



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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WORKSHOP ONLY PLANNING COMMISSION STAFF REPORT

MAY 14, 2009

FILE #2008-056: Amend the Off-Street Parking and Loading Ordinance (Title 8, Chapter 2, Article 25) in the County Code to ensure that all land uses in the unincorporated area have adequate space to meet the vehicle parking demand of each individual use. This update will also amend Articles 2, 24, and 32, to bring them into conformity with Article 25 of the County Code.

APPLICANT/OWNER: Yolo County

LOCATION: Within the unincorporated area of Yolo County

GENERAL PLAN: Various

ZONING: Various

SUPERVISORIAL DISTRICT: All


FLOOD ZONE: Various

SOILS: Various

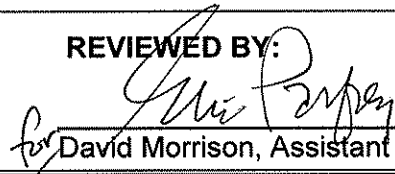
FIRE SEVERITY ZONE: Various

ENVIRONMENTAL DETERMINATION: Negative Declaration to be prepared

REPORT PREPARED BY:


Jeff Anderson, Assistant Planner

REVIEWED BY:


for David Morrison, Assistant Director

RECOMMENDED ACTIONS

1. **HOLD** a public workshop hearing on the update to the Off-Street Parking and Loading Ordinance, consider public comments, and give further direction to staff regarding the proposed amendments to the County Code (**Attachment A**);
2. **DIRECT** staff to circulate the proposed zoning regulations for public review and comments, and prepare an appropriate environmental document; and
3. **RETURN** to the Commission for future consideration of the final zoning regulations.

REASONS FOR RECOMMENDED ACTIONS

This workshop is an opportunity for the Planning Commission to review the draft zoning regulations, and ask questions of staff, prior to a formal public hearing on the matter. The Yolo County Zoning Ordinance is proposed to be amended to provide a clarified and updated set of procedures and standards for the review and permitting of off-street parking of vehicles in all zoning districts.

BACKGROUND

Planning staff is currently in the process of updating several sections of the Yolo County Zoning Ordinance. The Off-Street Parking and Loading Ordinance is outdated and does not provide planners with the proper tools to adequately enforce parking regulations; nor does it provide planners or the general public with a thorough list of parking space requirements for various land uses in the unincorporated county. In addition, the existing ordinance often requires excessive parking space requirements for retail and many other industrial and commercial uses. Staff has decided to overhaul the existing ordinance due to the substantial changes proposed. For reference, a copy of the existing ordinance is provided in **Attachment B**.

Key Changes to Current Ordinance

The intent of the ordinance update is to modify and establish criteria to protect and enhance land uses in the various zones of the unincorporated county, and to maintain the availability of public roads and sidewalks for the safe movement of vehicles and pedestrians. Key changes in the Off-Street Parking and Loading Ordinance involve the following:

Required parking spaces: A user-friendly table is provided to show the required number of parking spaces for each land use. The uses are divided into seven categories: Industry, Manufacturing & Processing, Wholesaling; Recreation, Education & Public Assembly; Residential; Retail Trade; Services General; Agricultural; and Other Uses.

Special parking space requirements: In addition to the parking spaces required for each use, the updated ordinance requires accessible parking, bicycle parking (for parking lots over twenty spaces), and company vehicle parking. Accessible parking requirements are regulated by the California Building Code and enforced by the Yolo County Building Division. By including this information in the Off-Street Parking and Loading Ordinance, applicants will have a better understanding of the accessible parking requirements.

Downtown Mixed Use (DMX) zones: The ordinance includes standards for off-street parking within DMX zones. Currently, the Esparto DMX Ordinance is pending before the Board of Supervisors. The pending Esparto DMX Ordinance includes general provisions for reducing and/or waiving off-street parking requirements, in order to encourage redevelopment. Section 8-2.2505 of the Off-Street Parking and Loading Ordinance has been written to generally apply to a DMX zone that is approved in Esparto, or any other downtown urban areas within the unincorporated county.

Adjustments to parking requirements: The ordinance allows adjustments for incorporating shared peak-hour parking, shared on-site parking, compact, and motorcycle parking spaces. In addition, the updated ordinance proposes a fifteen percent (15%) reduction in overall parking as an incentive for using permeable or porous paving for parking lots. The proposed adjustments to parking requirements will decrease the amount of excessive parking spaces and paving required in the unincorporated county.

Parking lot development standards: Standard sizes for traditional parking spaces, enclosed parking spaces, and mobile home and tractor trailer parking spaces are defined in the updated ordinance. In addition, parking lot aisle width, directional signage, and lighting requirements are also defined.

Landscaping and screening requirements: A landscape plan is required for parking lots containing four or more spaces.

Paving materials: The section specifying paving materials for off-street parking has been amended to include permeable or porous paving as the recommended method. Traditional paving methods would still be accepted; however, a reduction in parking spaces would be granted for using permeable or porous paving.

Key Discussion Items

Paving for Agricultural Uses

The existing parking ordinance does not require paving or parking for agricultural uses, such as wineries or agricultural research facilities. Section 8-2.2513(a) of the proposed ordinance retains the language of the existing ordinance and does not require paving for agricultural uses. The proposed ordinance requires all parking and loading areas for agricultural uses to be usable for the purpose they are provided, and to be clearly marked and maintained when the use is in operation, but not paved. However, accessible parking requirements must be provided for these uses if they are generally open to the public, or if there are employees on site. In addition, connections of any access driveway to the public road must be improved per County of Yolo Improvement Standards.

Staff requests direction from the Planning Commission on the issue of whether parking areas for agricultural uses should be paved or not. Possible alternatives the Commission may wish to discuss include, but are not limited to: (1) Paving not required for any agricultural use (accessible parking excluded); (2) Paving required on a case by case basis, as if determined by a Use Permit or other permit; or (3) Paving required for a specific list of land uses.

Covered and Enclosed Parking

Staff also requests direction from the Commission on the issue of required covered and enclosed parking for residential uses. For purposes of discussion, covered parking shall mean an open-sided structure with a solid roofing material that covers the vehicle parking space, such as a carport, and an enclosed parking space shall mean the same as a garage. The existing ordinance does not specifically require residential parking spaces to be enclosed or covered. As listed in Table 8-2.2506, the proposed ordinance requires one enclosed parking space for each dwelling unit containing not more than two bedrooms, for single-family residences and duplexes. An additional parking space is required for single-family residences and duplexes that exceed two bedrooms; however, that space would not require a covered or enclosed parking space.

In addition, the proposed ordinance would require covered parking spaces for second dwelling units, multi-family dwellings, caretaker housing, and mobile homes located in mobile home parks. Staff requests that the Commission consider the requirements for covered and enclosed parking for residential uses listed in Table 8-2.2506 of the proposed ordinance, and provide direction to staff.

Proposed Amendments to the Zoning Ordinance

Staff has reviewed parking ordinances approved by the counties of San Bernardino, San Luis Obispo, and Santa Clara regarding off-street parking and loading, in order to determine an appropriate standard for required parking for each type of land use. As part of the effort to simplify the regulations for the benefit of both county staff and the general public, a table has been included in the proposed ordinance. The table lists the number of parking spaces required for each land use. The parking space requirements are to be considered the maximum number of spaces that are to be provided for each use, unless a greater amount of parking for a specific use is required by the Planning Director or Planning Commission.

The proposed amendments to the Yolo County Zoning Ordinance are presented in legislative font (~~strikethrough~~ and underline format) in **Attachment A** of this staff report, except for the updated Off-Street Parking and Loading Ordinance, which will entirely replace the existing ordinance, but retain the same Article 25 designation. The changes are summarized by ordinance section in the table, below.

