

## Chapter 20.38 - PARKING AND LOADING

### Sections:

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### 20.38.010 Purpose

This chapter establishes off-street parking requirements in order to:

- A. Provide a sufficient number of off-street parking spaces for all land uses;
- B. Provide for functional off-street parking areas that are safe for vehicles and pedestrians;
- C. Ensure that parking areas are well-designed and contribute to high-quality design environment within Merced;
- D. Allow for flexibility in off-street parking requirements to support a multi-modal transportation system and sustainable development pattern; and,
- E. Ensure that off-street parking areas do not adversely impact land uses on neighboring properties.



### 20.38.020 Applicability

- A. **New Structures and Uses.** All new structures and uses shall comply with the standards in this chapter, including the amount of required off-street parking as specified in Table 20.38-1 (Off-Street Parking Requirements).

**B. Changes in Existing Structures and Uses.**

1. Additional parking shall be required for a change in use or any modification to an existing structure that results in an increase in the unit of measurement used to determine the amount of required off-street parking as specified in Table 20.38-1 (Off-Street Parking Requirements).
2. Additional off-street parking shall be required only to accommodate the incremental change or expansion of the structure or use. Additional parking shall not be required to remedy parking deficiencies existing prior to the change to an existing structure or use.
3. Additional parking for nonresidential uses is not required if the parking needed to accommodate the change is either:
  - a. Two or fewer parking spaces; or,
  - b. Ten (10) percent or less of the total required off-street parking spaces for the use.

**TABLE 20.38-1 OFF-STREET PARKING REQUIREMENTS**

| Land Uses                                                                | Number of Required Parking Spaces                                                                                                                                                                                                   |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESIDENTIAL LAND USES</b>                                             |                                                                                                                                                                                                                                     |
| Caretaker's Home                                                         | 1 per unit                                                                                                                                                                                                                          |
| Duplexes                                                                 | <del>1 per unit unless the exceptions in MMC 20.08.020(B)(2) are met. 1.75 spaces per each unit up to 30 units and 1.5 spaces per each unit thereafter</del>                                                                        |
| Group Homes and Facilities                                               | 1 per unit plus 1 per 300 sq. ft. of office and other nonresidential areas                                                                                                                                                          |
| Group Housing                                                            | 1 per unit                                                                                                                                                                                                                          |
| Live/Work Units                                                          | 1.75 per unit                                                                                                                                                                                                                       |
| Mobile Home Parks                                                        | 1 per unit and 1 per office or employee                                                                                                                                                                                             |
| Multiple Family Dwellings/Condominiums                                   | 1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 in each unit |
| Residential Care Facilities, Small                                       | 1 per unit                                                                                                                                                                                                                          |
| Residential Care Facilities, Large (Includes Convalescent/Nursing Homes) | 1 per 4 beds; plus 1 per 300 sq. ft. of office or 1 per employee, whichever is greater                                                                                                                                              |
| Accessory Dwelling Units                                                 | One or more bedrooms: 1 per unit, <u>unless exceptions in MMC 20.42.030(H) are met.</u>                                                                                                                                             |

| Land Uses                                               | Number of Required Parking Spaces                                                        |
|---------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>RESIDENTIAL LAND USES (Cont.)</b>                    |                                                                                          |
| Single Family Dwellings                                 | 1 per unit                                                                               |
| Single-Room Occupancy                                   | 1 per unit                                                                               |
| Transitional/Supportive Housing                         | 1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas             |
| <b>PUBLIC AND QUASI-PUBLIC LAND USES</b>                |                                                                                          |
| Cemeteries, Mausoleums, Funeral Parlors, and Mortuaries | 1 per 5 fixed seats, or 1 per 35 sq. ft. of largest assembly area without fixed seats    |
| Colleges and Trade Schools                              | 1 per 100 sq. ft. of classroom area or 1 per employee, whichever is greater              |
| Community Assembly                                      | 1 per 3.5 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats |
| Cultural Institutions                                   |                                                                                          |
| Day Care Centers                                        | 1 per 400 sq. ft. of floor area used for daycare and 1 per employee                      |
| Day Care Home Facilities, Small (1-8 children)          | 1 per unit                                                                               |
| Day Care Home Facilities, Large (9-14 children)         | 1 per unit plus 1 per employee                                                           |
| Drug Rehabilitation Center                              | 1 per 6 beds plus 1 per 300 sq. ft. of office or other non-residential floor area        |
| Emergency Shelters                                      | 1 per 10 beds plus 1 per 300 sq. ft. of office or other non-residential floor area       |
| Government Offices                                      | 1 per 300 sq. ft. of floor area                                                          |
| Hospitals                                               | 1 per bed up to 100 beds; 1 per 2 beds for up to next 100 beds; 1 per 4 beds thereafter  |
| Medical Offices and Clinics                             | 1 per 200 sq. ft. of floor area                                                          |
| Public Safety Facilities                                | 1 per 1,000 sq. ft. and 2 additional parking spaces for station vehicles                 |
| Schools, Public or Private                              | 2 per classroom or 1 per employee, whichever is greater                                  |
| Social Assistance Services                              | 1 space per 300 square feet of floor area                                                |

