
Chapter 20.40 – Off-Street Parking

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20.40.010 – Purpose

The purpose of this Chapter is to provide off-street parking and loading standards to:

- A. Provide for the general welfare and convenience of persons within the City by ensuring that sufficient parking facilities are available to meet the needs generated by specific uses and that adequate parking is provided, to the extent feasible;
- B. Provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities;
- C. Increase public safety by reducing congestion on public streets and to minimize impacts to public street parking available for coastal access and recreation;
- D. Ensure access and maneuverability for emergency vehicles; and
- E. Provide loading and delivery facilities in proportion to the needs of allowed uses.

20.40.020 – Applicability

- A. **Off-street parking required.** Each use, including a change or expansion of a use or structure, except as otherwise provided for in Chapter 20.38 (Nonconforming Uses and Structures) shall have appropriately maintained off-street parking and loading areas in compliance with the provisions of this Chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.

- B. Change, enlargement, or intensification of use.** Changes in use and enlargement or intensification of an existing use shall require compliance with the off-street parking requirements of this Chapter, except as allowed in Chapter 20.38 (Nonconforming Uses and Structures).

20.40.030 – Requirements for Off-Street Parking

- A. Parking required to be on-site.** Parking shall be located on the same lot or development site as the uses served, except for the following:
- 1. Townhouses and multi-tenant uses.** Where parking is provided on another lot within the same development site, the parking shall be located within 200 feet of the units they are intended to serve.
 - 2. Off-site parking agreement.** Parking may be located off-site with the approval of an off-site parking agreement in compliance with Subsection 20.52.080.C (Parking agreement).
- B. Permanent availability required.** Each parking and loading space shall be permanently available and maintained for parking purposes for the use it is intended to serve. The Director may authorize the temporary use of parking or loading spaces for other than parking or loading in conjunction with a seasonal or intermittent use allowed in compliance with Section 20.52.040 (Limited Term Permit).
- C. Maintenance.** Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas shall be kept free of dust, graffiti, and litter. Striping, paving, walls, light standards, and all other facilities shall be permanently maintained in good condition.
- D. Vehicles for sale.** Vehicles, trailers, or other personal property shall not be parked upon a private street, parking lot, or private property for the primary purpose of displaying the vehicle, trailer, or other personal property for sale, hire, or rental, unless the property is appropriately zoned, and the vendor is licensed to transact a vehicle sales business at that location.
- E. Calculation of spaces required.**
- 1. Fractional spaces.** Fractional parking space requirements shall be rounded up to the next whole space.
 - 2. Bench seating.** Where bench seating or pews are provided, 18 linear inches of seating shall be considered to constitute a separate or individual seat.
 - 3. Gross floor area.** References to spaces per square foot are to be calculated on the basis of gross floor area unless otherwise specified.
 - 4. Net public area.** "Net Public Area" shall be defined as the total area accessible to the public within an eating and/or drinking establishment, excluding kitchens, restrooms, offices pertaining to the use, and storage areas.
 - 5. Spaces per occupant.** References to spaces per occupant are to be calculated on the basis of maximum occupancy approved by the City of Newport Beach Fire Department.

6. Spaces required for multiple uses. If more than one use is located on a site, the number of required off-street parking spaces shall be equal to the sum of the requirements prescribed for each use.

F. Nonconforming parking and loading. Land uses and structures that are non-conforming due solely to the lack of off-street parking or loading facilities required by this Chapter, shall be subject to the provisions of Section 20.38.060 (Nonconforming Parking).

20.40.040 – Off-Street Parking Spaces Required

Off-street parking spaces shall be provided in compliance with Table 3.11, below. These standards shall be considered the minimum required to preserve the public health, safety, and welfare, and more extensive parking provisions may be required by the review authority in particular circumstances. Unless otherwise noted parking requirements are calculated based on gross floor area.

