

## **Article 30:**

# **PARKING AND LOADING REQUIREMENTS**

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### **Sec. 9-1.3000:**

#### **Purposes**

Requirements and standards for off-street parking facilities and off-street loading facilities are established to achieve the following purposes:

- A. To alleviate or to prevent traffic congestion caused by shortage of parking spaces and the loading and unloading of trucks on public streets;
- B. To ensure that off-street parking and loading facilities are provided for new land uses and expansion of existing land uses;
- C. To ensure that off-street parking and loading facilities are designed in a manner that will result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

### **Sec. 9-1.3005:**

#### **General Provisions for Off-Street Parking and Loading**

The following regulations apply:

- A. The required number of off-street parking spaces and/or loading spaces is to be provided at the time of occupancy or at the time of occupancy of any building addition or intensification. All off-street parking and loading facilities shall comply with all standards prescribed in this Article. All spaces shall be maintained in good condition for the duration of the building or use;
- B. No existing use of a site or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading spaces required by this article. Any change in occupancy which results in a higher parking requirement under the Development Code will require additional parking;
- C. Parking spaces required for building additions shall be based on the square footage of such addition. Parking spaces required for an occupancy change shall be based on the size/extent of the new business. Any existing spaces in excess of the requirements of this Article may be applied to the spaces required for the addition or occupancy change;
- D. All off-street parking spaces and loading spaces required by this article shall be located on the same site as the use that they are intended to serve, provided that for nonresidential uses where the parking spaces

cannot be accommodated on the same site, they may be located in a separate off-street parking facility on a site not more than five hundred feet from the use they serve;

- E. If in the application of the requirements of this article a fractional number is obtained one parking space or loading space shall be required for a fraction of more than one-half but shall not be required for a fraction of one-half or less;
- F. Areas designated for off-street parking and loading, required access drives, and maneuvering areas shall not be used for the outdoor storage of materials;
- G. All parking stalls must have direct access from a parking aisle or alley. Parking stalls may not be located behind one another, so that one vehicle has to be moved in order to move another, except in a mobile home park approved pursuant to Article 15 of this section.

**Sec. 9-1.3010:****Required Number of Off-Street Parking and Loading Spaces**

Subject to the provisions of Section 9-1.3005 (f), off-street parking facilities are to be provided for each use in accord with Table 30-1. For a use not specified in the table, the same number of off-street parking spaces must be provided as are required for the next most similar use, or as approved by the Planning Commission. Additional off-street parking spaces may be required by the Planning Commission.

Table 30-1. Off-Street Parking and Loading Requirements

**Abbreviations**

SF Square Feet      GFA Gross Floor Area

| USE   | REQUIREMENT  |         |
|---|--|---------|
|   | PARKING  | LOADING |
| <b>AGRICULTURAL</b>   |  |         |
| <b>Agricultural Services</b>  |  |         |
| Agricultural Support Services   | Determined by Zoning Administrator   |         |
| Fertilizer Operations (in accordance with applicable local, state and federal laws)       | One space for each employee, plus one space for each motor vehicle used in conjunction with the use.                   |         |
| Kennel: Up to 8 dogs over 4 months of age   | One space for each employee, plus one space for each motor vehicle used in conjunction with the use                    |         |
| Kennel: Commercial boarding   | One space for each employee, plus one space for each motor vehicle used in conjunction with the use                    |         |
| Rodeos  | Determined by Zoning Administrator   |         |
| Stable (commercial)   | 1 space per 5 horses kept on-site  | 1 space |
| Trade of Livestock  | One space for each employee, plus one space for each motor vehicle used in conjunction with the use                    |         |
| Waste Management Facilities (in accordance with applicable local, state and federal laws) | Determined by Zoning Administrator   |         |
| <b>Animal Production</b>  | One space for each employee, plus one space for each motor vehicle used in conjunction with the use                    |         |
| <b>Crop Production</b>  | 1 space per 400 SF of display or sales area; plus<br>1 space per 2,500 SF of growing grounds. 6 spaces minimum         | 1 space |
| <b>RESIDENTIAL</b>  |  |         |
| <b>Single-Family Dwellings (1 or 2 units)</b>   |  |         |
| One and Two Family  | 2 spaces within an enclosed garage   |         |
| Accessory Rental Units "Granny Flats"   | 1 space  |         |
| <b>Multi-Family Dwellings ( 3 or more units)</b>  |  |         |
| Studio Unit   | 1.5 spaces per unit, including 1 space in garage or carport<br>(Visitor & recreational vehicle parking also required)  |         |
| One Bedroom Unit  | 1.75 spaces per unit, including 1 space in garage or carport<br>(Visitor & recreational vehicle parking also required) |         |

