on non-primary commercial and residential streets shall be permitted except where a project site meets at least one of the following conditions:
  - a. The site has no adjacent side or rear alley having a minimum right-of-way of fifteen feet.
  - b. The topography or configuration of this site or placement of buildings on the site precludes reasonable alley access to a sufficient number of parking spaces;
  - c. The average slope of the parcel is at least five percent;
  - d. The Director, Public Works determines that a curb cut is appropriate due to traffic, circulation or safety concerns.
    - i. If curb cuts are required, curb cut widths shall be kept to the minimum width required.
    - ii. On lots with adequate alley access, projects with new buildings or substantial remodels shall be required to replace any existing curb cuts or driveway aprons with a new full height curb.

C.B. Access to adjacent sites.

1. Nonresidential developments.

- a. 1. Applicants for nonresidential developments are encouraged to shall provide on-site vehicle access to parking areas on adjacent nonresidential properties to provide for convenience, safety, and efficient circulation. In the case a new parking lot locates adjacent to a present, closed lot, the applicant shall pay for the cost of construction as well as compensate the adjacent land owner or tenant for any loss of parking spaces.
- b. 2. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the Director, guaranteeing the continued availability of the shared access between the properties.

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2. Residential developments. Shared pedestrian access between adjacent residential developments is also strongly encouraged.

D. Parking stall and lot dimensions.

- 1. Minimum parking space and driveway dimensions. Each parking stall, driveway, and other parking lot features shall comply with the minimum dimension requirements in Table 3-10., and as illustrated in Figures 3-8 and 3-9. The Director shall not reduce these requirements. Future adjustments to stall dimensions shall be based on the standards listed in the latest version of the Urban Land Institute's Dimensions of Parking.

TABLE 3-10 - MINIMUM PARKING SPACE CONFIGURATION

Minimum Uni-Stall Requirements	
Width	Length
9 8 ft 6 in	18 ft

Angle of Parking (in degrees)	Space Width (in feet)	Curb Length (per vehicle)	Space Depth (from curb)	Driveway Width (in feet)
Parallel	9 7 ft	23 22 ft 0 in	9 7 ft 0 in	12 ft
45	9 8 ft 6 in	12 ft 9 0 in	19 17 ft 2 7 in	14 ft
60	9 8 ft 6 in	10 9 ft 5 10 in	20 19 ft 2 0 in	19 ft
90	9 8 ft 6 in	9 8 ft 6 in	18 ft 0 in	23 ft

2. **Space width abutting a fence or wall.** When the length of a parking space abuts a fence or wall, the required width of the parking space shall be increased by at least one foot.
3. **Space length for perpendicular parking abutting a planter.** The front two feet of the required length of a parking space may overhang the planter.
4. **Compact parking spaces prohibited.** Compact parking spaces (a space smaller in size than that required by this Chapter) shall not be allowed. The Director may not modify this prohibition, except to accommodate the planting of trees within a parking lot.

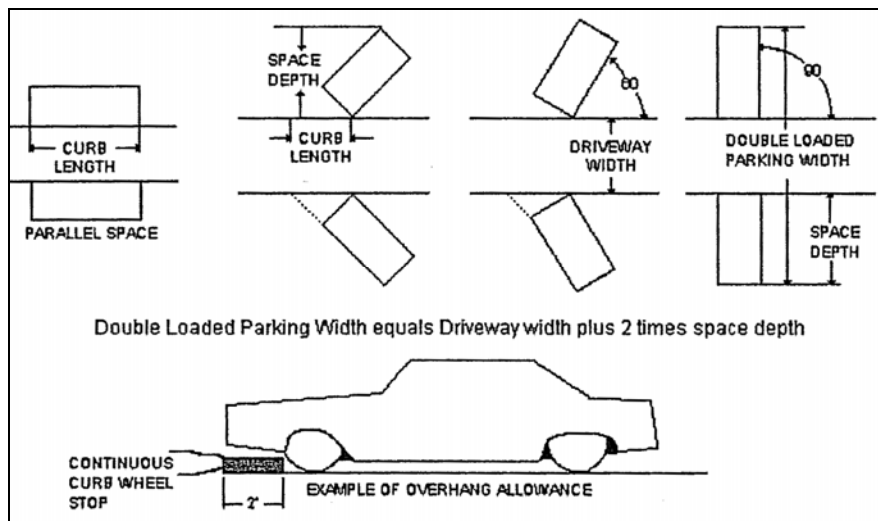


Figure 3-9 – Parking Space Dimensions

- E. **Landscaping.** Landscaping shall be provided in compliance with Section 17.34 (Landscaping Standards).
- F. **Lighting.** Lighting shall be provided in compliance with Section 17.30.070 (Outdoor Lighting).
- G. **Striping and identification.**
  1. Parking spaces shall be clearly outlined with four-inch wide lines painted on the parking surface.
  2. The striping shall be continuously maintained in a clear and visible manner in compliance with the approved plans.
  3. The re-striping of any parking space or lot other than to maintain existing striping shall require the prior approval of a re-striping plan by the City Engineer Director, Public Works.

