

20.76.340 Accessory uses permitted.

Accessory uses may be developed as permitted in this zoning code provided such uses are located on the same lot or parcel of land and are incidental to, and do not substantially alter, the character of any permitted principal use. (Ord. 587 § 20-1.20130).

Chapter 20.80

OFF-STREET PARKING AND LOADING REQUIREMENTS

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20.80.010 Limitation of parking and loading facilities.

(1) Location of Parking and Loading Facilities.

(a) Residential Zones. Required parking facilities in residential zones and permitted residential uses in any other zone shall be located on the same lot or parcel of land as the use that the parking space is intended to serve.

(b) Zones Other Than Residential.

(i) Parking Facilities. Required parking facilities in zones other than residential may be located:

(A) Outdoors or in a building.

(B) On the same lot or parcel of land as the use the parking space is intended to serve.

(C) On a lot or parcel of land held under the same or joint ownership provided such parking facilities are located within 400 feet of the use served.

(D) On a lot or parcel of land owned or operated by the city as a parking lot, parking district, or parking area provided such commuter parking facilities are located within 1,000 feet of the use served.

(ii) Loading Facilities. Required loading facilities shall be located on the same lot or parcel of land as the use served.

(2) Ingress and Egress. Required parking and loading facilities shall be provided with easily accessible and adequate ingress and egress from and to a street, highway, or alley.

(3) Reduction or Encroachment.

(a) Land within the right-of-way of a proposed street or highway, or within the right-of-way of a street or highway proposed to be widened, may not be used to provide required parking or loading facilities.

(b) Where vehicular access to a garage, carport, or automobile storage space, on the same lot or parcel of land as the residential structure to which said parking facility would be accessory, is not possible from any street, highway or alley due to topographical or other conditions, or is so difficult to achieve that to require such access is unreasonable in the opinion of the community development director or city engineer, such garage, carport or automobile storage space is not required if:

(i) Alternate parking facilities, approved by either the community development director or the city engineer, are provided; or

(ii) The community development director or city engineer finds that alternate parking facilities are not feasible. (Ord. 587 § 20-1.2100).

20.80.020 Fractional remainders in computing required off-street parking spaces.

When a fractional figure is found as a remainder in computations made to determine required off-street parking facilities, such fraction shall be construed as a whole number. (Ord. 587 § 20-1.2105).

20.80.030 Dimensions for parking areas and access.

(1) Parking Space Dimensions.

(a) Standard Spaces. The minimum dimensions of required parking spaces shall be a width of nine feet and a length of 19 feet.

(b) Compact Spaces. The minimum dimensions of compact spaces shall be a width of eight feet and a length of 16 feet.

(c) Tandem spaces are not permitted unless a CUP is approved.

(2) Parking Space Layout.

(a) Parking spaces laid out parallel to, or at angles through 45 degrees, to the aisles or drive-

ways, shall have a one-way aisle or driveway width of not less than 12 feet.

(b) Parking spaces laid out at angles from 46 degrees through 60 degrees to the aisles or driveways shall have a one-way aisle or driveway width of not less than 18 feet.

(c) Parking spaces laid out at angles from 61 degrees through 90 degrees to the aisles or driveways shall have an aisle or driveway width of not less than 25 feet.

(d) Required aisles or driveways to serve other than residential uses shall have a minimum width of 10 feet, to accommodate one-way vehicular traffic, and a minimum width of 20 feet, to accommodate two-way vehicular traffic, except as otherwise provided in this section.

(3) Driveways for Residential Uses.

(a) Driveways serving to provide vehicular access to residential uses in any zone shall conform to the following provisions and shall require the approval of the county fire department. Where standards of the fire department vary from those herein described, the greater width shall be required.

(b) Driveways serving projects of fewer than four units shall have a minimum width of 16 feet. If existing structures prohibit the provision of such width, the minimum access driveway shall be the maximum attainable adjacent to such structures, but in no case shall be less than 12 feet in width.

(c) Driveways serving projects of four and five units shall have a minimum width of 20 feet. If existing structures prohibit the provisions of such width, the minimum access driveway shall be the maximum attainable adjacent to such structures, but in no case shall be less than 16 feet in width.

(d) Driveways for development projects of six to 20 units shall have a width of 24 feet. If existing structures prohibit the provision of such width, the minimum access driveway shall be the maximum attainable adjacent to such structures, but in no case shall be less than 20 feet.

(e) Driveways for development projects greater than 20 units shall have two access driveways of 20 feet.