| Land Uses                                     | Number of Required Parking Spaces                                                                                           |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>COMMERCIAL LAND USES</b>                   |                                                                                                                             |
| Adult Entertainment Businesses                | 1 per 300 sq. ft. of floor area                                                                                             |
| Alcoholic Beverage Sales, Retail              | 1 per 250 sq. ft. of floor area                                                                                             |
| Animal Sales and Services                     | 1 per 300 sq. ft. of floor area                                                                                             |
| Banks, Retail                                 | 1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater                                                     |
| Bars and Nightclubs                           | 1 per 100 sq. ft. of floor area or 1 per 50 sq. ft. of floor area used for dancing or 1 per 2.5 seats, whichever is greater |
| Bed and Breakfast                             | 1 per bedroom plus 2 for owner plus 1 for each employee on largest shift                                                    |
| Building Supplies and Home Improvement Stores | 1 per 400 sq. ft. of floor area                                                                                             |
| Business Support Services                     | 1 per 500 sq. ft. of floor area                                                                                             |
| Card rooms/Gaming Establishments              | 1 per 2.5 seats                                                                                                             |
| Check Cashing Establishments                  | 1 per 250 sq. ft. of floor area                                                                                             |
| Drive-Through and Drive-Up Sales              | 1 per 350 sq. ft. of floor area                                                                                             |
| Equipment Sales and Rental                    | 1 per 400 sq. ft. of floor area plus 1 per vehicle for sale or rent                                                         |
| Flea Market                                   | 1 per 300 sq. ft. of display/sales area or 1 per booth, whichever is greater                                                |
| Food and Beverage Sales                       | 1 per 250 sq. ft. of floor area                                                                                             |
| Furniture and Appliance Stores                | 1 per 600 sq. ft. of floor area plus 1 per vehicle used in the conduct of business                                          |
| Gas and Service Stations                      | 3 spaces plus 1 per 250 sq. ft. of retail sales area                                                                        |
| Hotels and Motels                             | 1 per sleeping unit or suite up to 100 units, 1 per each 2 units for each unit thereafter                                   |
| Mobile Home Sales                             | 1 per 400 sq. ft. of floor area, but in no case less than 6 spaces, plus 1 for each mobile home for sale                    |

| Land Uses                                     | Number of Required Parking Spaces                                                                                                                    |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMERCIAL LAND USES (Cont.)                  |                                                                                                                                                      |
| Mobile Vending                                | 2 per motorized coach, none required for pushcarts                                                                                                   |
| Office, Professional                          | 1 per 250 sq. ft. of floor area                                                                                                                      |
| Pawn Shops                                    | 1 per 300 sq. ft. of floor area                                                                                                                      |
| Personal Services                             | 1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater                                                                              |
| Restaurant, Full Service                      | 1 per 100 sq. ft. of floor seating area or 1 for each 2.5 seats, whichever is greater                                                                |
| Restaurant, Limited Service                   |                                                                                                                                                      |
| Retail, General                               | 1 per 300 sq. ft. of floor area                                                                                                                      |
| Vehicle Sales and Rental                      | 1 per 400 sq. ft. of floor area; for outdoor vehicle sales lots, 3 per lot                                                                           |
| Vehicle Parts and Accessories Sales           |                                                                                                                                                      |
| Vehicle Repair and Maintenance                |                                                                                                                                                      |
| INDUSTRIAL LAND USES                          |                                                                                                                                                      |
| Contractors' Facilities                       | 1 per 500 sq. ft. of floor area                                                                                                                      |
| Maintenance and Repair Services               | 1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business |
| Manufacturing and Processing, General         |                                                                                                                                                      |
| Manufacturing and Processing, Heavy           |                                                                                                                                                      |
| Manufacturing and Processing, Light           |                                                                                                                                                      |
| Public/Mini Storage                           | 1 per 50 storage units or 5 spaces, whichever is greater                                                                                             |
| Recycling Collection or Processing Facilities | 1 per 1,000 sq. ft. of floor area                                                                                                                    |
| Research and Development                      | 1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business |
| Warehousing, Wholesaling and Distribution     | 1 per 2,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater                                                    |