**TABLE 3-10
OFF-STREET PARKING REQUIREMENTS**

Land Use	Parking Spaces Required
Industry, Manufacturing & Processing, Warehousing Uses	
Food Processing	1 per 2,000 sq. ft.
Handicraft Industry	1 per 500 sq. ft.
Industry	
Small - 5,000 sq. ft. or less	1 per 500 sq. ft.
Large - Over 5,000 sq. ft.	1 per 1,000 sq. ft.
Industry, Marine Related	1 per 750 sq. ft.
Personal Storage (Mini Storage)	2 for resident manager, plus additional for office as required by Minor Use Permit
Research and Development	1 per 500 sq. ft.
Warehousing and Storage	1 per 2,000 sq. ft., plus 1 per 350 sq. ft. for offices. Minimum of 10 spaces per use
Wholesaling	1 per 1,000 sq. ft.
Recreation, Education, and Public Assembly Uses	
Assembly/Meeting Facilities	1 per 3 seats or 1 per 35 sq. ft. used for assembly purposes
Commercial Recreation and Entertainment	As required by Conditional Use Permit
Cultural Institutions	1 per 300 sq. ft.
Schools, Public and Private	As required by Conditional/Minor Use Permit
Residential Uses	
Accessory Dwelling Units	1 per unit; a minimum of 2 covered per site.
Single-Unit Dwellings - Attached	2 per unit in a garage
Single-Unit Dwellings - Detached and less than 4,000 sq. ft. of habitable floor area	2 per unit in a garage

**TABLE 3-10
OFF-STREET PARKING REQUIREMENTS**

Land Use	Parking Spaces Required
Single-Unit Dwellings - Detached and 4,000 square ft. or greater of floor area	3 per unit in a garage
Single-Unit Dwellings - Balboa Island	2 per unit in a garage
Multi-Unit Dwellings - 3 units	2 per unit covered, plus guest parking; 1 - 2 units, no guest parking required 3 units, 1 guest parking space
Multi-Unit Dwellings - 4 units or more	2 per unit covered, plus 0.5 space per unit for guest parking
Two-Unit Dwellings	2 per unit; 1 in a garage and 1 covered or in a garage
Live/work units	2 per unit in a garage, plus 2 for guest/customer parking
Senior Housing - market rate	1.2 per unit
Senior Housing - affordable	1 per unit
Retail Trade Uses	
Appliances, Building Materials, Home Electronics, Furniture, Nurseries, and Similar Large Warehouse-type Retail Sales and Bulk Merchandise Facilities	1st 10,000 sq. ft. - 1 space per 300 sq. ft. Over 10,000 sq. ft. - 1 space per 500 sq. ft. Plus 1 per 1,000 sq.ft. of outdoor merchandise areas
Food and Beverage Sales	1 per 200 sq. ft.
Marine Rentals and Sales	
Boat Rentals and Sales	1 per 1,000 sq. ft. of lot area, plus 1 per 350 sq. ft of office area
Marine Retail Sales	1 per 250 sq. ft.
Retail Sales	1 per 250 sq. ft.
Shopping Centers	1 per 200 sq. ft. See Section 20.40.050
Service Uses – Business, Financial, Medical, and Professional	
Convalescent Facilities	1 per 3 beds or as required by Conditional Use Permit
Emergency Health Facilities	1 per 200 sq. ft.
Financial Institutions and Related Services	1 per 250 sq. ft.
Hospitals	1 per bed; plus 1 per resident doctor and 1 per employee.
Offices* - Business, Corporate, General, Governmental First 50,000 sq. ft. Next 75,000 sq. ft. Floor area above 125,001 sq. ft.	1 per 250 sq. ft. net floor area 1 per 300 sq. ft. net floor area 1 per 350 sq. ft. net floor area
* Not more than 20% medical office uses.	
Offices - Medical and Dental Offices	1 per 200 sq. ft.

**TABLE 3-10
OFF-STREET PARKING REQUIREMENTS**

Land Use	Parking Spaces Required
Outpatient Surgery Facility	1 per 250 sq. ft.
Service Uses - General	
Adult-Oriented Businesses	1 per 1.5 occupants or as required by Conditional Use Permit
Ambulance Services	1 per 500 sq. ft.; plus 2 storage spaces.
Animal Sales and Services	
Animal Boarding/Kennels	1 per 400 sq. ft.
Animal Grooming	1 per 400 sq. ft.
Animal Hospitals/Clinics	1 per 400 sq. ft.
Animal Retail Sales	1 per 250 sq. ft.
Artists' Studios	1 per 1,000 sq. ft.
Catering Services	1 per 400 sq. ft.
Care Uses	
Adult Day Care – Small (6 or fewer)	Spaces required for dwelling unit only.
Adult Day Care - Large (7 or more)	2 per site for drop-off and pick-up purposes (in addition to the spaces required for the dwelling unit).
Child Day Care – Small (6 or fewer)	Spaces required for dwelling unit only.
Child Day Care - Large (9 to 14)	2 per site for drop-off and pick-up purposes (in addition to the spaces required for the dwelling unit).
Day Care - General	1 per 7 occupants based on maximum occupancy allowed per license.
Residential Care - General (7 to 14)	1 per 3 beds
Eating and Drinking Establishments	
Accessory (open to public)	1 per each 3 seats or 1 per each 75 sq. ft. of net public area., whichever is greater
Bars, Lounges, and Nightclubs	1 per each 4 persons based on allowed occupancy load or as required by Conditional Use Permit
Food Service with/without alcohol, with/without late hours	1 per 30-50 sq. ft. of net public area, including outdoor dining areas, but excluding the first 25% or 1,000 sq. ft of outdoor dining area, whichever is less. See Section 20.48.090
Food Service - Fast food	1 per 50 sq. ft., and 1 per 100 sq. ft. for outdoor dining areas
Take-Out Service - Limited	1 per 250 sq. ft.
Emergency Shelter	As required by Conditional Use Permit
Funeral Homes and Mortuaries	1 per 35 sq. ft. of assembly area
Health/Fitness Facilities	
Small - 2,000 sq. ft or less	1 per 250 sq. ft.
Large - Over 2,000 sq. ft.	1 per 200 sq. ft.

