

Chapter 17.60

OFF-STREET PARKING AND LOADING REGULATIONS

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17.60.010 Purpose.

It is the intent of this chapter to secure optimum coordination and interaction between land use and transportation facilities. Preservation and improvement of the traffic function of abutting streets and the major street system as a whole, are essential considerations in the project planning stage of land development. It is the purpose of this chapter to ensure that every land use will be so located and planned as to minimize traffic congestion, hazards and vehicular/pedestrian conflicts. It is the further purpose to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking and to provide the regulations and minimum standards essential to adequate off-street parking. (Ord. 1-5-87A § 28(part))

17.60.020 Property owner responsibility.

It shall be the duty and responsibility of the property owner to plan and develop his property in such a way that:

- A. On-street space will never be required to satisfy parking or loading space needs;
- B. Points of access from a public street will be minimized; and
- C. Driveway openings will be so located and dimensioned as to minimize the disruption of passing traffic and the creation of traffic hazards. (Ord. 1-5-87A § 28(A))

17.60.030 Regulations pertaining to traffic.

Every use will conform to the following general standards in addition to the special standards for certain specific uses as set forth in this chapter.

- A. Traffic Visibility. No obstructions to visibility at any street intersection, including but not limited to structures, walls, fences or vegetation, shall be allowed or permitted to remain in any zoning district between the heights of three feet and eight feet above the

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ground and within twenty-five feet measured from the intersection of the street centerlines back along the centerline of each street. In the case of an arterial street intersecting another arterial street or a railroad at grade, the vision clearance space shall be increased to thirty feet.

B. Driveways. All driveways installed, altered, changed, replaced or extended after the effective date of the ordinance codified in this title, shall comply with the following requirements:

1. Residential driveway openings shall not exceed twenty-four feet in width measured at the property line, or thirty feet in width measured at the curblin.

2. Commercial or industrial driveway opening shall not exceed fifty-four feet in width measured at the curblin.

3. Vehicular entrances and exists for uses generating very heavy, periodic traffic conflicts, shall be located at least two hundred feet away from any pedestrian entrance or exit to a school, college, university church, hospital, public emergency shelter or other place of public assembly.

C. Access.

1. No direct public or private access shall be permitted to the existing or proposed rights-of-way of:

a. Freeways or interstate highways, or to their interchanges or turning lanes, or to their intersecting or interchanging streets, or within one thousand five hundred feet of the most remote end of the taper of the turning lanes;

b. Arterial streets intersecting another arterial street, within forty feet of the intersection of right-of-way lines.

c. Local or collector streets intersecting an arterial street, within thirty feet of the intersection of right of way lines.

2. The driveway of lots fronting on an arterial street shall have a turning area allowing vehicles to turn around and enter the arterial street.

3. Under no circumstances shall any parking lot be so arranged as to necessitate backing a vehicle into an arterial street. (Ord. 1-5-87A § 28(B))

17.60.040 General off-street parking regulations.

In all zoning districts, off-street parking facilities will be provided in an amount of not less than hereinafter specified, for the parking of vehicles. No off-street parking required for any use shall be considered off-street parking for any other use except when qualifying under Section 17.60.050.

A. Uses existing or in operation on the effective date of the ordinance codified in this title shall provide such off-street parking space as was required for such uses by any previous ordinance to the extent that such requirements do not exceed the requirements of this chapter. However, when such uses are enlarged, extended or changed, additional off-street parking shall be provided in the minimum amount specified in this title.

B. The owner or occupant of any building or use subject to off-street parking requirements under this title shall not discontinue nor reduce any existing required parking

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lot without first having established other parking space in replacement thereof, and having submitted satisfactory evidence to the planning commission that such replacement space meets all requirements of this title.