| Land Uses                                               | Number of Required Parking Spaces                                                                                                                        |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| RECREATIONAL LAND USES                                  |                                                                                                                                                          |
| Commercial Recreation, Indoor                           | 1 per 3.5 fixed seats or 1 per 300 sq. ft. of floor area used by customers, whichever is greater                                                         |
| Commercial Recreation, Outdoor                          | 1 per 3.5 fixed seats or 1 per 400 sq. ft. of floor area used by customers, whichever is greater                                                         |
| Golf Courses                                            | 3 per hole plus 1 per 300 sq. ft. of office or other retail area                                                                                         |
| Parks and Recreational Facilities                       | 25 per ball field plus 5 spaces per acre of active recreational area                                                                                     |
| Sports Stadium or Arenas or Theaters                    | 1 per 4 seats or 1 per 50 sq. ft. of floor area if no fixed seats                                                                                        |
| AGRICULTURE AND NATURAL RESOURCES LAND USE              |                                                                                                                                                          |
| Agricultural Processing, On-Site                        | 1 per 1,000 sq. ft. of floor area for all habitable buildings associated with the use, or 1 per each 2 employees on the largest shift, whichever greater |
| Animal Processing, On-Site                              |                                                                                                                                                          |
| TRANSPORTATION, COMMUNICATIONS, AND UTILITIES LAND USES |                                                                                                                                                          |
| Airports and Heliports                                  | 1 per 500 sq. ft. of floor area of enclosed passenger terminal area                                                                                      |
| Freight Terminals                                       | 1 per 2,000 sq. ft. of floor area                                                                                                                        |
| Parking Facilities                                      | 1 per 300 sq. ft. of floor area used by employees or 1 per employee whichever is greater                                                                 |
| Utilities, Major                                        | 1 per 300 sq. ft. of office area, plus 1 per vehicle required to service each facility                                                                   |
| Utilities, Minor                                        |                                                                                                                                                          |
| Wireless Communications Facilities                      | 1 per 300 sq. ft. of floor area for habitable buildings                                                                                                  |

#### 20.38.030 Required Parking Spaces

- A. Number of Spaces.** All land uses shall provide a minimum number of off-street parking spaces as specified in Table 20.38-1 (Off-Street Parking Requirements), except as provided in Section 20.38.050 (Parking Reductions).
- B. Unlisted Uses.**
1. The Director of Development Services shall determine the minimum number of required off-street parking spaces for land uses not listed in Table 20.38-1 based on the requirements for the most comparable use in this chapter or an analysis of parking requirements for similar uses in other jurisdictions or State or national standards.

2. Off-street parking requirements for unlisted land uses shall be based on the parking requirements of similar uses in Table 20.38-1.
3. The Director of Development Services may require the preparation of a parking demand study at the expense of the applicant to determine the parking requirement for unlisted uses.

**C. Mixed or Multiple Uses.** When more than one land use is conducted on a parcel, the minimum number of required off-street parking spaces shall be the sum of the number of parking spaces required for each individual use.



**D. Unknown Uses.**

1. The Director of Development Services shall determine the minimum number of required off-street parking spaces for non-residential “shell” structures with no identified tenants.
2. Off-street parking requirements for non-residential “shell” structures shall be based on anticipated tenants for the structures, as determined by the Director.

**E. Units of Measurement.**

1. For the purpose of this chapter, “floor area,” in the case of offices, merchandising or service types of uses, means the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale or merchandise. It shall not include areas used principally for nonpublic purposes such as incidental repair, processing or packaging of merchandise, for show windows, for restrooms, for utilities, or for dressing rooms, fitting rooms, or alteration rooms. Unless additional information is provided by the applicant, these “non-public areas” will be assumed to be 15 percent of the total gross floor area and will not be used in calculating floor area for parking purposes.
2. In indoor or outdoor places of assembly in which spectators or patrons occupy benches, pews, or other similar seating facilities, each twenty inches of such seating facilities shall be counted as one seat for the purpose of determining off-street parking facilities.
3. When units of measurements determining the number of required parking spaces result in requirements of a fractional space, fractions of spaces over one-half shall be rounded up to the next whole number.

**F. Conforming Status.** Structures or uses established prior to the effective date of the Zoning Ordinance shall not be deemed nonconforming by reason of providing fewer off-street parking spaces than required by Table 20.38-1. However, no such structure

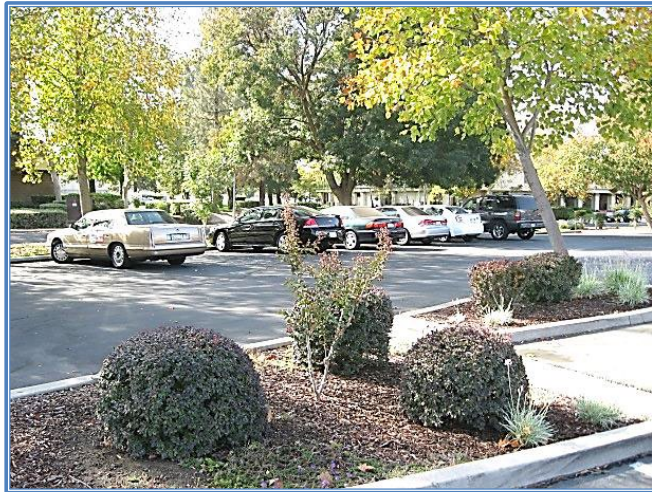
or use may further reduce the number of provided off-street parking spaces below the requirements of this chapter.