| USE   | REQUIREMENT  |  |
|---|--|--|
|   | PARKING  | LOADING  |
| Two Bedroom Unit                            | 2 spaces per unit, including 1 space in garage or carport<br>(Visitor & recreational vehicle parking also required)  |  |
| Three or more Bedroom Unit                  | 2.5 spaces per unit, including 2 space in garage or carport<br>(Visitor & recreational vehicle parking also required)  |  |
| Senior Housing<br>(age 60+)                 | 1 spaces per unit, including 50% in garage or carport<br>(Visitor & recreational vehicle parking also required)  |  |
| Guest and Visitor Parking                   |  |  |
| 3-50 units                                  | 1 space per 4 units  |  |
| 51-100 units                                | 1 space per 5 units  |  |
| 100+ units                                  | 1 space per 6 units  |  |
| Recreational Vehicle Parking <sup>(1)</sup> |  |  |
| 3-20 units                                  | None   |  |
| 21-100 units                                | 1 space per 20 units   |  |
| 100+ units                                  | 1 space per 25 units   |  |
| Caretaker's Unit                            | 2 spaces within an enclosed garage   |  |
| <b>Mobile Home Park</b>                     |  |  |
| Units                                       | 2 spaces per site, tandem parking permitted  |  |
| Guest and Visitor Parking                   |  |  |
| Less than 100 units                         | 1 space per 5 units  |  |
| 100+ units                                  | 1 space per 6 units  |  |
| Recreational Vehicle Parking <sup>(1)</sup> | 1 space per 30 units   |  |
| Transitional Housing                        | Based on type of units, use applicable standard for dwellings listed above   |  |
| <b>INSTITUTIONAL</b>                        |  |  |
| <b>Educational</b>                          |  |  |
| Schools: Public and Private                 |  |  |
| K-8   | 1 space per employee on the maximum shift; plus<br>10 spaces minimum conveniently located for visitor parking  | designated drop-off/pick-up area; plus<br>1 space for loading/unloading supplies |
| 9-12  | 1 space per employee on the maximum shift; plus<br>1 space per 4 students based on enrollment capacity; plus<br>10 spaces minimum conveniently located for visitor parking | designated drop-off/pick-up area; plus<br>1 space for loading/unloading supplies |

| USE  | REQUIREMENT   |   |
|--|---|---|
|  | PARKING   | LOADING   |
| Universities / Colleges  | 1 space per employee on the maximum shift; plus<br>1 space for every 2 students based on enrollment capacity  | 1 space   |
| Vocational / Trade Schools   | 1 space for each employee on the maximum shift; plus<br>1 space for every 1.6 students over the age of 16   | Determined By Zoning Administrator  |
| <b>Medical</b>   |   |   |
| Animal Hospital / veterinarian                                       | 1 space per 175 SF of GFA. 6 spaces minimum   | 1 space   |
| Ambulance Service  | 1 space per 250 SF of GFA; plus 1 space per service vehicle   |   |
| Assisted Living / Congregate Care Facility                           | 0.5 spaces per bed; plus<br>1 space per employee, other than doctors, of the largest shift; plus<br>1 space per staff or regular visiting doctor <sup>(3)</sup> | 1 space   |
| Substance Abuse Clinics / Facilities                                 | 1 space per 175 SF of GFA. 6 spaces minimum   |   |
| Convalescent Care Facility<br>(with continuous skilled nursing care) | 0.5 spaces per bed; plus<br>1 space per employee, other than doctors, of the largest shift; plus<br>1 space per staff or regular visiting doctor <sup>(3)</sup> | 1 space   |
| Hospital   | 1.8 spaces per patient bed; plus<br>1 space per employee, other than doctors, of the largest shift; plus<br>1 space per staff or regular visiting doctor        | 1 space, not including patient drop-off or emergency vehicle drop-off areas |
| Industrial Clinic  | 1 space per 175 SF of GFA. 6 spaces minimum   |   |
| Medical Office / Family Clinic                                       | 1 space per 175 SF of GFA. 6 spaces minimum   |   |
| Pharmacies and Drug Stores   | 1 space per 250 SF of GFA. 6 spaces minimum   |   |
| With Drive-through   | Credit for Drive-through: 1 space per 24 Linear Feet  |   |
| Residential or Community Care Facility<br>(7 or more people)         | 0.5 spaces per bed; plus<br>1 space per employee, other than doctors, of the largest shift; plus<br>1 space per staff or regular visiting doctor <sup>(3)</sup> | 1 space   |
| <b>Public</b>  |   |   |
| Convention Center  | Parking Study is required to determine the parking demand generated by the use  | Determined by Zoning Administrator  |
| <b>Cultural Facilities</b>   | Parking Study is required to determine the parking demand generated by the use  | Determined by Zoning Administrator  |
| <b>Public Facilities</b>   | Parking Study is required to determine the parking demand generated by the use  | Determined by Zoning Administrator  |

| USE   | REQUIREMENT   |                                    |
|---|---|------------------------------------|
|   | PARKING   | LOADING                            |
| Government Offices  | 1 space per 250 SF of GFA <sup>(4)</sup>  | Determined by Zoning Administrator |
| <b>Recreation Facilities</b>  | 1 space per 40 SF, if fixed seats are not provided, in the principal assembly area                                  | Determined by Zoning Administrator |
| <b>Religious</b>  |   |                                    |
| Church  | 1 space per 4 fixed seats; or<br>1 space per 40 SF, if fixed seats are not provided, in the principal assembly area |                                    |
| Monastery, Convent or Similar Religious Quarters                              | Determined by Zoning Administrator  |                                    |
| <b>Non-profit / Service Organizations - 501(c)(3)</b>                         |   |                                    |
| Campaign Offices  | 1 space per 250 SF of GFA   |                                    |
| Charitable Distribution Services  | Parking Study is required to determine the demand for parking generated by the use                                  |                                    |
| Charitable, Philanthropic, Service, and other Non-profit Organization Offices | 1 space per 250 SF of GFA   |                                    |
| <b>Transportation</b>   |   |                                    |
| <b>Air Transportation</b>   | Parking Study is required to determine the parking demand generated by the use                                      | Determined By Zoning Administrator |
| <b>Commuter Transportation</b>  | Parking Study is required to determine the parking demand generated by the use                                      | Determined By Zoning Administrator |
| <b>Ground Transportation</b>  | 1 space per employee on maximum shift <sup>(4)</sup>  | Determined By Zoning Administrator |
| Bus Passenger Terminal  | Parking Study is required to determine the parking demand generated by the use                                      | Determined By Zoning Administrator |
| <b>Rail Transportation</b>  |   |                                    |
| Railroad Passenger Terminal   | Parking Study is required to determine the parking demand generated by the use                                      | Determined By Zoning Administrator |
| Railroad Equipment / Maintenance Yard   | 1 space per employee on maximum shift <sup>(4)</sup>  | Determined By Zoning Administrator |
| <b>Truck Transportation</b>   |   |                                    |
| Truck Stop / Terminal   | Parking Study is required to determine the parking demand generated by the use                                      | Determined By Zoning Administrator |
| <b>Utilities</b>  | 1 space per employee on maximum shift <sup>(4)</sup>  | Determined By Zoning Administrator |
| Public Utility Office   | 1 space per 250 SF of GFA   |                                    |