C. Off-street parking spaces required under this ordinance shall not be used for the storage of merchandise nor for the sale, rent, repair, dismantling storage or servicing of vehicles or equipment. (Ord. 1-5-98A § 28(C))

17.60.050 Location of required off-street parking.

A. Residential Uses. Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve, provided, however, that:

1. Parking for cooperative or condominium-type multifamily dwellings, fraternities, sororities and roominghouses, may be provided in a parking lot not further than two hundred feet from an entrance to the dwelling unit it is intended to serve.

2. Required parking for any multifamily dwelling, to the extent that the minimum requirement exceeds one space per dwelling unit, may be located in a parking lot not more than three hundred feet from the dwelling unit it is intended to serve.

B. Nonresidential Uses. Required off-street parking shall be located within three hundred feet of the building or use it is intended to serve, the distance being measured from the nearest point of the building or use to the nearest point of the parking lot. However, parking facilities for a stadium, auditorium, outdoor sports arena or similar use, may be located not further than one thousand three hundred feet from the nearest point of such building or use.

C. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application, satisfactory assurance that the separate lot or parcel is permanently committed to parking use by deed restriction or other enforceable, legal measure.

D. Where parking is to be provided for two or more buildings or uses, the total of such parking shall not be less than the sum of the requirements for the several buildings or uses computed separately. A written agreement for joint use of parking facilities shall be executed between the parties concerned and a copy shall be filed with the planning department.

E. If two or more of the businesses or uses as outlined in subsection D of this section have operating hours such that they do no overlap, the two or more uses may jointly utilize the same parking spaces. The planning commission may grant such a reduction of the collective requirements based upon the particular circumstances involved. A written agreement for joint use of parking facilities shall be executed between the parties involved and a copy shall be filed with the planning department. (Ord. 1-5-87A § 28(D))

17.60.060 Parking lot design standards.

A. Minimum Design Dimensions. The layout of every off-street parking lot shall conform to the standards set out in Figure 17.60.060.

B. Measurement of Unmarked Lots. In measuring unmarked parking lots, each parking space shall be considered to require a minimum of three hundred square feet inclusive of access lanes.

**Figure 17.60.060
PARKING LOT DIMENSIONS**

NOT AVAILABLE

DIMENSION ITEM	SYMBOL	PARKING ANGLE			
		45B	60B	75B	90B
Stall width, parallel	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Stall depth to interlock	D	15.3	17.5	18.8	18.5
One-way Traffic					
Aisle width between stalls	E	12.0*	16.0	23.0	26.0
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, curb to interlocking	H	42.8	50.2	58.8	60.5
Two-way Traffic					
Aisle width between stalls	E				20.0*
					20.0
					23.0
					26.0
Module, wall to interlock	F	52.8	56.5	61.3	63.0
Module, interlocking	G		50.6	55.0	61.0
Module, curb to interlock	H		50.8	54.2	58.8
Bumper overhand (typical)	I		2.0	2.3	2.5
Offset	J		6.3*	2.7	0.5
Setback	K		11.0	8.3	5.0
Cross-aisle, one-way	L		14.0*	14.0	14.0
Cross-aisle, two-way	L		24.0*	24.0	24.0

Notes:

1. Parking lots of more than twenty spaces may designate up to fifteen percent of the total required off-street parking as compact car spaces, each having a minimum length of sixteen feet and minimum width of seven feet and clearly marked "compact parking only."
2. Parallel parking stalls shall be nine feet by twenty-two feet long (minimum).

*Minimum B Any parking configuration (0B45B)

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For single-family, duplex, triplex and fourplex residential and uses, the square footage of each required parking space shall be not less than one hundred and eighty square feet (nine feet by twenty feet). (Ord. 1-5-87A § 28 (E))

17.60.070 Schedule of required off-street parking.

The minimum number of off-street parking spaces required for specific uses shall be determined according to the following chart. Requirements for a specific use not listed shall be the same as those for the most similar use listed or as required by the planning commission.

