

Article 17 Off-Street Parking and Loading Regulations

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4-1700 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses (except single-family and two-family uses) in proportion to the need for such facilities created by each use.
- B. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

4-1702 Basic Requirements for Off-Street Parking and Loading

- A. When Required. At the time of initial occupancy of a site, construction of a structure, or a “major alteration or enlargement” of a site or structure as defined below, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this Article.
1. Definition of “major alteration or enlargement”. “Major alteration or enlargement”, as used in this Section, shall have the following meaning: Any expansion or enlargement of the site, any facilities on the site, or any change or expansion of uses on the site that increases the number of parking spaces or loading berths required under this Article by both fifteen percent (15%) or more and by five (5) spaces or berths or more.
 2. Change in Use. For the purpose of determining compliance with Paragraph 1, above, a “change of use” shall be considered to occur only when a new occupancy and/or new activity falls under a different “use classification category” than the former use. The use classification categories are as set forth in Section 4-1704, and are as follows: “Residential, General;” “Residential, Single-Family;” “Residential, Two-Family;” “Residential, Mixed-Use and Multi-Family;” “Public and Semipublic;” “Commercial;” and “Industrial”. A change of occupancy and/or activity that is within the same use classification category as the former use is not subject to the requirements to provide additional parking unless the Zoning Enforcement Official determines that the new use has the potential to create a new and significant parking impact on adjacent properties, business, and/or uses.
 3. Exemption for Expansion of Single-Family and Two-Family Residences. This Subsection does not apply to single-family and two-family residences undergoing major alterations or enlargements.
- B. Nonconforming Parking or Loading. Subject to Subsection A. above, no existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this Article provided that facilities being used for off-street parking and loading as of the date of adoption of this Article shall not be reduced.
- C. Spaces Required for Alteration or Enlargement Shall be in Addition to Existing. The number of parking spaces or loading berths required for an alteration or enlargement of an existing use or structure or for a change of occupancy shall be in addition to the number of spaces or berths existing prior to the alteration, enlargement, or change of occupancy unless the preexisting number is greater than the number prescribed in this Article. In

this case, the number of spaces or berths in excess of the prescribed minimum shall be counted in determining the required number of spaces or berths.

- D. Spaces Required for Multiple Uses. Except as otherwise provided in this Code, if more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use. This requirement applies not only to multiple uses under separate ownership but also to multiple uses in the same ownership. If the gross floor area of individual uses on the same site is less than that for which a loading berth would be required, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.
- E. Joint Use. Off-street parking and loading facilities required by this Code for any use shall not be considered as providing parking spaces or loading berths for any other use except where the provisions of Section 4-1706: "Collective Provision of Parking" apply or a joint facility apply. Such a facility shall contain not less than the total number of spaces or loading berths as determined individually, subject to the provisions of Subsections F and H, below, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading berths can serve both without conflict. A determination of the extent, if any, to which joint use will achieve the purposes of this Article shall be made by the Zoning Enforcement Official, who may require submission of survey or other data necessary to reach a decision.
- F. Location and Ownership. Parking required to serve a residential use shall be on the same site as the use served, except that subject to approval of the Zoning Enforcement Official, parking for Group Residential and Residential Care may be located on a different site under the same or different ownership within one hundred fifty (150) feet of the use served, measured from the parking facility to the public entrance of the use served via the shortest pedestrian route. Parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided that parking shall be within the following distances of the use served, measured from the near corner of the parking facility to the public entrance of the use served via the shortest pedestrian route:

Customer/Visitor Spaces
200 feet

Employee Spaces
400 feet

No enclosed parking space in any district shall have the entrance door less than twenty (20) feet from an existing public sidewalk, which distance shall

be measured in a straight line from the center of the doorway of such parking structure to the center of the driveway at the sidewalk line. In the event there is no existing public sidewalk the entrance door to any enclosed parking structure shall be not less than twenty (20) feet from the street lot line. In no event shall the door of any such enclosed parking structure be closer than twenty (20) feet to an established right-of-way line.

