

DEVELOPMENT CODE

EXHIBIT A

ARTICLE 151.09 OFF-STREET PARKING AND LOADING

151.09.001	Purpose
151.09.002	General Regulations
151.09.003	Computation of Off-Street Parking Requirements
151.09.004	Joint Parking Facilities
151.09.004 ⁵	General Parking Lot Design Requirements
151.09.005 ⁶	Minimum Off-Street Parking Requirements
<u>151.09.006</u>	<u>Bicycle Parking</u>
<u>151.09.007</u>	<u>Parking Credits and Flexible Parking Allocations</u>
151.09.008 ⁷	Off-Street Loading Requirements

Section 151.09.001

Purpose

These regulations are established in order to provide on-site parking and loading areas and access to such areas of adequate capacity, and appropriate location and design. The parking requirements are intended to provide sufficient parking in close proximity to the various uses for residents, customers, and/or employees; and to maintain the traffic carrying capacity of nearby streets.

Section 151.09.002

General Regulations

- A. Buildings and uses in existence at the effective date of this Code shall be exempt from parking requirements hereinafter specified; provided, that whenever the usable floor area of such existing building is increased or an existing use of premises is expanded, off-street parking for the increased floor area or use shall be provided in the minimum amount hereinafter specified for that kind of use.
- B. The owner or occupant of any building or use subject to off-street parking requirements under this Code shall not discontinue or reduce any existing required parking lot without first having established other parking space in replacement, which meets all requirements of this Code.
- C. Required parking shall be available for the parking of operable automobiles or residents, customers and employees. A required loading space shall not be used for any other purpose than the immediate loading or unloading of goods.

DEVELOPMENT CODE

- D. The owner or occupant of any building or use for which a parking area has been provided shall be responsible for the maintenance of the parking area. Failure to maintain the surface, lighting, and landscaping of the parking facility shall constitute a violation of this Code.
- E. No occupancy permit shall be granted to any structure until the parking areas intended for use by occupants of the building has been completed.
- F. The extension or allowance of off-street parking into public street right-of-way shall be prohibited, except as specifically stated in Section 151.09.007.

Section 151.09.003

Computation of Off-Street Parking Requirements

- A. When a principal building or use includes several different types of activities which generate different levels of parking need, the minimum required number of off-street parking spaces shall be the sum of individual requirements for the several uses computed separately, except as provided in Section 151.09.004.
- B. When used in computation of off-street parking requirements, the term "employees" shall include proprietors and administrative personnel as well as all other personnel engaged on the premises in the use of a building, structure, or lot.
- C. When computation of parking requirements results in a fractional requirement, any fraction shall be counted as one space.
- D. In the case of a use not specifically mentioned, the requirements for off-street parking facilities shall be the same as the use which, as determined by the City, is most similar to the use not specifically mentioned.

Section 151.09.004

Joint Parking Facilities

~~All parking spaces shall be on the same lot as the main structure it serves or on an abutting lot. However, upon demonstration by the applicant that parking on the same lot or abutting lot is not available, the City may authorize the parking spaces to be on any lot within 250 feet walking distance of the structure being served upon written findings of compliance with the following provisions:-~~

- ~~A. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the parking area and the use being served; and~~

DEVELOPMENT CODE

- ~~B.— There is an assurance in the form of deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards; and~~
- ~~C.— Loading spaces and vehicle maneuvering areas shall be located only on the property served; and~~
- ~~D.— Land devoted to off-site parking facilities is computed as part of total land area when determining minimum and maximum land use intensities in terms of commercial and business office use and the number of residential dwellings allowed.~~
- ~~— Required parking facilities of two or more uses, structures, or parcels of land may be satisfied by the parking facilities used jointly, if it can be shown by the owners or operators that the need for the facilities does not materially overlap (e.g., uses primarily of a daytime vs. nighttime nature) and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument upholding such joint use.~~

