

19.70.040 Number of parking spaces required.

Each land use shall provide the minimum number of off-street parking spaces required by this section, except where a different number of spaces is approved through an entitlement process.

A. Expansion of Structure, Change in Use. When the required number of parking spaces is increased by three or more spaces as a result of an expansion of a structure, intensification of use, and/or a change in use, the additional parking spaces shall be provided in compliance with this chapter. Exception: Single-family homes shall retain or provide the required number of parking spaces when a garage or carport is converted to a use other than vehicle parking. However, when a garage, carport or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or is converted into an accessory dwelling unit, replacement of those off-street parking spaces shall not be required.

B. Multiple Uses/Tenants. A site or facility proposed for multiple tenants or uses shall provide the aggregate number of parking spaces required by this section for each separate use; except where a parking reduction is allowed in compliance with Section 19.70.050 (Reduction of off-street parking).

C. Parking Required by Entitlements, Development Agreements, and Specific Plans. Parking requirements established by planned development permits, use permits, development agreements, or specific plans, as established elsewhere in this code, shall supersede the provisions of this section.

D. Uses Not Listed. Land uses not specifically listed by this section shall provide parking as required by the Director or other review authority. In determining appropriate off-street parking requirements, the Director or review authority shall use the requirements of this section as a general guide in determining an acceptable number of off-street parking spaces.

E. Rounding of Quantities. When calculating the number of required parking spaces results in a fraction, the requirement shall be rounded down to the next whole number.

F. Excessive Parking. Off-street parking spaces in excess of these standards create large amounts of impervious surfaces that increase radiant heat and may have a negative aesthetic appearance. Parking spaces which exceed the minimum number of spaces required by more than 35 percent may be administratively approved by the Director when a combination of additional landscaping, pedestrian/bicycle improvements, and/or pervious surfaces are provided above those required by this chapter. The area for off-street parking on any parcel shall not exceed 75 percent of the site area.

G. Parking in the Downtown Parking Area. No parking is required for non-residential uses and projects creating less than 20 new residential units within the Downtown Parking Area. Parking for residential projects creating more than 20 new units within the Downtown Parking Area shall be provided at a rate consistent with Multi-Family housing in a Corridor Opportunity Site overlay zone as set forth in Table 5-4 below, or by land use entitlement. Off-site parking may be allowed consistent with 19.70.060 subsections G and H.

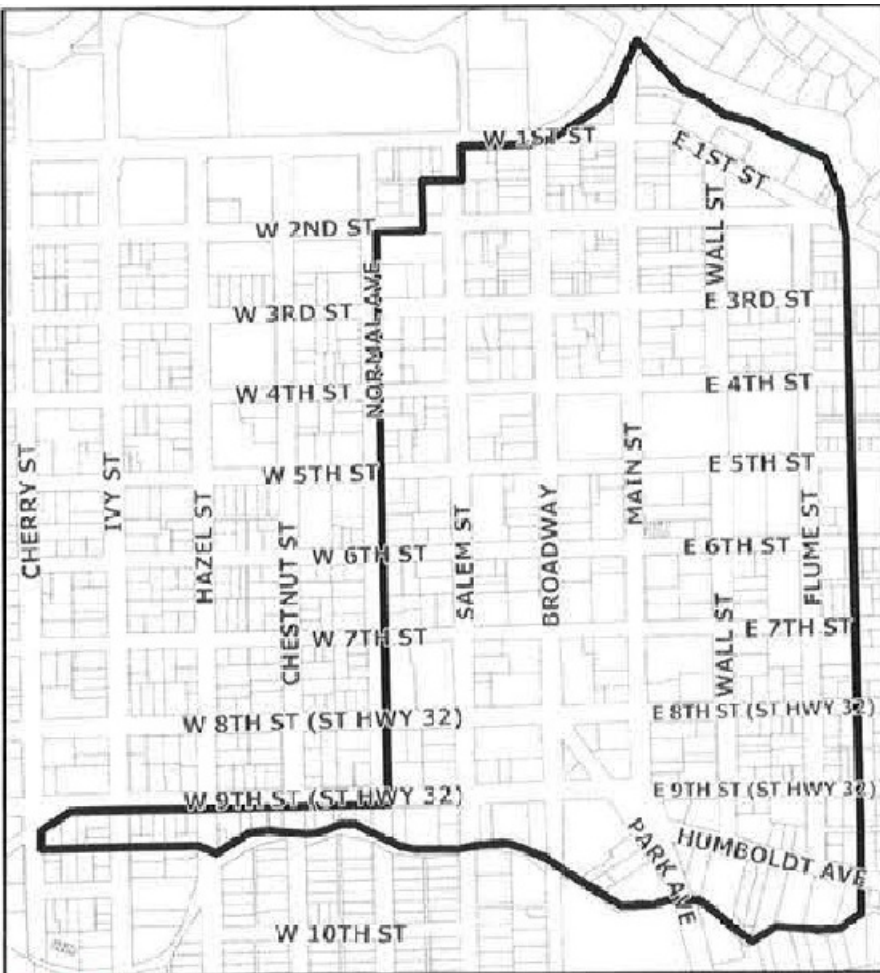


FIGURE 5-9 DOWNTOWN PARKING AREA

H. Parking Requirements by Land Use - Outside of the Downtown Parking Area. The minimum number of parking spaces shall be provided for each use as set forth in Table 5-4; additional spaces may be required through entitlement approval.