| USE   | REQUIREMENT  |                        |
|---|--|------------------------|
|   | PARKING  | LOADING                |
| <b>COMMERCIAL</b>                                   |  |                        |
| <b>Alcohol</b>                                      |  |                        |
| Liquor Store  | 1 space per 250 SF of GFA  |                        |
| <b>Automobile Related Services</b>                  |  |                        |
| Automated Fueling Facility                          | Determined by Zoning Administrator   |                        |
| Automobile Rental Agency                            | 1 space per 300 SF of building area; plus<br>1 space per 1,000 SF of outdoor display area; plus<br>Required spaces shall be designated for employees and customers and shall not be used for display or storage of stock |                        |
| Automotive Parts and Accessories Stores             | 1 space per 250 SF of GFA  |                        |
| Automotive Service                                  | 1 space per 400 SF of GFA  |                        |
| Automotive Repair – Minor                           | 1 space per 400 SF of GFA  |                        |
| Automotive Repair – Major                           | 1 space per 400 SF of GFA  |                        |
| Body, Paint and Upholstery Shops                    | 1 space per 400 SF of GFA  |                        |
| Car Wash – Full Service                             | Determined by Zoning Administrator   |                        |
| Car Wash – Self Service                             | Determined by Zoning Administrator   |                        |
| Gas Station   | 3 spaces   |                        |
| With other on site uses                             | See standards for applicable use;<br>Credit for dispenser station: 1 space per station   |                        |
| Motor Vehicle Sales, New and Used                   | 1 space per 300 SF of building area; plus<br>1 space per 1,000 SF of outdoor display area; plus<br>Required spaces shall be designated for employees and customers and shall not be used for display or storage of stock | 1 space <sup>(4)</sup> |
| <b>Motor Vehicle Storage</b>                        | 1 space per 250 SF of office area; plus 1 space per 10,000 SF of yard area   |                        |
| Tire Stores   | 1 space per 400 SF of GFA  |                        |
| Towing Service                                      | 1 space per 250 SF of GFA; plus 1 space per service vehicle  |                        |
| Truck and Trailer Rental                            | 1 space per 10,000 SF of yard area; plus 1 space per employee on maximum shift   |                        |
| <b>Communications</b>                               | 1 space per 250 SF of GFA  |                        |
| Antennas and Wireless Telecommunications Facilities | 1 space, plus 1 space per 250 SF of GFA for office space (if applicable)   |                        |

| USE   | REQUIREMENT   |         |
|---|---|---------|
|   | PARKING   | LOADING |
| Satellite Dishes / Ham Radio Antennas and other facilities (for private use only) | None  |         |
| <b>Day Care Facilities</b>  |   |         |
| Commercial – (14 or more Children)  | 1 space per employee; plus 1 space per 5 children   |         |
| Large Family – (7 – 14 Children)  | 1 space per employee; plus 1 space per 5 children   |         |
| <b>Eating/Drinking Places &amp; Food Services</b>                                 |   |         |
| Banquet Facilities  | 1 space per 40 SF of GFA  |         |
| Bar / Cocktail Lounge   | 1 space per 100 SF of GFA   |         |
| Catering Establishment  | 1 space per 500 SF of GFA   |         |
| Fast Food   | 1 space per 75 SF of GFA, including outdoor seating area, minimum 6 spaces<br>Outdoor Seating Exemption: 25% of building's GFA  | 1 space |
| With Drive-through  | Credit for Drive-through: 1 space per 24 Linear Feet  |         |
| Restaurants (sit down/ full service)  | 1 space per 100 SF of GFA, including outdoor seating area, minimum 6 spaces<br>Outdoor Seating Exemption: 25% of building's GFA | 1 space |
| <b>Entertainment and Recreation</b>   |   |         |
| Amusement Park  | Determined by Zoning Administrator  |         |
| Athletic Fields   | Determined by Zoning Administrator  |         |
| Auditoriums & Other Public Assembly Facilities                                    | 1 space per 4 fixed seats; or<br>1 space per 40 SF, if fixed seats are not provided, in the principal assembly area             |         |
| Batting Cages – Indoor  | Determined by Zoning Administrator  |         |
| Batting Cages – Outdoor   | Determined by Zoning Administrator  |         |
| Billiard Parlor / Pool Hall   | 2 spaces per table  |         |
| Bowling Alley   | 4 spaces per alley  | 1 space |
| Dance Hall / Studio (instructional)   | 1 space per 200 SF of GFA   |         |
| Go-cart Track   | Determined by Zoning Administrator  |         |
| Golf Course   | 8 spaces per hole, plus parking for other on-site uses  |         |
| Golf Driving Range  | 1 space per tee   |         |
| Health Club / Gymnasium   | 1 space per 200 SF of GFA   |         |
| Miniature Golf Course   | 3 spaces per hole   |         |
| Motion Picture Theater  | 1 space per 3 seats   |         |
| Motocross / Off Road Mini-bike Course   | Determined by Zoning Administrator  |         |



