

6.02. Off-Street Parking and Loading Requirements

A. Applicability

1. No building or structure or part thereof shall be erected, altered, or converted for any permitted use unless vehicle parking is provided according to the following standards, or unless subject to an exception.
2. With the exception of the [CB, Central Business District](#), vehicle parking shall be provided on the lot or tract, on an immediately contiguous lot or tract, or within 150 feet of such building or structure.
3. An established use lawfully existing at the effective date of this [Zoning Ordinance](#) need not provide any additionally vehicle parking to meet the requirements of the Zoning Ordinance; however, no existing vehicle parking in connection with a legal use may be reduced below the minimum number of spaces as hereinafter required.

B. General Requirements

1. Parking Areas and Driveways

Unless otherwise noted, parking areas and driveways shall be curbed, paved and maintained to the City specifications.

2. Parking Space Dimension (Standard)

In all zoning districts, all parking spaces shall not be less than nine feet by 20 feet.

C. Parking Space Schedule: Single-Family and Duplex Uses

1. The minimum off-street parking spaces for single-family and duplex uses shall be two spaces for each dwelling unit, in addition to any garage parking spaces.

D. Parking Space Schedule: Multi-Family Uses

1. Off-street parking shall be provided behind the front building line in the side or rear yard of the lot or tract of land upon which an [Apartment](#) building is constructed.
2. Off-street parking shall be provided to meet the requirements of the residents and their guests in each [Apartment](#) project according to the following standards:
 - a. One space for each studio unit (i.e., an apartment containing only one main room),
 - b. One and one-half spaces for each one-bedroom unit,
 - c. Two spaces for each unit with two bedrooms,
 - d. Two and one-half spaces for each unit with three or more bedrooms, plus one additional space for each four units in development.

- E. Parking Space Schedule: Nonresidential Uses Applicable to All Districts
 Off-street parking spaces shall be provided according to the following. In cases where a use is not listed below, see [6.02.G Parking Requirements for New or Unlisted Use](#).

Table 6: Parking Space Schedule: Nonresidential Uses Applicable to All District	
Use	Parking Standard
1. Bank, Savings and Loan, or Similar Financial Establishment	One space for each 400 square feet of floor area.
2. Bed and Breakfast Facility	Two spaces per room for rent, plus the requirements for a normal residential use.
3. Bowling Alley	Five spaces for each lane.
4. Child-Care, Kindergartens, Day Schools, and Similar Establishments	One space per eight pupils plus one space per employee.
5. Church or Other Place of Worship	One space per four seats within the main sanctuary.
6. Clinic or Doctor's Office	One space for each 300 square feet of Floor Area, minimum of five.
7. Commercial Outdoor Amusement	Two spaces per three seats on amusement rides, or ten spaces per ride, sports court, batting cage facility, or attraction with no specific or defined seating.
8. Commercial Use (not listed above)	One space for each two employees per maximum shift or one space per each 1,000 square feet of floor area, whichever is greater.
9. Convalescent Home or Nursing Home or Assisted Living Facility	One space for each six rooms or beds.
10. Gasoline Service Station	Minimum of six spaces, areas adjacent to pumps where vehicles park to refuel shall not be considered a parking space.
11. Golf Course	Minimum of 30 spaces.
12. High School, College or University	One space for each classroom, laboratory or instruction area, plus one space for each four students accommodated in the institution.
13. Hospitals	One space for every three beds.
14. Hotel or Motel	One space for each room or unit, plus one space for each two seats in the largest meeting room.
15. Industrial Use (not listed above)	One space for each two employees per maximum shift or one space per each 1,000 square feet of floor area, whichever is greater.
16. Institutions of a Philanthropic Nature	Ten spaces plus one space for each employee.
17. Library or Museum	Ten spaces plus one for each 300 square feet of Floor Area.
18. Manufacturing, Processing or Repairing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.
19. Model Home	Four spaces per Model Home.
20. Offices, General	One space for each 400 square feet of Floor Area, minimum of five spaces.
21. Places of public assembly not listed	One space for each 400 square feet of Floor Area, minimum of five spaces.
22. Recreational, Private or Commercial Area or Building (Other than Listed)	One space for each 400 square feet of Floor Area, minimum of five spaces.
23. Restaurant or Cafeteria	One space for every four seats under maximum seating arrangements, minimum of five spaces, plus one space for every 100 square feet of kitchen area.
24. Retail or Personal Service	One space for each 300 square feet of floor area, minimum of five spaces.
25. RV Park	Two spaces for each recreational vehicle space.
26. Schools, Elementary, Junior High	One space for each classroom, plus ten spaces.
27. Storage or Warehousing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.
28. Theaters, Meeting Rooms, and Places of Public Assembly	One space for every four seats.