**TABLE 3-10
OFF-STREET PARKING REQUIREMENTS**

Land Use	Parking Spaces Required
Laboratories (medical, dental, and similar)	1 per 500 sq. ft
Maintenance and Repair Services	1 per 500 sq. ft.
Marine Services	
Boat Storage - Dry	0.33 per storage space or as required by Conditional Use Permit
Boat Yards	As required by Conditional Use Permit
Dry Docks	2 per dry dock
Entertainment and Excursion Services	1 per each 3 passengers and crew members
Marine Service Stations	As required by Conditional Use Permit
Sport Fishing Charters	1 per each 2 passengers and crew members
Water Transportation Services - Office	1 per 100 sq. ft., minimum 2 spaces
Personal Services	
Massage Establishments	1 per 200 sq. ft. or as required by Conditional Use Permit
Nail Salons	1 per 80 sq. ft.
Personal Services, General	1 per 250 sq. ft.
Studio (dance, music, and similar)	1 per 250 sq. Ft.
Postal Services	1 per 250 sq. ft.
Printing and Duplicating Services	1 per 250 sq. ft.
Recycling Facilities	
Collection Facility - Large	4 spaces minimum, but more may be required by the review authority
Collection Facility - Small	As required by the review authority
Visitor Accommodations	
Bed and Breakfast Inns	1 per guest room, plus 2 spaces
Hotels and accessory uses	As required by Conditional Use Permit
Motels	1 per guest room or unit
Recreational Vehicle Parks	As required by Conditional Use Permit
Time Shares	As required by Conditional Use Permit
Transportation, Communications, and Infrastructure Uses	
Communication Facilities	1 per 500 sq. ft.
Heliports and Helistops	As required by Conditional use Permit
Marinas	0.75 per slip or 0.75 per 25 feet of mooring space
Vehicle Rental, Sale, and Service Uses	
Vehicle/Equipment Rentals	
Office Only	1 per 250 sq. ft.
Limited	1 per 300 sq. ft., plus 1 per rental vehicle (not including bicycles and similar vehicles)

**TABLE 3-10
OFF-STREET PARKING REQUIREMENTS**

Land Use	Parking Spaces Required
Vehicle/Equipment Rentals and Sales	1 per 1,000 sq. ft. of lot area
Vehicles for hire	1 per 300 sq. ft., plus 1 per each vehicle associated with the use and stored on the same site
Vehicle Sales, Office Only	1 per 250 sq. ft., plus 1 as required by DMV
Vehicle/Equipment Repair (General and Limited)	1 per 300 sq. ft. or 5 per service bay whichever is more
Vehicle/Equipment Services	
Automobile Washing	1 per 200 sq. ft. of office or lounge area; plus queue for 5 cars per washing station
Service Station	1 per 300 sq. ft. or 5 per service bay whichever is more; minimum of 4
Service Station with Convenience Market	1 per 200 sq. ft., in addition to 5 per service bay
Vehicle Storage	1 per 500 sq. ft.
Other Uses	
Caretaker Residence	1 per unit
Special Events	As required by Municipal Code Chapter 11.03
Temporary Uses	As required by the Limited Term Permit in compliance with Section 20.52.040

20.40.050 – Parking Requirements for Shopping Centers

- A.** An off-street parking space requirement of 1 space for each 200 square feet of gross floor area may be used for shopping centers meeting the following criteria:
1. The gross floor area of the shopping center does not exceed 100,000 square feet; and
 2. The gross floor area of all eating and drinking establishments does not exceed 15 percent of the gross floor area of the shopping center.
- B.** Individual tenants with a gross floor area of 10,000 square feet or more shall meet the parking space requirement for the applicable use in compliance with Section 20.40.040 (Off-street Parking Spaces Required), above.
- C.** Shopping centers with a gross floor areas in excess of 100,000 square feet or with eating and drinking establishments occupying more than 15 percent of the gross floor area of the center shall use a parking requirement equal to the sum of the requirements prescribed for each use in the shopping center.