| USE  | REQUIREMENT   |  |
|--|---|--|
|  | PARKING   | LOADING  |
| Recreational Facilities (as part of a residential Development) | Determined by Zoning Administrator  |  |
| Simulated Shooting games – Indoor                              | Determined by Zoning Administrator  |  |
| Shooting Range   | Determined by Zoning Administrator  |  |
| Skate Park   | Determined by Zoning Administrator  |  |
| Skating Rink (Ice / Roller)                                    | 1 space per 300 SF of GFA   |  |
| Stadium / Sports Arena   | 1 space per 3 seats   |  |
| Tennis / Swim Club   | 1 space per 300 feet of pool area; and 3 space per court                  |  |
| Theaters   | 1 space per 3 seats   |  |
| Video / Electronic Game Arcades                                | 1 space per 100 SF of GFA   |  |
| <b>Lodging</b>   |   |  |
| Bed and Breakfast  | 1 space per room or suite; or<br>1 space per 2 beds, whichever is greater | 1 space between 10,000 & 50,000 SF of GFA; plus<br>1 space between 50,000 & 150,000 SF of GFA; plus<br>1 space per 150,000 SF of GFA over 150,000 SF |
| Boarding / Rooming house (maximum 6 people)                    | 1 space per room or suite; or<br>1 space per 2 beds, whichever is greater | 1 space between 10,000 & 50,000 SF of GFA; plus<br>1 space between 50,000 & 150,000 SF of GFA; plus<br>1 space per 150,000 SF of GFA over 150,000 SF |
| Hotels / Motels  | 1 space per room or suite; or<br>1 space per 2 beds, whichever is greater | 1 space between 10,000 & 50,000 SF of GFA; plus<br>1 space between 50,000 & 150,000 SF of GFA; plus<br>1 space per 150,000 SF of GFA over 150,000 SF |
| Residence Inns   | 1 space per room or suite; or<br>1 space per 2 beds, whichever is greater | 1 space between 10,000 & 50,000 SF of GFA; plus<br>1 space between 50,000 & 150,000 SF of GFA; plus<br>1 space per 150,000 SF of GFA over 150,000 SF |
| Single Room Occupancy (SRO) Facility                           | 1 space per room or suite; or<br>1 space per 2 beds, whichever is greater | 1 space between 10,000 & 50,000 SF of GFA; plus<br>1 space between 50,000 & 150,000 SF of GFA; plus<br>1 space per 150,000 SF of GFA over 150,000 SF |
| <b>Offices</b>   | 1 space per 250 SF of GFA. 6 spaces minimum                               |  |

| USE  | REQUIREMENT   |  |
|--|---|--|
|  | PARKING   | LOADING  |
| <b>Retail</b>  | 1 space per 250 SF of GFA. 6 spaces minimum <sup>(1)</sup>  |  |
| <b>Building Materials &amp; Garden Supply</b>          |   |  |
| Garden Supply / Nursery                                | 1 space per 400 SF of display or sales area, and<br>1 space per 2,500 SF of growing grounds. 6 spaces minimum       | 1 space  |
| <b>Food and Beverage Stores</b>                        |   |  |
| Convenience Market                                     | 1 space per 150 SF of GFA   |  |
| Furniture and Home Furnishing Stores                   | 1 space per 400 SF of GFA   |  |
| Home Appliance Store                                   | 1 space per 400 SF of GFA   |  |
| Indoor Swap Meet                                       | Determined by Zoning Administrator  |  |
| <b>Services</b>  |   |  |
| <b>Business Services</b>                               | 1 space per 250 SF of GFA   |  |
| Exterminating Service See                              | 1 space per 250 SF of GFA, plus 1 space per service vehicle   |  |
| Equipment Sales and rental                             | 1 space per 250 SF of GFA, plus<br>1 space per 10,000 SF of yard / display area                                     |  |
| <b>Financial Services</b>                              | 1 space per 250 SF of GFA   |  |
| Banks, Credit Unions and other Depository Institutions | 1 space per 180 SF of GFA.<br>6 spaces minimum  |  |
| With Drive-through                                     | Credit for Drive-through: 1 space per 24 Linear Feet  |  |
| <b>Personal Services</b>                               | 1 space per 250 SF of GFA. 6 spaces minimum <sup>(1)</sup>  |  |
| Cemeteries and Mausoleums                              | Determined by Zoning Administrator  |  |
| Funeral Parlor, Mortuary                               | 1 space per 4 fixed seats; or<br>1 space per 40 SF, if fixed seats are not provided, in the principal assembly area | 1 space, and<br>1 space per 10,000 SF of GFA over 5,000 SF |
| Laundry – Commercial                                   | 1 space per 500 SF of GFA; plus<br>1 tractor trailer space per 4 dock high doors                                    | 1 space  |
| Public / Self Storage                                  | 1 space per 10,000 SF of storage area; plus<br>2 covered spaces for on-site caretaker's unit                        |  |
| Taxidermy  | 1 space per 400 SF of GFA   |  |
| <b>Repair Services</b>                                 | 1 space per 400 SF of GFA   |  |