(4) Driveways for Commercial and Industrial Uses. Driveways serving to provide vehicular access to commercial or industrial uses shall have widths of not less than 12 feet. (Ord. 587 § 20-1.2110; Ord. 380 § 1; Ord. 374 § 3).

20.80.040 Parking area circulation.

(1) The planned circulation of automobiles in a parking lot shall be arranged to permit vehicular traffic to move into and out of the parking area without backing any automobile onto a public right-of-way.

(2) Parking areas having more than one aisle or driveway shall have directional signs provided in each aisle or driveway. (Ord. 587 § 20-1.2115).

20.80.050 Site plans for required parking areas.

(1) A site plan shall be submitted to the director, pursuant to the provisions of Chapter 20.36 CMC (Site Plan Review), prior to the establishment of any required parking facilities for 10 or more automobiles.

(2) Required parking spaces shall be determined on the basis of 400 square feet of usable lot area per automobile unless the site plan required by subsection (1) of this section contains a detailed parking arrangement, accurately dimensioned, showing individual parking spaces not less than nine feet by 20 feet in size and aisles and driveways indicating adequate ingress and egress, and the director finds that such parking arrangement satisfies the requirements of the zone. (Ord. 587 § 20-1.2120).

20.80.060 Loading facilities.

The following provisions shall apply to all required loading facilities, except that loading areas provided inside a building need not be located to adjoin or extend along any existing alley:

(1) The minimum area required for a loading space shall be not less than 10 percent of the required parking area pursuant to the provisions of this chapter; provided, however, in no event shall the minimum loading space be less than 250 square feet. The loading area required by this section shall not be construed to reduce the required parking area otherwise provided for in this chapter or elsewhere in this code.

(2) Where buildings are occupied by more than one business, occupant, or tenant, there shall be a minimum of 250 square feet of off-street loading for each such business, occupant or tenant.

(3) On a lot or parcel of land adjoining an alley, the required loading area shall be accessible from

the alley except when an existing building being lawfully maintained adjoins the alley and blocks further access from said alley, or when a new building is erected on the same lot or parcel of land blocking access from the alley, but only if adequate and accessible loading facilities are located elsewhere on the same lot or parcel of land. (Ord. 587 § 20-1.2125).

20.80.070 Maintenance and operation of parking facilities.

All areas used for the required parking of automobiles shall be developed as indicated in this chapter and, when required, shall have the following features indicated on any site plan submitted for review:

(1) Paving. All required parking spaces and driveways used for access thereto shall be paved with:

(a) In residential zones, Portland cement concrete, asphaltic concrete, or equivalent materials subject to approval of the director to a minimum thickness of three and five-eighths inches, including expansion joints as necessary.

(b) In commercial and industrial zones, concrete surfacing to a minimum thickness of five and five-eighths inches, including expansion joints as necessary, or asphalt type surfacing compacted to a minimum thickness of two inches, laid over a base of crushed rock, gravel, or other similar material, compacted to a minimum thickness of six inches; and

(c) In all zones, driveways with less than a one percent slope to the street shall be completely paved with concrete only in such thickness as is required by the use of the property as set forth in subsections (1)(a) and (b) of this section.

(2) Marking Parking Spaces. Wherever 10 or more automobile parking spaces are required, each space shall be clearly marked with paint or other easily distinguishable material.

(3) Bumper Guards or Wheel Stops. Bumper guards or wheel stops shall be provided for all required automobile parking spaces except spaces established in a garage.

(4) Walls.

(a) Front Yards. Where parking facilities for more than five automobiles are located in a front yard setback, within 10 feet of the front property line, or within a B Zone, such parking facilities

shall have a masonry wall, not more than 42 inches nor less than 36 inches high, established parallel to the front property line. Such wall may not be located nearer than five feet from the front property line when established in any area across the street from a residential zone.

(b) Side or Rear Yards. Where parking facilities for more than five automobiles are located on land adjoining a residential zone, such parking facilities shall, except as otherwise provided herein, have a masonry wall, not less than five feet high nor more than six feet high, established along the side and rear lot lines adjoining said zones. Wherever such wall is located within 10 feet of any street, highway, or alley and would interfere with the line of vision of the driver of an automobile leaving the property on a driveway or moving past a corner at the intersection of two streets, such wall shall not exceed a height of 42 inches nor be less than 36 inches in height.

(5) Landscaping.

(a) A landscaped strip not less than five feet in width shall be required along the sides of a required parking area bounded by a street or highway, excluding space devoted to driveways or permitted buildings or structures.

(b) Where a wall is required to be set back from a property line, the open area between the property line and such wall shall be landscaped and maintained.