20.40.060 – Parking Requirements for Food Service Uses

A. Establishment of parking requirement. The applicable review authority shall establish the off-street parking requirement for food service uses within a range of one space for each 30 to 50 square feet of net public area based upon the following considerations:

1. The physical design characteristics:

- a. The gross floor area of the building or tenant space;
- d. The number of tables or seats and their arrangement;
- e. Other areas that should logically be excluded from the determination of net public area;
- f. The parking lot design, including the use of small car spaces, tandem and valet parking and loading areas;
- g. Availability of guest dock space for boats; and
- h. Extent of outdoor dining.

2. Operational characteristics:

- a. The amount of floor area devoted to live entertainment or dancing;
- b. The amount of floor area devoted to the sale of alcoholic beverages;
- c. The presence of pool tables, big screen televisions or other attractions;
- d. The hours of operation; and
- e. The expected turn over rate.

3. Location of the establishment:

- a. In relation to other uses and the waterfront;
- b. Availability of off-site parking nearby;
- c. Amount of walk-in trade; and
- d. Parking problems in the area at times of peak demand.

B. Conditions of approval. If during the review of the application, the review authority uses any of the preceding considerations as a basis for establishing the parking requirement, the substance of the considerations shall become conditions of the permit application approval and a change to any of the conditions will require an amendment to the permit application, which may be amended to establish parking requirements within the range as noted above.

20.40.070 – Development Standards for Parking Areas

A. Access to parking areas. Access to off-street parking areas shall be provided in the following manner:

1. **Nonresidential and multi-unit.** Parking areas for nonresidential and multi-unit uses:
 - a. Adequate and safe maneuvering aisles shall be provided within each parking area so that vehicles enter an abutting street or alley in a forward direction.
 - b. The Director may approve exceptions to the above requirement for parking spaces immediately adjoining a public alley, provided not more than 10 feet of the alley right-of-way is used to accommodate the required aisle width, and provided the spaces are set back from the alley the required minimum distances shown in the Table 3-12, below.

**TABLE 3-11
PARKING SETBACK FROM ALLEY**

Alley Width	Minimum Setback
15'-0" or less	5'-0"
15'-1" to 19'-11"	3'-9"
20'-0" or more	2'-6"

- c. The first parking space within a parking area accessed from a public street shall be set back a minimum of 5 feet from the property line.
2. **Access ramps.** Ramps providing vehicle access to parking areas shall not exceed a slope of 15 percent. Changes in the slope of a ramp shall not exceed 11 percent and may occur at 5-foot intervals. Refer to Public Works Standard 160L-B, C and 805L-B. The Director of Public Works may modify these standards to accommodate specific site conditions.

B. Location of parking facilities.

1. **Residential uses.** Parking facilities serving residential uses shall be located on the same site as the use the parking is intended to serve. Additional requirements are provided in Section 20.40.090 (Parking Standards for Residential Uses), below.
2. **Nonresidential uses.** Parking facilities for nonresidential uses shall be located on the same site as the use the parking is intended to serve, except where an off-site parking facility is approved in compliance with Section 20.40.100 (Off-site Parking).

3. **Parking structures.** When adjacent to a residential zoning district, the development of structured parking, including rooftop parking shall require the approval of a Conditional Use Permit to address potential impacts to adjacent residential uses.
4. **Parking on slopes.** Parking shall not be allowed on slopes greater than 5 percent. This shall not apply to parking spaces located within a parking structure. The Director of Public Works may adjust these standards to accommodate specific site conditions.

C. Parking space and lot dimensions.

1. **Minimum parking space and drive aisle dimensions.** Each parking space, drive aisle, and other parking lot features shall comply with the minimum dimension requirements in Tables 3-13 and 3-14, below, and as illustrated in Figure 3-8.
2. **Width of parking aisle.** The width of parking aisles may be reduced by the Public Works Director in unique situations arising from narrow lots or existing built conditions when traffic safety concerns have been addressed.