| USE  | REQUIREMENT  |         |
|--|--|---------|
|  | PARKING  | LOADING |
| <b>INDUSTRIAL</b>  |  |         |
| <b>Construction</b>                                      | 1 space per 250 SF of GFA, plus<br>1 space per 10,000 SF of yard area  |         |
| <b>Light Industrial</b>                                  |  |         |
| Recyclable Material Salvage Yards                        | 1 space per 300 SF of GFA; plus<br>1 space per 7,000 SF of yard area up to 42,000 SF; plus<br>1 space for every 20,000 SF of yard area over 42,000 SF. | 1 space |
| Recycling Collection Facilities                          | 1 space per 300 SF of GFA; plus<br>1 space per 7,000 SF of yard area up to 42,000 SF; plus<br>1 space for every 20,000 SF of yard area over 42,000 SF. | 1 space |
| Recycling Processing Facilities                          | 1 space per 300 SF of GFA; plus<br>1 space per 7,000 SF of yard area up to 42,000 SF; plus<br>1 space for every 20,000 SF of yard area over 42,000 SF. | 1 space |
| Research & Development Services/Laboratories             | 1 space per 500 SF of GFA; plus<br>1 tractor trailer space per 4 dock high doors   |         |
| <b>Manufacturing</b> (assumes 15% max. GFA for office)   | 1 space per 500 SF of GFA; plus<br>1 tractor trailer space per 4 dock high doors   | 1 space |
| <b>Warehousing/Storage &amp; Transportation Services</b> |  |         |
| Multi-tenant Industrial Park                             | 1 space per 400 SF of GFA; plus<br>1 tractor trailer space per 4 dock high doors   |         |
| <b>Speculative Industrial Building</b>                   |  | 1 space |
| Office Area:   | 1 space per 250 SF of GFA; assumed as follows:   |         |
| Buildings 15,000 SF or less                              | 15% of GFA   |         |
| Buildings 15,001 to 50,000 SF                            | 10% of GFA   |         |
| Buildings 50,001 to 100,000 SF                           | 5% of GFA  |         |
| Buildings 100,001 SF or more                             | 3% of GFA  |         |
| Manufacturing Area:                                      | 1 space per 500 SF of GFA  |         |
| Warehouse / Storage Area – Max 30% of GFA                | 1 space per 1,000 SF of GFA for the first 20,000 SF;<br>1 space per 2,000 SF for that portion over 20,000 SF   |         |

| USE  | REQUIREMENT   |         |
|--|---|---------|
|  | PARKING   | LOADING |
| Trailer Parking  | 1 tractor-trailer space per 4 dock-high doors   |         |
| Warehouse / Distribution Facility  | 1 space per 1,000 SF of GFA for the first 20,000 SF;<br>1 space per 2,000 SF for that portion over 20,000.<br>1 tractor-trailer space per 4 dock-high doors | 1 space |
| <b>Wholesale / Retail</b>  |   |         |
| Industrial Retail Sales (Max. 15% of bldg. Floor area or 8,000 sq. ft., whichever is less) | See applicable warehouse or manufacturing standard  |         |
| Over 8,000 Sq. ft. or 15%  | 1 space per 250 SF for area over 15% or 8,000 SF  |         |
| <b>TEMPORARY AND INTERIM USES (Subject to Article 11 – Temporary Uses)</b>                 |   |         |
| Temporary Uses   | Determined by Zoning Administrator  |         |

**NOTES:**

- (1) Recreational vehicle parking spaces shall be clustered and screened with view-obscuring walls and/or landscaping so as not to be visible from adjacent public streets. A minimum of four hundred (400) square feet shall be provided for each recreational vehicle parking space. In lieu of providing recreational vehicle parking spaces, an equivalent area may be provided in visitor parking areas.
- (2) Loading requirements for shopping centers are as follows:
  - 1 space between 5,000 and 30,000 SF of GFA; plus
  - 1 space between 30,000 and 120,000 SF of GFA
  - Additional spaces may be required by Zoning Administrator of centers over 120,000 SF of GFA
- (3) Additional spaces may be required by the Planning Commission
- (4) Additional spaces may be required by the Zoning Administrator

**Sec. 9-1.3015:****Shared and Multiple Use Parking and Loading Provisions**

The following provisions govern multiple land uses on one parcel or multiple land uses developed as an integrated, single project.

