

MEMORANDUM

Economic Development Department – City Manager’s Office



To: City of Milpitas Parking Task Force
From: Sheldon Ahsing, Senior Planner
Joseph J. Oliva III, Principal Transportation Planner
Subject: Parking Task Force Work Program Task 4 – Zoning Code Revisions
Date: August 19, 2008

Background

In April 2007, the Council approved the Task Force membership and work schedule to address parking throughout the City. Since that time staff and the Task Force have progressed through various tasks including research, public outreach and now drafting possible codified solutions.

Below are the topics raised throughout the process followed by who brought up the issue and the recommended solutions from staff. The purpose of this memo is to inform you of the issues and receive consensus or direction on the proposed changes.

Issues and Recommended Changes

- ▪ *Compact Parking in Commercial Zones.* Issue suggested by a Council member and the Public. Recommend allowing compact parking in commercial zones when 10 or more parking spaces exist onsite (consistent with requirements for Industrial zones) and require dispersal of compact parking spaces throughout parking lot to enhance safety.
- ▪ *Residential Parking.* Address public concerns over spillover parking onto streets and the lack of parking onsite.
 - ○ R1/R2 Zones-Recommend for all new projects two covered spaces, where none is now required. Increase parking for new and remodel projects resulting in four (4) or more cumulative bedrooms to one (1) additional space for each additional bedroom.
 - ○ R3-R5 Zones-Recommend for new and remodel projects resulting in three (3) or more cumulative bedrooms to add one (1) space for each additional bedroom. Increase guest parking for R4/R5 to 20% from 15%.
- ▪ *Back up distance requirements.* Address concerns by public about lack of area to safely maneuver a vehicle. Recommend there be a minimum unobstructed maneuvering distance of 25 feet from the opening of a garage or carport.

- ▪ *Restaurant parking.* Address concerns by public and Task Force concerning lack of available parking. Recommend parking for sit-down restaurants with 2,000 square feet or larger be based on square footage (1 per 100 square feet). Basing parking on floor area would be easier to enforce than by seating.
- ▪ *Shared parking.* Staff recommends revamping “joint use” parking to be consistent with ULI standards and provide flexibility. Recommend that shared parking may be used when uses demonstrate parking demand is has different peaks throughout the day or when a shopping center has over 20% of gross leasable area occupied by restaurant and entertainment uses.

Conclusions

Staff intends to introduce the recommended changes during the upcoming meeting schedule:

- ▪ Parking Task Force on August 19
- ▪ Transportation Subcommittee on August 28
- ▪ Economic Development Commission on September 8
- ▪ Planning Commission on September 24
- ▪ City Council on October 21

Staff seeks concurrence and direction on recommendations and schedule.

SECTION 53 14 OFF-STREET PARKING REGULATIONS

- 10-53.01 Purpose and Intent
- 10-53.02 Scope of Regulations
- 10-53.03 Continuation of Off-street Parking Spaces
- 10-53.04 Permissive Parking Facilities
- 10-53.05 Mixed Occupancies
- 10-53.06 Uses Not Specified
- 10-53.07 Joint Use
- 10-53.08 Required Improvements
- 10-53.09 Screening and Landscaping
- 10-53.10 Lighting
- 10-53.11 Signs
- 10-53.12 Fencing
- 10-53.13 Sales, Storage and Advertising
- 10-53.14 Compact Stalls
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- 10-53.16 Parking Standards in Other Sections
- 10-53.17 Parking Stall Location
- 10-53.18 Spaces for Physically Disabled
- 10-53.19 Markings and Modifications To Lots and Spaces
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- 10-53.21 Measurement Standards and Definitions
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- 10-14.01 Purpose and Intent
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- 10-14.05 Maintenance of Off-street Parking
- 10-14.07 Types of Parking Allowed
- 10-14.09 Off-Street Parking Required by Land Use
- 10-14.11 Shared Parking
- 10-14.13 Design Standards for Off-Street Parking Facilities

14.01 Purpose and Intent

The following off-street parking requirements are regulations which are established in order to achieve, among others, the following purposes:

1. To establish minimum requirements for the off-street parking of motor vehicles in accordance with the use established on the property;
2. To relieve congestion on streets, and to provide more fully for movement of traffic, maneuvering of emergency vehicles or street maintenance equipment;
3. To protect neighborhoods from vehicular traffic congestion generated by the adjacent nonresidential uses of land; and
4. To promote the general welfare and convenience and prosperity of residential, commercial and manufacturing developments which depend upon the availability of off-street parking facilities.