Uses	Spaces Required
A. Residential Uses.	
1. Single-family dwelling (includes mobile homes in parks or subdivisions):	Two spaces per dwelling unit including garage
2. Multiple dwellings:	One and one-half spaces per dwelling unit.
3. Rooming houses, fraternities, sororities, resident clubs, lodges:	One space per sleeping room or one space per bed, whichever is greater.
B. Hotels, Motels.	
1. For overnight guests:	One space per guest room or suite plus One space per two employees.
2. For accessory commercial uses including gaming:	One space per fifty square feet of usable floor area of dining room, bar and dancing space, plus one space per two employees.
3. For commercial accessory uses:	One space per four hundred square feet of usable floor area.
4. For places of public assembly:	One space per twenty-four square feet of unfixed seating space.
C. Institutional Uses:	
1. Hospitals:	One space per two beds, plus one space per employee.
2. Sanitoriums, children’s homes, homes for aged, asylums, nursing and convalescent homes:	One space per five beds plus one per resident employee, plus one space per two nonresident employees.
D. Offices:	

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| 1. Offices; banks, savings & loan agencies: | One space per three hundred square feet of usable floor area. |
| 2. Drive-through windows: | One hundred forty lineal feet of off-street stacking area for each window. |
| 3. Medical and dental offices and clinics: | Two spaces per examination room or dental chair plus one space per two employees. |
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| E. Places of Public Assembly. | |
| 1. Auditoriums, exhibition halls, theaters, convention facilities, meeting rooms and churches: | One space per four fixed seats, and one space per forty square feet of unfixed seating space, plus one space per two employees. |
| 2. Stadium, outdoor sports arenas: | One space per four seats, plus one space per two employees. |
| 3. Social clubs such as Elks, Moose, VFW, etc.: | One space per three persons of maximum capacity permitted by fire regulations. |
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| F. Commercial Recreation: | |
| 1. Skating rinks, dancehalls, dance studios: | One space per three persons of maximum capacity permitted by fire regulations. |
| 2. Bowling alleys: | Four spaces per bowling lane, plus one space per two employees. |
| 3. Billiard parlors: | One space per two billiard tables, plus one space per two employees. |
| 4. Gymnasiums, health studios: | One space per four hundred square feet of usable floor area, plus one space per two employees. |
| 5. Private golf clubs, swimming clubs, tennis clubs and similar uses: | One space per every two members. |
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| G. Commercial Sales and Services. | |
| 1. Restaurants:
Bar: | One space per each three seats;
One space per one hundred square feet gross floor area. |
| 2. Drive-in food or drink places with on-site consumption: | One space per fifteen square feet of usable area plus one space per two employees. |

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| a. With drive-through windows: | One hundred forty lineal feet of off-street stacking area for each window. |
| 3. Mortuaries, funeral homes: | One space per three fixed chapel seats, or per fifty square feet of assembly room area, whichever is greater, plus one space per employee, plus one space per commercial funeral vehicle. |
| 4. Self-service laundries and dry cleaners: | One space per four machines. |
| 5. Open-air businesses: | One space per five hundred square feet of sales area for first two thousand square feet plus one space per additional two hundred square feet. |
| 6. Used car lots: | One space per one thousand square feet of sales area for first four thousand square feet, plus one space per additional two thousand square feet. |
| 7. Gas service stations: | One space per two gasoline pumps, plus two spaces per service bay. |
| 8. Carwash: | One space per employee, plus reservoir spaces equal to five times the wash line capacity. |
| 9. Motor vehicle and machinery sales, auto repair shops: | One space per eight hundred square feet of gross service and sales area. |
| 10. Planning shopping centers under unified control: | Requirements for all uses elsewhere specified in this table, plus one space per one hundred fifty square feet of remaining usable floor area. |
| 11. Barber shops, beauty shops: | Two spaces per service chair. |
| 12. Furniture and appliance stores, household equipment and apparel repair services: | One space per eight hundred square feet of usable floor area. |
| 13. Supermarkets, drug stores: | One space per three hundred square feet of usable floor area. |
| 14. Retail establishment not elsewhere listed in this table; or as required by planning commission. | One space per three hundred fifty square feet of usable floor area. |