Section 151.09.005

General Parking Lot Design Requirements

- A. Surfacing and Drainage. Every parking lot, including display areas for vehicle parking, shall be paved with two inches of asphaltic concrete over 4 inches of aggregate base course or 4 inches of Portland Cement Concrete reinforced with #8, 6-inch by 6-inch wire mesh over a sub-base compacted to 95 percent density and properly drained with a minimum grade of 0.5 percent and a maximum grade of 6 percent. Every parking lot shall be subject to approval by the Site Plan process of Article 151.18.
- B. Access: Per Article 151.17.
- C. Indirect Source Pollution. All parking areas, which are designed to contain 250 or more parking spaces, or to contain two or more levels, shall be required to install oil and grease separators.
- D. Striping and Signage. All parking areas shall be striped and signed according to the standards adopted by the City.
- E. Handicapped Parking. All parking areas and spaces shall conform to the standards specified in the Americans with Disabilities Act Accessibility Guidelines and amendments. The handicapped parking space shall be appropriately striped, and a parking space sign meeting the City's standards shall be permanently placed in front of the space. In accordance with adopted standards, all handicapped spaces shall be located as close to the entrance as possible.

DEVELOPMENT CODE

- F. Cycle Parking. In all new multi-dwelling and commercial developments, there shall be sufficient areas established to provide for parking of motorcycles ~~and~~ mopeds, ~~and bicycles~~. Such areas shall be clearly defined and reserved for the exclusive use by motorcycles ~~and~~ mopeds, ~~and bicycles~~. ~~Secure bicycle racks shall be provided.~~
- G. Pedestrian Access. Every parking lot shall provide a clearly identified pedestrian walkway, consisting of striping, or alternative pavement type and color, extending from the building being served to the public sidewalk or public multi-use path. Whenever possible, such access shall be protected from vehicular access.
- H. Driveways and Accessory Drives.
1. In no case shall two-way driveways be less than 24-feet wide or one-way driveways less than 20-feet wide.
 2. Accessory drives to service windows shall be a minimum of 12-feet wide. If accessory drives provide access to any adjacent parking spaces, the dimensions of paragraph 1 alone shall apply.
- I. Egress to Streets. Except for single or two-dwelling structures, lots with more than three parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner.
- J. Minimum Clearance. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for their entire length and width, but such clearance may be reduced in parking structures.
- K. Drainage. Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area of the parking area in accordance with the provisions of Section 151.08.006.
- L. Clear Vision Area. See Section 151.04.009 for driveway clear vision area requirements.
- M. Connect Parking Areas. Parking areas should be so designed as to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the street for cross movements when possible.
- N. Clusters of Parking Spaces. Parking clusters shall not exceed 100 spaces.

DEVELOPMENT CODE

- O. Setback From a Street. Where a parking lot is located across a street from a residential district, a three-foot-high opaque obstruction to the lights from the parked automobiles must be provided between the parking lot and the street line. This shield may be in the form of a masonry wall, earth berm, or depressed grade, or any other method approved by the City. Regardless of the district in which it is located, every part of a parking lot shall be set back from every lot line a sufficient distance to insure that no part of any parked vehicle will project over any lot line or obstruct any public or private sidewalk.
- P. Lighting. Parking lots used during hours of darkness shall be lighted. Pole-mounted lighting less than 13 1/2 feet in height shall be protected against vehicular and pedestrian traffic. See Article 151.11.
- Q. Landscaping, Screening and Buffering. In accordance with the requirements of Article 151.15.
- R. Off-Street Parking Lot Design. All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the drawings, notes, and table found on the following page.