14.03 Scope of Regulations Applicability

Off-street parking spaces shall be provided in accordance with the schedule in [Table 14.09-1, Number of Parking Spaces Required, of this Section Subsection 53.23](#) and improved as per [Section 54.03](#) as a

condition precedent to the occupancy of an institutional, commercial or manufacturing use and in conformance with other provisions of this Chapter:

1. Whenever a building is constructed; or
2. Whenever an existing building or use is altered, resulting in an increase in floor area, seating capacity or other units of measurement specified herein for required parking or loading facilities; or
3. Whenever the use of an existing building is changed to a use requiring fifty (50) percent or more off-street parking spaces, as determined by the provisions of **Table 14.09-1, Number of Parking Spaces Required, of this Section** ~~Section 53-23~~. (Ord. 38.760 (3), 9/17/02; Ord. 38 (part), 3/15/55)

14.05 Maintenance of Off-Street Parking

A. Continuation of Off-Street Parking. All off-street parking spaces shall continue unobstructed in operation, shall not be used for vehicle repair work of any kind unless within a building, and shall not be reduced below the required size as long as the **primary main** use remains, unless an equivalent number of spaces is provided for said use in another approved location. This does not apply to those parking spaces which are established on a voluntary basis which are in excess of the requirements of this Chapter. (Ord. 38 (part), 3/15/55)

B. Temporary Sales, Storage and Advertising. The sale or storage of merchandise in permissive parking areas ~~may shall~~ be allowed by the Planning Commission **Subcommittee through the approval of a Minor Site Development Permit** ~~as provided for in Section 42 of this Chapter~~ and subject to such reasonable conditions as may be deemed necessary by the Planning Commission to insure adequate parking, access and circulation.

In no event shall any off-street parking space (permissive or otherwise) or lot be used for the stopping, standing or parking of any vehicle(s) for either the purpose of selling such vehicle (excluding an approved car sales lot), or advertising any other property, services or products on said vehicle. (Ord. 38.665 (part), 10/29/91; Ord. 38 (part), 3/15/55)

C. Maintenance. All parking areas shall be kept clean and free of dirt, mud or trash; pavement and striping shall be maintained in a continuous state of good repair.

14.07 Types of Parking Allowed

A. Standard Parking Spaces. The number of parking spaces required for various land uses shall be as required in Table 14.09-1, Number of Parking Spaces Required. Parking spaces shall be designed as required in Subsection 14.13, Design Standards for Off-Street Parking Facilities, of this chapter.

B. Compact Parking Spaces. For parking areas and garages containing ten (10) or more stalls serving the following **industrial** uses **in Subsection 14.07(B)(1) within the Industrial zoning districts**, up to forty (40%) percent of the required and non-required stalls may be designed as compact stalls to accommodate compact cars.

1. Applicable uses.

a. Commercial uses (CO, C1, C2, HS, TC zones).

i. Standards. Compact stalls shall be dispersed throughout the parking lot.

b. Industrial uses.

- i. Research and Development (R and D) facilities.
- ii. Manufacturing **facilities plants**.
- iii. Warehouse/distribution facilities.
- iv. Other industrial uses deemed appropriate by the Planning Commission.

c. Multi-Family Residential uses.

- i. **Projects within R3, R4, and R5 zones.**

~~2. **Restrictions.** No compact parking spaces shall be allowed for any commercial uses or in any commercial zoning districts except as otherwise provided for in Section 4, **Mixed Use Zones and Standards, of this Chapter** for MXD Zoning District requirements.~~

2. Design Standards. See Subsection 14.13, **Design Standards for Off-Street Parking Facilities, of this Section.**

C. Disabled Accessible Parking Spaces. Parking spaces for the **physically** disabled shall comply in all respects with the requirements **of Title 24** of the California Code of Regulations (State Building Code) or Federal law, where such prevails over State law.

D. Tandem Parking Spaces.

1. Applicability. Tandem parking may be allowed with the approval of a Conditional Use Permit, in accordance with Section 57.04, Conditional Use Permits, of this Chapter.