H. **Surfacing.**

1. All parking spaces and maneuvering areas shall be surfaced with asphalt, concrete pavement, or comparable material as determined by the ~~City Engineer~~ Director, Public Works and shall be graded to dispose of all surface water to the satisfaction of the ~~City Engineer~~ Director, Public Works.
2. Required parking areas in the RR, RS, or RL zoning districts may be surfaced with gravel, decomposed granite, or other all-weather surface as determined to be appropriate by the ~~City Engineer~~ Director, Public Works.
3. All grading plans relating to the parking facilities shall be reviewed and approved by the ~~City Engineer~~ Director, Public Works before any work can commence.

- I. **Tandem parking.** Use of tandem parking (when one space is located directly behind another) shall not be allowed, except for single-family dwellings and duplex units, and only when both spaces are assigned to the same dwelling unit. The Director may ~~not modify this prohibition~~ grant approval of tandem parking for nonresidential and other multifamily developments through a Use Permit if the applicant demonstrates a compelling need.

J. **Wheel stops/curbing.**

1. Continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures.
2. Individual wheel stops may be provided in lieu of continuous curbing only when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.
3. When provided, wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

**17.36.100 - Driveways and Site Access**

Each driveway providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and properly maintained in compliance with the following. The Director may modify the requirements of this Section through Minor Use Permit approval (Section 17.71.060).

A. **Number of driveways.**

1. **Single-family dwellings and duplexes.** A single-family dwelling or duplex shall be allowed one driveway from the same street, except that:
  - a. A circular driveway may be allowed on a parcel with ~~200~~ 20070 feet or more of street frontage; and
  - c. A parcel within the RR, RS, or RL zoning districts with a frontage of 200 feet or more may have two separate driveways; provided that they are separated by a minimum of 100 feet, or lesser distance as approved by the ~~City Engineer~~ Director, Public Works based on consideration of site topography and traffic safety.
2. **Multi-family and nonresidential projects.**
  - a. A multi-family or nonresidential development project on a parcel of two acres or less shall be limited to a maximum of two driveways, unless the ~~City Engineer~~ Director, Public Works determines that more than two driveways are required to accommodate the traffic for the project.

- b. Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.
3. **Shared driveways.** The review authority may require development on smaller parcels to be planned with access along one side property line, and consolidated with the access driveway on the adjacent parcel, where practical, to limit the total number of access points on a street segment, and minimize conflicts with traffic flow.
4. **Driveways, and sidewalks.** One of the Inland General Plan Circulation Element's main objectives is to "encourage public transportation, bicycle, and pedestrian movement, and other alternatives to the single-occupant vehicle." Consistent with this, driveways shall connect to alleys instead of streets, when possible, in order to minimize the point of conflicts between motor vehicles and pedestrians walking on sidewalks. For this reason, the size of driveways and the of number driveways which cross sidewalks shall be kept to a minimum.
- B. **Distance from street corners.** Each driveway shall be separated from the nearest street intersection as follows, except where the ~~City Engineer~~ Director, Public Works allows less separation:
1. A minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street; and
  2. For parcels with frontages less than 150 feet, the minimum distance shall be 100 feet.
- C. **Driveway spacing.** Driveways shall be separated along a street frontage as follows.
1. **Single-family and duplex residential developments.** Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the ~~City Engineer~~ Director, Public Works. The six-foot separation shall not include the transition or wing sections on each side of the driveway.
  2. **Multi-family and nonresidential developments.** Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of 50 feet. The ~~City Engineer~~ Director, Public Works may approve exceptions to this standard.
- D. **Driveway dimensions.**
1. **Single-family dwelling.** Each single-family dwelling shall be provided a driveway with a minimum width of 10 feet and a maximum of 20 feet, preferably from an alley. If the driveway connects a garage to an alley, there shall be no minimum length provided the developer can demonstrate that vehicles accessing the garage from the alley can meet an acceptable turning radius. If the driveway connects to a street, it shall have a minimum length of 23 feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.
  2. **Multi-family and nonresidential development.**
    - a. A driveway for a multi-family or nonresidential development that does not access an alley shall have a minimum paved width of 10 feet and a maximum width of 20 feet.
    - b. If the City anticipates the parking lot will generate higher than normal turnover of vehicles (such as generated by a take-out restaurant) or larger than normal vehicles (such as generated by a warehouse) then the City may require additional width for driveways.