Standard Parking Area Dimensions

A	B	C	D	E	F
45°	8.5'	17.5'	13.0'	12.0'	2.0'
	9.0'	17.5'	12.0'	12.7'	2.0'
	9.5'	17.5'	12.0'	13.4'	2.0'
	10.0'	17.5'	12.0'	14.1'	2.0'
60°	8.5'	19.0'	18.0'	9.8'	2.5'
	9.0'	19.0'	16.0'	10.4'	2.5'
	9.5'	19.0'	15.0'	11.0'	2.5'
	10.0'	19.0'	14.0'	11.6'	2.5'
75°	8.5'	19.5'	25.5'	8.8'	2.5'
	9.0'	19.5'	23.0'	9.3'	2.5'
	9.5'	19.5'	22.0'	9.8'	2.5'
	10.0'	19.5'	21.0'	10.3'	2.5'
90°	8.5'	18.5'	28.0'	8.5'	3.0'
	9.0'	18.5'	26.0'	9.0'	3.0'
	9.5'	18.5'	25.0'	9.5'	3.0'
	10.0'	18.5'	24.0'	10.0'	3.0'

- A) Parking Angle
- B) Stall Width
- C) Stall Depth (with and without bumper overhang)
- D) Aisle Width between Stall Lines (5)
- E) Stall Width Parallel to Aisle
- F) Bumper Overhang

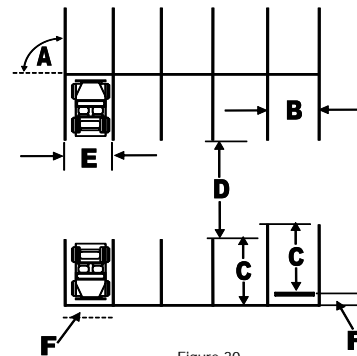


Figure 30

NOTES:

1. For one row of stalls, use "C" plus "D" as minimum width.
2. Public alley width may be included as part of dimension "D," but all stalls must be on private property, off the public right-of-way.

DEVELOPMENT CODE

3. For estimating available parking area, use 350 square feet per vehicle for stall, aisle, and access area.
4. The stall width for self-parking of long duration is 8.5 feet; for higher turnover self-parking is 9.0 feet; and for supermarkets and similar facilities (shoppers with packages) is 9.5-10.0 feet.
5. The minimum aisle width for two-way traffic and for emergency vehicle operations is 24 feet. The minimum aisle width for one-way traffic and for emergency vehicle access is 20 feet. Only certain aisles may be needed for emergency vehicle access.
6. If a vehicle overhangs a private sidewalk, a minimum accessible area of three feet must be maintained for pedestrian access.

Section 151.09.006

Minimum Off-Street Parking Requirements

A. Residential

- | | | | |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------|
| 1. Single family or multiplex dwelling structure | 2 spaces per dwelling | | |
| 2. Apartment spaces | | <u>No. of Bedrooms in Apt</u> | <u>Off-Street Parking Needed</u> |
| | | Efficiency | 1.5 |
| | | 1 | 2.0 |
| | | 2 | 2.0 |
| | | 3 | 3.0 |
| | | 4 | |
| 3. Motel, hotel | 1 space per guest room or suite plus 1 space per employee per shift | | |
| 4. Membership organizations | Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc. | | |
| 5. Elderly housing (under section 221,d,4 of U.S. Housing Act 1961) | 1 space for every dwelling, plus 1 per employee per shift | | |

B. Institutions

1. Welfare or correctional institution 1 space per 3 beds based on maximum capacity.
2. Convalescent hospital, sanitarium, nursing homes 1 space per 3 beds based on maximum capacity, plus 1 space per 2 non-resident employees.
3. Hospital 2 spaces per bed based on maximum capacity.

C. Places of Public Assembly

DEVELOPMENT CODE

- | | |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1. Church, main sanctuary or largest meeting area | Total square feet divided by 50 equals number of spaces. |
| Church, accessory uses in main building and other structures | Total square feet divided by 140 equals number of spaces. |
| 2. Library, museum, art gallery | 1 space per 250 square feet of floor area. |
| 3. Preschool, nursery, kindergarten, daycare center | 1 space per three children based on maximum capacity. |
| 4. Elementary or middle school | 1 space per employee, teacher, plus a bus loading area to be determined by a site plan review. |
| 5. High school | 1 space per employee plus one space for each three students |
| 6. College, commercial school | per teacher or employee plus one space for each two students |
| 7. Meeting rooms | for each five occupants based on maximum capacity as calculated under the provisions of the uniform building code. |