F. Off-Street Parking Regulations

1. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.
2. [Floor Area](#) of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

G. Parking Requirements for New or Unlisted Use

Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be determined by the [Planning Division Manager](#) as those of a similar use.

H. Circulation and Parking Requirements for all Nonresidential Developments

1. Applicability

The regulations provided in this section shall apply to all nonresidential development.

2. Parking Aisles

Parking aisles shall generally be designed perpendicular to the front of the primary building in the development.

3. Wheel Stops or Bollards

If curbs are not provided, then parking spaces that face and are adjacent to a building or required landscaped area shall utilize wheel stops or bollards within 12 inches from the end of the space.

I. Handicap Parking Space(s)

Handicap parking space(s) shall be provided according to all state and federal laws and regulations, as may be amended.

J. Parking Space Design Details

Each standard off-street surface parking space size shall be in accordance with the design standards as shown on the following illustrations for space size and design.

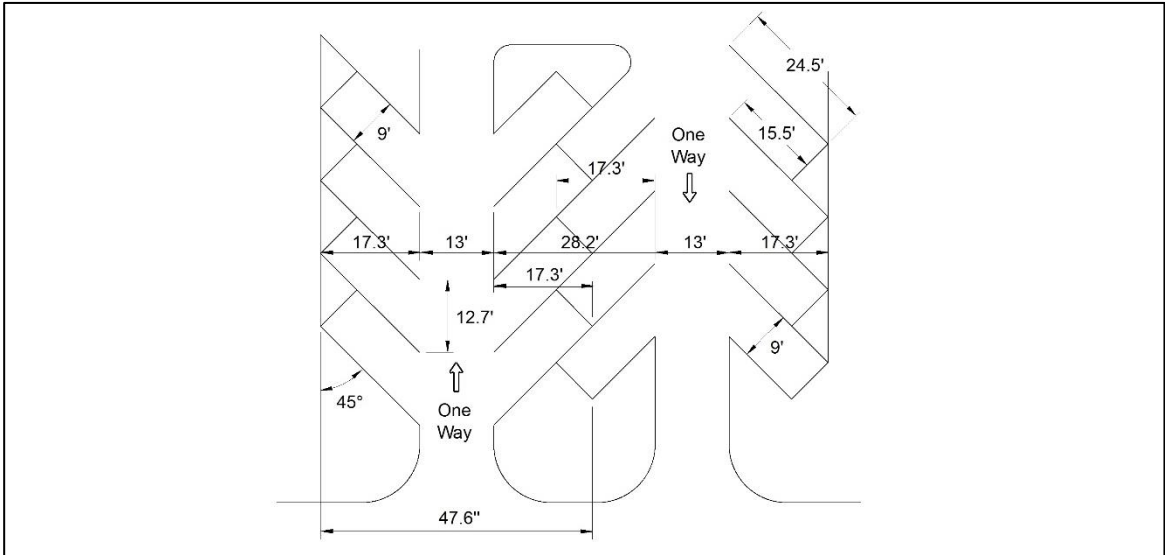


Figure 2: 45 Degree Layout with One-Way Traffic

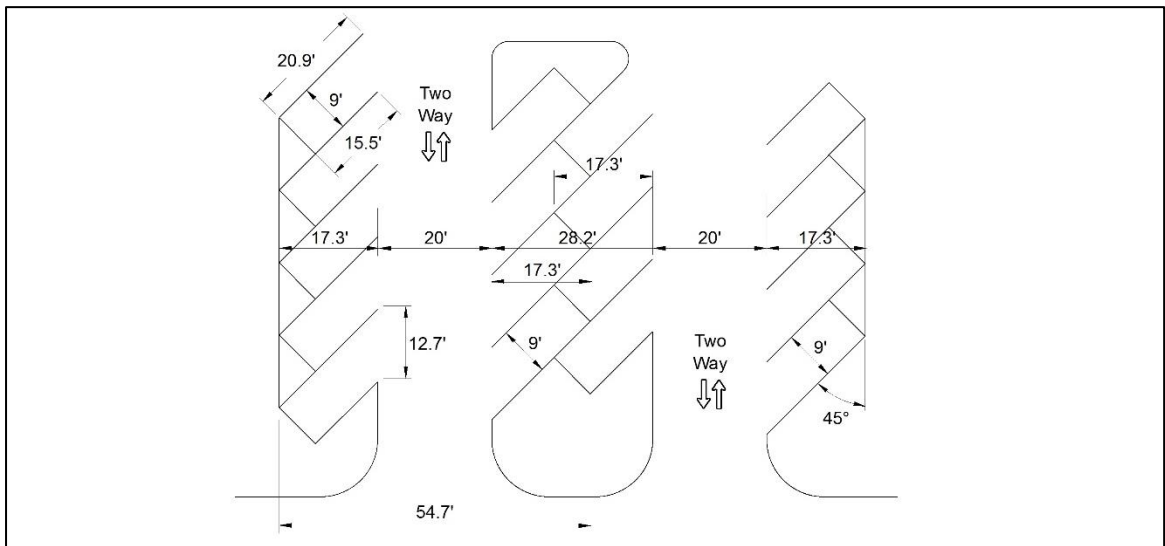


Figure 3: 45 Degree Layout with Two-Way Traffic

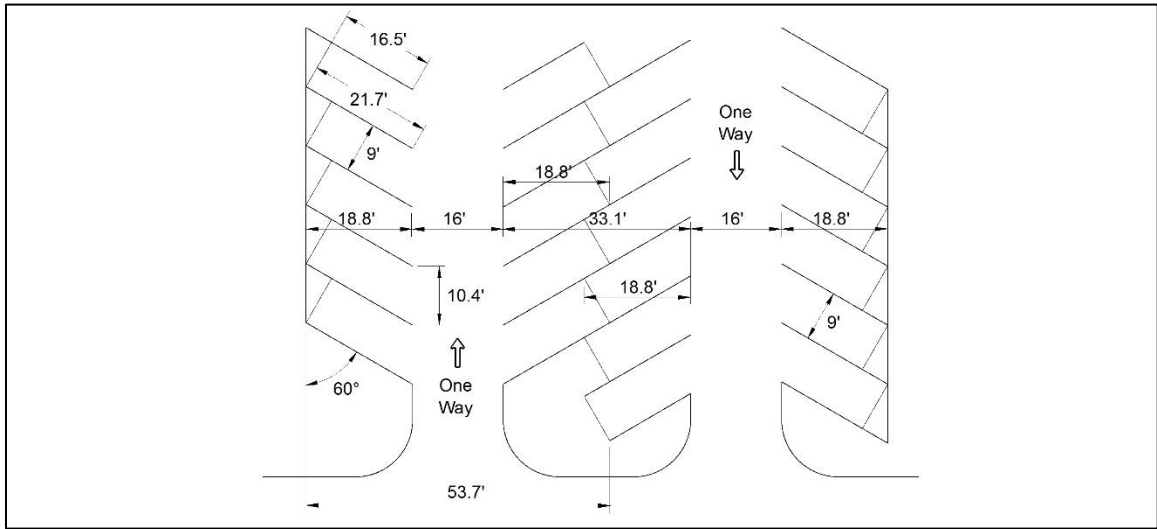