- A. Multiple Uses:** If more than one use is located on a site, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each use. If individual uses on the same site have a floor area less than that for which parking or loading spaces would be required, the total gross floor area for all uses on the site shall be used in determining the required number of parking and loading spaces. The procedures outlined in subsection (B)(1), below, govern the requirements for reduction in parking for shared parking;
- B. Reductions to the Required Number.** The Planning Commission may grant a reduction in the amount of required parking when one or more of the following conditions exist:
- 1. Shared Parking.** Multiple uses may use joint parking facilities when operations for the respective uses are not normally conducted during the same hours, or when hours of peak use differ. Requests for the use of shared parking must meet the following conditions:
    - a. A parking demand study has been prepared which demonstrates that there will be no substantial conflicts between the subject uses with regard to principal hours of operation and periods of peak parking demand;
    - b. The total number of parking spaces required for the subject uses does not exceed the number of parking spaces reasonably anticipated to be available at periods of maximum use;
    - c. The proposed joint parking facility is not located further than 400 FT from the uses which it serves; and
    - d. A written agreement by and between the City of Ontario and all other affected parties shall be executed and recorded with the County Recorder, assuring the availability of the number of parking spaces designated for joint use, during the hours specified in the agreement, for the duration of the uses.
  - 2. Low Demand.** The number of parking spaces required by this Chapter may be reduced if it can be demonstrated that the use will not utilize the required number of spaces due to the nature of the specific use, or the manner in which the specific use is conducted. Requests for a reduction in the number of required parking spaces must meet the conditions listed in Part B (1).(a) through (d) (*Shared Parking*) of this Section.

**Sec. 9-1.3020:****Bicycle Parking Facilities**

Bicycle parking facilities, including bicycle racks, lockers and other secure facilities shall be provided for projects requiring a minimum of thirty (30) parking spaces. This shall include a minimum of one (1) bicycle rack capable of holding three (3) bicycles for each thirty (30) parking spaces.

**Sec. 9-1.3025:****Vehicle Parking Districts**

The provisions of Sec. 9-1.3010 of this article shall not require parking spaces in connection with a building or structure now existing or to be erected on a lot within a vehicle parking district established in accordance with the provisions of the Vehicle Parking District Act of 1943, as amended, when the Zoning Administrator determines that the proportionate share of parking spaces in the vehicle parking district allocated to the lot on which the building or structure is or is to be located is sufficient to provide the number of parking spaces as set forth in this section for such building or structure. The Zoning Administrator shall consider that parking space requirements are satisfied for any parcel of property within a vehicle parking district where assessments have been levied paid, or guaranteed by cash deposits as follows:

- A. For one story buildings, not less than thirty (30) percent of the assessed value of the property;
- B. For two story buildings, not less than sixty (60) percent of the assessed value of the property;
- C. For any additional story: not less than an additional thirty (30) percent of the assessed value of the property for each additional story.
- D. For the purposes of this section, a basement or storage area used solely for utility or storage purposes shall not be considered a story.

**Sec. 9-1.3030:****Provisions For the Physically Handicapped**

Parking spaces specifically designated and conveniently located for the use of the handicapped are to be provided in accordance with current regulations administered by the Building Department.

**Sec. 9-1.3035:****Standards for Off-Street Parking Facilities**

The following standards govern the design of off-street parking spaces:

- A. Each parking space must be accessible from a street or alley, provided that no parking space shall be designed to require that vehicles back into a street, except for parking spaces that serve a one or two family dwelling unit;
- B. Each parking space required for a residential use is to be located within 150 feet of the entrance to the dwelling unit, excluding structures containing three (3) or more stories;
- C. Any garage accessory to the following uses must be located in a manner as to provide a clear space of at least twenty (20) feet between the garage entrance and the property line adjoining the street:
  - 1. One family dwellings;
  - 2. Two family dwellings;
  - 3. Multiple dwellings where the garage faces a street.
- D. Entrances and exits for off-street parking facilities are to be provided at locations approved by the Engineering Department;
- E. Parking lot and driveway lighting must be arranged or shielded in such a manner as to contain direct illumination on the parking and drive aisles and avoid glare on the adjoining sites;

- F. Except as otherwise provided in this chapter, off-street parking spaces are not to be located in a required front yard, in a required yard on the street side of a corner lot or in a required rear yard on a through lot;
- G. The minimum dimensions of off-street parking facilities shall be as prescribed in Table 30-2. Access drives shall conform to the standards listed below:

**Table 30-2. Required Standards for Parking Facilities**

| REQUIREMENT   | STANDARD  |
|---|---|
| <b>Garage or Carport:</b><br>Interior clear stall dimension | Ten (10) feet wide by twenty (20) feet long   |
| <b>Parking Space dimensions:</b><br>(unenclosed)            |   |
| Full size parking   | Nine (9) feet wide by nineteen (19) feet long;  |
| Compact parking   | Minimum of eight and one-half (8 1/2) feet wide by seventeen (17) feet long. A maximum of 25% of required parking spaces may be compact spaces  |
| Tractor-trailer parking                                     | Twelve (12) feet wide by Forty-five (45) feet long  |
| <b>Access drive width <sup>(1)</sup></b>                    |   |
| One and two family dwellings:                               | ten (10) feet   |
| Other one-way access drives:                                | twelve (12) feet  |
| Two way access drives:                                      | twenty-four (24) feet   |
| <b>Maximum gradients permitted, drive way entrances:</b>    |   |
| Four (4) or less dwelling units:                            | max. grade of +8% or - 6%, as measured along the centerline of the driveway or parking aisle. This standard is applicable for a minimum distance of at least twenty (20) feet from the ultimate right-of-way line of the adjoining street or alley; |
| Five (5) or more dwelling units:                            | max. grade of +8% or - 2%, as measured along the centerline of the driveway or parking aisle. This standard is applicable for a minimum distance of at least twenty (20) feet from the ultimate right-of-way line of the adjoining street or alley  |
| Maximum gradient, parking spaces                            | Maximum of five (5) percent, measured in any direction  |