(Ord. 2442, Ord. 2494 §41, Ord. 2511, §12, Ord. 2600)

TABLE 5-4

PARKING REQUIREMENTS

<u>Land Use Type:</u> Manufacturing & Processing	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Machinery and equipment sales	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor sales or service area.	10% of vehicle spaces.
Personal or mini-storage	1 space for an on-site manager/ caretaker, plus 1 space for each 375 sq.ft. of office space, with a minimum of 3 spaces.	1 space.
Recycling facilities (other than reverse vending machines and small collection centers)	If the facility is open to the public, an on-site parking and/or queuing area shall be provided for a minimum of 8 vehicles at any one time.	10% of vehicle spaces.
	1 employee parking space shall be provided on-site for each commercial vehicle operated by the processing center.	10% of vehicle spaces.
Wholesale operations and light manufacturing plants	1 space for each 1,250 sq.ft. of gross floor area, plus 1 space for each on- site vehicle associated with the use.	10% of vehicle spaces.
Warehouses and storage buildings	1 space for each 1,875 sq.ft. of gross floor area, plus 1 space for each vehicle operated in connection with each on-site use.	5% of vehicle spaces.

<u>Land Use Type:</u> Recreation, Education, Public Assembly	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
<u>Land Use Type:</u> Recreation, Education, Public Assembly	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Assembly uses, including theaters, meeting halls, and membership organizations, churches and other places of worship, mortuaries, community centers and pavilions	1 space for each 5 fixed seats or 1 space for each 10 feet of benches, or 1 space for every 42 sq.ft. of gross assembly area, whichever is greater.	10% of vehicle spaces for places of worship.
Child day care centers	1 space for each employee, and adequate drop-off area as approved by the Director.	10% of vehicle spaces.

Driving ranges	1 space per tee; plus clubhouse spaces as required for restaurants, bars, indoor recreation/fitness centers.	10% of vehicle spaces.
Fitness gyms/studios with established maximum class size	1 space for each 2 students of maximum class size.	20% of vehicle spaces.
Health/fitness clubs	1 space for each 125 sq.ft. of workout floor area.	20% of vehicle spaces.
Indoor amusement/entertainment	1 space for each 250 sq.ft. of customer floor area.	20% of vehicle spaces.
Libraries, museums, art galleries, post office	1 space for each 500 sq.ft. of gross floor area plus 1 space per official vehicle.	10% of vehicle spaces.
Pool and billiard rooms	2 spaces per game table, plus adequate space for ancillary uses.	10% of vehicle spaces.
Outdoor commercial recreation	Determined by use permit.	
Schools (public and private) Elementary/Junior High	1 space for each employee plus 1 space for each classroom, or 1 space for every 42 sq.ft. of gross auditorium assembly area, whichever is greater (1)	1 space for every 4 students.
High School	1 space for each employee plus 1 space for every 4 students. (1)	
Private College	1 space for every 2 full-time students (part-time students included as equivalents).	
Commercial trade or business schools	1 space for every 200 sq.ft. of gross classroom floor area.	10% of vehicle spaces.
Specialized Education/Training	1 space for each 2 students.	10% of vehicle spaces.
Tennis/racquetball/handball or other courts	2 spaces per court, plus as required for ancillary uses.	10% of vehicle spaces.

Notes:

(1) Elementary and high schools must provide an adequate student drop-off area as approved by the Director.

<u>Land Use Type:</u> Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
<u>Land Use Type:</u> Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Dormitories, fraternities, sororities, and rooming/boarded houses	1 space per 2 beds; minimum 4 spaces if located within a single-family residence.	1 space per bedroom.
Dwelling units located on flag lots, streets, or alleys without on-street parking	1 additional space per dwelling unit shall be provided.	1 space per unit, except that none is required for single-family dwellings.
Dwelling units located on corner parcels with on-street parking on both frontages	Number of required spaces may be reduced by 1 space; no less than 1 space shall be provided.	1 space per unit, except that none is required for single-family dwellings.
Emergency shelter	1 space for each employee.	None required.

