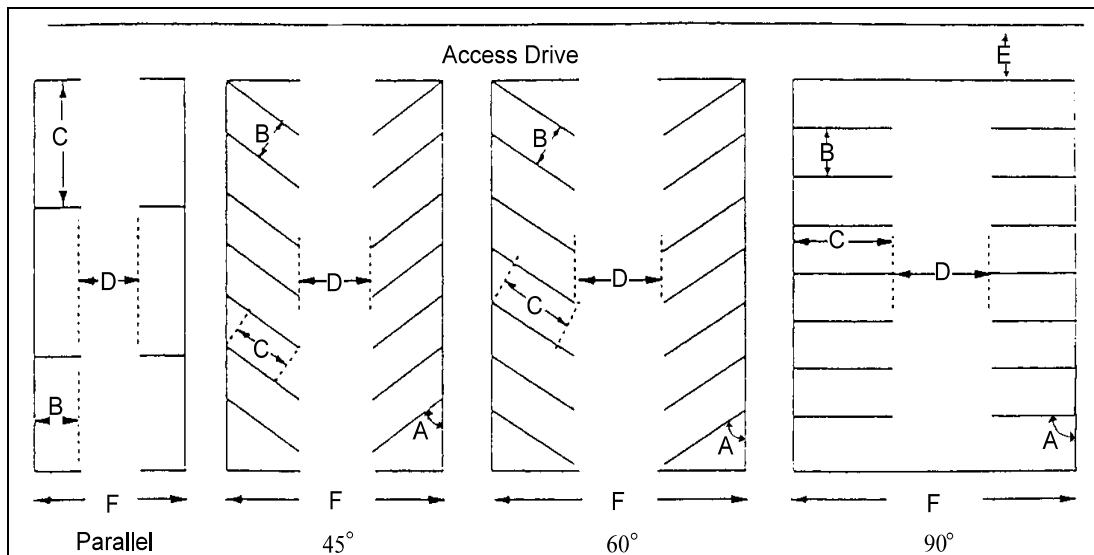


6.16 OFF-STREET PARKING AND LOADING REQUIREMENTS

6.16.1 Off-Street Parking

Off-street parking and loading spaces shall be required for all land uses as set forth in this section.

- A. Minimum Parking Space and Aisle Dimensions. All off-street parking spaces shall comply with the dimension shown in the following drawing and table.



Minimum Dimensional Areas Indicated on the Drawing Above										
A	B		C	D		E	F			
Parking Angle	Stall Width (ft.) ¹		Length Of Stall (ft.) ²	Aisle Width (ft.)		Width of Access Drive (ft.)	Bay Width (Center to Center Width of Two Row Bay with Aisle Between)		Vertical Clearance for Covered Spaces ³	
				1-way	2-way		1-way	2-way		
0°	9	13	23	12	18	20	24'	30'	7'	98"
30° - 53°	9	13	18	13	20	20	46'-7"	49'	7'	98"
54° - 75°	9	13	19	20	22	20	61'-2"	56'	7'	98"
76° - 90°	9	13	19	22	24	24	63'-4"	62'	7'	98"

1. The first width is for standard parking spaces, and the second is for accessible spaces. See §6.16.1.C below.
2. If continuous curbing is provided pursuant to §6.16.1.F (Wheel Stops and Continuous Curbs), the length of each stall adjacent to such continuous curbing may be reduced by 2.5 feet.
3. The first height is for standard parking spaces, and the second is for accessible spaces.

- B. Required Number of Automobile Parking Spaces.

1. General. The number of off-street parking spaces required for each land use shall be determined from the table below. If ambiguity arises concerning the appropriate classification of a particular use, the Community Development Director shall have the authority to determine the appropriate classification based on similarities in building use and parking characteristics. The use of shared parking is encouraged. The Community Development Director may reduce or waive the number of off-street parking spaces required when appropriate to ensure the preservation of a historically significant building in the Olde Town Zoning District. In determining the appropriateness of a shared parking proposal, or a reduction or waiver for a historically significant building, the Community Development Director shall consider the number of employees occupying the buildings or land use, the number and timing of expected customers or clients, the availability (if any) of nearby on-street parking, the availability (if any) of parking with abutting, adjacent, or surrounding land uses, the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City, and any other factors unique to the Applicant's development request.