- G. Life of Facility. Facilities for off-site parking shall be restricted to that use by a recorded deed, easement, lease, or agreement acceptable to the City Attorney and for a period of time consistent with the use permit requiring the parking, provided that the Zoning Enforcement Official may lift the restriction upon finding that substitute parking facilities meeting the requirements of this Code are provided. No use shall be continued if the required parking is removed unless substitute-parking facilities are provided to the satisfaction of the Zoning Enforcement Official.
- H. Common Loading Facilities. The off-street loading facilities requirements of this Article may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility provided that the total number of berths shall not be less than the sum of the individual requirements. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of a common loading facility shall be filed with the application for a zoning permit. The City may record the contract.
- I. Computation of Spaces Required. If, in the application of the requirements of this Article, a fractional number greater than one (1) is obtained, one (1) additional parking space or loading berth shall be required.
- J. Other Parking Specifications. All parking specifications not listed in this Article are found in specifications developed and maintained by the City Engineer. A copy of the parking specifications shall be available for public review during normal working hours at the Development Services Department counter.
- K. Phasing of Downtown TOD Strategy Parking Requirements. For the first three years subsequent to the adoption of the TOD Strategy, new residential uses adjacent to the BART station (south of Davis Street, west of Carpentier Street, north of Thornton Street) shall be provided at a ratio of 1.25 spaces per dwelling unit. An allowance of unbundled flex parking of 0.25 to 0.50 parking spaces per unit may be provided above 1.0 space per unit. Subsequent to the first three years of the TOD Strategy adoption, residential parking near the BART station shall be provided at a maximum ratio of 1.0 space per dwelling unit. An allowance of unbundled flex parking of 0.25 to 0.50 parking space per unit may be provided above 1.0 space per unit, subject to a Conditional Use Permit.

4-1704 Off-Street Parking and Loading Spaces Required

Off-street parking and loading spaces shall be provided in accord with the following list. For off-street loading, references are to Table A, which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of gross floor area, unless otherwise specified, and shall include allocations of shared restroom, halls, and lobby area, and mechanical equipment or maintenance areas, but shall exclude area for vertical circulation, stairs, or elevators.

Where the use is undetermined, or not specified herein, the Zoning Enforcement Official shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the Zoning Enforcement Official may require the submission of survey or other data from the applicant or have data collected at the applicant's expense.