- G. Additional Required Parking.** The Planning Commission may require more off-street parking than required by Table 20.38-1 if the Commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.

#### **20.38.040 General Requirements**

**A. Availability and Use of Spaces.**

1. Required parking spaces shall be permanently available and maintained for parking purposes for the use they are intended to serve.
2. Owners, lessees, tenants, or persons having control of the operation of a use for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.
3. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, advertising, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the Zoning Ordinance.



**B. Location of Parking.**

1. Required parking spaces shall be located on the same lot as the use they are intended to serve, except as allowed by subsection C below.
2. When the required off-street parking for a one-family or two-family structure in any R district is not to be provided in a covered garage or carport, each required car space shall be so located that it may later be covered by a garage or carport structure in accordance with the provisions of this chapter.

**C. Off-Site Parking.**

1. For multi-family housing and non-residential uses, the Site Plan Review Committee may approve off-site parking if it finds that practical difficulties prevent the parking from being located on the same lot it is intended to serve.
2. Off-site parking shall be located within 400 feet of the use it is intended to serve



or another reasonable distance as determined by the Site Plan Review Committee.

3. If off-site parking is approved, a covenant record, approved by the City Attorney, shall be filed with the County Recorder. The covenant record shall require the owner of the property where the off-site parking is located to

continue to maintain the parking space so long as the building, structure, or improvement is maintained within the City. This covenant shall stipulate that the title and right to use the spaces shall not be subject to multiple covenants or contracts for use, or termination, without prior written consent of the City.

**D. Parking for Persons with Disabilities.**

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.
2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table 20.38-1.

**20.38.050 Parking Reductions**

The minimum number of required off-street parking spaces as specified in Table 20.38-1 may be reduced as described below.

- A. Shared Parking.** Multiple land uses on a single parcel or development site may use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ. Requests for the use of shared parking may be approved if:

1. A parking demand study approved by the Director of Development Services demonstrates that there will be no substantial conflicts between the land uses' principal hours of operation and periods of peak parking demand;

2. The total number of parking spaces required for the land uses does not exceed the number of parking spaces anticipated at periods of maximum use;
  3. The proposed shared parking facility is located no further than 400 feet from the primary entrance of the land use which it serves; and,
  4. A covenant record as described in Section 20.38.040.C.3 shall be recorded.
- B. Common Parking Facilities.** Common parking facilities, public or private, may be provided in lieu of the individual requirements contained in this chapter, provided, the total of such off-street parking facilities, when used together, shall not be less than the sum of the various uses computed separately. Such common facilities shall be approved by the Planning Commission with a Conditional Use Permit, and the Planning Commission may grant a reduction in the total required parking for the uses by no more than fifteen percent.
- C. Low Demand.** The number of parking spaces may be reduced if the land use will not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study approved by the Director of Development Services.
- D. Transportation Demand Management Plan.** The number of parking spaces may be reduced by the Director of Development Services up to 20 percent if the project applicant prepares a Transportation Demand Management Plan which demonstrates a reduction in the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours.
- E. Bus Stop/Transportation Facility Credit.** The number of parking spaces may be reduced by up to 5 percent for commercial or multiple-family development projects within 400 feet of a City-approved bus stop. If a commercial or multiple-family development project is located within 400 feet of a transit center, the project may reduce parking spaces by up to 10 percent.
- F. Mixed-Use Projects.** A mixed-use project with commercial and residential units may reduce parking requirements by up to 30 percent as demonstrated by a parking demand analysis approved by the Director of Development Services.



**20.38.060 Parking Assessment Districts**

If a parking assessment district has been established, a fee may be paid to the City in lieu of providing required off-street parking within the district.

**A. Exception for Parking Districts.** Property located within a district in which special assessments have been or are to be levied for providing public off-street parking shall not be required to provide off-street parking facilities for the ground floor of any such structure.



**B. Special Assessment Financing.**

1. In any special assessment proceedings for financing the cost of public off-street parking facilities, any improved property shall be granted a credit against the assessment to be levied, in such ratio as the City Council shall determine, for any improved customer, owner, tenant or employee parking spaces or reasonable access areas.
2. In determining the amount of assessment credit, the area of credit shall be improved in accordance with this code. If not so improved at the time of granting the credit, the owner shall cause the area to be so improved within 60 days thereafter, or otherwise the credit shall be removed. A parking space is defined as an area of 8.5 by 20 feet in dimension. The determination of the City Council as to the amount of “reasonable access” shall be final.
3. Areas used for parking of delivery vehicles or other commercial or industrial vehicles, and open areas used for storage or otherwise in the operation of the business, shall not be included in any area of credit. Any area for which a credit for parking is granted shall remain subject to the requirements of this chapter for providing off-street parking.