2. Activity Centers--Maximum Number of Spaces.
 - a. General Rule. For activity centers, the maximum number of off-street parking spaces allowed shall be 110% of the number shown in the table below.
 - b. Exceptions and Alternatives. During the site plan review process and upon the applicant's written request, the Decision-Making Body may approve a greater amount of off-street parking spaces if the greater number of spaces provides a greater service to prospective users of the center and a greater benefit to the community as a whole, while minimizing any aesthetic and visual impacts of additional paved parking areas on the surrounding areas. In determining whether to approve a greater number of parking spaces, the Decision-Making Body shall consider the number of employees occupying the buildings or land use, the number and timing of expected customers or clients, the availability (if any) of nearby on-street parking, the availability (if any) of shared parking with abutting, adjacent, or surrounding land uses, the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City, and any other factors unique to the applicant's development request.

3. Olde Town Zoning District. At the discretion of the Community Development Director, an applicant may pay a parking fee in lieu of providing off-street parking as established in accordance with the policy adopted and approved by the City.

4. PUD Zoning Districts. The total number of off-street parking spaces required in a PUD Zoning District may be reduced during the development approval process based on unique land use types or combinations, or based on a recognized standard for shared parking between complimentary uses.

Land Use	Number of Required Spaces
RESIDENTIAL	
Single-family Detached and Duplex Homes	2 per dwelling unit; In the R-NT Zoning District, 2-car garages are required for each dwelling unit.
Multi-Family Residential (except as listed below)	2.2 per dwelling unit if central parking areas are used; 2 per dwelling if no central parking area is used + .5 space centrally located for guest parking
Multi-Family Efficiency Units	1 per efficiency unit
Multi-family Housing Restricted to Occupancy by the Elderly (in excess of 35% of total number of dwelling units in the project)	1 per 2 dwelling units
Group Living Facility	1 per 4 beds
Assisted Living Facility	1 per 5 beds
COMMERCIAL	
General Retail	5 per 1,000 sq. ft. gross floor area (GFA)
Commercial Center with 10,000 -- 50,000 sf. of GFA	4 per 1,000 sq. ft. GFA
Commercial Center with 50,000 -- 250,000 sf. of GFA	4.5 per 1,000 sq. ft. GFA
Commercial Center with more than 250,000 sf of GFA	5 per 1,000 sq. ft. GFA
Amusement Enterprises	5.5 per 1,000 sq. ft. GFA
Bank	5 per 1,000 sq. ft. GFA
Bar or Lounge	1 per 3 seats at design capacity
Bed & Breakfast Establishment	2 + 1 per guest room (guest parking may be in tandem on site)
Bowling Lane	4 per lane
Day Care Center	1.5 per employee
Funeral Home	1 per 4 seats
Greenhouse in excess of 200 sq. ft.	5 per 1,000 sq. ft. GFA
Hotel or Motel, without Restaurant	1 per room
Hotel or Motel, with Restaurant	1 per 1,000 sq. ft.
Hotel or Motel Conference Room	.5 (one-half) per seat
Hotel or Motel Convention Area	30 per 1,000 sq. ft.
Miniature Golf Course	2 per hole
Private Club & Health Club	4 per court plus 1 per 200 sq. ft. of remaining floor area
Restaurant, General	1 per 3 seats