**TABLE 3-12
MINIMUM STANDARD PARKING SPACE SIZE**

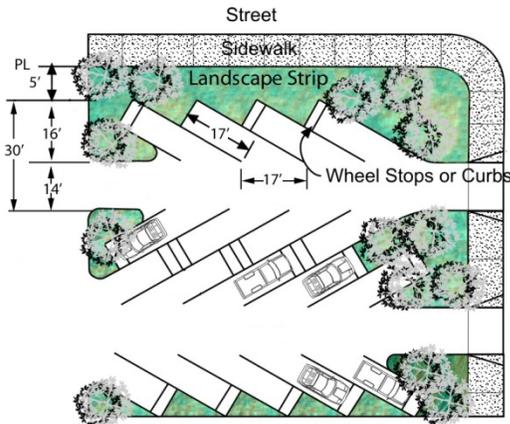
Minimum Standard Space Requirements	
Width	Length
8 ft. 6 in.	17 ft

**TABLE 3-13
STANDARD VEHICLE SPACE REQUIREMENTS**

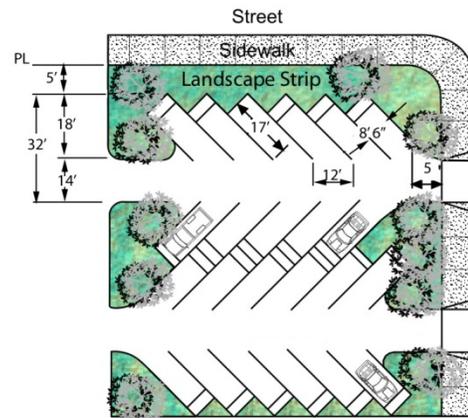
Angle (degrees)	Stall Width (1)(3)	Stall Depth (2)	Stall Length (3)	Aisle Width	
				One-Way	Two-Way
Parallel	8 ft	N/A	22 ft	14 ft	24 ft
30	8 ft 6 in	16 ft	17 ft	14 ft	N/A
45	8 ft 6 in	18 ft	17 ft	14 ft	N/A
60	8 ft 6 in	19 ft	17 ft	18 ft	N/A
90	8 ft 6 in	17 ft	17 ft	26 ft	26 ft

- (1) When the length of a parking space abuts a wall, or similar obstruction, the required width of the space shall be increased to 9 feet.
- (2) Measured perpendicular to aisle
- (3) Structural elements shall not encroach into the required stall, with the exception of a 1 foot square area at the front corners.

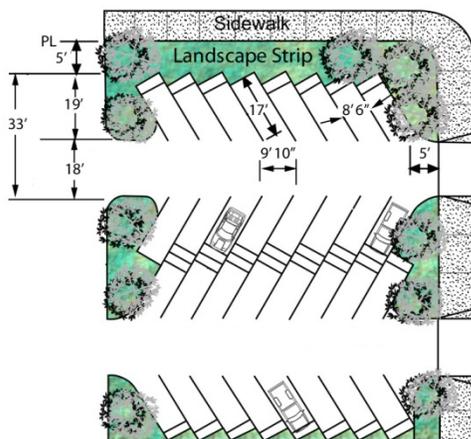
3. **Bumper overhang areas.** A maximum of 2.5 feet of the parking stall depth may be landscaped with low-growing, hearty materials in lieu of paving or an adjacent walkway may be increased, allowing a 2.5 foot bumper overhang while maintaining the required parking dimensions.
4. **Compact parking.** Compact parking spaces shall not be allowed. However, where they exist at the time of adoption of this Zoning Code they may remain and shall not be considered a nonconforming condition.



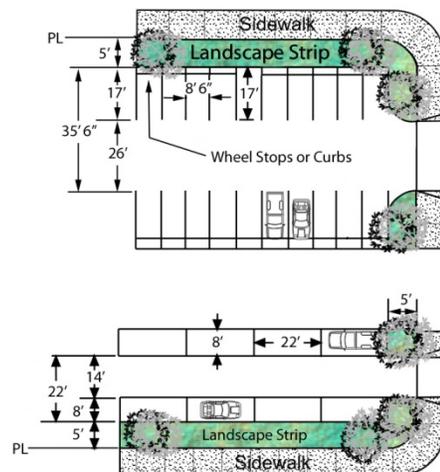
30 Degree Angle Parking



45 Degree Angle Parking



60 Degree Angle Parking



90 Degree Parking

**Figure 3-8
Parking Lot Dimensions**

D. Required parking area improvements. Off-street parking areas shall have the following improvements:

1. Curbing and wheel stops.

- a. Continuous concrete curbing shall be installed a minimum of 5 feet from a wall, fence, building, or other structure. Curbs shall be a minimum of 4 inches high.
- b. The minimum standard curb radius shall be 6 feet at all aisle corners. Alternative curb radii may be approved by the Director of Public Works.
- c. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the parking area drainage is directed to the landscaped area subject to the approval of the Director of Public Works. Wheel stops shall be placed to allow for 2 feet of vehicle overhang area within the dimension of the parking space. Wheel stops shall not be used in conjunction with continuous curbing, including adjacent to raised walkways.