~~Single family dwelling. Each single family dwelling shall be provided a driveway with a minimum width of 12 feet and a minimum length of 20 feet from the back of the sidewalk, or the edge of the right of way where there is no sidewalk.~~
  2. ~~**Multi family and nonresidential development.**~~
    - a. ~~A driveway for a multi family or nonresidential development shall have a minimum paved width of 13 feet for a one way driveway and 26 feet for a two way driveway.~~
    - b. ~~The maximum driveway width shall be 35 feet, exclusive of any area provided for a median divider.~~

3. **Minimum paved length.** Where unpaved driveways are otherwise allowed by this Development Code or the review authority, each driveway shall be paved with concrete or asphalt for a minimum length of 20 feet from the public right-of-way.
- E. **Clearance from obstructions.**
1. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility.
  2. Street trees shall be a minimum of 10 feet from the driveway access, measured at the trunk.
  3. A driveway shall have an overhead clearance of 14 feet in height except within a parking structure, which may be reduced to seven feet, six inches.
- F. **Traffic safety visibility areas.** Structures or landscaping over 42 inches in height shall not be allowed within a traffic safety visibility area, with the exception of trees with the canopy trimmed to a minimum of 6 feet in height. See Section 17.30.060.E.
- G. **Surfacing.**
1. Within the multi-family and nonresidential zoning districts, driveways shall be paved and permanently maintained with asphalt, concrete, or approved paving units.
  2. Within other zoning districts (e.g., RR, RS, and RL), driveways may be constructed with the use of other all-weather surfacing as determined to be appropriate by the ~~City Engineer~~ Director, Public Works, where it is first determined that a surface other than asphalt or concrete is consistent with the driveways of similar properties in the vicinity, and that the alternate surface will not impair accessibility for emergency vehicles.
  3. A driveway with a slope of 15 percent or more shall be paved with asphalt or concrete in all cases.



**17.36.110 - Loading Space Requirements**

Off-street loading spaces shall be provided as required by this Section. The Director may modify these requirements through Minor Use Permit approval (Section 17.71.060), where the Director first determines that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required by this Section.

- A. **Number of loading spaces required.** Nonresidential uses shall provide off-street loading spaces in compliance with Table 3-11. Requirements for uses not listed shall be determined by the Director based upon the requirements for comparable uses.

**TABLE 3-11 - REQUIRED OFF-STREET LOADING SPACES**

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Retail commercial, industrial, manufacturing, research and development, institutional, and service uses, and other allowed nonresidential uses	<del>5,000 to</del> 10,000 to 25,000 sf.	1
	<del>10,001</del> 25,001+ sf.	1 for each additional <del>10,000</del> 25,000 sf plus additional as required by Director.
Office uses	<del>5,000</del> 10,000 to 25,000 35,000 sf.	1
	<del>25,001</del> 35,001+ sf.	1 for each additional 25,000 sf plus additional as required by Director.
Retail commercial and other allowed nonresidential Multifamily residential uses	<del>5,000</del> 50,000 to <del>10,000</del> 150,000 sf.	1
	<del>10,001</del> 150,001 + sf	1 for each additional <del>10,000</del> 150,000 sf plus additional as required by Director.

- B. **Standards for off-street loading areas.** Off-street loading areas shall be provided in compliance with the following.
  1. **Dimensions.** Loading spaces shall be a minimum of 12 feet in width, 40 feet in length, with 14 feet of vertical clearance.
  2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety; lighting shall also comply with the requirements of Section 17.30.070 (Outdoor Lighting).
  3. **Location.** Loading spaces shall be:
    - a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
    - b. Situated to ensure that the loading facility is screened from adjacent streets;
    - c. Situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front setback, adjacent public right-of-way, or other on-site traffic circulation areas;
    - d. Situated to ensure that all vehicular maneuvers occur on-site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only; and
    - e. Situated to avoid adverse impacts upon neighboring residential properties and located no closer than 100 feet from a residential zoning district unless adequately screened, and authorized through Design Review approval in compliance with Section 17.71.050.
  4. **Loading ramps.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances.

- 
5. **Screening.** Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.
  6. **Striping.**
    - a. Loading spaces shall be striped, and identified for loading only.
    - b. The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the approved plans.
  7. **Surfacing.**
    - a. All loading areas shall be surfaced with asphalt, concrete pavement, or comparable material as determined by the ~~City Engineer~~Director, Public Works and shall be graded to dispose of all surface water to the satisfaction of the ~~City Engineer~~Director, Public Works.
    - b. All grading plans relating to the loading facilities shall be reviewed and approved by the ~~City Engineer~~Director, Public Works before any work can commence.