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
<u>Residential, General</u>		
Day Care, Large Family	1 per employee	
Day Care, Limited	1	
Group Housing	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes, or as required by use permit or planned development approval	A
<u>Residential, Single-Family</u>		
Single-Family Dwelling (RS, RD, RO and RM)	2, non-tandem covered, per unit. New single-family dwellings or additions with more than 4 bedrooms or over 4,000 square feet of livable area shall require one additional space which may be uncovered and in tandem if it is located a minimum of 30 feet back from the front property line.	
<u>Residential, Two-Family</u>		
Two-Family Dwelling (RD, RO and RM)	2, including 1 covered, per unit	
Two-Family Dwelling (SA only)	2, including 1 covered, per unit (tandem allowed)	
Two-Family Dwelling (All DA Districts)	1 covered per unit for areas adjacent to BART 1.5, including one covered, per unit for all other areas	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
<u>Residential, Mixed Use and Multi-Family</u>		
Mixed Use Residential and Multi-Family Residential (Three or More Units)		
Studio or one-bedroom unit	1.5 per unit, including 1 covered	
Studio or one-bedroom unit (SA only)	1.0 covered space, plus 0.5 guest spaces, per unit (tandem may be considered)	
Two-bedroom unit	2.25 per unit, including 2 covered	
Two-bedroom unit (SA only)	1 covered space, plus 0.75 guest spaces, per unit (tandem may be considered)	
Three-bedroom or larger unit	2.5 per unit, including 2 covered	
Three-bedroom or larger unit (SA only)	1.0 covered spaces, plus 1.0 guest spaces, per unit (tandem may be considered)	
Live-Work (SA only)	2.0 per unit, including 1 covered, plus 0.75 space for guest/employee not residing in unit (tandem may be considered)	
Guest Parking	0.25 spaces per unit of the required space must be designated on the site for guest parking	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Guest Parking (SA only)	See requirements above	
DA Districts Only Except Adjacent to BART	1.5 spaces per unit; (0.25 to 0.50 spaces/unit may be unbundled flex parking)	
DA Districts Adjacent to BART	1.0 space per unit (plus allowance of unbundled flex parking of 0.25 to 0,50 spaces/unit at developer’s option).	
Senior Citizen	1.2 per unit, including 1 covered space and one space per employee	
Senior Citizen (SA only)	0.6 per unit, plus 1.0 space per employee. All resident spaces to be covered.	
Residential Congregate Care	This classification is <u>not</u> a mixed or multi-family use. Parking requirement to be based on the unit’s regular residential parking requirement.	
Type of Parking Facilities	Shared parking arrangements, parking structures and parking lift systems, subject to the review and approval of the City are encouraged.	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
<u>Public and Semipublic</u>		
Assembly Uses	1 space per 50 sq. ft. used for assembly purposes	C
Convalescent Facilities	As specified by use permit	C
Cultural Institution	1 space per 300 sq. ft.	C
Day Care, General	1 space per 6 children or fraction thereof; maximum enrollment based on maximum occupancy load	
Detention Facilities	As specified by use permit	
Emergency Health Care	As specified by use permit	
Government Offices	1 space per 300 sq. ft.	B
Government Offices (SA only)	1 space per 333 sq. ft. for ground floor space, and 1 space per 500 sq. ft. for upper story space	B
Hospitals	1 space per 1.5 licensed beds	C
Maintenance and Service Facilities	1 space per 500 sq. ft.	A
Marinas	As specified by use permit	
Park and Recreation Facilities	As specified by use permit (for private facilities)	
Public Safety Facilities	As specified by use permit	C

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Schools, Public or Private	As specified by use permit	A
Utilities, Major	As specified by use permit	A
<u>Commercial</u>		
Retail and Office Uses In the DA Districts only	Office: 2.0 spaces/1,000 sq. ft. Retail: 2.0 spaces/1,000 sq. ft. Retail <5,000 sq. ft.: Exempt	
Adult Oriented Businesses	As specified by zoning permit	A
Ambulance Services	1 per 500 sq. ft., plus 1 space for each emergency vehicle based at the site	A
Animal Boarding	1 space per 400 sq. ft.	A
Animal Grooming	1 space per 400 sq. ft.	A
Animal Hospitals	1 space per 400 sq. ft.	A
Animals, Retail Sales	1 space per 200 sq. ft.	A
Artists' Studios	1 space per 1,000 sq. ft.	
Automobile Washing	1 space per 200 sq. ft. of sales, office, or waiting area, plus queue for 5 cars per washing station	
Bed and Breakfast Inns	1 space per guest room, plus 1	
Building Materials and Services	1 space per 1,000 sq. ft. for lot area	A
Business Services	1 space per 400 sq. ft.	
Catering Services	1 space per 400 sq. ft.	A