2. Standards.

- a. A maximum of seventy-five percent (75%) of parking required for residential uses may be tandem parking.
- b. Tandem parking spaces shall be a maximum of two (2) parking spaces deep.
- c. When tandem parking spaces are used in garages with more than two (2) parking spaces, they shall be assigned and marked for resident use.

E. Bicycle or Motorcycle Parking Spaces. **The number of parking spaces required for various land uses shall be as required in Table 14.09-1, Number of Parking Spaces Required. Parking spaces shall be designed as required in Subsection 14.13, Design Standards for Off-Street Parking Facilities, of this Chapter.**

14.09 Off-Street Parking Required by Land Use

A. Enforcement and Interpretation of Parking Requirements.

1. Number of Off-Street Parking Spaces Required. **The number of off-street parking spaces required for the land uses identified in the Permitted and Conditional Use Tables of this Chapter are listed in Table 14.09-1, Number of Parking Spaces Required, except where parking requirements are established in Section 13, Special Uses, of this Chapter, or exceptions to these requirements are granted in accordance with this Section.**

2. Uses not specified. In the case of a use not specifically mentioned in **Table 14.09-1, Number of Parking Spaces Required, or elsewhere in this Chapter** ~~Section 53.23~~, the requirements for off-

street parking facilities shall be determined by the Planning Commission through the Interpretation process, in accordance with Section 61, Interpretation, of this Chapter, based on uses which create similar demands for off-street parking spaces. The Planning Commission may draw upon the experience of other local cities to make their decision.

3. **New Buildings Without Tenants.** If the type of tenants that will occupy a nonresidential building, or the nonresidential portion of a mixed-use building, is not known at the time the new building is being proposed, the number of parking spaces required for the nonresidential uses will be determined through the discretionary review process.

4. **Mixed occupancies and uses.** When two or more uses are located in the same lot or parcel of land or within the same building, the number of off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with the provisions of this Section and Section 13, Special Uses, when applicable.

Exception: For alternative parking computation in accordance with Subsection 14.11, Shared Parking, of this Chapter.

In the case of two (2) or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified in Section 53.07 for joint use.

5. Measurement Standards and Definitions

For the purpose of determining off-street parking requirements, the following definitions and standards shall apply:

- a. **Gross Floor Area:** The total of all the floors measured from the interior faces of the building, and outdoor areas used for retail purposes.
- b. **Net Floor Area (NFA):** Net Floor Area shall mean the Gross Floor Areas less twenty (20) percent.
- c. **Seat:** The number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or space for loose chairs. For places of meeting or assembly that do not include fixed seating, seven (7) square feet shall equal one (1) seat.
- d. **Employees/students:** The maximum number of employees/students on the principal shift or period.
- e. **Fractional Measurements:** When units or measurements determining the number of required off-street parking spaces result in a requirement of fractional space, any fraction up to and including three-quarters (3/4) shall be disregarded and fractions over three-quarters (3/4) shall require one off-street parking space.

6. **More than One Parking Ratio.** Where more than one (1) parking ratio is shown for a particular use, the required number of spaces shall be the total of all ratios shown. For instance, the parking requirement for hotel is "1 per unit, 2 for the manager's unit." The total parking requirement for a hotel is the sum of the required parking for the units and two (2) spaces for the manager's unit.

B. Permissive Parking Facilities. Nothing in this Section shall prevent the voluntary establishment of off-street parking facilities in excess of the requirements of this Section to serve any existing use of land or buildings, provided that all regulations herein governing the location, size and access design, improvement and operation of such facilities are adhered to.

Exception: The Transit Area Specific Plan has a standard for the maximum number of parking allowed.

C. Number of Parking Spaces Required. The number of off-street parking spaces required for various land uses shall be as listed in Table 14.09-1, Number of Parking Spaces Required, except for those listed specifically elsewhere in this Chapter. Unless otherwise indicated, the parking requirements are for square feet of gross floor area occupied by the use and, in the case of nonresidential uses, include the parking required for customers and employees.

Exception: Where a portion of a structure is used for automobile parking, that portion shall not be counted in calculating the required parking for the structure. If parking is eliminated and the space is occupied by another use, parking shall be required for the use as indicated for the use in this Chapter.