D. Commercial Amusements.

- | | |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| 1. Stadium, arena, theater | 1 space per three seats. |
| 2. Bowling alley | 5 spaces per lane plus 1 space per employee. |
| 3. Skating rink | 1 space per 200 square feet of net floor area plus 1 space per employee. |
| 4. Private recreational health facility | The total required for off-street parking spaces for these uses shall be the sum of each component use calculated separately. |
| a. Gymnasium or exercise area | 1 parking space per 200 square feet of floor area. |
| b. Courts, such as tennis, racquetball, etc. | 3 parking spaces per court. |
| c. Swimming pools | 2 parking spaces per 100 square feet of water area. |
| d. Weight or machine rooms | 1 parking space per 60 square feet of floor area. |
| e. Lounge area for food and drink | 1 parking space per 100 square feet of floor area. |
| f. Other: locker rooms, reception, sales, etc. | 1 parking space per 100 square feet of floor area. |
| g. Golf courses
Private / semi-private | 4 parking spaces for each green on the golf course and 1 space for each two practice tees on the driving range. |
| h. Public recreation facilities
Golf courses | 6 parking spaces for each green on the golf course and 1 space for each practice tee on the driving range. |

DEVELOPMENT CODE

E. Commercial.

- | | |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Grocery stores and retail | 1 space per 200 square feet of retail trade floor area. |
| 2. Furniture or appliance | 1 space per 500 square feet of store floor area for the first 5,000 square feet. 1 space per 1,000 square feet thereafter. |
| 3. Auto, truck, boat, trailer, or equipment rental or sales | 1 space per 1,000 square feet of sales-display area. |
| 4. Bank, office space | 1 space per 150 square feet of net floor area. |
| 5. Barber or beauty shop | 1 space per 100 square feet of parlor floor area only. |
| 6. Medical and dental office | 1 space per 200 square feet of office or clinic floor area only. |
| 7. Eating or drinking establishment | 1 space per 100 square feet of net floor area. |
| 8. Mortuaries | 1 space per four seats in the chapel. See 151.09.007.b for loading space. |
| 9. Repair garages and gasoline service stations | At least 4 parking spaces for each service stall; provided that all vehicles in the custody of the business for the purpose of service, repair, or storage shall be stored on the premises or on a separate off-street parking lot or in a building. |
| 10. Private utility (gas, electric, telephone, etc.) | 1 space per 150 square feet of net floor area plus 1 space per each employee on largest shift, plus one space for each vehicle stored on the site. |
| 11. Shopping centers | 6 spaces per 1,000 square feet of gross leasable area (GLA) for centers up to 400,000 square feet.

6 ½ spaces per 1,000 square feet of GLA for centers over 400,000 square feet. |
| 12. Bed and breakfast facilities | 1 space per guest room in addition to parking spaces required by permitted principal use. |

F. Industrial.

- | | |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1. Manufacturing establishment | Open space per 400 square feet of net floor area. |
| 2. Storage, warehouse; wholesale establishment; rail or trucking, freight terminal; truck or auto storage | One space per 1,000 square feet of net floor area. |
| 3. Multiple unit storage facilities | One space per 150 square feet of net office floor area. |

DEVELOPMENT CODE

Section 151.09.007

Bicycle Parking

A. Applicability

The following regulations are applicable to new and modified commercial, industrial, and multi-family developments. Bicycle parking is not required for single-family residential uses.

B. Required Spaces.

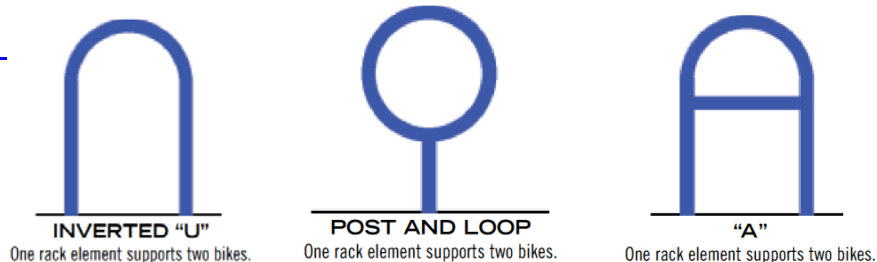
1. A minimum of two bicycle parking spaces or five percent of the required off-street parking spaces, whichever is greater.