**C. In-lieu Parking Fee.** In lieu of providing off-street parking within a special assessment parking district, an owner may pay to the City a sum equal to one thousand two hundred dollars (\$1,200) per parking space, which money shall be deposited in a special fund and used for providing, improving or maintaining off-street parking facilities in said district.



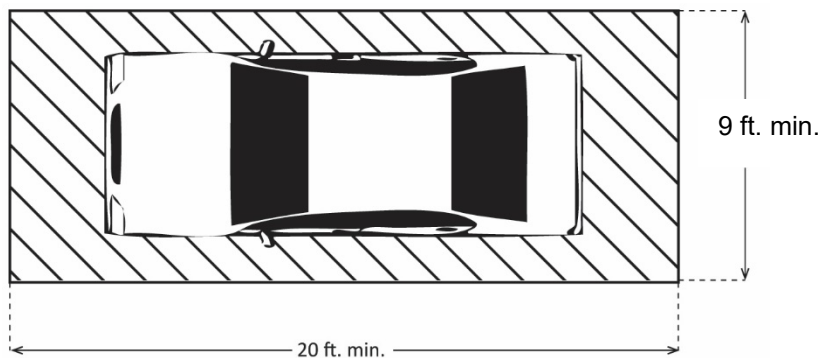
**D. Additions to Parking Districts.**

1. Each owner of a property not included within a district in which special assessments are levied for providing public off-street parking, but within 400 feet of a public parking lot located within such a district, may pay a participation fee to defray the cost of providing required off-street public parking facilities, in exchange for the benefits and the responsibilities of inclusion in said district. Upon payment of the participation fee as provided in Section 20.38.060.D.2 and continuing payment of assessments imposed by the district, the owner of the subject property shall not be required to provide off-street parking facilities for the ground floor of any structure on the property, and may also pay in-lieu parking fees as provided in Section 20.38.060.C.
2. The participation fee shall be deposited in a special fund and used for providing, improving, or maintaining off-street parking facilities in said district. The amount of participation fee shall be computed as follows:
  - a. Participation fee = (Basic Charge + Cost Index)
  - b. "Basic charge" is 90 cents per square foot of the subject property, and \$245 per front foot of the subject property, measured as the subject property's frontage along the public right-of-way with the highest traffic volume.
  - c. "Cost index" is the most current cost index (calculated on an annual basis based on the previous year's Consumer Price Index, All Urban Consumers, published by the U.S. Department of Labor), multiplied by the total square foot and front foot of the subject property. In the event of discontinuation of such index, the index most closely resembling said index.



**20.38.070 Parking Design and Development Standards**

- A. Dimensions.** The minimum required dimensions for off-street parking spaces shall conform to the latest edition of the City's Standard Designs of Common Engineering Structures. However, all parking spaces shall be a minimum of 9 feet in width.
- B. Compact Spaces.**
1. A maximum of 25 percent of required off-street parking spaces may be compact spaces.
  2. All parking spaces for compact cars shall be clearly marked with the word "Compact" either on the wheel stop or curb, or on the pavement at the opening of the space.
- C. Parking Access.** The required dimensions for driveways providing access to off-street parking spaces shall conform to the latest edition of the City's Standard Designs of Common Engineering Structures.

**FIGURE 20.38-1 EXAMPLE OF 90-DEGREE PARKING SPACE DIMENSIONS**

- D. Surfacing.**
1. All permanent parking spaces and drive aisles shall be paved with asphalt, concrete or other all-weather surface per the latest edition of the City's Standard Designs of Common Engineering Structures.
  2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the City Engineer.
- E. Tandem Parking Spaces.** Tandem parking spaces may be permitted for all residential land uses, provided that they comply with the following standards:
1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit.

