

CHAPTER 19.124: PARKING REGULATIONS

Section

- 19.124.010 Purpose.
- 19.124.020 Applicability of regulations.
- 19.124.030 Regulations for parking and keeping vehicles in various zones.
- 19.124.040 Regulations for off-street parking.
- 19.124.050 Exceptions–Approval authority.
- 19.124.060 Exceptions–Findings.

[Sections 19.124.010 –19.124.20 – No Change]

19.124.30 Regulations for Parking and Keeping Vehicles in Various Zones.

- A. Table 19.124.030A sets forth the rules and regulations that pertain to Vehicles Permitted in Residential Zones.

Table 19.124.030A - Regulations for Parking and Keeping Vehicles in Various Zones		
1.	Front yard, Street side setback area or within 12 feet of a public right-of-way in a rear yardarea	Vehicles may be placed, kept or parked in these areas subject to the restrictions below.
a.	Maximum Number of Vehicles	<ul style="list-style-type: none">i. Residential zoning district requiring a lot size $\leq 10,000$ square feet = four.ii. Other residential zoning districts = six.iii. A greater number of vehicles may be approved by the City in conjunction with a development permit.iv. For purposes of counting vehicles, vertically stacked components which belong together shall be counted as a single vehicle. E.g., a camper mounted on a pickup truck.v. Horizontal groupings shall be counted as two vehicles.
b.	Vehicle with trash or debris	Open vehicles containing trash or debris are prohibited.
c.	Overhang	No portion of any vehicle may overhang any public right-of-way.

Table 19.124.030A - Regulations for Parking and Keeping Vehicles in Various Zones (Cont.)		
1.	Front yard, Street side	Vehicles may be placed, kept or parked in

(Cont.)	setback area or within 12 feet of a public right-of-way in a rear yard area	these areas subject to the restrictions below.
d.	Parking pad materials	<ul style="list-style-type: none"> i. All vehicles must be parked on a permanent impervious or semi-pervious surface. ii. Semi-pervious surfaces include unit pavers, turf block, brick, cobbles, gravel or other like materials that must allow for partial filtration of water and must prevent direct contact with soil. iii. Impervious surfaces include concrete, asphalt or other like materials that do not allow infiltration of water.
e.	Front yard Impervious Area Limitation	<ul style="list-style-type: none"> i. Lots > 60 feet in width, maximum impervious area = 40% of front yard area. ii. Lots ≤ 60 feet in width, maximum impervious area = 50% of front yard area.
f.	Registration/PNO required	<ul style="list-style-type: none"> i. Vehicles must be either currently registered, where registration is required for legal operation and in good operating conditions or ii. Vehicles must have a planned non-operation permit on file with the Department of Motor Vehicles
g.	Driveway width for detached garage or carport	<ul style="list-style-type: none"> i. Lots ≤ 150 feet in length, driveway width = 10 feet ii. Lots > 150 feet in length, driveway width = 12 feet
h.	Driveway clearance	In new residential development, driveways shall have a minimum clearance of two feet from a building wall, fence, or property line.
i.	Orientation of Parked Vehicles	<ul style="list-style-type: none"> i. All vehicles parked in the front or street yard setback area must be parked perpendicular to the street, except on lots with circular driveways which conform to the provisions of this code. ii. On lots with circular driveways which conform to the provisions of this code, all vehicles parked in the front or street side yard setback area are limited to less than twenty feet in length, unless parked perpendicular to the street.
j.	Commercial Vehicles with GVW > 10,000	<p>The following vehicles are not permitted:</p> <ul style="list-style-type: none"> i. Any commercial vehicle with a manufacturer's gross vehicle weight rating of ten thousand pounds or more,

	pounds or more or oversize vehicles	ii. A total combination of motor truck, truck tractor and/or trailers that exceeds sixty feet in length.
2.	Areas outside those in A(1) above	Vehicles may be placed, kept or parked these areas, provided a minimum clearance of three feet is maintained from any structure.

Table 19.124.030A - Regulations for Parking and Keeping Vehicles in Various Zones (Cont.)

3.	Parking within Structures	Vehicles are permitted to be placed, kept or parked in any legal structure, provided that A(4)(ii) is met.
4.	Non-Self-Propelled Vehicles	i. A maximum of two such vehicles are permitted to be placed, kept or parked outside a legal structure on a lot. ii. A maximum of one such vehicle can occupy a required parking space inside a legal structure.
5.	Enclosed Garage Size	i. Shall consist an internal area encompassing two parking spaces measuring ten feet by twenty feet each (a total of 20 feet by 20 feet) and ii. Shall provide unobstructed (i.e., by walls, appliances, etc.) between six inches from finished floor up to six feet from finished floor.
6.	Legal Non-conforming Single-Family Dwelling Garages	i. <u>May continue nonconformity provided that the square footage necessary to legalize the accommodate a conforming garage based on this section of the ordinance be reserved from the allowable floor area ratio for a future garage upgrade.</u> ii. <u>A legal non-conforming parking facility may be structurally altered, improved, and/or enlarged in conformance with other provisions of this code. No reduction in size is permitted.</u>
7.	Mobilehomes	Mobilehomes, excluding travel trailers, are not permitted within the residential zones of the City, except in a mobilehome park or as provided by State law.
8.	Living or Sleeping Quarters	No vehicle shall be used for living or sleeping quarters, except as permitted below.
a.	Mobilehome park	Vehicles located in a mobilehome park and used consistent with any City regulations applicable to mobilehome parks are permitted.
		Trailers, campers or recreational vehicles may be used by a bona fide guest of a City resident for a

CLARIFICATION

b.	Trailers, Campers or Recreational Vehicles	period not to exceed seventy-two hours where the trailer, camper or recreational vehicle is located on the resident's property.
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[Sections 19.124.030(B) –19.124.040(R) – No Change]