Summary of Proposed Off-Street Parking and Loading Amendments to the Zoning Ordinance

Article #	Zone District	Proposed Change
2	--	Modify existing definitions for parking space and loading space.
24	--	Delete reference to Section 8-2.2503.5 and replace with 8-2.2514.
32	--	Add line explaining maximum percentage of parking modifications.

OTHER AGENCY INVOLVEMENT

This meeting is the first Planning Commission workshop on the update to the Off-Street Parking and Loading Ordinance. Planning staff distributed a draft of the proposed ordinance to several county departments and agencies, and discussed the matter at the April 22, 2009 Development Review Committee (DRC) meeting. Staff has received comments from various departments and agencies, and has incorporated them into the draft ordinance.

ATTACHMENTS

- A:** Draft Off-Street Parking and Loading Ordinance Amendments
- B:** Existing Off-Street Parking and Loading Ordinance (Article 25)

Draft Off-Street Parking and Loading Amendments to Chapter 2 of Title 8 of the Yolo County Code

Deleted sections and text are shown in ~~strikethrough~~. New or added sections and text is shown in underline. The Off-Street Parking and Loading Ordinance (Article 25) has been overhauled, and does not contain ~~strikethrough~~ or underline.

CHAPTER 2

Article 2. Definitions

Sec. 8-2.258. Loading space.

"Loading space" shall mean an area of not less than ten (10') feet in width and twenty-five (25') feet in length, exclusive of access drives or aisles, of usable condition, and with at least a fourteen (14') foot height clearance off-street area of not less than 250 square feet, which area is a minimum of fourteen (14') feet in height and is suitable and usable for the temporary parking of commercial vehicles while loading or unloading merchandise or materials, which area abuts upon a street or alley or has other appropriate means of access to and from public roads, and which area is on the same lot as the building which the area serves or on a lot contiguous to a building or group of buildings which the site serves. (§ 3.057, Ord. 488)

Sec. 8-2.284. Parking space.

"Parking space" shall mean an area of not less than nine (9') feet in width and eighteen (18') feet in length, exclusive of access drives or aisles, of usable condition, and with at least eight foot two inch (8' 2") vertical clearance off-street area, for the parking of a motor vehicles, of not less than eight (8') feet in width and eighteen (18') feet in length with at least seven (7') feet of vertical clearance, either within a structure or in the open, excluding driveways or access drives, but which abuts upon a street or alley or has other appropriate means of access thereto. (§ 3.083, Ord. 488)

Article 24. General Provisions

Sec. 8-2.2410. Outdoor storage in residential zones.

(a) *Outdoor storage prohibited.* No outdoor storage, as defined in this section, shall be conducted on any parcel within the Residential Suburban (R-S), Residential One-Family (R-1), Residential One-Family or Duplex (R-2), Multiple-Family Residential (R-3), or Apartment-Professional (R4) Zone, except as otherwise authorized by this section.

(b) *Outdoor storage defined.* For the purposes of this section, "outdoor storage" shall mean the physical presence of any personal property not fully enclosed within a structure. "Outdoor storage" shall mean and include, but not be limited to, the following:

- (1) Inoperable motor vehicles and farm, commercial, and industrial equipment of all types;
- (2) Inoperable or unlicensed recreational vehicles;
- (3) Junk, imported waste, and discarded or salvaged materials;

- (4) Dismantled vehicles and vehicle parts, including commercial and industrial farm machinery, or parts thereof, tires, and batteries;
- (5) Scrap metal, including salvaged structural steel;
- (6) Salvaged lumber and building materials;
- (7) Salvaged commercial or industrial trade fixtures;
- (8) Operable or inoperable industrial or commercial equipment or tools, except commercial vehicles as defined in Section ~~8-2.2503-5~~ 8-2.2514 of Article 25 of this chapter;
- (9) New building materials and supplies for any project for which no building permit has been issued;
- (10) New or used furniture and/or appliances;
- (11) Bottles, cans, and paper;
- (12) Boxes, cable spools, and packing crates; and
- (13) All other miscellaneous personal property not excluded by subsection (c) of this section.

(c) *Exclusions.* Outdoor storage as defined by subsection (b) of this section shall exclude the following:

- (1) The parking of operable motor vehicles, including passenger vehicles, commercial vehicles, and recreational vehicles; and
- (2) The storage of residential building materials and supplies which are needed to construct a project on the parcel for which a building permit has been issued.

(d) *Regulations regarding outdoor storage.*

- (1) The maximum area on any parcel within which outdoor storage shall be allowed shall not exceed 200 square feet in area.
- (2) Such storage areas shall be screened from view by the public and adjoining residents by a fence which meets the height regulations of Section 8-2.2403 of this article and which in fact screens the view of the storage area.
- (3) The materials stored within the storage area shall not exceed the height of the fence.
- (4) Such storage areas shall not be located in a required front yard setback.

(e) *Violations: Penalties.* Any violation of this section shall constitute an infraction, punishable as provided by Section 25132 of the Government Code of the State. Four (4) or more violations by any person during the preceding twelve (12) months shall constitute a misdemeanor. (§ 10, Ord. 488.171, eff. August 23, 1984)

Article 32. Zoning Administrator

Sec. 8-2.3204. Off-street parking.

(a) *Modifications authorized.* The Zoning Administrator may approve modifications of the off-street parking requirements set forth in Article 25 of this chapter and may be used in combination with adjustments to parking requirements as set forth in Sec. 8-2.2510; provided, however, the total variance shall not reduce the off-street parking to less than seventy-five (75%) percent of that otherwise required off-street parking.

(b) *Findings.* Such modifications shall be authorized only if it is found that the off-street parking, as modified, provides, either on the same site or on some reasonably and conveniently located site, adequate parking, loading, turning, and maneuvering space to accommodate substantially such needs as are generated by the use and will not result in a safety hazard to the users of the site or surrounding areas. (§ 1, Ord. 888, eff. September 11, 1980, as amended by § 14, Ord. 488.188, eff. January 2, 1986)

**DRAFT Update to Title 8, Chapter 2, Article 25
of the Yolo County Code**

Off-Street Parking and Loading Ordinance

Article 25. Off-Street Parking and Loading

Sec. 8-2.2501. Purpose.

The purpose of this article shall be to protect and enhance land uses in the various zones, and to maintain the availability of public roads and sidewalks for the safe movement of vehicles and pedestrians. The purpose is also to establish a reasonable and fair policy to require an adequate amount of parking and loading capacity, without precluding the feasible redevelopment and adaptive reuse of existing structures and blocks, when any main building or structure is erected, enlarged, or increased in capacity.

Sec. 8-2.2502. Applicability.

Unless otherwise provided in the specific applicable zoning district, the provisions of this article shall apply to appropriate uses and development. The general standards for parking, loading, and accessible spaces, in this article shall be considered a minimum level of design, and more extensive parking design and circulation provisions may be required by a review authority for a discretionary permit. However, the parking space requirements by land use, specified in Table 8-2.2506, shall be considered the maximum number of spaces that are to be provided for each use, unless a greater amount of parking for a specific use is approved by the Planning Director or the Planning Commission.

Section 8-2.2503. Definitions.