**NOTES:**

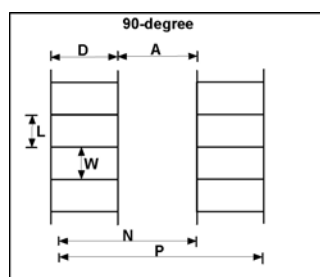
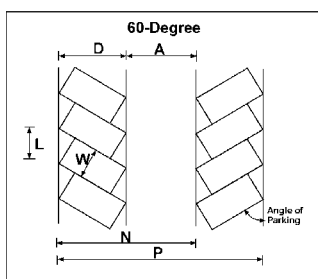
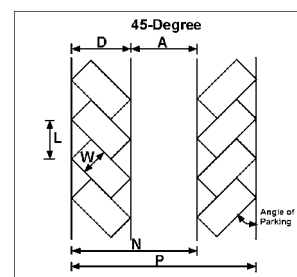
- (1) For purposes of this subsection, a drive is an unobstructed open space providing access to the parking facility, and an aisle is the open space needed to maneuver a vehicle into or out of a parking space.

- H. Commercial or office developments providing parking for at least fifty (50) or more vehicles are to be designed with access drives. Such access drives may not be intersected by a parking aisle or other access drive for a distance of at least fifty (50) feet from the street right-of-way line;
- I. Off-street parking structures must conform to all provisions of the Uniform Building Code and the Uniform Fire Code. All other off-street parking facilities shall conform with all applicable provisions of the Uniform Fire Code and shall be improved as indicated below:
1. Surfaces are to be paved with hard, durable plant mix asphaltic paving of at least two (2) inches thick after compaction or portland cement concrete paving of at least three and one-half (3 1/2) inches thick;
  2. Bumper guards or wheel stops are to be provided where necessary to protect a structure or parked vehicles;

3. Striping of parking spaces, aisles, and driveways and directional signs conforming with the provisions of Article 31 of this chapter are to be provided to ensure safe and efficient operation of parking facilities;
4. Landscape requirements for parking lots adjacent to streets are found in Sec. 9-1.3040;
5. Off-street parking facilities serving a non-residential use and intended for use during the hours of darkness shall be illuminated in a manner as required by the Police Department;
6. Where not otherwise required in the Development Code, an off-street parking facility serving a non-residential use adjoining a residential district must be separated from the district by a six (6) foot solid wall or fence located on the common property line; provided that the fence or wall shall not exceed a height of three (3) feet where it extends into a required front yard, side yard on the street side or the rear yard of a through lot.

**Table 30-3. Dimensions for Parking Facilities**

| Angle of Parking | Stall Width (W) | Stall Length (L) | Stall Depth (D) | Aisle Width (A) |         | Single Bay Width (N) |         | Double Bay Width (P) |         |
|------------------|-----------------|------------------|-----------------|-----------------|---------|----------------------|---------|----------------------|---------|
|                  |                 |                  |                 | one way         | two way | one way              | two way | one way              | two way |
| 45 Degrees       | 9.0             | 12.7             | 19.8            | 13              | 24      | 32.8                 | 43.8    | 52.6                 | 63.6    |
|                  | 8.5             | 12               | 18.1            | 13              | 24      | 31.1                 | 42.1    | 49.2                 | 60.2    |
| 60 Degrees       | 9.0             | 10.4             | 21              | 18              | 24      | 39                   | 45      | 60                   | 66      |
|                  | 8.5             | 9.8              | 18.2            | 18              | 24      | 37.2                 | 42.2    | 54.4                 | 60.4    |
| 90 Degrees       | 9.0             | 9.0              | 19              | 24              | 26      | 43                   | 45      | 62                   | 64      |
|                  | 8.5             | 8.5              | 17              | 24              | 26      | 41                   | 43      | 58                   | 60      |

**90 Degree Parking****60 Degree Parking****45 Degree Parking****Sec. 9-1.3040:****Landscaping of Parking Facilities**

Outdoor off-street parking lots containing at least six (6) spaces shall be landscaped in the following manner:

- A. Landscaping consistent with the landscape setback provisions of the base zoning district in which a parking lot is located must be provided adjacent to adjoining streets;
- B. Where a parking area contains six (6) or more parking spaces and is visible from a street, at least five (5) percent of the total area of the parking lot is to be landscaped, excluding perimeter landscaping or setback which may be required by the base zoning district. Landscaping must be evenly distributed throughout the parking lot and not concentrated in any one area. The following standards also apply:
  1. A minimum of fifty (50) percent of the plant material shall be canopy or shade trees;



2. Curbing at least six (6) inches in height, if constructed of concrete, or at least eight (8) inches if constructed of masonry, is to be provided to contain landscaped areas;
3. No landscaped area is to have a dimension smaller than five (5) feet clear in any direction or an area less than twenty (20) square feet;
4. Parking lots containing at least ten (10) spaces and which are also visible from a street, freeway, recreational trail or other public right-of-way shall include landscaped fingers for every ten (10) spaces.