Large family day care homes	In addition to the required residential spaces, 1 space for each employee and one space for drop off and pickup.	None required.
Mobile homes (in mobile home parks)	2 spaces per mobile home.	Determined by use permit.
Multi-family housing	Studio unit - 0.75 spaces per unit.	1 space per unit.
	1 bedroom units - 1.25 spaces per unit.	
	2 bedroom units - 1.75 spaces per unit.	
	3 bedrooms or more - 2 spaces per unit.	
	Guest parking - 1 space per each 5 units.	1 space per 10 units.
Mixed-use developments	Determined by entitlement.	Determined by entitlement.
Multi-family housing in a Corridor Opportunity Site overlay zone	Studio unit - 0.75 space per unit.	1 space per unit.
	1 bedroom units - 1 space per unit.	
	2 bedrooms or more - 1.5 spaces per unit.	
Senior housing projects	1 space per 2 dwelling units; half the spaces shall be covered.	5% of vehicle spaces.
Single-family housing	2 spaces per unit, as adjusted up or down by this table.	None required.
Single-room occupancies and specific one-bedroom apartment units	1 space per unit.	20% of vehicle spaces.
Studio apartments or single-room occupancies, designated for low or very low income households, restricted to these households for at least 30 years and located within 500 feet of an existing public transit route and/or commercial facilities supporting residential use	1 space per 2 dwelling units.	20% of vehicle spaces.

<u>Land Use Type:</u> Retail Trade	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
<u>Land Use Type:</u> Retail Trade	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Auto, mobile home, vehicle machinery and parts sales	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor display, sales, service area, plus 1 space for each 375 sq.ft. of gross floor area for the parts department.	5% of vehicle spaces.
Banks and financial services	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Drug stores/pharmacies, 20,000 sq. ft. or less	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.

Furniture, furnishings, appliances, and home equipment stores (with large showrooms)	1 space for each 750 sq.ft. of gross floor area and 1 space for each company vehicle.	5% of vehicle spaces.
Plant nurseries	1 space for each 375 sq.ft. of indoor display area, plus 1 space for each 1,250 sq.ft. of outdoor display area.	5% of vehicle spaces.
Restaurants, cafés, bars, and other eating/drinking places	1 space for each 5 seats or 1 space for each 94 sq.ft. of customer floor area, including outside dining, whichever is greater.	10% of vehicle spaces.
Retail stores General merchandise	1 space for each 250 sq.ft. of gross floor area and 1 space for each company vehicle.	5% of vehicle spaces.
Warehouse retail	1 space for each 250 sq.ft. of gross floor area and 1 space for each company vehicle.	
Shopping centers (shall use an unsegregated parking area)	1 space for each 250 sq.ft. of gross floor area for centers up to 30,000 sq.ft. and 1 space for each additional 375 sq.ft. of gross floor area greater than 30,000 sq.ft.	10% of vehicle spaces.

<u>Land Use Type:</u> Service Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
<u>Land Use Type:</u> Service Uses	Vehicle Spaces Required	Bicycle Spaces Required (Minimum of 1 space)
Bed and breakfast inns	1 space for each guest room, in addition to the required parking for the residential use.	1 space.
Depots; air, bus, freight, or rail	Determined by use permit.	Determined by use permit.
Gas stations	1 space for each 250 sq.ft. of non- service floor area; plus 3 spaces for each service bay.	5% of vehicle spaces.
Hotels and motels	1 space for each guest room and required spaces to accommodate ancillary uses.	5% of vehicle spaces.
Kennels and animal boarding	1 space for each employee, plus 1 space for each 625 sq.ft. of gross floor area.	5% of vehicle spaces.
Medical/dental offices	1 space for each 250 sq.ft. of gross floor area.	10% of vehicle spaces.
Extended care (elderly, skilled nursing facilities, and residential care homes)	1 space for each 4 beds the facility is licensed to accommodate.	
Hospitals	1 space for each patient bed the facility is licensed to accommodate, plus required spaces for ancillary uses as determined by the Commission.	
Medical/dental labs and clinics	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Offices: administrative, corporate, industrial	1 space for each 375 sq.ft. of gross floor area.	

Personal services Barber/beauty shops (and other personal services: tattoo studios, massage therapy, and body piercing)	1 space for each employee and 1 space for each service chair.	10% of vehicle spaces.
Laundromats	1 space for every 4 washing machines.	5% of vehicle spaces.
Repair and maintenance - vehicle Customer waiting service	3 spaces per service bay plus adequate queuing lanes.	1 space.
Repair garage	1 space for each 625 sq.ft. of gross floor area, plus 1 space for each 2,500 sq.ft. of outdoor service area, plus 1 space for each 375 sq.ft. of gross floor area for the parts department plus adequate queuing lanes.	1 space.
Self-service vehicle washing	2 spaces per washing stall, for queuing and drying.	None required.
Full-service vehicle washing	10 spaces, plus adequate queuing and drying area.	1 space.
Laboratories and research/development facilities	1 space for each 375 sq.ft. of gross floor area.	10% of vehicle spaces.
Veterinary clinics and hospitals	1 space per 250 sq.ft. of gross floor area.	5% of vehicle spaces.

(Ord. 2494 §41, Ord. 2511, §12, Ord. 2549, §8, Ord. 2600)