2. Drainage. Parking lots shall be designed in compliance with the storm water quality and quantity standards of the City's Best Management Practices and the City's Standard Specifications and Plans.

3. Landscaping. Landscaping for new surface parking lots with 10 or more spaces shall be provided as indicated below. These requirements do not apply to routine maintenance and restriping of existing parking lots.

a. Perimeter parking lot landscaping.

(1) Adjacent to streets.

- (a) Parking areas abutting a public street shall be designed to provide a perimeter landscape strip a minimum 5 feet wide between the street right-of-way and parking area. The Director may grant an exception to this requirement if existing structures, substandard lots, or unique site conditions preclude its implementation. In this case, the maximum feasible planting strip area shall be provided based on site conditions.
- (b) Landscaping, other than trees, shall be designed and maintained to screen cars from view from the street and shall be maintained at approximately 36 inches in height.
- (c) Screening materials may include a combination of plant materials, earth berms, raised planters, low walls, or other screening devices that meet the intent of this requirement as approved by the Director.
- (d) Plant materials, walls, or structures within a traffic sight area of a driveway shall not exceed 36 inches in height in compliance with Section 20.30.130 (Traffic Safety Visibility Area).

(2) Adjacent to residential use.

- (a) Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum of 5 feet in width between the parking area and the common property line bordering the residential use. A solid masonry wall and landscaping in compliance with Subsection 20.30.020.D (Screening and buffering between different zoning districts) shall be provided along the property line.
- (b) Trees shall be provided at a rate of one for each 30 square feet of landscaped area and shall be a minimum 24 inch box container at time of planting.

b. Interior parking lot landscaping.

(1) Trees required.

- (a) **Number and location.** Trees shall be evenly spaced throughout the interior parking area at a rate of one tree for every 5 parking spaces. Trees shall be located in planters that are bounded on at least 2 sides by parking area paving. Planters shall have a minimum exterior dimension of 5 feet.
- (b) **Size.** All trees within the parking area shall be a minimum 24 inch box container at time of planting.

(2) Ends of aisles. All ends of parking aisles shall have landscaped islands planted with trees, shrubs, and ground cover.

(3) Larger projects. Parking lots with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including specimen trees, flowering plants, enhanced paving, and project identification.

4. Lighting. Parking lots shall be lighted so that there is a minimum illumination over the entire lot of 1.0 footcandle and an average over the entire lot of 2.5 footcandles.. Lighting shall comply with the standards in Section 20.30.070 (Outdoor Lighting).

5. Stall markings, directional arrows, and signs.

- a. Parking spaces shall be clearly outlined with 4-inch-wide lines painted on the surface of the parking facility. Car pool and van pool spaces shall be clearly identified for exclusive use of car pools and van pools.
- b. Parking spaces for the disabled shall be striped and marked so as to be clearly identified in compliance with the applicable Federal, State, and City standards.

- c. Driveways, circulation aisles, and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
 - d. The Director of Public Works may require the installation of traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.
- 6. Surfacing.** Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or interlocking paving stones or other City approved surfaces.
- E. Enclosed parking.** The following regulations shall apply to enclosed commercial off-street parking:
- 1. Doors shall remain open during regular business hours;
 - 2. A sign shall be posted on the business frontage that advises patrons of the availability and location of parking spaces;
 - 3. Signs shall be posted on the site containing the following information:
 - a. Doors are to remain open during business hours; and
 - b. A number to call for Code Enforcement.
 - 4. The location, size, and color of the signs required above shall be approved by the Department.

20.40.080 – Parking for Nonresidential Uses in Residential Zoning Districts

Where parking lots for nonresidential uses are allowed in residential zoning districts in compliance with Chapter 20.18 (Residential Zoning Districts), they shall be developed in compliance with the following requirements in addition to other applicable standards provided in this Chapter.