For the purposes of this article, unless otherwise apparent from the context, certain words and phrases used in this article are defined as follows:

- (a) **“Downtown Mixed Use zones (DMX)”** shall mean the zoning designation to be applied to unincorporated areas of the county that are planned for development or redevelopment of a mixture of primarily commercial, retail, office, residential, and other uses.
- (b) **“Floor area, gross (GFA)”** shall mean the area within the inside perimeter of the exterior walls of a structure used, or intended to be used, by owners and tenants for all purposes, exclusive of vent shafts and courts. Usable area under a horizontal projection of a roof or floor above, not provided with surrounding exterior walls shall be included within the total gross floor area.
- (c) **“Live/work unit” or “Live/work space”** shall mean a building or space within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. “Live/work unit” is further defined as a structure or portion of a structure:
 - 1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household; and
 - 2. Where the resident owner, occupant, or employee of the business is responsible for the commercial or manufacturing activity performed; and
 - 3. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.
- (d) **“Vacant land”** shall mean land that is currently undeveloped with urban structures, but may be occupied by a rural residence or structure, and is designated for future urban growth.

Sec. 8-2.2504. General Parking Provisions.

- (a) **Location of parking—nonresidential use.** Required parking spaces shall be located on the same parcel with the primary use or structure, or on an immediately adjacent and

contiguous parcel. If it is not feasible to provide the required amount of parking on the same or adjacent parcel, as determined by the Planning Director, parking spaces located within 250 feet of the premises to which the parking requirements pertain, may be leased. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

- (b) Location of parking—residential use.** Required parking shall not be located in any required front or side yard.
- (c) Change in nonresidential use.** When the occupancy or use of a property is changed to a different use, or the lessee, tenant, or owner of a specific use occupying more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is changed, parking to meet the requirements of this Section shall be provided for the new use or occupancy.
- (d) Increase in nonresidential use.** When an existing occupancy or use of more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is altered, enlarged, expanded, or intensified, additional parking to meet the requirements of this Section shall be provided for the altered, enlarged, expanded, or intensified portion only.
- (e) Two or more uses.** Where two or more uses are located in a single structure or on a single parcel, required parking shall be provided for each specific use (i.e., the total parking required for an establishment that has both industrial and office uses shall be determined by computing the parking for the industrial use and the office use and then adding the two requirements together). A reduction of the required parking spaces may be approved, as allowed in Section 8-2.2510(a) and Section 8-2.2510(b).
- (f) Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked, and maintained for parking or loading purposes, for the use they are intended to serve. The Planning Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use.
- (g) Parking and loading to be unrestricted.** Owners, lessees, tenants, caretaker or persons having control of the operation of the premises for which parking or loading spaces are required by this Section shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Planning Director.
- (h) Use of parking area for activities other than parking.** Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code. The temporary use of parking areas for display and sales may be permitted in advance through the issuance of a Minor Use Permit by the Zoning Administrator, with a finding that an adequate amount of parking will still be available for customers.

Sec. 8-2.2505. Off-Street Parking in Downtown Mixed Use (DMX) zones

- (a)** For development projects on vacant or under-developed lands of more than one acre within Downtown Mixed Use (DMX) Zones, off-street parking shall be provided for all residential and nonresidential uses, as required by Article 25, excluding subsections (b) through (e), below.
- (b)** For all other development projects within Downtown Mixed Use (DMX) Zones, the following parking requirements apply:
 - 1.** No off-street parking is required for new or expanded nonresidential uses in the DMX zone unless such uses exceed 3,000 square feet of gross floor area, in

which case off-street parking shall be provided for the floor area in excess of 3,000 square feet, in accordance with all provisions of Article 25, or as modified by (3) below.

2. Off-street parking for new residential uses of four or more units in the DMX zone shall be provided, in accordance with all provisions of Article 25, or as modified by (3) below.
 3. Off-street parking requirements for nonresidential and residential uses may be modified by the Planning Director based on a parking supply study prepared by a civil engineer or other certified professional which indicates an ample supply of on-street or other nearby public parking, or adequate nearby available private parking for shared nonresidential uses.
- (c) For live/work units of less than 2,500 square feet, one parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the Planning Director or Zoning Administrator.
- (d) Off-street parking requirements for both nonresidential and residential uses may be satisfied by the leasing of nearby parking spaces on adjacent parcels within 400 feet of the use.
- (e) Off-street parking spaces provided on the site must be located to the rear of the principal building or otherwise screened so as to not be visible from the public right-of-way or residential zoning districts.

Sec. 8-2.2506. Number of Parking Spaces Required.

(a) **Number of parking spaces required.** Each land use shall provide the number of off-street parking spaces, as listed in Table 8-2.2506, including accessible parking spaces required by Section 8-2.2507(a), except where a parking reduction has been granted in compliance with Section 8-2.2510. The parking space requirements by land use, specified in Table 8-2.2506, shall be considered the maximum number of spaces that are to be provided for each use, unless a greater amount of parking for a specific use is approved by the Planning Director.

(b) **Land uses not identified.** The required number of parking spaces for a land use not identified in Table 8-2.2506 shall be determined by the Planning Director.

Table 8-2.2506 Parking Requirements by Land Use	
Uses	Number of Spaces Required
Industry, Manufacturing & Processing, Wholesaling	
Industrial uses of all types (over 1,000 SF), including warehouses, general commercial, manufacturing, and storage	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Storage: Mini storage facilities	<ul style="list-style-type: none"> ▪ 1 for each 250 sq. ft. of office area with 4 minimum
Recreation, Education & Public Assembly Uses	
Amusement enterprises	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Bowling alleys and billiard halls	<ul style="list-style-type: none"> ▪ 3 for each bowling lane; and ▪ 2 for each billiard table
Churches, synagogues, temples, mosques and other places of worship ⁽¹⁾ , mortuaries, and	<ul style="list-style-type: none"> ▪ 1 for each 4 fixed seats⁽¹⁾ in the main chapel or assembly room; and

**Table 8-2.2506
Parking Requirements by Land Use**

Uses	Number of Spaces Required
funeral homes	<ul style="list-style-type: none"> ▪ 1 for every 25 SF of seating area where there are no fixed seats⁽¹⁾
Commercial recreation and similar uses (e.g., shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks, and zoos)	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Commercial swimming pools and swimming schools	<ul style="list-style-type: none"> ▪ 1 for each 500 SF of water surface area ▪ 10 minimum
Dance halls, skating rinks (ice or roller)	<ul style="list-style-type: none"> ▪ 1 for each 100 SF of dance floor or skating area; and ▪ 1 for each 3 fixed seats and 1 for each 20 SF of seating area where there are no fixed seats⁽¹⁾
Golf courses and driving ranges, but not to include miniature golf courses	<ul style="list-style-type: none"> ▪ 4 for each hole on all golf courses; and ▪ 1 for each tee for driving ranges
Organizational camps	<ul style="list-style-type: none"> ▪ 1 bus parking space per 20 campers ▪ 2 for each resident staff; and ▪ 1 for each nonresident staff on the largest shift
Meeting facilities - Theaters, auditoriums, conference centers, stadiums, sport arenas, gymnasiums and similar places of public assembly	<ul style="list-style-type: none"> ▪ 1 for each 4 fixed seats⁽¹⁾ or for every 25 SF of seating area within the main auditorium where there are no fixed seats⁽¹⁾
Schools: general curriculum Kindergarten through middle school	<ul style="list-style-type: none"> ▪ 1 for each staff member, faculty member, and employee (full-time, part-time, or volunteer)
Schools: general curriculum High school, colleges and universities, business and professional schools	<ul style="list-style-type: none"> ▪ 1 for each 4 students; and ▪ 1 for each staff member, faculty member and employee (full-time, part-time, or volunteer)
Schools: special schools or trade schools	<ul style="list-style-type: none"> ▪ 1 for each 3 students; and ▪ 1 for each staff member, faculty member, and employee (full-time, part-time, or volunteer)
Residential Uses	
One-family and two-family dwellings	<ul style="list-style-type: none"> ▪ 1 for each dwelling unit containing not more than two (2) bedrooms, and two (2) parking spaces for each dwelling unit containing three (3) or more bedrooms, one shall be enclosed per dwelling unit
Second dwelling unit	<ul style="list-style-type: none"> ▪ 1, shall be covered
Multi-family dwelling	<ul style="list-style-type: none"> ▪ 1 for each dwelling unit containing not more than one bedroom or one and one-half (1 ½) for each dwelling unit containing two (2) or more bedrooms, one shall be covered per dwelling unit
Caretaker housing	<ul style="list-style-type: none"> ▪ 2, with one covered
Clubs, conference centers, fraternity and sorority houses, rooming and boarding houses, and similar structures having guest rooms	<ul style="list-style-type: none"> ▪ 1 for each guest room
Dependent housing	<ul style="list-style-type: none"> ▪ 2 for each unit