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Commercial Recreation:		
Bowling Alleys	4 spaces per alley, plus 1 per 250 sq. ft. of public assembly and retail areas	A
Electronic Game Centers	1 space per 400 sq. ft.	
Skating Rinks	1 space per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 space per 250 sq. ft. floor area not used for seating	A
Other Commercial Recreation	As specified by the Zoning Enforcement Official	
Communications Facilities	1 space per 500 sq. ft.	B
Convenience Stores	1 space per 200 sq. ft.	A
Drive-up Facility	Queue space for 5 cars per window	
Bars, Cafés, and Restaurants		
Having less than 4,000 sq. ft. of floor area	1 space per 100 sq. ft. of gross floor area	A
Having 4,000 sq. ft. or more	40 spaces, plus one for each 50 sq. ft. of seating area over 4,000 sq. ft.	A
Bars, Cafés, and Restaurants (SA only)		
Having less than 4,000 sq. ft. of floor area	1 space per 200 sq. ft. of gross floor area	
Having 4,000 sq. ft. or more	1 space per 100 sq. ft. of gross floor area	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Bars, Cafés, and Restaurants, with Entertainment Activities	1 space per 35 sq. ft. seating area; plus 1 space per 35 sq. ft. dance floor	A
Fast Food Establishments, Large Scale and Small Scale	1 space per 100 sq. ft.	A
Financial Institutions; Retail and Check Cashing/Personal Loan Services	1 space per 300 sq. ft., plus one space for each 200 sq. ft. of lobby and customer-waiting areas, and 3 spaces for each walk-up teller window and automatic teller machine	B
Financial Institutions; Retail and Check Cashing/Personal Loan Services (SA only)	1 space per 400 sq. ft., plus 1 space for each 200 sq. ft. of lobby and customer-waiting areas, and 3 spaces for each walk-up teller window and automatic teller machine	
Food Processing	1 space per 750 sq. ft.	
Mortuaries	1 space per 50 sq. ft. seating area	A
Furniture and Appliance Stores	1 space per 600 sq. ft.	
Hardware Stores	1 space per 600 sq. ft.	
Health and Fitness Centers	1 space per 200 sq. ft.	
Health and Fitness Centers (SA only)	1 space per 333 sq. ft.	
Horticulture, Limited	1 space per 2 acres	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Hotels, Motels and Time Share Facilities	1.1 spaces per guest room; plus 1 space per 50 sq. ft. banquet seating area plus parking for other uses and facilities as required by this schedule.	A
Instruction and Improvement Services	1 space per 250 sq. ft.	
Instruction and Improvement Services (SA only)	1 space per 333 sq. ft.	
Laboratories	1 space per 500 sq. ft.	A
Maintenance and Repair Services	1 space per 500 sq. ft.	A
Marine Sales and Services	1 space per 350 sq. ft.	
Music Studio	1 space per 600 sq. ft.	
Neighborhood/Specialty Food Markets	1 space per 200 sq. ft.	A
Neighborhood/Specialty Food Markets (SA only)	1 space per 333 sq. ft.	
Nurseries	1 space per 1,000 sq. ft. lot area for first 10,000 sq. ft.; 1 space per 5,000 sq. ft. thereafter, plus 1 space per 250 sq. ft. sales floor area	
Nurseries (SA only)	1 space per 1,000 sq. ft. lot area for first 10,000 sq. ft.; 1 space per 5,000 sq. ft. thereafter, plus 1 space per 333 sq. ft. sales floor area	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Offices, Business and Professional	1 space per 300 sq. ft.	B
Offices, Business and Professional (SA only)	1 space per 333 sq. ft. for ground floor; 1 space per 500 sq. ft. for upper stories	
Offices, Medical and Dental	1 space per 200 sq. ft.	B
Offices, Medical and Dental (SA only)	1 space per 333 sq. ft.	
Pawn Shops	1 space per 250 sq. ft.	A
Regional Malls	Parking requirements in the C-RM District are calculated on the basis of a regional mall being a single use and not on the individual uses or tenancies thereof, and shall be based on a ratio of five (5) spaces for each thousand sq. ft. of gross leasable floor area (GLFA) for the first one million sq. ft. and four (4) spaces for each thousand sq. ft. of GLFA over one million sq. ft. Parking requirements may be modified to accommodate construction or phased development if provision for such modification is incorporated in a development agreement for the regional mall that has been adopted and is in effect.	
Research and Development Services	1 space per 400 sq. ft.	
Residential Hotels	1.1 space per guest room	

OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Retail Sales, General	1 space per 200 sq. ft. for the first 5,000 sq. ft.; 1 space per 250 sq. ft. for the area over 5,000 sq. ft.	A
Retail Sales, General (SA only)	1 space per 333 sq. ft. for the first 5,000 sq. ft.; 1 space per 250 sq. ft. for the area over 5,000 sq. ft.	A
Retail Services	1 space per 300 sq. ft.	A
Retail Services (SA only)	1 space per 400 sq. ft.	A
Service Stations	1 space per 2,500 sq. ft. of lot area, plus 1 space per 500 sq. ft. of service bay and storage area	
Supermarkets	1 space per 200 sq. ft.	
Supermarkets (SA only)	1 space per 333 sq. ft.	
Theaters, and Theatres, Small Scale	1 space per 4 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats	A
Travel Services	1 space per 400 sq. ft.	
Vehicle/Equipment Repair	1 space per 300 sq. ft.	A
Vehicle/ Heavy Equipment, Rentals	1 space per 400 sq. ft.	A
Vehicle/ Heavy Equipment Dealers, New and Used	1 space per 1,000 sq. ft. lot area	A

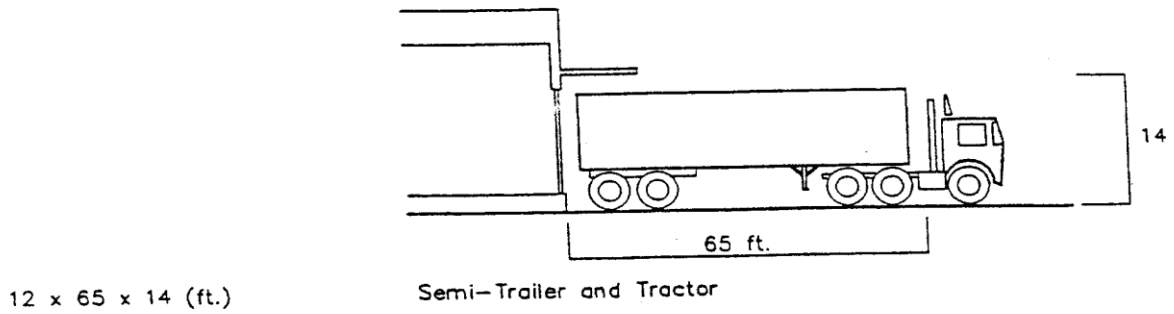
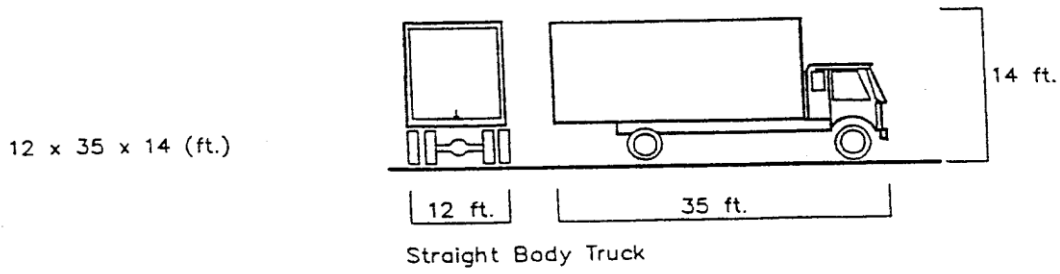
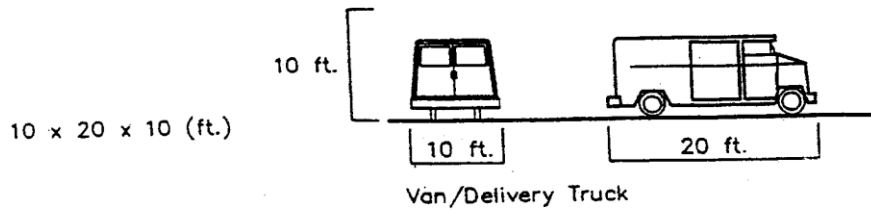
OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A, Page 16)
Vehicle and Boat Storage	3 spaces or 1 space per 500 sq. ft. of building area, whichever is greater; plus a minimum of 2 spaces outside any perimeter fence or secure area	
<u>Industrial</u>		
Industry, Custom and General	1 space per 1,000 sq. ft.	C
Industry, Limited	1 space per 750 sq. ft.	C
Industry, Research and Development	1 space per 400 sq. ft.	C
Parcel Processing and Shipping Centers	1 space per 1,500 sq. ft. or as required by administrative approval	A
Public Storage	1 space for the exclusive use of a resident manager plus 4 spaces for up to 150 storage units; 6 spaces for 151 to 500 storage units; 10 spaces for 501 to 1,000 storage units, and one additional space for each 500 storage units (or portion thereof) in excess of 1,000	
Trucking Terminals	As specified by use permit	
Warehousing, Distributions and Storage Facilities	1 space per 1,500 sq. ft.	A