- A. Conditional Use Permit required.** Approval of a Conditional Use Permit shall be required in order to locate a parking lot intended for nonresidential use within a residential zoning district.
- B. Location of parking area.** The parking area shall be accessory to, and for use of, one or more abutting nonresidential uses allowed in an abutting commercial zoning district. The Commission may grant a waiver for noncontiguous parking lots, but only under all of the following conditions:
- 1. The parking lot is designed to be compatible with the neighborhood;
 - 2. There are no residential uses between the parking lot and the commercial zoning district;
 - 3. The location of the parking lot does not fragment the adjacent neighborhood;

4. The parking lot is not detrimental or injurious to property and improvements in the neighborhood; and
 5. The parking lot is located within a reasonable walking distance of the use to which it is an accessory.
- C. Access.** Access to parking lots shall be from commercial streets or alleys. An exception may be granted by the Commission if no commercial streets are available for access.
- D. Passenger vehicle parking only.** Parking lots shall be used solely for the parking of passenger vehicles.
- E. Signs.** No signs, other than signs designating entrances, exits, and conditions of use shall be maintained in parking areas. Signs shall not exceed 4 square feet in area and 5 feet in height. The number and location shall be approved by the Director before installation.
- F. Perimeter wall.** The parking lot shall have a solid masonry wall 6 feet in height along all interior property lines adjacent to residential zoning districts and 36 inches in height adjacent to streets and the front setback area of an abutting residential use.
- G. Development standards.** The parking lot shall be developed in compliance with the development standards of this Chapter and the outdoor lighting standards in Section 20.30.070 (Outdoor lighting).
- H. No overnight parking.** Overnight parking shall be prohibited and the parking lot shall be secured after business hours to prevent any use of the facility.

20.40.090 – Parking Standards for Residential Uses

A. Parking space and driveway dimensions.

1. **Minimum interior dimensions.** The minimum interior dimensions for parking spaces in residential zoning districts shall be as provided in Table 3-14, below. The Director may approve a reduced width for duplex units when two separate single car garages are proposed side by side and the applicant has proposed the maximum width possible.

**TABLE 3-14
MINIMUM INTERIOR DIMENSIONS**

Lot Width	Single Car/Tandem*	Two Car
30 feet or less	9'-3" x 19' (35')*	17'-6" x 19'
30.1 - 39.99 feet	10' x 19' (35')*	18'-6" x 19'
40 feet or more	10' x 20'	20' x-20'

* The minimum depth for a 2-car tandem space is 35 feet.

2. **Tandem parking.** Tandem parking for a maximum of 2 cars in depth shall be allowed in residential districts subject to the minimum interior dimensions provided in Table 3-15, above.
3. **Driveway width.** Driveways visible from a public right-of-way shall not be wider than required to access an adjacent garage as follows:
 - a. One car garage: 10 feet wide
 - b. Two car garage: 20 feet wide
 - c. Three car garage: 25 feet wide
 - d. Four car garage: 32 feet wide
4. **Vertical clearances.** The minimum unobstructed vertical clearance for parking spaces shall be 7 feet, except that the front 4 feet may have a minimum vertical clearance of 4 feet.

B. Access to parking.

1. **Direct access required.** Each parking space shall be capable of being accessed directly from an adjoining vehicular right-of-way or over an improved hard surfaced driveway, except for approved tandem parking spaces.
2. **Clear access required.** Where access to a required parking space is taken over a driveway, the driveway shall be maintained free and clear at all times except for the parking of currently registered, licensed motor vehicles, and for temporary obstructions that are incidental to the use of the property. Temporary obstructions in the driveway shall be allowed only for a period up to 72 hours.

C. Location of parking.

1. **Allowed parking areas.** Parking of vehicles is allowed only in permanent parking areas and on driveways leading to allowed parking areas. Under no circumstances shall landscaped areas or hardscaped areas in front yards, other than driveways, be used for the parking of vehicles.
2. **Garages facing the street.** Garages with doors that face the street that are located within 20 feet of the front property line shall be equipped with automatic roll-up doors.
3. **Parking located in required setback areas.** The following requirements shall apply to the parking or storage of motor vehicles, recreational vehicles, watercraft, trailers, and similar items in residential zoning districts:
 - a. **Front setback areas.** Parking or storage in required front setback areas shall be prohibited, except on driveways in front of garages that set back a minimum of 20 feet from the front property line.
 - b. **Side setback areas.** Parking or storage in required side setback areas (behind the rear line of the required front setback area) shall be allowed.

- c. **Rear setback areas without alleys.** Parking or storage in required rear setback areas shall be allowed.
- d. **Rear setback areas with alleys.** Parking or storage in required rear setback areas shall **not** be allowed.