**Table 8-2.2506
Parking Requirements by Land Use**

Uses	Number of Spaces Required
Mobile home parks	<ul style="list-style-type: none"> ▪ 2 for each mobile home parcel; one shall be covered on each mobile home parcel (may be in tandem); and ▪ 1 guest space for each 10 spaces, or fraction thereof
Motels, hotels	<ul style="list-style-type: none"> ▪ 1 for each unit/room; and ▪ 1 for each employee on duty
Retail Trade	
Automobile repair and service stations	<ul style="list-style-type: none"> ▪ 1 for each 400 square feet, or fraction thereof, of GFA
Automobile sales, boat sales, mobile home sales, retail nurseries, and other open uses not in a structure	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF, or portion thereof, for open area devoted to display or sales for the first 10,000 SF; and ▪ 1 for each 5,000 SF, or portion thereof, over 10,000 SF
Retail stores (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Supermarkets and shopping centers (under 200,000 SF of GFA)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Shopping centers (projects over 200,000 SF of floor area)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA up to 100,000 SF; and ▪ 1 for each 300 SF of GFA for square footage above 100,000 SF
Restaurants, including drive-ins, cafes, night clubs, taverns, and other similar places where food or refreshment are dispensed	<p>The greater of the following:</p> <ul style="list-style-type: none"> ▪ 1 for each 100 SF of GFA; or ▪ 1 for each 3 fixed seats⁽¹⁾ and/or 1 for every 50 SF of floor area where seats may be placed
Wholesale commercial nurseries	<ul style="list-style-type: none"> ▪ 1 for each 500 SF of display area
Services General	
Beauty and nail salons (over 500 SF)	<ul style="list-style-type: none"> ▪ 2 for each station
Child care centers	<ul style="list-style-type: none"> ▪ 1 for each 5 children that the facility is designed to accommodate
Hospital	<ul style="list-style-type: none"> ▪ 1 for each 4 patient beds
Medical offices, clinics, veterinary hospital	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Offices, general, financial, business and professional uses (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Personal services (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Social care facilities including convalescent and nursing homes, senior living facilities, sanitariums, etc.	<ul style="list-style-type: none"> ▪ 1 for each 3 residents of the maximum licensed resident capacity
Other Uses	
Bed and breakfast	<ul style="list-style-type: none"> ▪ 1 for each guest room; and ▪ 1 for each employee on duty
Model home/sales office	<ul style="list-style-type: none"> ▪ 2 per office; and ▪ 2 for visitors
Agricultural Uses	
Farm Offices (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA

Table 8-2.2506 Parking Requirements by Land Use	
Uses	Number of Spaces Required
Agricultural Processing (over 1,000 SF)	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Agricultural Research facilities (over 1,000 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
Winery facilities (over 1,000 SF)	For Tasting Rooms: <ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA For Production Facilities: <ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Private and commercial horse stables	<ul style="list-style-type: none"> ▪ 1 for each 5 horse stalls (when boarding) ▪ Daily and event parking to be determined by Use Permit review process
Yolo Stores (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 250 SF of GFA
(1) Twenty-four (24") linear inches of bench or pew shall be considered a fixed seat.	
GFA: Gross floor area SF: Square feet	

Section 8-2.2507. Special Parking Space Requirements.

In addition to the parking spaces required by Section 8-2.2506, a new use, expanded use, or change in use shall also provide, when applicable, the type and number of spaces required as follows:

- (a) **Accessible parking required.** For multi-family residential, commercial, industrial, institutional, and public uses, state law establishes the required number of accessible parking spaces, which are reflected in Table 8-2.2507 (Required Number of Accessible Parking Spaces). Accessible parking spaces shall be designed, located and provided with identification signing as set forth in California Code of Regulations, Title 24, Part 2 - California Building Code (CBC), Chapter 11A and 11B, Section 1109A and 1129B. One in every eight accessible spaces, but not less than one, shall be van accessible.
- (b) **Bicycle racks.** Parking lots with twenty (20) or more spaces shall provide one bicycle rack space for each ten (10) parking spaces. Bicycle racks shall be designed to enable a bicycle to be locked to the rack.
- (c) **Company vehicles.** Commercial or industrial uses shall provide one parking space for each company vehicle which is parked on the site during normal business hours. Such space may be located within a building.

Table 8-2.2507 Required Number of Accessible Parking Spaces	
Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 percent of total
1,001 and over	20 plus 1 for each 100, or fraction over 1,001

Section 8-2.2508. Loading Space Requirements.

In any zone, in connection with every building or part thereof, hereafter erected, having a gross floor area of 5,000 square feet or more, which building is to be occupied for manufacturing, storage, warehousing, goods display, or retail sales, or as a hotel, hospital, mortuary, laundry, dry cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space, plus one additional such loading space for each additional 20,000 square feet of gross floor area in the building.

Section 8-2.2509. Determination of Fractional Spaces.

When units or measurements determining the number of required off-street parking and off-street loading spaces result in a requirement of a fractional space, any fraction up to one-half (1/2) shall be disregarded, and any fraction of one-half (1/2) or more shall require one off-street parking or off-street loading space.

Section 8-2.2510. Adjustments to Parking Requirements.

- (a) **Shared peak-hour parking.** Where two or more adjacent uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be approved by the Planning Director based on the findings and recommendations of a parking study prepared by a qualified parking or traffic consultant. The amount of reduction may be up to the number of spaces required for the least intensive of the uses sharing the parking. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director.
- (b) **Shared on-site parking adjustment.** Where two or more nonresidential uses are on a single site, the number of parking spaces may be reduced through adjustment up to a maximum of twenty-five percent (25%); as long as the total of spaces is not less than required for the use requiring the largest number of spaces. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director.

- (c) **Compact car spaces.** Lots with twenty or more spaces may substitute compact car spaces for up to twenty-five percent (25%) of the total number of required spaces. Compact car spaces shall be a minimum of eight by fourteen feet (8' x 14') in size and shall be identified with pavement markings designating it as a "Compact Space."
- (d) **Motorcycle parking.** Lots with twenty or more spaces may replace regular spaces with motorcycle spaces. One regular space may be replaced with a motorcycle space for each twenty required spaces. Motorcycle spaces shall be a minimum size of four by eight feet (4' x 8').
- (e) **Incentive for porous or permeable paving.** Where porous or permeable paving materials are used to satisfy parking lot paving requirements as set forth in Sec. 8-2.2513(b), a fifteen percent (15%) reduction of the total number of required spaces may be granted by the Planning Director. The reduction may be used in combination with (a) and (b) above; however, the total reduction of parking spaces may be no greater than twenty-five percent (25%) of the total spaces.