TABLE A: OFF-STREET LOADING SPACES REQUIRED

Gross Floor Area (sq. ft.)	Number of Spaces Required		
	10'x20'x10' VC*	12'x35'x14' VC	12'x65'x14' VC
<u>Use Classification Group A</u>			
3,001 to 15,000		1	
15,001 to 50,000		1	1
50,001 and over		2	1
<u>Use Classification Group B</u>			
0 to 10,000	1		
10,001 to 20,000		1	
20,001 and over	1	1	
<u>Use Classification Group C</u>			
0 to 30,000		1	
30,001 to 100,000		1	1
100,000 and over		2	1

*VC = Vertical Clearance



OFF-STREET LOADING SPACE DIMENSIONS

(The diagram is illustrative)

4-1706 Collective Provision of Parking

Notwithstanding the provisions of Section 4-1702 E, a use permit may be approved for collective provision of parking on a site that serves more than one (1) use or site and is located in a district in which parking for the uses served is a permitted or conditional use. A use permit for collective off-street parking may reduce the total number of spaces required by this Article if the following findings are made:

- A. The spaces to be provided will be available as long as the uses requiring the spaces are in operation; and
- B. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided.

An applicant for a use permit for collective parking may be required to submit survey data substantiating a request for reduced parking requirements. A use permit for collective parking shall describe the limits of any area subject to reduced parking requirements and the reduction applicable to each use.

4-1708 Reduced Parking for Other Uses

A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 4-1704, provided that the following findings are made:

- A. The parking demand will be less than the requirement in Section 4-1704; and
- B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand; or
- C. Existing buildings are converted to new uses, leading to finding A or B.

In reaching a decision, the Board of Zoning Adjustments shall consider survey data submitted by an applicant or collected at the applicant's or Zoning Enforcement Official's request and the applicant's expense.

4-1710 Parking In-Lieu Payments

Within designated parking districts established by the City and shown on the zoning map and subject to prior approval by the City in each case, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use.

In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered. Determinations as to whether an in-lieu fee will be accepted and the factors used to calculate the amount of the fee, e.g., estimated values for land and improvement costs for parking spaces, shall be at the sole discretion of the City.

4-1712 Parking Spaces for the Handicapped

All parking facilities shall comply with the requirements of the California Code of Regulations and with the sign requirements of the California Vehicle Code, Sections 22511.7 and 22511.8.

4-1714 Bicycle Parking

- A. Where Required. Bicycle parking may be required as part of Site Development or Use Permit approval and may, if so specified by the Site Development Sub-Committee or Board of Zoning Adjustments, be used as a substitute to automobile parking spaces.

- B. Number Required.
 - 1. Public and Semipublic Use Classifications: as specified by use permit.