Table 19.124.040(A)					
Land Use	Zones	Parking Ratio ⁽²⁾	Bicycle Parking	Bicycle Parking Class ⁽⁴⁾	Stall Dimensions (3)
Residential					
Single-Family	R-1/R HS/ A1/P	4/DU (2 garage+ 2 open)			10 x 20 ea.
Small Lot Single-family, Townhouse	P	2.8/DU (2 garage + 0.8open)			10 x 20 ea.
Duplex	R2	3/DU (1 ½ enclosed + 1 ½ open)			10 x 20 ea.
High Density Multiple-Family, High Density Multiple Story Condominium	R3/P	2/DU (1 covered + 1 open)	+40% of units <u>1 space per 2 residential units; and</u>	Class I 4	9.5 x 20 ea.
			<u>1 space per 10 residential units</u>	<u>Class II</u>	
Public/Quasi-Public/Agriculture					
Churches, Clubs, Lodges, Theaters	BQ/CG	1/4 seats +1/employee +1/special-purpose vehicle	<u>2% of seats. Minimum two spaces</u>	<u>Class II</u>	Uni-size
Schools and School Offices	BA/BQ	1/employee + 1/56 sq. ft. multipurpose room + 8 visitor spaces/school + 1/3 students	<u>1 space per 5 students</u>	<u>Class II</u>	Uni-size

		at senior H.S. or college level				CONSISTENCY WITH BICYCLE MASTER PLAN
DaycareCenters	CG	1/6.5students			Uni-size	
Martial Arts,CG Dance/Art/Music Studios, Tutorial Services, specialized schools (doesnot include adult tutorial schools orservices)	CG	1/4 students plus 1/1 staff at any given time or 1/250 whichever is more restrictive	<u>1 space per 5 students</u> +5% of auto parking	Class II	Uni-size	
Agriculture	A	2 garage + 2 open			10 x 20 ea.	
Sanitariumsand RestHomes	BQ	1/doctor +1/3 employees +1/6 beds			Uni-size	

Table 19.124.040(A) (Cont.)					
Land Use	Zones	Parking Ratio ⁽²⁾	Bicycle Parking	Bicycle Parking Class ⁽⁴⁾	Stall Dimensions (3)
Private Recreation	FP	1/4 seats + 1/employee	<u>1/5,000 sq.ft. Minimum two spaces</u>	<u>Class II</u>	Uni-size
Gyms, Auditoriums, floor area used Skating Rinks for seating without fixed seats	BA/BQ	1/56 sq. ft. purposes + 1/employee	<u>1/5,000 sq.ft. Minimum two spaces</u>	<u>Class II</u>	Uni-size
Commercial					
Motels/Hotels/ Lodging	CG	1/unit 1/employee (2) (3)	5% of auto parking <u>1/20,000 sq.ft. Minimum two spaces.</u>	Class II	Uni-size
Restaurant/Bar and Nightclubs	CG	1/3 seats + 1/employee + 1/36 sq. ft. of dance floor	<u>1/2,000 sq.ft. Minimum two spaces</u> +5% of auto parking	Class II	Uni-size

CONSISTENCY WITH BICYCLE MASTER PLAN

Restaurants without Separate Bar	CG	1/4 seats + 1/employee + 1/36 sq. ft. of dance floor	<u>1/2,000 sq.ft. Minimum two spaces+5% of auto parking</u>	Class II	Uni-size	CONSISTENCY WITH BICYCLE MASTER PLAN
Restaurant - Fast Food	CG	1/3 seats + 1/employee	<u>1/2,000 sq.ft. Minimum two spaces+5% of auto parking</u>	Class II	Uni-size	
Specialty Foods	CG	1/3 seats or 1/250 sq. ft. whichever is more	<u>1/2,000 sq.ft. Minimum two spaces+5% of auto parking</u>	Class II	Uni-size	
Bowling Alleys	CG	7/lane + 1/employee	<u>1/5,000 sq.ft. Minimum two spaces+5% of auto parking</u>	Class II	Uni-size	
General	CG	1/250 sq. ft.	<u>+5% of auto parking</u> <u>1/ 1,250 sq.ft. up to 25,000 sq.ft.</u> <u>1/2,500 sq.ft. between 25,000 – 50,000 sq.ft.</u> <u>1/5,000 sq.ft. over 50,000 sq.ft.</u> <u>1/5,000 sq.ft. Bulky Merchandise (5)</u>	Class II	Uni-size	
Industrial						
Manufacturing	ML	1/450 sq. ft.	<u>1/12,000 sq.ft. Minimum two</u>	Class I	Uni-size	

			<u>spaces+5% of auto parking</u>		
Office/Prototype Manufacturing	ML/OA	1/285 sq. ft.	<u>1/1,250 sq.ft. or 1/15 employees, whichever is more restrictive. +5% of auto parking</u>	Class I	Uni-size
Office					
Corporate/ Administrative/ General Multi-Tenant	CG/OP	1/285 sq. ft.	<u>+5% of auto parking1/1,250 sq.ft. or 1/15 employees, whichever is more restrictive.</u>	Class I	Uni-size
Medical and Dental Office	CG	1/175 sq. ft.	<u>1/1,250 sq.ft.</u>	<u>Class II</u>	Uni-size

Notes:

1. Refer to Table 19.124.040(B) for uni-size stall dimensions.
2. Refer to standard details table for requirements for handicapped parking.
3. See 19.124.040(J) for stall dimensions in parking structures.
4. See 19.124.040(P) for description of bicycle parking classes.
5. Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture, excluding grocery stores.

[Table 19.124.040(B) – Section 19.124.060 – No Change]