Figure 4: 60 Degree Layout with One-Way Traffic

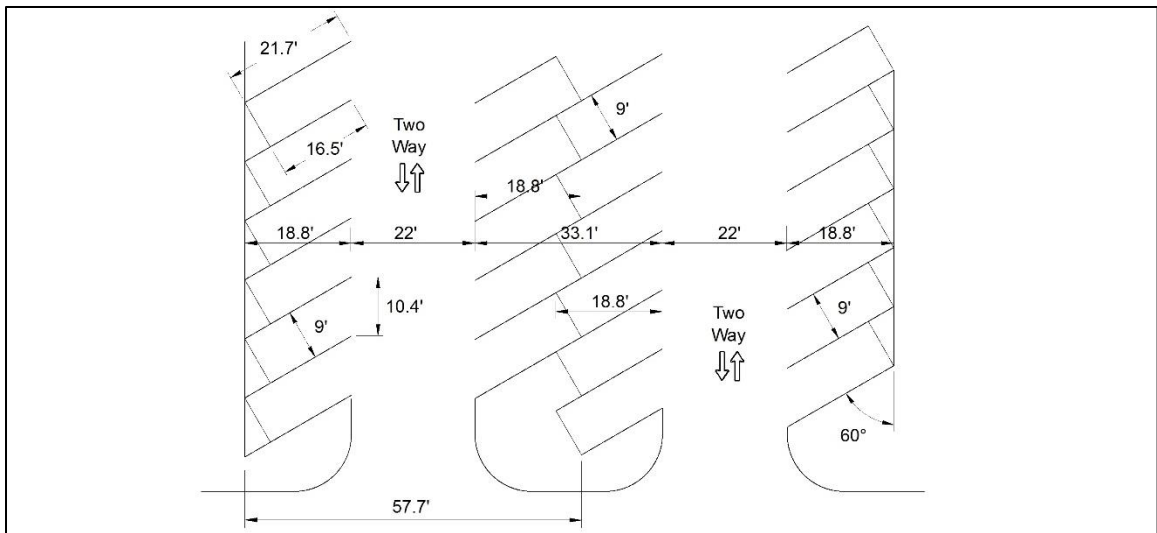


Figure 5: 60 Degree Layout with Two-Way Traffic

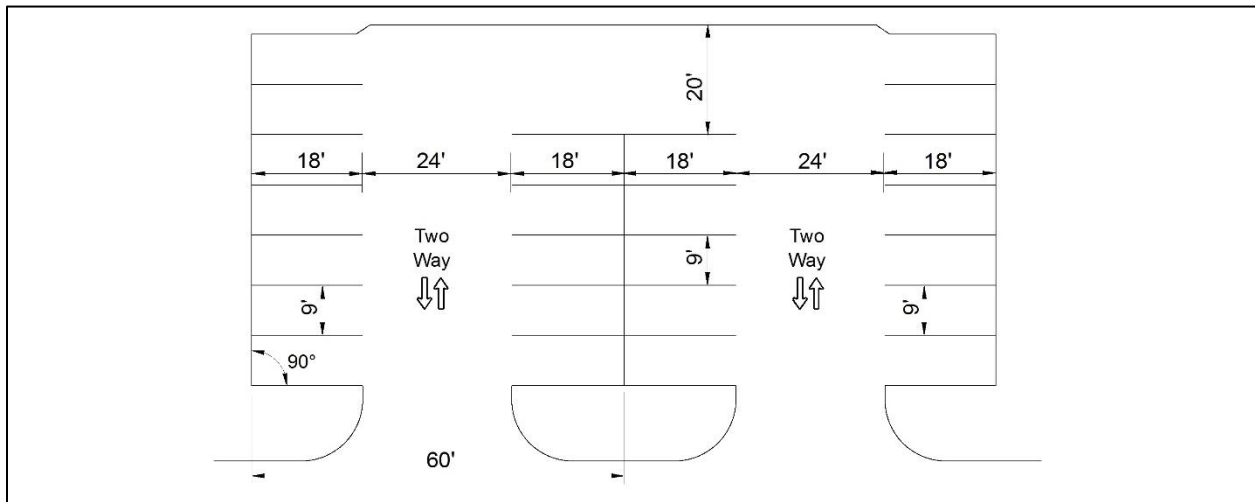


Figure 6: 90 Degree Layout

K. Off-Street Loading Space: All Districts

All nonresidential uses having 50,000 square feet or more of gross floor area shall provide adequate off-street facilities for loading and unloading of merchandise and goods within or adjacent to the building, in such a manner as not to obstruct freedom of traffic movement of the public streets, alleys, or sidewalks.

1. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street.
2. Each site shall provide a designated maneuvering area for trucks.
3. No maneuvering shall take place in the right-of-way, all maneuvering shall be on-site.

L. Vehicle Stacking Requirements

1. Stacking Space Definition

Stacking spaces provide the ability for vehicles to queue on-site prior to receiving a service.

2. Stacking Space Size and Location

A stacking space shall be a minimum of nine feet in width and 25 feet in length and shall not be located within or interfere with any other circulation driveway, parking space, fire lane, or maneuvering area.

3. Additional Stacking Space Location Criteria

Stacking spaces shall be provided behind the vehicle bay door, service window, or service island, whichever is applicable.

4. Number of Required Stacking Spaces (All Districts)