**Table 14.09-1
Number of Parking Spaces Required**

Use	Minimum Parking Spaces Required
A. Commercial Uses	
Commercial Services ¹ (floral shops, barber shops, dry cleaners, Laundromats, photocopy shops, accountants)	1 per 200 sq. ft.
Furniture and appliance stores and other bulky item retail	1 per 350 sq. ft.
Shopping goods, retails convenience goods, personal services and repairs, except furniture stores, restaurants, service stations and car washes	<i>First Floor</i> 1 per 200 sq. ft.
General Retail Convenience Stores	<i>Upper Floors</i> 1 per 300 sq. ft.
Mortuary, funeral parlor	1 per 4 seats and 1 per employee
Plant nursery	1 per 200 sq. ft.
B. Entertainment and Recreation	
Arcade and amusement	1 per 200 sq. ft.
Billiards	1 per 200 sq. ft.
Bowling Alleys including incidental accessory uses (eating and drinking, billiards, etc.)	6 per alley or lane
Clubs and Lodges	1 per 200 sq. ft.
Commercial Athletic Facility(indoor) With outdoor sports courts	1 per 150 sq. ft. 2 per court
Golf Course	6 per hole plus parking for ancillary uses
Miniature Golf	1.25 per tee, plus 1 per employee
Motion Picture Theater (indoor)	1 per 3.5 seats
Nightclub	1 per 30 sq. ft.
C. Health and Veterinarian Uses	
Convalescent Homes	1 per 2 beds or 1 per 1,000 sq. ft, whichever is greater
Hospital	1 per bed or 1 per 220 sq. ft., whichever is greater
Kennel, indoor	1 per 1,000
Medical and dental Clinic and Office	1 per 225 sq. ft.
Veterinary Clinic and Animal Grooming	1 per 250 sq. ft.
D. Industrial Uses	

Use	Minimum Parking Spaces Required
Manufacturing plants, warehouses or storage, heavy industrial, distribution, and general manufacturing Distribution Manufacturing Warehousing	1 per 1,500 sq. ft.
Mini Storage	1 per 5,000 sq. ft., plus 1 per resident manager
Wholesale uses	1 per 500 sq. ft.
Research and Development uses, uses oriented toward the "high tech", medical laboratories, or uses which have a high employee demand Research and Development Medical Laboratories High employee demand uses	1 per 300 sq. ft.
Office space within an industrial building (to be combined with categories above)	1 per 350 sq. ft.
E. Lodging	
Hotels and motels	1 per guest room or unit, plus 2 per manager's unit
F. Professional Offices, Financial Institutions and Related Uses	
Automated Teller Machine (Free standing)	2 per machine
Financial institutions (banks, savings and loans, etc.)	1 per 180 sq. ft.
Office buildings and business services (excluding financial institutions) Offices, administrative and business services	First Floor 1 per 240 200 sq. ft. of Net Floor Area Upper floors 1 per 400 sq. ft. of Gross Floor Area
G. Public, Quasi-Public and Assembly Uses	
Adult Day Care	1 per 500 sq. ft.
Auditoriums and theaters and places of meeting and assembly	1 per 4 seats
Child Care Uses^{2, 3}: Single family, duplexes and multifamily residences Day Care School Small family child care home Child care facilities, serving more than 8 children Large Family Child Care Home and Child Care Centers	1 per classroom or 1 per 500 sq. ft., whichever is greater. Same as required for underlying residential use 1 per 1.5 employees
2. For loading and unloading: One (1) parking space per six (6) children up to five (5) spaces and thereafter one (1) space per ten (10) children. Driveways, garage aprons and street frontage may be counted if appropriate permits are first received when calculating spaces for child care homes. Tandem spaces are prohibited. 3. Exceptions for Child Care Requirements: The parking and loading/unloading requirements for child care facilities may in the Planning Commission's discretion be reduced, based on an empirical study (provided by the applicant) which establishes no adverse effects will occur as a result. The required number of loading/unloading spaces may be reduced without a study by one (1) space for each employee permanently assigned to load and unload children from vehicles.	