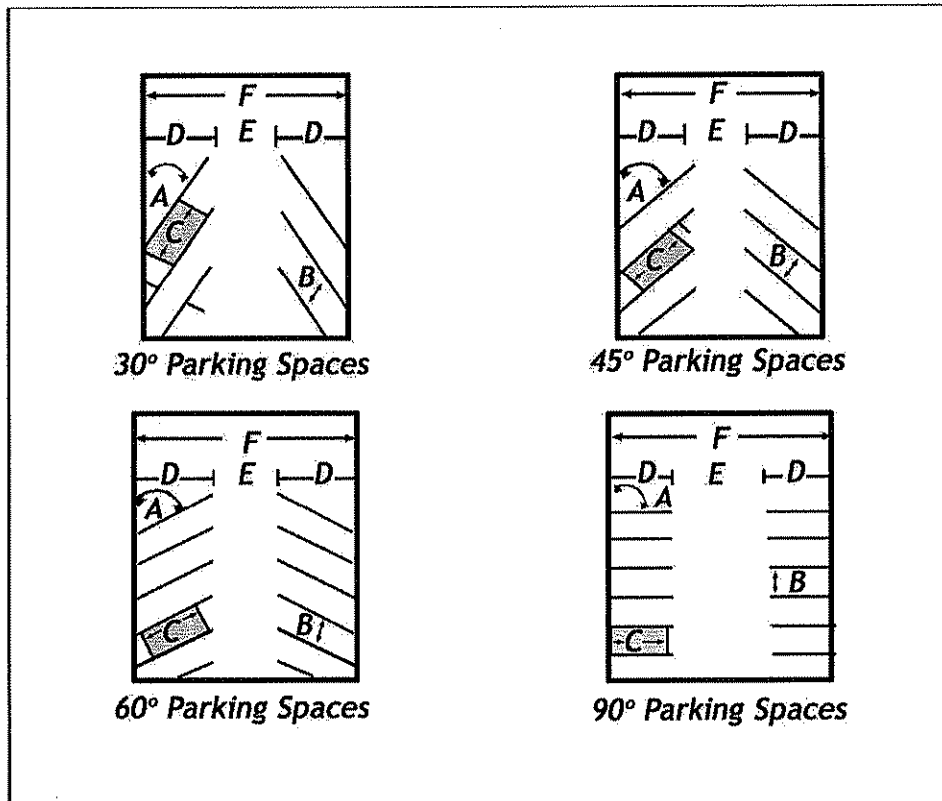
Section 8-2.2511. Development Standards.

(a) **Minimum parking space sizes and lot dimensions.** All off-street parking areas shall be designed and improved as follows:

1. **Size of required parking spaces.** Each required parking space shall be at least nine by eighteen feet (9' x 18'), with adequate provisions for ingress and egress by a standard full size passenger vehicle. This standard shall apply to all uses, including single-family residential, except where noted in Subsections 2, 3, and 4. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 8-2.2511 (Minimum Off-Street Parking Dimensions) and as illustrated in Figure 8-2.2511 (Off-Street Parking Dimensions).
2. **Enclosed parking spaces.** Enclosed parking spaces (i.e. residential garages) shall be at least 10 by 20 feet (10' x 20').
3. **Mobile home parking spaces.** Mobile home parking spaces shall be at least 10 by 20 feet (10' x 20'), with adequate provisions for ingress and egress by a standard full size passenger vehicle.
4. **Tractor trailer parking spaces.** Tractor trailer parking spaces shall be at least 12 by 50 feet (12' x 50').

Table 8-2.2511 Minimum Off-Street Parking Dimensions

Angle of Parking (in degrees) (A)	Space Width (in feet) (B)	Space Length (per vehicle) (C)	Space Depth (from curb) (D)	Aisle Width (in feet) (E)
Parallel (0°)	9 ft	18 ft	9 ft	12 ft (one-way)
30°	9 ft	18 ft	15 ft	11 ft (one-way)
45°	9 ft	18 ft	17 ft	13 ft (one-way)
60°	9 ft	18 ft	18 ft	18 ft (one-way)
90°	9 ft	18 ft	18 ft	24 ft (one-way)



**Figure 8-2.2511
Off-Street Parking Dimensions**

(b) Minimum aisle widths. All nonresidential off-street parking areas shall be designed and improved as follows:

1. **Aisle width for parallel and angled parking.** Aisles within a parking area shall be as listed in Table 8-2.2511.
2. **Fire access aisles.** The aisles adjacent to nonresidential structures shall be a minimum width of 26 feet to accommodate fire emergency vehicles and shall be located so that the vehicles can park within 150 feet of all sides of the structures. Aisles adjacent to structures that are greater than two stories in height shall be a minimum width of 30 feet.
3. **Truck aisles.** Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum of 40 feet. Truck movement templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions above curb height) shall be included on the site plan design to indicate turning conditions.

(c) Access to areas and spaces.

1. **Circulation within parking lot.** The parking area shall be designed so that a car entering the parking area shall not be required to enter a public street to move from one location to any other location within the parking area or premises.
2. **Forward entry into right-of-way.** Parking and maneuvering areas shall be arranged so that vehicles entering a vehicular right-of-way can do so traveling in a forward direction only.

3. **Driveway access.** Off-street parking facilities shall be designed to limit access to private property from streets and highways to a minimum number of standard driveways in compliance with the County of Yolo Improvement Standards.
 4. **Directional signage.** Signs shall be painted on the pavement or permanently installed on poles indicating the location of "Entrance" and "Exit" areas.
 5. **Pedestrian pathways.** Pedestrian pathways shall be defined by use of paint or distinctive paving colors, patterns, or textures that are different from vehicle drive aisles.
- (d) **Lighting.** Parking lots that contain ten (10) or more parking spaces shall provide on-site lighting necessary to protect the public safety.
1. The illumination of parking areas shall be so designed and located that light sources are pointed toward the ground and shielded from adjoining properties, and shall not cause a glare hazardous to pedestrians or auto drivers. Light fixtures shall be fully shielded, photocell type illumination, or as approved by the Planning Director.
 2. The maximum height of any parking lot light shall not exceed the height requirements of the zoning district in which it is located.
- (e) **Maintenance.** Individual parking stalls shall be clearly striped and permanently maintained on pavement surface. Arrows shall be painted on pavement surface to indicate direction of traffic flows.

Section 8-2.2512. Landscaping and Screening.

- (a) **Landscaping.** Landscaping shall be provided on all parking lots of four or more spaces.
1. **Landscape plan required.** A landscape and irrigation plan shall be submitted to the Planning Director for approval.
 2. **Landscaping materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and vegetative ground cover. Water conserving and use of native landscape plant materials shall be emphasized.
 3. **Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross through landscaped areas to reach building entrances from parked cars.
 4. **Curbing.** Areas containing plant materials shall be bordered by a concrete curb or other barrier design as approved by the Planning Director.
- (b) **Screening.**
1. **Adjacent to residential uses.** Parking lots that abut a residential use or zone shall be separated from the property line by a landscaping strip. The landscaping strip shall have a minimum width of five feet. A six-foot high solid fence or wall shall be installed on the residential side of the landscaping strip, except that the fence shall be three feet high where located adjacent to a required front setback on an adjoining lot.
 2. **Adjacent to streets.** Parking areas adjoining a public street shall be designed to provide a landscaped planting strip or landscape berm between the edge of the street right-of-way and parking area. The landscaped planting strip or berm shall not encroach on the street right-of-way. (Refer to the County of Yolo Improvement Standards for visibility requirements at intersections and driveways)
 3. **Modification of screening requirements.** The Planning Director may modify any or all of such screening requirements when, due to special conditions of the size or shape of the lot; differences in elevations between lots; intervening features, such as waterways and other man-made geographical features; or the

distance of the parking area from the adjoining lot; the modification meets the overall objectives of this section.