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| 15. Bus depots: | One space per one hundred fifty square feet of waiting room space, plus requirements for auxiliary, commercial uses as elsewhere listed in this table. |
| H. Manufacturing and industrial uses: | One space per five hundred square feet of gross floor area, or one space per employee, whichever is greater. |
| I. Public and Quasi-public Uses. | |
| 1. Elementary and intermediate schools: | One space per employee plus the requirements of the auditorium. |
| 2. High schools: | One space per eight students, plus one space per employee in addition to the requirements of the auditorium. |
| 3. Junior colleges, colleges and universities: | One space per three enrolled full-time day students plus one space per employee in addition to the requirements of the auditorium. |
| 4. Trade schools, business colleges: | One space per one hundred fifty square feet of gross floor area. |
| 5. Golf courses open to the public: | Five spaces per hole plus one space per employee. |
| J. Wholesaling and warehousing uses: | One space per one thousand seven hundred square feet of usable floor area or one space per employee whichever is greater; one space per company-owned motor vehicle. |

(Ord. 1-5-87A § 28 (G))

17.60.080 Parking and lot placement regulations.

- A. General.
1. Every part of every parking lot shall be set back from every lot line a sufficient distance to assure that no part of any parked vehicle will project over the lot line.
 2. Every parking lot, regardless of the zoning district in which located, shall be set back from every abutting street right-of-way line a distance not less than five feet.
- B. Residential Parking. In any multifamily residential district no off-street parking space shall be located in a required front yard or exterior side yard.
- C. Nonresidential Parking.

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1. Every nonresidential parking lot adjoining a residential district shall be set back a distance no less than the minimum required setback for principal residential buildings in the same block.

2. Every non residential parking lot across a street from a residential district shall not extend beyond the property line of said parking lot. (Ord. 1-5-87A § (H))

17.60.090 Parking lot access.

A. Access From an Alley. An alley may be used for principal access to any parking lot and for direct access to parking spaces, provided however, that every such alley shall be dedicated full-width to the public, fully improved with an all-weather, dust-free surface and properly drained to prevent impoundment of surface water.

B. Access From a Street. No entrance or exit to a parking lot shall be located closer than fifteen feet to any adjoining structure.

C. Surfacing, Curb and Drainage. Every parking lot shall be:

1. Property graded to prevent impoundment of surface water.

2. Surfaced with asphaltic concrete at least two inches thick.

3. Parking spaces shall be clearly striped.

4. Continuous six-inch concrete curbs shall be installed as protection fro planted areas, islands and walls within the parking lot proper. Pre-case concrete curbs six feet long, six inches high and eight inches wide at the base pinned to surface with eighteen inch steel rods one-half inch in diameter or equivalent, may be substituted for continuous curb as wheel stops.

D. Required Screen Walls. Where the interior side lot line or rear lot line of a nonresidential parking lot abuts a residential district and is not separated there from by an alley, a solid, unpierced screening fence no less than five nor more than six feet in height above grade, shall be installed and maintained adjoining the residential district line; provided however, that such fence shall extend no closer to the street line than the minimum required setback for residential properties in the same block. (Ord. 1-5-87A § 28 (I))

17.60.100 Plans required for off-street parking and loading spaces.

Site plans are required for off-street parking and loading and shall show how the required parking and loading spaces are to be located and arranged on the site. In addition, such plans shall show how drives and parking lots are to be graded and drained as well as the location and design of all screening fences, landscaping and lighting. Such plans must be reviewed by the county regional planning commission. (Ord. 1-5-87A § 28 (J))

17.60.110 Exceptions.

In the case of a multifamily dwelling proposed to be restricted to occupancy by elderly persons and which is owned and operated by a nonprofit corporation, the planning commission may grant a reduction in the required off-street parking to not less than one space per two employees; provided however, that such reduction shall be personal to the applicant and remain in effect only so long as the dwellings remain restricted to elderly occupancy. (Ord. 1-5-87A § 28 (K))