Use	Minimum Parking Spaces Required
Community Center	1 per 4 fixed seats, or 1 per 6 linear feet of seating, plus 1 per 200 square feet of area without seating but designed for meeting or assembly by guests, plus 1 per 500 sq. ft. of outdoor area developed for recreational purposes
Museums and Libraries	1 per 400 sq. ft.
Public Utilities	1 per 400 sq. ft.
Religious Institutions	1 per 5 seats in the main area of assembly plus parking for classrooms and offices in this table. Where there are no seats, then 1 seat equals 7 sq. ft.
Educational Facilities: Schools other than child care centers	1 per classroom or 1 per 500 sq. ft.
School-elementary (K-8 Public or Private) School-secondary (9-12 Public or Private)	1 per classroom, plus 1 per 240 sq. ft. of office 1 per classroom, plus 1 per 240 sq. ft. of office, plus 1 per 5 students
Vocational School, including business, professional, technical and trade	1 per 200 sq. ft.
Instructional Studios (Dance, Yoga)	1 per 150 sq. ft.
Private instruction, personal enrichment (tutoring)	1 per instructional area or classroom, whichever is greater. No fewer than 3 spaces.
Stadiums and arenas	1 per 4 seats
H. Restaurants or Food Service	
Banquet facilities	1 per 3 seats
Bars, Drinking Establishments	1 per 30 sq. ft.
Drive thru	See "Vehicle Related Uses" section.
Restaurants: Table or counter service Sit down	For indoor and outdoor seats, 1 per 3 seats (all seats, including those in waiting area) and an additional ten (10) percent for employee parking
Take out	1 per 2.5 seats (indoor/outdoor) plus 1 per 60 59 sq. ft. GFA NFA for the ordering or take out area.
Single destination (2,000 sq. ft. or larger)	1 per 100 sq. ft. of interior space
I. Residential Uses	
Single family, duplexes and multi-family residences Single Family and Duplexes: 3 bedrooms or fewer 4 or more bedrooms	Refer to residential districts in this Chapter 2 covered per unit ² 3 per unit, at least 2 covered, plus 1 uncovered per each additional bedroom ²
Multi-Family: R3 Zone Studio 1-2 or more bedrooms 3 or more bedrooms	1 covered per unit 2 per unit, at least one covered 3 per unit, at least one covered, plus 1 additional space for each additional bedroom. ³
Guest parking	20% of the total required, may be uncovered
R4 and R5 Zones Studio	1 covered per unit

Use	Minimum Parking Spaces Required
1 bedroom 2 or more bedrooms 3 or more bedrooms Guest parking Bicycle parking	1.5 covered per unit 2 covered per unit 2 covered per unit, plus 1 additional space (may be uncovered) for each additional bedroom ³ 45-20% of the total required, may be uncovered ³ 5% of the total required
Boarding houses, dormitories, sororities and fraternities	1 per each room rented
<i>Mixed Use buildings or sites</i>	
<u>Residential use</u> Studio 1 bedroom 2 or more bedrooms Guest parking Bicycle parking	1 covered per unit 1.5 covered per unit 2 covered per unit 15% of total required, may be uncovered 5% of total required
<u>Commercial use</u> Ground Floor Retail Office Other uses Bicycle parking	1 per 250 sq. ft. If building is 1,000 sq. ft. or smaller: 1 per 250 sq. ft. If building is larger than 1,000 sq. ft.: 3.3 per 1,000 sq. ft. Refer to specific uses within this table 5% of total required
<u>Mobile Homes</u>	Refer to Section 13.07, Mobile Homes
<u>Senior Housing</u>	1 per unit plus 2 per manager's unit
<u>Single Room Occupancy (SRO)</u>	1 per unit
J. Vehicle Related Uses	
<u>Auto rental agency</u>	1 per 400 sq. ft. plus one (1) per rental vehicle
<u>Auto repair (tire, oil change, smog check, etc.)</u>	3 per service bay
Car Wash	1 per 200 sq. ft. of building area and reservoir space outside of building equal to two (2) times the maximum capacity of facility
<u>Service Station without lube bays</u>	1 per 200 sq. ft. of building area
<u>Service Station with lube bays</u>	3 per lube bay
<u>Gas & Service Stations:</u> <u>With Retail</u> <u>With Auto Repair</u>	1 per 200 sq. ft. 3 per service bay
<u>Auto dealerships:</u> <u>Sale or lease of vehicle</u> <u>Office</u> <u>With Service Bays</u>	1 per 200 sq. ft. of showroom 1 per 200 sq. ft. 3 per service bay
Window service or drive-thru in conjunction with any other use	The required parking for primary use (restaurant, or other use providing window service) plus queuing of five (5) vehicles which do not interfere with any on-site parking spaces (to be combined with, but not limited to categories 53.23-2.6 or 53.23-2.7, when window service is provided.)