Section 8-2.2513. Paving.

- (a) **Agricultural zones.** Required parking spaces, loading areas, and roads required in agricultural zones shall be usable for the purpose for which they are provided. The areas do not need to be usable year-round nor dustless, unless required as a Condition of Approval following the granting of a Use Permit. The required parking spaces shall be clearly marked and maintained, as described in Section 8-2.2504(f), when the land use is in operation. Connections of the access driveway(s) to the public road shall be per County of Yolo Improvement Standards.
- (b) **In all other zones.** Except as otherwise provided in this section, all off-street parking and loading areas shall be paved, graded, and drained so as to dispose of all surface water accumulated within the area. The use of swales and pervious surfaces to capture storm water runoff for maximum groundwater recharge are encouraged. Surfacing materials required to satisfy the paving regulations must be durable and dustless and must be maintained to provide for orderly and safe loading, unloading, parking, and storage of vehicles and equipment. Porous or permeable materials, such as pervious asphalt or pavers and plantable pavers are encouraged. Traditional materials, such as asphalt, concrete, or similar solid materials are also acceptable. An adjustment to parking requirements may be granted for using permeable or pervious paving, as set forth in Section 8-2.2510(e). Connections of the access driveway(s) to the public road shall be per County of Yolo Improvement Standards.

Section 8-2.2514. Recreational and Commercial Vehicle Parking in Residential Zones.

- (a) **Scope.** This section specifies the requirements for the parking of recreational vehicles and commercial vehicles, and the provision of parking spaces for such vehicles, on residential properties located in the Residential Suburban (R-S), Residential, Rural, Agricultural (RRA), Residential One-Family (R-1), Residential One-Family or Duplex (R-2), Multiple-Family Residential (R-3), and Apartment-Professional (R-4) Zones. The parking of passenger vehicles in such zones is regulated by Section 8-2.2506 of this article.
- (b) **Definitions.** For the purposes of this section, certain words and phrases used in this section are defined as follows:
 - 1. "Recreational vehicle equipment" shall mean and include the following:
 - i. All operable towed vehicles and self-propelled vehicles, including trailers as defined in Section 8-2.299.16 of Article 2 of this chapter, tent trailers, tractor trailers, fifth-wheel trailers, trailers for towing recreational vehicles and equipment, boats, aircraft, self-propelled motor homes, all-terrain vehicles, dune buggies, racing vehicles, and any other self-propelled or towed vehicle over 10,000 pounds gross vehicle weight but not used by the residents of the site on which the vehicle is parked for a business occupation; and
 - ii. Campers and camper shells which are detached from a vehicle.
 - 2. Recreational vehicles and equipment shall exclude the following:
 - i. Any inoperable self-propelled recreational vehicle or any recreational vehicle without a current registration with the Department of Motor Vehicles of the State;
 - ii. All mobile homes as defined by Section 8-2.271 of Article 2 of this chapter; and
 - iii. Commercial coaches.
 - 3. "Passenger vehicle" shall mean and include:

- i. All automobiles; and
 - ii. All passenger vehicles and pickup trucks of 10,000 pounds gross vehicle weight or less and which have no more than two (2) axles.
4. "Commercial vehicle" shall mean and include:
- i. Any self-propelled vehicle over 10,000 pounds gross vehicle weight, and/or having more than two (2) axles, and which is used by the owner thereof for commercial purposes;
 - ii. Any towed vehicle used by the owner thereof for commercial purposes; and
 - iii. All other self-propelled equipment, including tractors, which are used by the owners thereof for commercial purposes and which are stored outdoors, excluding passenger vehicles.

(c) Prohibitions.

- 1. No recreational vehicle, as defined in this section, shall be parked within any required yard adjacent to a street, except in designated passenger vehicle and/or recreational vehicle parking areas.
- 2. No commercial vehicle, as defined in this section, shall be parked in any area within any residential zone.
- 3. No recreational vehicle, as defined in this section, shall be utilized or occupied as a residential dwelling, either temporarily or permanently.

(d) Designated recreational vehicle parking areas within new subdivisions.

- 1. The regulations regarding designated parking areas within residential subdivisions, the final subdivision or parcel map for which is not of record on _____, 2009, shall be as follows:
 - i. Designated passenger vehicle parking areas shall be provided in accordance with this article.
 - ii. Recreational vehicles shall not be parked on any portion of a parcel within a new subdivision, except in a designated recreational vehicle parking area.
 - iii. Such designated recreational vehicle parking areas may be located in any area on the parcel, other than the required yard adjacent to a public street.

(e) Designated recreational vehicle parking areas for previously approved parcels.

The regulations regarding the parking of recreational vehicles on any parcel which was of record on or before _____, 2009, shall be as follows:

- 1. Recreational vehicles may be parked in any area other than a required yard adjacent to a street if the area is paved in accordance with Section 8-2.2513 of this article and fenced in accordance with Section 8-2.2403 of Article 24 of this chapter.
- 2. The Zoning Administrator is authorized to issue a permit allowing a recreational vehicle to be parked in a required yard adjacent to a street in accordance with Section 8-2.3221 of Article 32 of this chapter.

(f) Violations: Penalties. Any violation of this section shall constitute an infraction, punishable as provided by Section 25132 of the Government Code of the State. Four (4) or more violations by any person during the preceding twelve (12) months shall constitute a misdemeanor.

[Existing Ordinance]

Article 25. Off-Street Parking and Loading

Sec. 8-2.2501. Purposes.

The purposes of this article shall be to protect land uses in the various zones, and to maintain the availability of public roads and highways for the safe movement of vehicles, and to establish the policy that at the time any main building or structure is erected, enlarged, or increased in capacity, there shall be provided, either on the same site or on some reasonably and conveniently located site, adequate parking, loading, turning, and maneuvering space to accommodate substantially such needs as are generated by the use. (§ 26.01, Ord. 488)

Sec. 8-2.2502. Definitions.

For the purposes of this article, unless otherwise apparent from the context, certain words and phrases used in this article are defined as follows:

(a) "Floor area" shall mean the gross area of a structure used, or intended to be used, by owners and tenants for all purposes other than parking stalls and loading bays, including storage areas, stairways, utility rooms, and rest rooms.

(b) "Loading space" shall mean an area of not less than ten (10') feet in width and twenty-five (25') feet in length, exclusive of access drives or aisles, of usable condition, and with at least a fourteen (14') foot height clearance.

(c) "Parking space" shall mean an area of not less than eight (8') feet in width and eighteen (18') feet in length, exclusive of access drives or aisles, of usable condition, and with at least a seven (7') foot height clearance. (§ 26.03, Ord. 488)

Sec. 8-2.2503. Requirements in A, R, C, and M zones.

Off-street parking and loading requirements in the zones set forth in this section shall be as follows:

(a) In agricultural (A) zones, on-farm parking areas, loading areas, and roads shall be usable for the purpose for which they are provided. They need not be usable year-round nor dustless unless required as a condition to the granting of a use permit.

(b) In residential (R) zones, off-street parking shall be provided on the site and as set forth in the specific zone for the passenger vehicles, trailers, mobile homes, and boats belonging to the occupant of the site and normally stationed at the site. Such parking may not be located in any required yard adjacent to a street, and the preexisting use of such yard areas for the parking or storage of vehicles, boats, or other nonstructural objects, other than automobiles, shall be prohibited from and after January 1, 1965. With the exception of passenger automobiles, station wagons, pickup trucks, and panel trucks, all vehicles and other equipment of a nonresidential character normally used by the occupants of the site in connection with their business occupation shall not be parked on the site on a regular basis unless in conjunction with a use for which a use permit has been issued by the Commission.