2. Bicycle spaces shall be provided in accordance with the following requirements:

a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked.

b. Lockers and racks shall be securely anchored to the pavement or a structure.

c. Racks shall be designed and installed to permit the frame and both wheels to be secured and locked. The following racks meet the above criteria and are preferred by the City.



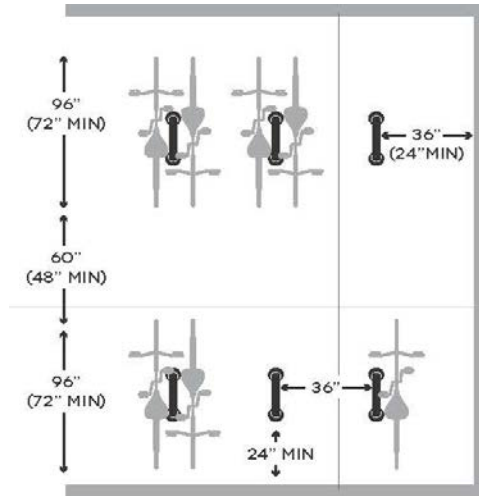
C. Location of Bicycle Racks.

1. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 50 feet walking distance from the main public entrance, but shall not interfere with pedestrian movements or the Americans With Disabilities Act Accessibility Guidelines. Where feasible, the racks should be covered by roof overhangs or other permanent covering for protection from sun and rain.

2. Each bicycle parking space shall include a minimum area of 72 inches in length and 36 inches in width that is clear of obstructions.

DEVELOPMENT CODE

3. The spacing between bike racks shall have a minimum horizontal separation of 48 inches and a minimum vertical separation of 36 inches.



Section 151.09.008

Parking Credits and Flexible Parking Allocations

In the case that more than one parking adjustment may apply, the cumulative parking adjustment shall not exceed 20 percent. However, in multi-family residential developments, no less than one parking space per residential unit shall be required. This Section shall not apply to single-family residential developments.

A. Shared on-site parking. Where two or more uses on the same site or adjacent parcels have differing peak parking usage periods, a reduction in the required number of parking spaces may be allowed in the following manner:

1. The reduction in number of parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.

2. Approval shall also require a recorded document running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

B. Off-site Parking. If a property owner is unable to provide the required parking on-site, the owner may satisfy the parking requirements by using off-site parking. All distances specified shall be between the closest edge of such parking facilities to the closest edge of the site being served.

1. A lighted and safe pedestrian access between the use or the site and the off-premise parking area shall be via a lighted and safe improved pedestrian connection.

2. Loading and vehicle maneuvering areas shall be located only on the property served.

DEVELOPMENT CODE

3. The property or business owner shall provide a recorded Parking Agreement reflecting the arrangement with the other site.
 4. Required parking may be provided in off-street parking facilities on another property within 600 feet of the site proposed for development.
- C. Parking Demand Study. The Director of Community Development may approve a reduction in the amount of vehicle parking from that otherwise required by this Section with the submittal of a Parking Demand Study. The parking demand study shall be in accordance with established professional practices.
- D. Bicycle Parking Reduction. The number of vehicle parking stalls may be reduced with the inclusion of increased bicycle parking. One required vehicle parking space can be removed for each four bicycle parking spaces provided, up to a maximum of 5 percent of the required vehicle parking spaces.
- E. Carpool Parking Reduction. The number of required vehicle parking spaces may be reduced by 5 percent with the inclusion of carpool parking spaces. All carpool spaces shall be designated and clearly signed. Carpool parking shall be as close to the building as possible, without impeding visitor or disabled parking.
- F. Additional Accessible Parking Reduction.
1. For existing development, the number of required parking spaces may be reduced by two spaces for every one non-required accessible parking space.
 2. For proposed development, the number of required parking spaces may be reduced by one for every non-required accessible parking space.
- G. Recharge of Electric Vehicles Reduction. The number of required parking spaces may be reduced at a ratio of one space for every one space for electrical vehicle parking spaces/recharge station.
- H. Infill Incentive District Area. The required parking for retail, office, and service uses in the Infill Incentive District may be reduced by 1/2 parking spaces for every twenty (20) contiguous feet of street frontage for which there is adjacent permitted on-street parking or by the number of designated parking spaces that are directly adjacent to the site. Credit shall not be given for a partial space.
1. On-street parking is only allowed on local streets and where there is no parking prohibition. The vehicles cannot create a hazardous situation or impede the clear vision of vehicles or pedestrians.