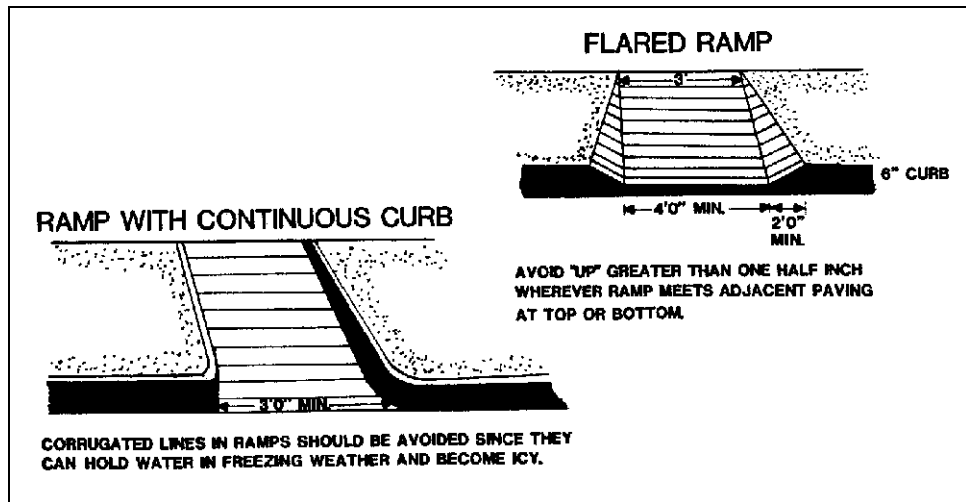
Land Use	Number of Required Spaces
Restaurant, Fast Food	1 per 4 seats
Self Storage Facility	1 per 8 storage units
Theater	1 per 4 seats
PROFESSIONAL OFFICE	
General Office or Office in Industrial Area	3 per 1,000 sq. ft. GFA
Unified Office Park	3 per 1,000 sq. ft. GFA
Medical or Dental Office	5 per 1,000 sq. ft. GFA
Laboratory	2 per 1,000 sq. ft. GFA
Radio or T.V. Studio	5 per 1,000 sq. ft. GFA
EDUCATIONAL	
Business College/Trade school	1 per 2 students
Elementary and Junior High Schools	2 per classroom plus 1 per 3 fixed seats in largest assembly hall
Preschool or nursery school	1 per each faculty and staff
Senior High School	1 per 4 students at design capacity
PUBLIC AND QUASI-PUBLIC LAND USES	
Church	1 per 4 seats
Events Center	1 per 3 persons at design capacity
Public Library	1 per 300 sq. ft. GFA
Studio for Fine Arts, Art Gallery, Exhibit Hall, Museum, Reading Room, Community Center	1 per 300 sq. ft. GFA
Charitable Institution	2 per full time employee
Hospital, Sanitarium, Nursing Home, Rest Home, Convalescent Home	1 per each 2 beds
RECREATIONAL	
Golf Course or Country Club	6 per hole
Recreation Center	1 per 300 sq. ft. GFA
INDUSTRIAL	
Manufacturing and Industrial Uses	If < 3,000 sq. ft.: 3 per 1,000 sq. ft. If 3,000--5,000 sq. ft.: 2 per 1000 sq. ft. If 5,000--10,000 sq. ft.: 1 per 750 sq. ft. If >10,001 sq. ft.: 1 per 1,250 sq. ft.
Warehousing	1 per 1,000 sq. ft. GFA
Office Portion of Manufacturing, Warehouse, or Flex-Space Structure	3 per 1,000 sq. ft. GFA
Indoor Sales Area in Manufacturing, Warehouse, or Flex-Space Structure	3 per 1000 sq. ft. GFA

C. Accessible Parking Spaces.

1. Out of the total number of required off-street parking spaces, a portion shall be required to be accessible to persons with disabilities and shall include provisions for access to the development's living units and facilities, including any non-residential activities. Such space shall meet the minimum dimensional requirements for accessible spaces shown in §6.16.1.A (Minimum Parking Space and Aisle Dimensions), and shall be located near major building entrances used by residents, employees, or the public.
2. The minimum required number of accessible spaces is shown in the table below.

Total Parking Spaces	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 or more	20, plus 1 for each 100 over 1,000

3. Curb Ramps. Where curbs exist or other barriers are present, a minimum of one curb ramp shall be provided for every 200 feet of lineal feet of building frontage where public access exists.
 - a. For paired accessible parking spaces, the curb ramp shall be centered on the common border.
 - b. For individual accessible parking spaces, the curb ramp shall be on the right edge of the space (the passenger side of the vehicle when parked head in), unless approved in an alternate location by the Community Development Director. However, at no time shall a curb cut and ramp be in the center front of the handicapped parking space.