C. A landscape plan shall be provided in accord with the provisions of Article 32.

**Sec. 9-1.3045:****Standards for Off-Street Loading Facilities**

Off-street loading facilities shall conform to the following standards:

- A. Each off-street loading space must be accessible from a street or alley, provided that where the site adjoins an alley in any district except an industrial district, access to the off-street loading facility shall be from the alley;
- B. Entrances and exits for off-street loading facilities are to be provided at locations approved by the Engineering Department;
- C. Exterior lighting shall be arranged or shielded in such a manner as to contain the direct illumination on the loading area and avoid glare on any adjoining site;
- D. Except as otherwise provided in this chapter, off-street loading spaces are not to be located in any required front yard, in a required side yard on the street side of a corner lot, in a required rear yard on a thorough lot, or in any other required yard area within twenty-five (25) feet of a Residential district;
- E. The design of loading areas shall be based on the type of use as approved by the Zoning Administrator;
- F. Bumper guards or wheel stops, pavement marking and other vehicular control devices are to be provided as necessary to ensure the safe operation of the off-street loading facility.

**Sec. 9-1.3050:****Trip Reduction Requirements**

Specific trip reduction requirements have been adopted to promote the use of alternative methods of transportation to the single occupant vehicle. These alternative methods are to be provided in new development in order to meet congestion management and air quality goals at minimum disruption to citizens, businesses and industry. The following standards apply:

- A. Prior to the issuance of a building permit for any new construction for which a site plan was submitted on or after January 1, 1994, provisions shall be made for applicable trip reduction requirements of this section to be implemented. These requirements shall not apply to existing development, unless additional square footage is added;
- B. The following trip reduction measures are to be implemented:
  1. Non-residential projects;
    - a. A bicycle rack or other secure bicycle facility shall be provided for every thirty (30) parking spaces

within a project and at least one (1) bicycle rack capable of holding three (3) bicycles shall be provided for all projects. Safe and convenient access to bicycle racks must be provided from public streets;

- b. On-site pedestrian walkways and bicycle facilities are to be provided connecting each building in a development to public streets;
- c. A passenger loading area in a location close to the main building entrance shall be provided for projects with one hundred (100) or more parking spaces. The area devoted to loading and unloading of passengers shall be equivalent to a minimum of five (5) parking spaces;
- d. A minimum of one (1) shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for each project which meets the following schedule:

| <b>Use</b>    | <b>Threshold</b> |
|---------------|------------------|
| Commercial    | 250,000 sq. ft.  |
| Industrial    | 325,000 sq. ft.  |
| Office        | 125,000 sq. ft.  |
| Hotels/Motels | 250 rooms        |

- e. A parking space located in close proximity to the building entrance shall be reserved for use by potential carpool/vanpool vehicles for projects with one hundred (100) or more parking spaces. All preferential parking spaces for carpool/vanpool shall be signed and striped. Such spaces shall be accessible to vanpool vehicles. If a vanpool parking space is located within a parking structure, a minimum vertical clearance of nine (9) feet shall be maintained;
  - f. Transit facilities, such as bus shelters, bus pullouts, and bus pads, shall be provided if the Development Director, in consultation with local transit providers, determines they are needed to serve the development;
  - g. On-site video conferencing facilities for office buildings with a capacity of one thousand (1,000) employees or greater.
2. Multiple dwelling and condominium projects containing ten (10) or more units:
- a. A bicycle rack or other secure bicycle parking facility is to be provided for every thirty (30) parking spaces. Each project is to include a minimum of one (1) bicycle rack capable of holding three (3) bicycles;
  - b. Sidewalks shall be provided from the public streets to each building within the complex;
  - c. A passenger loading area in a location close to the building entrance shall be provided for projects with one hundred (100) or more parking spaces. The area devoted to loading and unloading of passengers shall be equivalent to five (5) parking spaces;
  - d. Transit facilities, such as bus shelters, bus pullouts, and bus pads, shall be provided if the Development Director, in consultation with local transit providers, determines they are needed to serve the development.
3. For single family developments containing five hundred (500) or more homes, facilities shall be provided to give residents an opportunity to telecommute, or an in-lieu contribution shall be made for provisions of telecommuting facilities, or an alternate strategy for reducing an equal amount of trips as would have occurred from provisions of telecommuting facilities, shall be implemented per subsection (d) of this section;

4. The City Council, Planning Commission, or Development Advisory Board, as appropriate, may modify all or part of the trip reduction measures for new projects, if the following findings can be made:
  - a. One or more of the measures are not applicable due to special circumstances, including, but not limited to, the location or configuration of the project, the implementation of existing trip reduction measures and transportation demand strategies or other specific factors which make infeasible implementation, or reduce the effectiveness of the prescribed measures;
  - b. An alternative trip reduction and transportation demand management strategy will be implemented to reduce an equal amount of trips as would have occurred as a result of imposition of the prescribed measures. Implementation of the alternative strategy shall be a condition of project approval.
5. Credit may be granted for trip reduction and transportation demand management programs and facilities, as follows:
  - a. Existing trip reduction and transportation demand programs and facilities in a development program may satisfy all or in part the requirements of this section as pertaining to new construction within the complex, subject to the approval of the City Council, Planning Commission or Development Advisory Board, as appropriate. The amount of credit given shall be determined through an assessment of how the existing facilities would meet the requirements of this section if based on the gross floor area of the entire complex;
  - b. The Planning Commission may determine that a reduction in the required number of parking spaces for the proposed use or uses is acceptable because implementation of the trip reduction and transportation demand management measures would eliminate some of the demand for parking.
6. Prior to the issuance of a certificate of occupancy for any new building or addition to an existing building, all facilities and improvements required by this section shall be constructed or otherwise provided;
7. All facilities and improvements constructed or otherwise required by this section shall be maintained in a state of good repair;
8. The Development Director or his designated agent shall be responsible for the enforcement of the provisions of this section.