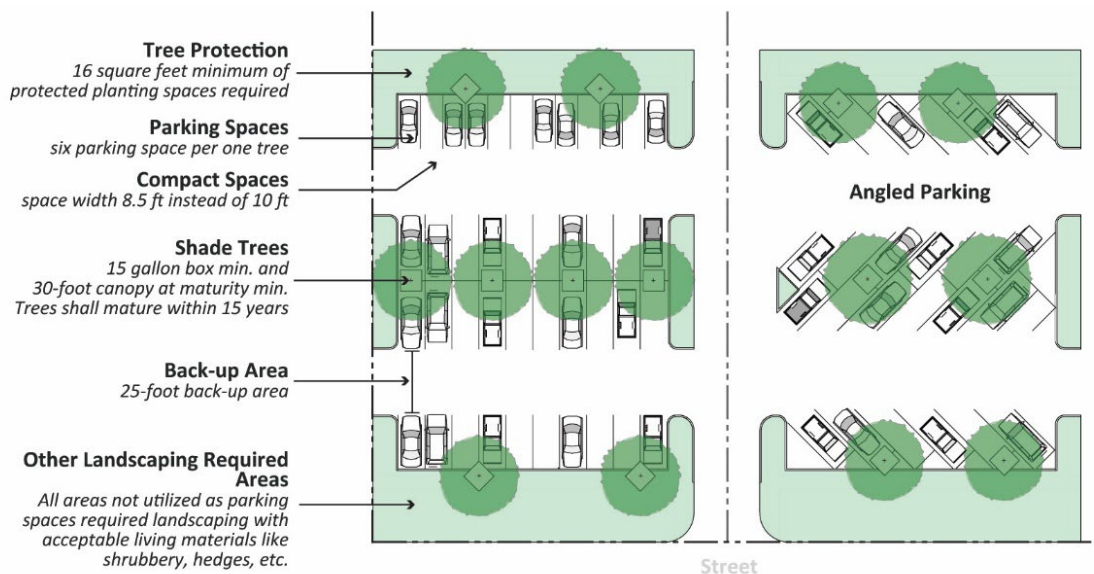
2. All required guest parking shall be provided as single, non-tandem parking spaces.
3. Tandem parking spaces shall not block the use of the drive aisle to access other parking spaces located within the parking area.
4. Tandem parking spaces shall be used to accommodate passenger vehicles only.

#### F. Landscaping.

1. **General Standards.** All landscaping within parking areas shall comply with the requirements of Chapter 20.36 (Landscaping) in addition to the standards within this section.
2. **Landscaping Defined.** Except as otherwise specified in this section, landscaping and landscaped areas shall consist of drought-tolerant plant materials, including any combination of trees, shrubs, and ground cover.
3. **Parking Lot Standards.** As illustrated in Figure 20.38-2 (Parking Lot Landscaping Standards), the following landscaping standards, as well as the standards in the City's Standard Designs of Common Engineering Structures, shall apply to parking lots containing six or more parking spaces. All landscape areas shall have an irrigation system.



**FIGURE 20.38-2 PARKING LOT LANDSCAPING STANDARDS**



- a. **Interior Landscaping.** All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped with plantings with drought-tolerant, non-invasive species.

b. **Shade Trees.**

- (1) One shade tree shall be provided for every six parking spaces, or portion thereof, in a parking lot in addition to street trees.
- (2) Shade trees shall be a minimum 15 gallon box in size and shall provide a minimum 30-foot canopy at maturity.
- (3) Shade trees shall be of a type that can reach maturity within 15 years of planting and shall be selected from a City-approved list of canopy tree species suitable for the Valley climate.



- (4) Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a 30-foot canopy) on August 21. The arrangement should approximate nearly 50 percent shade coverage at noon on August 21 within 15 years of planting.

(5) The above standards may be modified with a Minor Use Permit if alternative shade structures (including solar carports) are provided. Design standards for such shade structures shall be approved as part of the Minor Use

Permit process as well.

4. **Concrete Curbs**

- a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a raised concrete curb. Raised concrete curbs shall be a minimum of 6 inches high by 6 inches deep.
- b. The City may approve alternatives to raised concrete curbs as needed to comply with any mandatory storm water drainage standards.



5. **Parking Space Landscaping.** A maximum of 2 feet at the front end of a parking space may be landscaped in lieu of paving surface.
6. **Timing.** Landscaping shall be installed prior to the City's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot, unless otherwise approved by the Director of Development Services.

**G. Lighting.**

1. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot candles over the entire parking area or as otherwise required by the Building Code.



2. Outdoor lighting as required by Subsection G.1 above shall be provided during nighttime business hours.

3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.

4. All fixtures shall be hooded.

**H. Pedestrian Access.** Parking lots shall include pedestrian walkways in compliance with American with Disabilities Act (ADA) requirements and the California Building Code.

**I. Screening.** Parking lots of 6 spaces or more shall comply with the following screening standards, unless otherwise approved with a Minor Use Permit.

1. **Location.** Screening with a minimum width of 5 feet shall be provided along the perimeter of parking lots fronting a public or private street or abutting a residential zone.

2. **Height.**

- a. Screening adjacent to streets shall have a minimum height of 2.5 feet.
- b. Screening abutting a residential zoning district shall have a minimum height of 6 feet, except in required setback areas, where the minimum height shall be 4 feet.
- c. Commercial parking lots abutting residential zoning districts shall have a solid wall with a minimum height of 6 feet.