 - 2. Commercial Use Classifications: Five percent (5%) of the requirement for automobile parking spaces, except for the following classifications, which are exempt:
 - a. Ambulance Services
 - b. Animal Boarding
 - c. Animal Grooming
 - d. Catering Services
 - e. Commercial Filming
 - f. Horticulture, Limited
 - g. Funeral and Internment Services
 - h. Vehicle/Equipment Sales and Services (all classifications)

- C. Design Requirements. All required bicycle parking spaces shall permit the locking of the bicycle frame and one wheel with a u-type lock and support the bicycle in a stable position without damage to wheels, frame or components. Bicycle parking facilities shall be securely anchored so that they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.

4-1716 Reserved

4-1718 Restrictions on Residential Parking Within Required Minimum Front or Side Yards

- A. Parking, other than on Driveway, is Prohibited. Except as provided in Subsection B, no vehicles, whether motorized or non-motorized, shall be parked within the minimum required front yard or street-side side yard (i.e., within that portion of the front and street side yard required as a minimum building setback) in either a residential district or on a parcel in a non-residential district with a single-family or two-family dwelling use unless on a paved driveway which provides access to a parking space, covered or uncovered, that is required by this Article.
- B. Parking Adjacent to Driveway may be Permitted. Additional paved area for parking is allowed provided such parking area is constructed and maintained with a paved surface in conformance with design and construction standards established by the City Engineer and located adjacent to such paved driveways, and provided further that such parking area when added to the paved driveway would not exceed fifty percent (50%) of the width of the subject property or thirty (30) feet, whichever is less, as measured at the front setback line.

4-1720 Minimum Requirements for Parking Spaces and Drive Aisle Dimensions

The minimum dimensions for drive aisles, all uncovered parking spaces, and required covered parking spaces shall conform to the standards established by the City Engineer.

4-1722 Specific Parking Area Design

When an applicant can demonstrate to the satisfaction of the City Engineer the necessity for variations on the dimensions otherwise required by this Article, a specific parking area design may be approved under the following limitations:

- A. The area affected by the specific design shall be for parking by persons employed on the site only. Visitor parking stalls shall meet the dimensions required.
- B. The surface area available for parking shall not be less than would be required to accommodate the minimum required number of stalls for large and small cars.
- C. That alternative parking technologies be considered, such as parking lift systems, subject to the approval of the City and related public safety agencies.

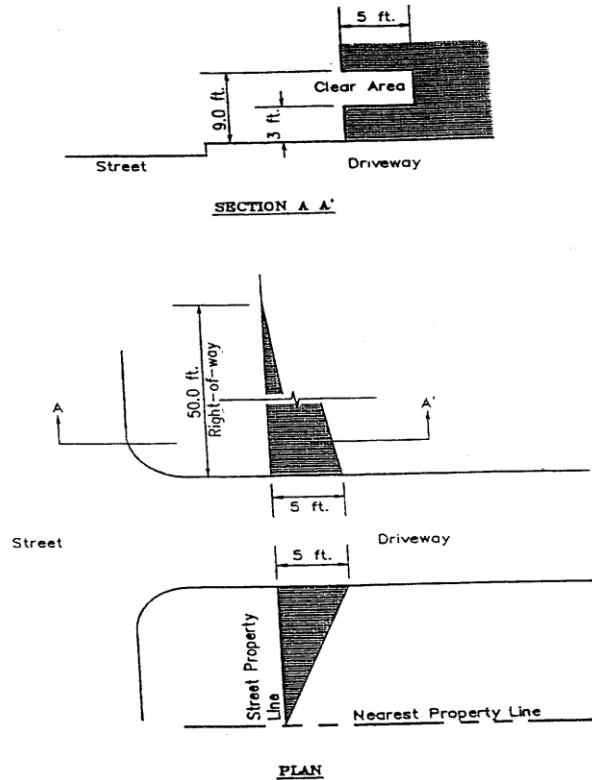
4-1724 Parking Access from Street

All spaces in a parking facility shall be accessible without re-entering a public right-of-way unless it is determined by the Traffic Engineer to be physically impossible to provide for such access. However, an alley may be used as maneuvering space for access to off-street parking. Off-street parking shall generally be located so as to be more convenient and accessible than on-street parking with respect to entrances of buildings and pedestrian circulation on the site served.