1. Refer to Subsection 2.03, Definitions, of this Chapter for a full description of "Commercial Services".
2. For new and remodeled existing projects resulting in additional bedrooms constructed after January 1, 2009. Existing single-family and duplex projects constructed before January 1, 2009, uncovered spaces may be provided.
3. For new and remodeled existing projects resulting in additional bedrooms constructed after January 1, 2009. For R4 and R5 zones, 15% guest parking is legal and conforming for projects entitled prior to January 1, 2009.

14.11 Shared Parking

A. Purpose and Intent. Dedicated parking areas for individual uses, especially when provided in new developments, can result in less efficient land usage, lower floor area ratios, and more environmental/water quality impacts.

Shared parking is typically applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately.

B. Applicability. Shared parking may be applied in the following situations:

1. In mixed-use developments, which include one or more businesses that are complementary, ancillary, or support other activities. A typical mix of uses include, but are not limited to: residential, office, restaurants, retail, colleges, churches, cinemas, and special event situations if they can demonstrate that demand patterns vary among uses.
2. In shopping centers, when more than 20% of gross leasable area is occupied by dining and entertainment uses, (not including pad restaurants, unless they are located within 300 feet of the main shopping center building) shared parking may be applied.

C. Required Review. Shared parking proposals may be allowed with the approval of a Conditional Use Permit, in accordance with Subsection 57.04, Conditional Use Permits, of this Chapter.

D. Calculation of Parking Spaces Required with Shared Parking

The minimum number of parking spaces for a mixed use development or where shared parking strategies are proposed shall be determined by a study prepared following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures. A formal study may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys may be conducted to determine actual parking accumulation. If possible, these surveys should consider the seasonal peak period for the combination of land uses involved.

E. Location of Shared Parking Spaces. Shared spaces for shall be located within 300 feet of the use entrances they serve. Up to 50 percent of nonresidential spaces may be provided at greater distances if dedicated shuttle bus or van service is provided. Clear, safe pedestrian connections must be provided.

F. Captive Market Parking Requirements.

For uses that are considered ancillary to a larger business, no additional parking may be required. Examples of this case include a coffee or snack shop within an office or hotel development, a copy/package store within a business park or redevelopment of small retail uses in a large business district. Parking requirements for similar ancillary uses may be reduced to account for the likely cross patronage among the adjacent uses located within a maximum walking distance of 300 feet. Parking requirements may be reduced up to 90 percent as appropriate.

G. Agreement Between Sharing Property Owners

If a parking facility is to serve two or more separate properties, a legal agreement between property owners guaranteeing access to, use of, and management of designated spaces shall be executed to the satisfaction of the City.

H. Shared Parking Plan. A shared parking plan shall be submitted to the Planning Division with the following information:

1. Site plan and required parking calculations of parking spaces intended for shared parking and their proximity to land uses that they will serve.
2. A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses (if such distinctions can be made).
3. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.

The Commission may authorize the joint use of parking facilities by the following uses or activities under the following conditions:

- a) Up to fifty (50) percent of the parking facilities required by this section for a church, theater or bowling alley may be supplied by the off-street parking facilities provided by certain other types of buildings or uses specified in Section 53.07(e);
- b) Up to fifty (50) percent of the off-street parking facilities required by this section for any building or use specified under (c) below may be supplied by the parking facilities provided for uses specified in Section 53.07(d);
- c) For the purposes of this section, the following uses are considered as day-time uses; banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or service shops, manufacturing or wholesale buildings and other similar primarily day-time uses when authorized by the Commission;
- d) For the purposes of this section, the following uses are considered as night-time or Sunday uses: auditoriums incidental to a public or private school, churches, bowling alleys, theaters and other similar primarily night-time uses when authorized by the Commission;
- e) Conditions required for joint use:
 - 1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such facilities;
 - 2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed;
 - 3) If joint use occurs between more than one parcel or in a condominium setting, properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney and recorded with the County Recorder. Joint use parking privilege shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required by this Chapter. (Ord. 38.761 (part), 5/20/03; Ord. 38.665 (part), 10/29/91; Ord. 38 (part), 3/15/55)

14.13 Design Standards

A. Location of Parking.

1. Location of Parking in Relationship to a Use. Parking required for all residential uses shall be located within the same site as the use; in no case shall parking for a residential use be more than three hundred (300) feet away from the residential use it serves. All other required parking shall be located within three hundred (300) feet of the use for which the parking is required, as provided for in Table 14.09-1, Number of Parking Spaces Required or Section 13, Special Uses, if applicable, of this Chapter.