- D. Shared Parking. No off-street parking space required for any structure or land use shall be included as part of the off-street parking space required for another building or use, unless it is demonstrated during the development approval process that two or more uses have peak hour parking demands that do not overlap, and that sharing of the same parking spaces will not result in a parking lot with inadequate spaces to meet anticipated peak hour demand.
- E. Surface of Parking Areas. All off-street parking spaces required by §6.16.1.B and all access drives shall be improved with asphalt, concrete, or other approved equivalent surface, and shall be graded and drained in order to dispose of all surface water accumulation within the parking area. Recycled asphalt, gravel, or other similar surfaces are not an approved surface. Pavers may be permitted if installed on sand and provided the installation is sufficient to support vehicles. All alleys shall meet City design specifications.
1. Access Drive Exception. The surfacing requirements above shall not apply to the access drives on lots or tracts of three-quarters (3/4) acre or more where the property structure is a single-family home and the access drive is more than 100 feet in length, or the access drive is for an accessory agricultural use.
 - a. The length of the access drive shall be measured from the nearest point of street access to the nearest point of the off-street parking spaces required by §6.16.1.B.
 2. Additional Parking Spaces on Single-Family and Duplex Lots. Any area used to park vehicles on a single-family or duplex lot, which is not an off-street parking space required by §6.16.1.B, shall be clearly delineated, improved with concrete, asphalt, stone pavers, gravel, or rock (provided the installation is sufficient to support the vehicles), maintained free of weeds, and display no visible dirt surface.
 - a. The number of additional parking spaces on single-family and duplex lots shall be limited to two (2) additional spaces within the front setback and two (2) additional spaces within the side/rear setback.

- b. Additional parking spaces shall not be permitted on any side street frontage unless screened by a permitted 6' solid fence or unless the garage or carport access is located on that side street frontage.

F. Wheel Stops and Continuous Curbs. Wheel stops or continuous curbs shall be provided, located, and designed to protect required screening devices and landscaping and pedestrian ways from damage or encroachment of vehicles and to provide necessary traffic control in the parking area.

1. Wheel Stops. Each wheel stop shall be a singular block of reinforced concrete, stone, or other durable material 6 inches in height, 6 inches in width, and 8 feet in length. Wheel stops shall be securely attached to the ground and may be used only at the end of parking stalls.
2. Continuous Curbs. Continuous curbs shall be made of asphalt, concrete, or stone, and shall be a minimum of 6 inches in height and 6 inches in width. They shall form a non-interrupted edge around all landscaped areas adjacent to parking and turn-around areas which are not protected by wheel stops.
3. Placement. The wheel stop or continuous curb shall be located a minimum of 4 feet from any structures, buildings, walls, or plant material, excluding groundcover, to prevent a vehicle from driving onto the landscape area or hitting any structure or plant material at the edge of the parking area.

G. Parking in Front Setbacks. Parking shall not be permitted within the required front setback of any lot, except for parking on the paved driveways of single-family and duplex lots, and except for parking within the additional parking spaces provided under §6.16.1.E.2.a.

H. Shopping Cart Storage Areas. In addition to required auto parking spaces, each tenant or owner of a structure that provides shopping carts for the use of its customers shall incorporate adequate shopping cart storage areas in the parking lot.

6.16.2 Off-Street Loading Requirements

A. General Standards.

All required off-street loading space shall be designed, constructed, and maintained in accordance with the standards and requirements set forth below.

1. Loading spaces shall be located on the same lot as the building or structure to which they are accessory.
2. No loading space shall be located in any front setback area, nor shall it permit any vehicle to extend into any front setback area or across any lot line of a more restrictive district while being loaded or unloaded.

3. Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with traffic movement and parking lot circulation.
4. Loading spaces shall not conflict with or overlap with any required off-street parking area, unless it will be used only during hours when the primary structure is not open for business.
5. All required off-street loading spaces and access drives shall be improved with an asphaltic, concrete or equivalent surface and shall be graded and drained in order to dispose of all surface water accumulation within the parking area. All alleys shall meet City design specifications.