3. **Materials.** Required screening may consist of one or more of the following materials:
  - a. Low-profile walls constructed of brick, stone, stucco or other durable material with graffiti-proof coating materials or landscaping/vines.
  - b. Evergreen plants that form an opaque screen.
  - c. An open fence combined with landscaping to form an opaque screen.
  - d. A berm landscaped with ground cover, shrubs, or trees.

**20.38.080 Bicycle Parking**

**A. Applicability.** All multi-family and non-residential land uses shall provide bicycle parking as specified in this section and in accordance with Sections 20.38.020 (Applicability) and 20.38.030 (Required Parking Spaces), except for the following uses:

1. Gas and Service Stations
2. Maintenance and Repair Services
3. Vehicle Repair
4. Vehicle Sales and Rental
5. Wholesaling
6. Construction and Material Yards
7. Warehousing and Distribution
8. Other similar uses as determined by the Director of Development Services.



**B. Types of Bicycle Parking.**

1. **Short-Term/Class II Bicycle Parking.** Short-term/Class II bicycle parking provides shoppers, customers, and other visitors who generally park for two hours or less a convenient and readily accessible place to park bicycles.
2. **Long-Term/Class I Bicycle Parking.** Long-term/Class I bicycle parking provides employees, residents, visitors and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles.

**C. Bicycle Parking Spaces Required.** The number of required bicycle parking spaces shall be as specified in Table 20.38-4 (Required Bicycle Parking Spaces).

**TABLE 20.38-4 REQUIRED BICYCLE PARKING SPACES**

| Land Use                                                                            | Required Bicycle Parking Spaces                                |                                                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------|
|                                                                                     | Short-Term Spaces                                              | Long-Term Spaces                                                                         |
| Multi-Family Dwellings of 6 units or more, Group Housing, and Single Room Occupancy | 10% of required automobile parking spaces; minimum of 2 spaces | 1 per 10 units; minimum of 2 spaces                                                      |
| Non-Residential Uses                                                                | 8% of required automobile spaces, minimum of 2 spaces          | 8% of required automobile spaces for uses 10,000 sq. ft. or greater; minimum of 2 spaces |

**D. Short-Term/Class II Bicycle Parking Standards.** Short-term bicycle parking shall be located within 100 feet of the primary entrance of the structure or use it is intended to serve, be readily visible to passers-by, and at least 25 percent of required short-term bicycle parking spaces shall be covered.

**E. Long-Term Bicycle Parking Standards.** Following standards shall be recommended for long-term bicycle parking:

1. **Location.** Long-term bicycle parking shall be located in highly visible, well-lighted areas that are convenient to the street and users.
2. **Cover.** A minimum of 75 percent of required long-term bicycle parking spaces shall be covered.
3. **Parking Facilities.** Long-term bicycle parking spaces must be secure and may include:
  - a. Covered, lockable enclosures with permanently anchored racks for bicycles; or,
  - b. Lockable bicycle rooms or areas with permanently anchored racks; or,
  - c. Lockable, permanently anchored bicycle lockers.



**F. Parking Space Dimensions.**

1. Minimum dimensions of 2 feet by 6 feet shall be provided for each bicycle parking space (illustrated in Figure 20.38-3).



2. An aisle of at least 5 feet shall be provided behind all bicycle parking to allow room for maneuvering.
3. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
4. 4 feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

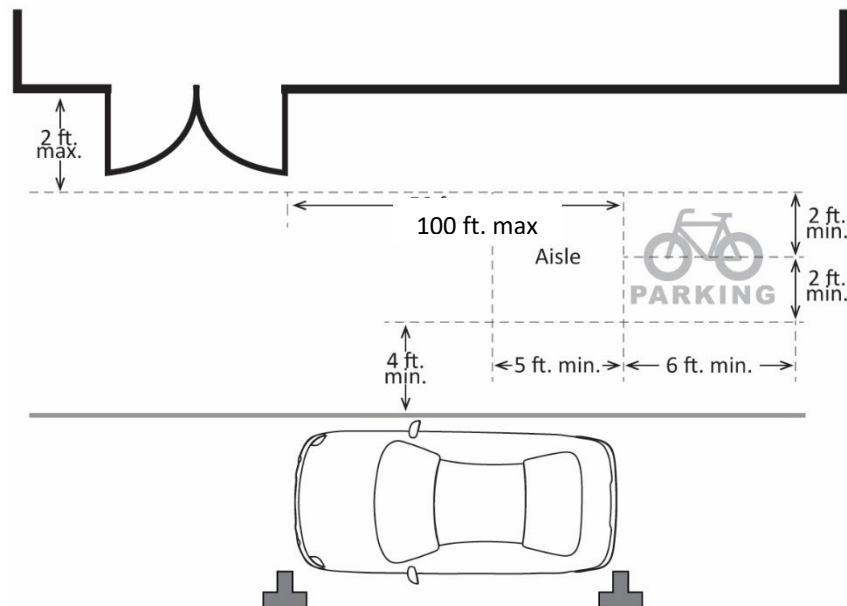


**G. Rack Design.** Bicycle racks must be capable of locking both the wheels (one wheel with a U-type lock), providing at least 2 points of contact with the frame of the bicycle, and supporting bicycles in an upright position. “Inverted U” bicycle racks are highly recommended.