DEVELOPMENT CODE

Section 151.09.0097

Off-Street Loading Requirements

A. Types of Loading Berths; Design. Required off-street loading space shall be provided in berths which conform to the following minimum specifications.

1. Type "A" berths shall be at least 60 feet long by 12-feet wide by 15-feet high, inside dimensions with a 60-foot radius maneuvering apron.
2. Type "B" berths shall be at least 30-feet long by 12-feet wide by 14-feet 6-inches high, inside dimensions with 30-foot radius maneuvering apron.

B. Number of Loading Spaces Required. The following numbers and types of berths shall be provided for the specified uses. The uses specified below shall include all structures designed, intended or arranged for such use.

<u>USE</u>	<u>AGGREGATE FLOOR AREA (SQ. FT.)</u>	<u>BIRTHS REQUIRED</u>	<u>TYPE</u>
1. Freight terminals, industrial plants, manufacturing or wholesale establishments' warehouses	12,000 – 36,000	1	A
	36,001 – 60,000	2	A
	60,001 – 100,000	3	A
	Each additional 50,000 or fraction thereof	1 additional	A
2. Motel, convention halls, multi-dwelling structures or sports arenas	25,000 – 150,000	1	B
	150,001 – 400,000	2	B
	Each additional 25,000 or fraction thereof	1 additional	B
3. Multi-family structures	More than 25,000	Minimum 1	B
4. Hospital, convalescent homes and similar institutional uses	10,000 – 100,000	1	B
	Over 100,000	2	B
5. Department stores, retail establishments, restaurants, funeral homes, and commercial establishments not otherwise specified	7,000 – 24,000	1	B
	24,001 – 50,000	2	B
	50,001 – 100,000	3	B
	Each additional 50,000 or fraction thereof	1 additional	B
6. Hotels or office buildings	25,000 – 40,000	1	B
	40,001 – 100,000	2	B
	Each additional 100,000 or fraction thereof	1 additional	B
7. Schools	Over 14,000	1	B

DEVELOPMENT CODE

Adequate loading spaces shall be provided so that a minimum of one space shall be provided to serve all dwellings within an improved walking distance of 250 feet, excluding vertical distances being served by an elevator.

- C. Uses Not Specifically Mentioned. In the case of a use not specifically mentioned, the requirements for off-street loading facilities shall be the same as the above mentioned use which, as determined by the City, is most similar to the use not specifically mentioned.
- D. Concurrent Different Uses. When any proposed structure will be used concurrently for different purposes, final determination of loading requirements will be made by the City but, in no event, shall the loading requirements be less than the total requirements for each use based upon its aggregate floor area.
- E. Location of Required Loading Facilities. The off-street loading facilities required for the uses mentioned in this Code shall be, in all cases, on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements.
- F. Manner of Using Loading Areas. No space for loading shall be so located that a vehicle using such loading space projects into a public street. Loading space should be provided with access to an alley or, if no alley adjoins the lot, with access to the street. Any required front yard may not be used for loading.
- G. Loading Space for Dumpsters. A loading space for trash dumpsters shall be provided which does not interfere with traffic circulation nor the utilization of parking spaces.