Exception: Greater distance may be allowed through the approval of a Conditional Use Permit.

2. Location of Residential Parking, Permitted. Vehicles on private property used for residential purposes shall be parked only in paved parking spaces or in driveways which comply with the following standards:

a. The driveway provides access to required parking spaces; and

b. The vehicle is not blocking access to parking for other residential units.

3. Each automobile parking stall shall be so located that no automobile is required to back onto any public street or sidewalk to leave the parking stall, parking bay or driveway except from a lot in an "R2" or more restrictive zone containing not more than two (2) dwelling units.

B. Parking Space Size. Each parking space with a minimum width of nine (9) feet and a minimum length of nineteen (19) feet shall be required in residential garages meeting both of the following criteria:

1. The individual garage contains four (4) or fewer parking spaces;

2. The individual garage does not include circulation elements such as driveway aisles, but consists primarily of parking spaces.

C. Specific Standards by Parking Space Type

1. Compact Spaces

a. Each stall shall be legibly marked "compact stall" or "small car" on the stall surface. Compact stalls may be used only for the above listed buildings and uses and only within the Industrial zoning district.

b. Parking stall shall be dispersed throughout the parking lot and not concentrated.

2. Tandem Spaces

a. Each residential garage tandem (two parking spaces) shall have a minimum width of nine (9) feet and a minimum length of nineteen (38) feet.

3. Bicycle or Motorcycle Spaces

Any existing or proposed parking facility may utilize, on a substitution basis, on-site parking spaces for bicycle or motorcycle spaces.

a. Said bicycle spaces shall be raised a minimum of six (6) inches from grade of the adjacent parking facility.

b. One parking space may be omitted for each eight (8) bicycle spaces provided.

- c. One parking space may be omitted for each two (2) motorcycle spaces provided.
- d. Bicycle spaces shall measure at least two (2) feet by seven (7) feet and shall be located in groups of four (4) and shall be of the following three types:
 - i. A rack which secures the frame, or
 - ii. An enclosed bike locker, or
 - iii. A fenced, covered, locked or guarded bike storage area.
- e. Motorcycle spaces shall measure four (4) feet by eight (8) feet and shall be provided with adequate unobstructed maneuvering areas to permit easy access to the space.
- f. In no instance shall credit for motorcycle or bicycle parking or combination thereof exceed five (5) percent of the total required parking spaces. (Ord. 38.665 (part), 10/29/91: Ord. 38 (part), 3/15/55)

D. Required Improvements. All parking areas and access driveways shall have a smoothly graded, stabilized and dustless surface with adequate drainage so that injury will not be caused to adjacent properties. Bumper guards or curbs shall be provided in order to define parking spaces or limits of paved areas.

Also refer to **Section 54.03** of this Chapter for Improvement of Parking Areas.

E. Screening and Landscaping. All open automobile parking areas which abut upon a public street right-of-way shall provide landscaping to a depth of at least ten (10) feet of said street right-of-way and of any adopted plan line, with openings for walkway or drive purposes. Each landscaped planter in said parking facility shall be contained with a six (6) inch raised concrete curb (extruded curbing not permitted). Installation of an irrigation system shall be provided for in each planter area.

F. Lighting. All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises.

G. Signs. Directional signs are permitted in parking areas in accordance with the adopted Sign Ordinance.

H. Fencing. A solid masonry wall a minimum height of six (6) feet shall be required on all common property lines when any parking area is established abutting residentially zoned property or property shown on the adopted General Plan as being Residential. The architectural design of said wall shall be to the approval of the Planning Commission **through the Site Development Permit process in accordance with Subsection 57.03, Site Development Permits and Minor Site Development Permits, of this Chapter.**