**H. Cover.** Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from sun and rainfall, and be at least 7 feet above the floor or ground.



FIGURE 20.38-3 SHORT-TERM/CLASS II BICYCLE PARKING DIMENSIONS

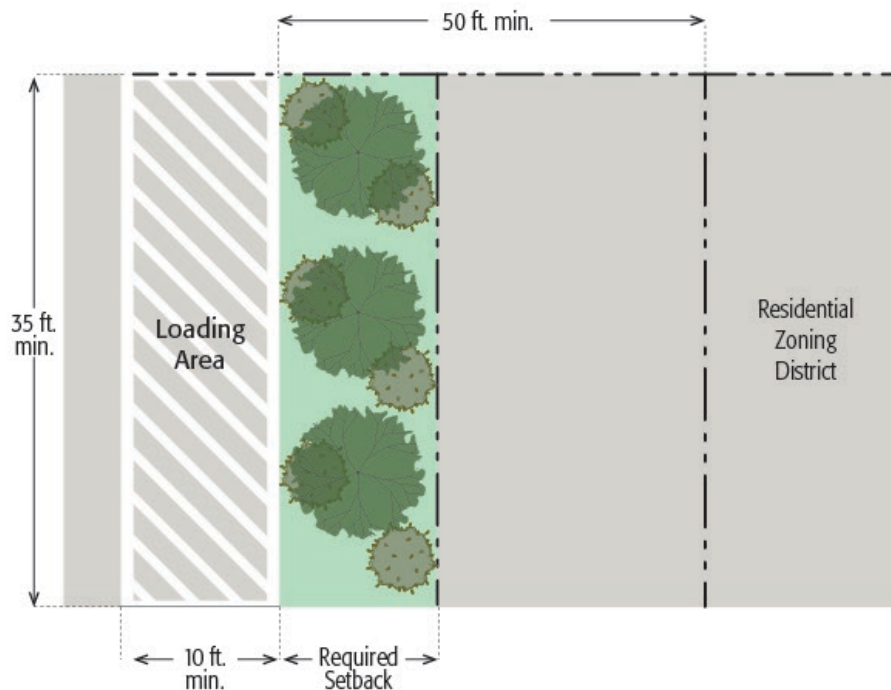


**20.38.090 Off-Street Loading**

- A. Applicability.** All retail, restaurant, hotel, warehousing, manufacturing, hospitals, laundry, and similar uses that involve the frequent receipt or delivery of materials or merchandise shall provide off-street loading spaces consistent with the requirements of this section.
- B. Number of Loading Spaces.** The minimum number of required loading spaces shall be as specified in Table 20.28-5 (Required Loading Spaces).

**TABLE 20.38-5 REQUIRED LOADING SPACES**

| Total Gross Floor Area      | Required Loading Spaces                     |
|-----------------------------|---------------------------------------------|
| Less than 5,000 sq. ft.     | None                                        |
| 5,000 to 25,000 sq. ft.     | 1                                           |
| Greater than 25,000 sq. ft. | 2 plus 1 per each additional 20,000 sq. ft. |

**FIGURE 20.38-4 OFF-STREET LOADING**

**C. Location.**

1. Required loading spaces shall be located on the same lot as the use they are intended to serve.



2. A formal agreement among property owners shall be required and recorded if an immediately adjacent lot is used as required loading spaces.

3. No loading space shall be located closer than 50 feet to a residential zone, unless the loading space is wholly enclosed within a building or screened by a solid wall not less than 8 feet in

height.

**D. Dimensions.**

1. Each loading space shall have minimum dimensions of 10 feet wide, 35 feet long, and 14 feet in vertical clearance.
2. Deviations from the minimum dimensions standards may be approved by the Director of Development Services if the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific business.

**E. Design and Configuration.**

1. Loading spaces shall be configured to ensure that loading and unloading takes place on-site and not within adjacent public rights-of-way.
2. Sufficient maneuvering area shall be provided for loading spaces so that vehicles

may enter and exit an abutting street in a forward direction.



3. Loading spaces and their associated maneuvering areas shall not encroach into required employee or visitor parking areas or other on-site areas required for vehicle circulation.

4. Loading spaces shall be striped and clearly identified as for loading purposes only.