4-1726 Reserved

4-1728 Driveways; Visibility

Visibility of a driveway crossing a street property line shall not be obstructed between a height of three (3) feet and seven (7) feet. The obstruction restriction area includes all the land in a triangular area on either side of the driveway measured ten (10) feet from the street property line along the driveway and ten (10) feet from the driveway along the street property line.



DRIVEWAY VISIBILITY
(The diagram is illustrative)

4-1730 Parking Area Screening: Walls and Fences

A parking area for five or more cars serving a nonresidential use shall be screened from an adjoining R district or a ground-floor residential use by a solid concrete, solid wood, or masonry wall six (6) feet in height, except that the height of a wall adjoining a required front yard in an R district shall be three (3) feet. A carport or open parking area for five (5) or more cars serving a residential use shall be screened from an adjoining lot in an R district or a ground-floor residential use by a solid wall or fence six (6) feet in height, except that the height of a wall or fence adjoining a required front yard in an R district shall be not less than two (2) feet or more than three (3) feet.

Where the parking area abuts a street separating the area from property classified for residential use, an architectural screen wall not less than three (3) feet in height above the parking surface shall be installed and maintained not less than three (3) feet from the property line that separates the parking area from the street.

- A. Allowable Modification. The Board of Zoning Adjustments may modify these requirements in accord with the procedures and findings established by Section 4-1682.

4-1732 Lighting

Outdoor lighting in a landscaped parking area shall not employ a light source higher than twelve (12) feet. Outdoor parking area lighting shall create no cone of direct illumination greater than sixty degrees (60°) from a light source higher than six (6) feet and shall not directly shine onto an adjacent street. Maximum illumination at ground level shall be three (3) foot candles and shall not exceed one-half (½) foot candles in an R district.

4-1734 Reserved

4-1736 Additional Design Standards for Parking Lots and Structures

Parking lots shall be paved with an impervious surface and have, drainage, wheel stops, lighting, space marking, and directional signs, which shall be subject to approval of the Zoning Enforcement Official.

In reviewing the design of parking structures in connection with a zoning approval, the Zoning Enforcement Official, Site Development Sub-Commission, Board of Zoning Adjustments, or Planning Commission shall consider the compatibility of the design with adjacent buildings or uses.

4-1738 Reserved

4-1740 Location and Design of Off-Street Loading Spaces

Required spaces shall not be within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the Zoning Enforcement Official. A required loading space shall be accessible without backing a truck across a street property line unless the Zoning Enforcement Official determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required yard.

Except in an I district, a loading area visible from a street shall be screened on three sides by a fence, wall, or hedge at least six (6) feet in height.

4-1742 Parking Area Plan Required

Prior to the construction of an off-street parking area for a non-residential use or multi-family dwelling with more than four (4) units, a plan shall be submitted to the Zoning

Enforcement Official for the purpose of indicating compliance with the provisions of this Section. This plan shall include:

- A. The location and placement of required landscaped areas, including a computation of the required area.
- B. A planting plan including a list of plants by name and size keyed to their location on the parking area.
- C. Location and description of fencing and architectural screen walls.
- D. Layout and method of irrigation of landscaped areas.
- E. Location and placement of parking stalls, including bumpers, striping and circulation, and directional signs, all dimensioned to permit comparison with approved parking standards.
- F. Location and placement of lights provided to illuminate the parking area.
- G. A drainage plan showing drainage to a public way in accordance with the requirements of the City Engineer.