In all zoning districts, at the time any building or structure is erected or altered, stacking spaces shall be provided in the number and manner set forth in the following list of property uses.

Table 7: Number of Required Stacking Spaces (All Districts)	
Use	Number of Required Stacking Spaces
a. Automated Teller Machine (ATM)	Site plans for all uses that will include drive-thru operations or in-vehicle services must be approved by the Planning Division Manager and the Engineering Services Director , or their respective designees.
b. Automobile Oil Change and Similar Establishments	
c. Car Wash, Full Service	
d. Car Wash, Self Service (Automated)	
e. Car Wash, Self Service (Drying Areas and Vacuum Islands)	
f. Car Wash, Self Service (Open Bay)	
g. Child-care, Kindergartens, day schools, and similar child training and care establishments	
h. Dry Cleaning, Pharmacy, or Other Retail Establishments with a Drive-Through	
i. Financial Institution	
j. Restaurant with Drive-Through	
k. Schools, Public or Private	

5. Single Stacking Space Required after the Final Window, Food Pick-Up Window, or Stopping Point

A single stacking space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle.

6. Visibility Triangle Requirement for Drive-Through Lanes

Buildings and other structures shall have a 10 foot visibility triangle at the end point of drive-through lane to provide adequate visibility to allow vehicles to safely exit the drive-through lane prior to merging into intersecting driveways or maneuvering aisles.