(c) In the Commercial (C) Zones, all parking and loading needs generated by each use shall be provided for on the same site or on another site conveniently located thereto. Parking and loading space shall be provided for customers, salesmen, delivery vehicles, employees, executives, and any trucks, trailers, boats, road equipment, farm equipment, or similar machinery normally stored on the site in conjunction with the use of the site.

(d) In the Industrial (M) Zones, the same requirements shall apply as for the Commercial (C) Zones as set forth in subsection (c) of this section. (§ 26.02, Ord. 488)

Sec. 8-2.2503.5. Regulations for recreational vehicles and equipment and commercial vehicles in residential zones.

(a) *Scope.* This section specifies the requirements for the parking of recreational vehicles and commercial vehicles, and the provision of parking spaces for such vehicles, on residential properties located in the Residential Suburban (R-S), Residential One-Family (R-1), Residential One-Family or Duplex (R-2), Multiple-Family Residential (R-3), and Apartment-Professional (R-4) Zones. The parking of passenger vehicles in such zones is regulated by Sections 8-2.2503 and 8-2.2504 of this article.

(b) *Prohibitions.*

(1) No recreational vehicle, as defined in this section, shall be parked within any required yard adjacent to a street, except in designated passenger vehicle and/or recreational vehicle parking areas.

(2) No commercial vehicle, as defined in this section, shall be parked in any area within any residential zone.

(3) No recreational vehicle, as defined in this section, shall be utilized or occupied as a residential dwelling, either temporarily or permanently.

(c) *Definitions.* For the purposes of this section, certain words and phrases used in this section are defined as follows:

(1) "Recreational vehicle and equipment" shall mean and include the following:

(i) All operable towed vehicles and self-propelled vehicles, including trailers as defined in Section 8-2.299.16 of Article 2 of this chapter, tent trailers, tractor trailers, fifth-wheel trailers, trailers for towing recreational vehicles and equipment, boats, aircraft (including lighter-than-air craft) self-propelled motor homes, all-terrain vehicles, dune buggies, racing vehicles, and any other self-propelled or towed vehicle over 10,000 pounds gross vehicle weight but not used by the residents of the site on which the vehicle is parked for a business occupation; and

(ii) Campers and camper shells which are detached from a vehicle.

(2) Recreational vehicles and equipment shall exclude the following:

(i) Any inoperable self-propelled recreational vehicle or any recreational vehicle without a current registration with the Department of Motor Vehicles of the State;

(ii) All mobile homes as defined by Section 8-2.271 of Article 2 of this chapter; and

(iii) Commercial coaches.

(3) "Passenger vehicle" shall mean and include:

(i) All automobiles; and

(ii) All passenger vehicles and pickup trucks of 10,000 pounds gross vehicle weight or less and which have no more than two (2) axles.

(4) "Commercial vehicle" shall mean and include:

(i) Any self-propelled vehicle over 10,000 pounds gross vehicle weight, and/or having more than two (2) axles, and which is used by the owner thereof for commercial purposes;

(ii) Any towed vehicle used by the owner thereof for commercial purposes; and

(iii) All other self-propelled equipment, including tractors, which are used by the owners thereof for commercial purposes and which are stored outdoors, excluding passenger vehicles.

(d) *Designated parking areas within new subdivisions.*

(1) The regulations regarding designated parking areas within residential subdivisions, the final subdivision or parcel map for which is not of record on August 23, 1984, shall be as follows:

(i) Designated passenger vehicle parking areas shall be provided in accordance with this article.

(ii) Recreational vehicles shall not be parked on any portion of a parcel within a new subdivision, except in a designated recreational vehicle parking area.

(iii) Such designated recreational vehicle parking areas may be located in any area on the parcel, other than the required yard adjacent to a public street.

(2) Designated recreational vehicle parking areas shall be paved in accordance with Section 8-2.2513 of this article and fenced in accordance with Section 8-2.2403 of Article 24 of this chapter.

(e) *Designated recreational vehicle parking areas: Previously approved parcels.* The regulations regarding the parking of recreational vehicles on any parcel which was of record on or before August 23, 1984, shall be as follows:

(1) Recreational vehicles may be parked in any area other than a required yard adjacent to a street if the area is paved in accordance with Section 8-2.2513 of this article and fenced in accordance with Section 8-2.2403 of Article 24 of this chapter.

(2) The Zoning Administrator is authorized to issue a permit allowing a recreational vehicle to be parked in a required yard adjacent to a street in accordance with Section 8-2.3221 of Article 32 of this chapter.

(f) *Violations: Penalties.* Any violation of this section shall constitute an infraction, punishable as provided by Section 25132 of the Government Code of the State. Four (4) or more violations by any person during the preceding twelve (12) months shall constitute a misdemeanor. (§ 3, Ord. 488.171, eff. August 23, 1984)

Sec. 8-2.2504. Parking space requirements.

Off-street parking space shall be provided in connection with the erection or major alteration, extension, or change of use of any building or structure as follows:

(a) One-family and two-family dwellings, one parking space for each dwelling unit containing not more than two (2) bedrooms, and two (2) parking spaces for each dwelling unit containing three (3) or more bedrooms;

(b) Multiple-family dwellings, one parking space for each dwelling unit containing not more than one bedroom, and one and one-half (1 1/2) parking spaces for each dwelling unit containing two (2) or more bedrooms;

(c) Automotive sales, services, and repairs, one parking space for each 400 square feet, or fraction thereof, of gross floor area;

(d) Bowling lanes, five (5) parking spaces for each lane;

(e) Churches and other places of worship, mortuaries, and funeral homes, one parking space for each four (4) seats in the main chapel or assembly room;

(f) Convalescent and nursing homes, homes for the aged, hospitals, sanitariums, and orphanages, one parking space for each four (4) beds;

(g) Dance halls, skating rinks, lodge halls, and exhibition halls without fixed seats, one parking space for each 100 square feet of area used for dancing or assembly;

(h) Fraternity and sorority houses and dormitories, two (2) parking spaces for each three (3) beds;

(i) General commercial, manufacturing, warehouses, and storage, one parking space for each 2,000 square feet, or fraction thereof, of gross floor area, or one space for each two (2) employees on duty at the same time, whichever will provide the greater amount of parking space;

(j) Hotels, one parking space for each two (2) guest rooms;

(k) Motels, one parking space for each guest room;

(l) Retail stores, supermarkets, shopping centers, banks, and business and professional offices, one parking space for each 200 square feet of gross floor area;

- (m) Rooming houses and boardinghouses, one parking space for each bedroom;
- (n) Stadiums, ball parks, and other outdoor sports arenas, one parking space for each six (6) seats;
- (o) Theaters, indoor sports arenas, and auditoriums, other than those incidental to public and parochial schools, one parking space for each four (4) seats; and
- (p) Uses not set forth in this section, as determined by the Planning Director. (§ 26.04, Ord. 488)

Sec. 8-2.2505. Loading space requirements.

In any zone, in connection with every building, or part thereof, hereafter erected, having a gross floor area of 5,000 square feet or more, which building is to be occupied for manufacturing, storage, warehousing, goods display, or retail sales, or as a hotel, hospital, mortuary, laundry, dry cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space, plus one additional such loading space for each additional 20,000 square feet of gross floor area in the building. (§ 26.05, Ord. 488)

Sec. 8-2.2506. Determination of fractional spaces.