I. Angles and Dimensions

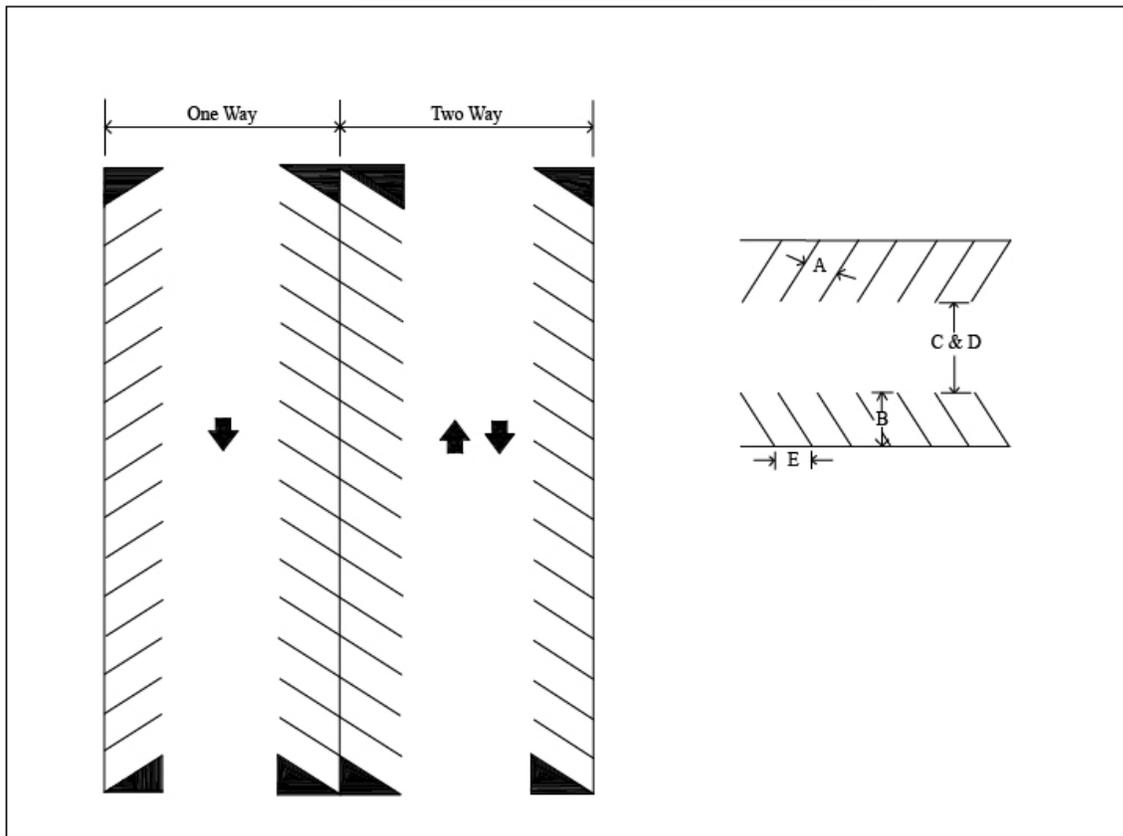
1. **Vehicle Overhang.** Vehicles may overhang two (2) feet into any landscape area or private walkway if the walkway is a minimum six (6) feet in width, but in no event shall the overhang be permitted within any public right-of-way.
2. **Stall and drive aisle dimensions.** **The stall and drive aisle dimensions shall be as follows:**

Table 14.13-1
Parking Stall and Drive Aisle Dimensions

Angle	A ¹ Stall Width	B ¹ Stall Depth	C ¹ Aisle Width 1 Way	D ¹ Aisle Width 2 Way	E ¹ Curb Length per Car
Midsize/Standard size:					
0°	8.5'/9'	8.5'/9'	12'/12'	16'/16'	22'/22'
45°	8.5'/9'	18.5'/19.5'	12'/12'	22'/22'	12'/12'
60°	8.5'/9'	19.5'/21'	18'/18'	22'/22'	9.5'/10.5'
90°	8.5'/9'	18'/18'	25'/25'	25'/25'	8.5'/9'
Compact size: (See Subsection 14.07(B))					
0°	7.5'	7.5'	12'	15'	17'
45°	7.5'	16'	13'	20'	8.5'
60°	7.5'	17'	15'	20'	8.5'
90°	7.5'	15'	20'	20'	7.5'

1 Reference to Figure 14.13-1, Parking Stall and Drive Aisle Dimensions

Figure 14.13-1
Parking Stall and Drive Aisle Dimensions



3. Backing space in residential projects. A minimum unobstructed vehicular maneuvering distance of twenty-five (25) feet measured from the opening of the garage or carport shall be provided, except as otherwise permitted in this section.