20.40.100 – Off-Site Parking

- A. **Conditional Use Permit required.** Approval of a Conditional Use Permit shall be required for a parking facility or any portion of required parking that is not located on the same site it is intended to serve.
- B. **Findings.** In order to approve a Conditional Use Permit for an off-site parking facility the Commission shall make all of the following findings in addition to those required for the approval of a Conditional Use Permit:
 - 1. The parking facility is located within a convenient distance to the use it is intended to serve;
 - 2. On-street parking is not being counted towards meeting parking requirements;
 - 3. Use of the parking facility will not create undue traffic hazards or impacts in the surrounding area; and
 - 4. The parking facility will be permanently available, marked, and maintained for the use it is intended to serve.
- C. **Parking agreement.** A parking agreement, which guarantees the long term availability of the parking facility for the use it is intended to serve, shall be recorded with the County Recorder's Office. The agreement shall be in a form approved by the City Attorney and the Director
- D. **Loss of off-site Parking.**
 - 1. **Notification of City.** The owner or operator of a business that uses approved off-site parking facility to satisfy the parking requirements of this Chapter shall immediately notify the Director of any change of ownership or use of the property where the spaces are located, or changes in the use that the spaces are intended to serve, or of any termination or default of the agreement between the parties.
 - 2. **Effect of termination of agreement.** Upon notification that the agreement for the required off-site parking has terminated, the Director shall establish a reasonable time in which one of the following shall occur:
 - a. Substitute parking is provided that is acceptable to the Director; or
 - b. The size or capacity of the use is reduced in proportion to the parking spaces lost.

20.40.110 – Adjustments to Off-Street Parking Requirements

The number of parking spaces required by this Chapter may be reduced only in compliance with the following standards and procedures.

- A. **ADA compliance.** The Director may administratively reduce parking requirements due to a loss of parking spaces because of ADA requirements associated with tenant improvements.
- B. **Reduction of required off-street parking.** Off-street parking requirements may be reduced with the approval of a Conditional Use Permit in compliance with Section 20.52.020 (Conditional Use Permits and Minor Use Permits) as follows:
 1. **Reduced parking demand.** Required off-street parking may be reduced with the approval of a Conditional Use Permit in compliance with the following conditions:
 - a. The applicant has provided sufficient data, including a parking study if required by the Director, to indicate that parking demand will be less than the required number of spaces or that other parking is available (e.g., City parking lot located nearby, on-street parking available, greater than normal walk in trade, mixed use development) ; and
 - b. A parking management plan shall be prepared in compliance with Subsection C (Parking management plan), below
 2. **Joint use of parking facilities.** Required off-street parking may be reduced with the approval of a Conditional Use Permit where two or more nonresidential uses on the same site or immediately adjacent sites have distinct and differing peak parking demands (e.g. a theater and a bank). The review authority may grant a joint use of parking spaces between the uses that results in a reduction in the total number of required parking spaces in compliance with the following conditions:
 - a. The most remote space is located within a convenient distance to the use it is intended to serve;
 - b. The amount of reduction is no greater than the number of spaces required for the least intensive of the uses sharing the parking;
 - c. The probable long-term occupancy of the structures, based on their design, will not generate additional parking demand;
 - d. The applicant has provided sufficient data, including a parking study if required by the Director, to indicate that there is no conflict in the peak parking demand for the uses proposing to make joint use of the parking facilities;
 - e. The property owners involved in the joint use of parking facilities shall record a parking agreement approved by the Director and City Attorney. The agreement shall be recorded with the County Recorder, and a copy shall be filed with the Department; and

- f. A parking management plan shall be prepared in compliance with Subsection C (Parking management plan), below

C. Parking management plan. When a parking management plan to mitigate impacts associated with a reduction in the number of required parking spaces is required by this Chapter, the parking management plan may include, but is not limited to the following when required by the review authority:

1. Restricting land uses to those that have hours or days of operation so that the same parking spaces can be used by two or more uses without conflict;
2. Restricting land uses with high parking demand characteristics;
3. Securing off-site parking in compliance with Section 20.40.100 (Off-site Parking);
4. Providing parking attendants and valet parking; and
5. Other appropriate mitigation measures.

D. Required Data. In reaching a decision to allow a reduction of required parking spaces, the review authority shall consider data submitted by the applicant or collected/prepared at the applicant's expense.

20.40.120 – Parking Management Districts

Properties within a parking management district, established through the PM (Parking Management) Overlay District, may be exempted from all or part of the off-street parking requirements of this Chapter in compliance with the provisions of the adopted parking management district plan.

20.40.130 – In-lieu Parking Fee

The number of parking spaces required by Section 20.40.040 (Off-Street Parking Spaces Required) may be reduced if the review authority authorizes the use of an in-lieu fee to be paid by the applicant towards the development of public parking facilities. The in-lieu fee shall be paid to the City-wide Parking Improvement Trust Fund. The amount of the fee and time of payment shall be established by Council resolution.

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