When units or measurements determining the number of required off-street parking and off-street loading spaces result in a requirement of a fractional space, any fraction up to one-half (1/2) shall be disregarded, and any fraction of one-half (1/2) or more shall require one off-street parking or off-street loading space. (§26.06, Ord. 488)

Sec. 8-2.2507. Combination uses on one site.

When a use of land includes more than one of the categories set forth in Section 8-2.2503 of this article, required off-street parking spaces shall be computed separately for each category, and the total spaces required shall be the sum of the requirements under each category unless, in the opinion of the Planning Director, the periods of usage of such parking will not be simultaneous with each other. (§ 26.07, Ord. 488)

Sec. 8-2.2508. Joint use of areas by more than one site.

No part of an off-street parking area required for any building or used for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless, in the opinion of the Planning Director, the period of usage of such parking will not be simultaneous with each other. The provisions of this chapter shall not be construed to prevent the joint use of off-street parking or off-street loading spaces for two (2) or more buildings or uses if the total of such spaces, when used together, shall be not less than the sum of the requirements for the individual uses computed separately in accordance with the requirements of this article. The joint use of driveways and turning space shall be permitted when the rights to such use are conveyed and recorded by and to the mutual owners or users. (§ 26.08, Ord. 488)

Sec. 8-2.2509. Assessment district buildings and Uses.

The off-street parking requirements of this article may be modified by the Planning Director for any building or use located in an assessment district for the provision of off-street parking provided the land for such parking has been acquired and is in use and provided, further, that the Planning Director finds the parking needs for the particular building or use are substantially met by the spaces provided in the assessment district. (§ 26.09, Ord. 488)

Sec. 8-2.2510. Location of required spaces.

(a) Off-street parking facilities required for the uses set forth in this article and for other similar uses shall be on the same lot as the structure they are intended to serve or on an immediately adjacent and contiguous lot. When practical difficulties, as determined by the Planning Director, prevent the establishment of such facilities upon the same or an immediately adjacent contiguous lot, they may be located within 400 feet of the premises to which the parking requirements pertain.

(b) Off-street loading facilities required for the uses set forth in this article and for similar uses shall in all cases be on the same lot or parcel of land as the structure such facilities 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 of this chapter unless it is determined by the Planning Director that the hours of use would not coincide. (§ 26.10, Ord. 488)

Sec. 8-2.2511. Access to areas and spaces.

There shall be adequate provision for entering and exiting from all parking and loading areas and spaces, including paved areas needed for turning movements so that vehicles may exit without having to back out into a public street. In order to accomplish such requirement, any or all of the following conditions may be required by the Planning Director:

(a) That all parts of the lot abutting a public street or private right-of-way, other than entrances and exits, shall be so bumpered or curbed that vehicles can enter and exit only at the locations designated for such purpose;

(b) That "entrance" and "exit" signs shall be painted on the pavement or permanently installed on poles of a size and type and in a manner approved by the Road Commissioner; and

(c) That there shall be provided a paved access drive of at least ten (10') feet in width, in the case of a single-family dwelling or duplex, and of a width prescribed by the Planning Director in all other instances unless otherwise required by the provisions of this chapter. (§26.11, Ord. 488)

Sec. 8-2.2512. Screening and landscaping.

Off-street parking areas for more than five (5) vehicles shall be screened effectively by a masonry wall or solid fence, of a design acceptable to the Planning Director, along each side or rear lot line which adjoins a residential (R) zone; provided, however, such wall, from the front property line to a depth equal to the required front yard on the abutting R-zoned property, shall be three (3') feet in height and shall be maintained in good condition without any advertising thereon. As an alternative, screen planting of plant material and design approved by the Planning Director may be substituted for a solid fence or wall provided a bond in an amount specified by the Planning Director, guaranteeing the installation and maintenance of such screen planting, is posted with the County. The Commission may modify any or all of such screening requirements when, due to special conditions of the size or shape of the lot, differences in elevations between lots, or intervening features, such as waterways and other man-made or geographical features, or the distance of the parking area from the adjoining lot, it reasonably appears that the objectives of this section are otherwise accomplished. (§26.12, Ord. 488)

Sec. 8-2.2513. Paving.

Except as otherwise provided in this section and in subsection (a) of Section 8-2.2503 of this article, all off-street parking and loading areas, including drive-in establishments, service stations, and vehicle or equipment storage or sales areas, shall be paved, graded, and drained so as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for orderly and safe loading, unloading, parking, and storage of vehicles and equipment. Surfacing materials required to satisfy the paving regulations may be modified

by the Commission when the Commission finds that the location of the parking or storage area or the nature or weight of the vehicles or equipment is such as to make the normally required surfacing materials unnecessary. (§ 26.13, Ord. 488, as amended by § 1, Ord. 488.48)

Sec. 8-2.2514. Lighting.

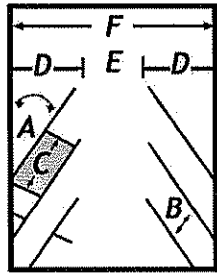
Any lighting used to illuminate an off-street parking or loading area shall be so arranged as to direct the light away from any adjoining lots. (§26.14, Ord. 488)

Sec. 8-2.2515. Continuing obligation of owners.

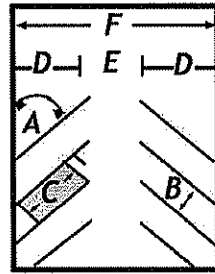
The requirements for off-street parking and off-street loading space applicable to newly erected or substantially altered structures or uses of land requiring off-street parking and/or loading shall be a continuing obligation of the owner of the site on which any such structure is located or such use is made so long as the structure is in existence and/or the use requiring vehicular parking or truck loading facilities continues. It shall be unlawful for the owner of any such site or building affected by the provisions of this chapter to discontinue, change, or dispense with, or cause a discontinuance or change of, the required vehicle parking or loading space, apart from the discontinuance of the use or the sale of the structure and required parking and loading space, unless the owner establishes alternative parking and loading space which meets the requirements of, and is in compliance with, the provisions of this chapter. It shall be unlawful for any person to use a building or site without acquiring such land for vehicle parking or loading space which meets the requirements of, and is in compliance with, the provisions of this chapter, and it shall be unlawful for any owner or person making use of land and/or structures requiring the use of off-street parking and/or loading areas to allow the paving, drainage, and marking of such area and the entrances and exits to deteriorate to such an extent that the area cannot reasonably and conveniently be used for the purposes required by this section. (§ 26.15, Ord. 488)

Figure 8-2.25: Minimum Off-Street Parking Dimensions

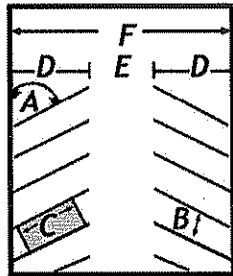
Angle of Parking (in degrees)	Space Width (in feet)	Space Length (in feet)	Space Depth (In feet from curb)	Drive Aisle Width (in feet)
(A)	(B)	(C)	(D)	(E)
Parallel (0°)	8	18	8	12 (one-way)
30°	8	18	16	10 (one-way)
45°	8	18	18.4	11 (one-way)
60°	8	18	19.6	18 (one-way)
90°	8	18	18	24 (two-way)



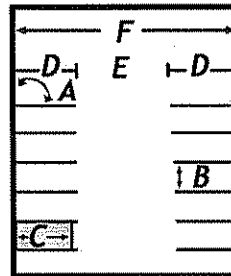
30° Parking Spaces



45° Parking Spaces



60° Parking Spaces



90° Parking Spaces