(c) Required parking facilities for 10 or more automobiles shall, in addition, include interior landscaping to cover not less than two (6%) percent of the area devoted to outdoor parking facilities.

(d) Required landscaping shall be subject to the provisions of Section 20-28 (Special Development Standards) and Chapter 20.36 CMC (Site Plan Review).

(6) Lighting. Lighting of outdoor parking areas shall be arranged to prevent glare or direct illumination on any adjacent residential property and shall be of the following minimum intensity:

(a) In residential or more restrictive zones, all parking areas shall be illuminated with light having an intensity of not less than one footcandle at grade level.

(b) In commercial and industrial zones, all parking areas shall be illuminated with light having

an intensity of not less than two footcandles at grade level. (Ord. 587 § 20-1.2130).

20.80.080 Handicapped parking.

Whenever off-street parking is provided for commercial uses pursuant to this chapter, parking spaces shall be provided for handicapped persons pursuant to the requirements of Title 24 as follows:

(1) One to 25 handicapped parking 25 parking thereof.

(2) Fifty or more spaces: one handicapped parking space for each 50 parking spaces, or fraction thereof, in excess of the first 50 parking spaces.

Handicapped parking spaces may not be used in meeting the numerical requirements for off-street parking spaces. Handicapped parking spaces shall be marked with signs and appropriate insignia. (Ord. 587 § 20-1.2135; Ord. 264 § 1).

20.80.090 Compact spaces.

Whenever off-street parking is provided for commercial and industrial uses pursuant to this chapter, reduced size parking spaces for compact cars shall be permitted for parking facilities providing more than 20 spaces; provided, that:

(1) Compact spaces make up no more than 20 percent of the total spaces provided; and

(2) Such spaces comply with the minimum dimensions set forth in subsection 2026.6b; and

(3) Each space is clearly marked on the pavement in the rear one-third of the space with the word "COMPACT"; and

(4) In parking facilities providing 50 or more spaces, any compact spaces which are provided shall be distributed throughout the facility, not concentrated in one place. (Ord. 587 § 20-1.2140; Ord. 374 § 4).

20.80.100 Tandem parking.

Whenever off-street parking is provided for commercial or industrial uses pursuant to this chapter, tandem parking shall be permitted through the approval by a conditional use permit. When such approvals are granted, the following will apply:

(1) Tandem spaces must not make up more than 20 percent of the total spaces provided; and

(2) All such spaces must comply with the minimum dimensions set forth in subsection 2026.6c; and

(3) Parking attendants or valets shall be provided at a minimum of one attendant for each 10 tandem spaces; and

(4) The parking attendants shall be employed exclusively for such valet parking and shall be available during all of the business hours of all of the businesses using the parking facility. (Ord. 587 § 20-1.2145; Ord. 374 § 5).

20.80.110 Required number of parking spaces.

The standards set forth in this section indicate the spaces and facilities required for off-street parking that shall apply at the time the subject building is erected. Such standards shall also apply when an existing building is altered or enlarged by the addition of dwelling units or guest rooms or the use in question is intensified by the addition of floor space, seating capacity, or fixed seats:

(1) Residential Uses.

(a) One-family dwellings on a lot or parcel of land with no more than one dwelling unit. Two parking spaces within an enclosed garage.

(b) One-family dwellings with a second residential unit on a lot or parcel of land in Zone LDR. Three parking spaces within an enclosed garage.

(c) One-family dwellings and multiple dwellings on a lot or parcel of land with two or more dwelling units. If the lot is considered legal nonconforming, there shall be at least three parking spaces for each dwelling unit, at least two of which shall be within an enclosed garage. Otherwise, each dwelling must have a two-car garage and one guest parking space. Dwellings with five or more bedrooms must have a three-car garage and one guest parking space.

(d) Clubs, fraternity houses, sorority houses, rooming houses, boarding houses, and similar structures having guest rooms. One parking space, in a garage or carport, for each two guest rooms; in dormitories each 100 square feet shall be equivalent to a guest room.

(e) Motels and hotels. One parking space for each unit, plus one parking space for the motel or hotel manager.

(f) Trailer parks. Two parking spaces per trailer site. One parking space for each space used for a mobile home.

(2) Commercial Uses.

(a) Bowling alleys. Five parking spaces for each lane, plus the spaces required by this section for additional uses conducted on the premises.

(b) Business, general. One parking space for each 200 square feet of building floor area.

(c) Chapels and mortuaries. One parking space for each three fixed seats or for every 21 square feet of seating area where there are no fixed seats, plus one parking space for each 400 square feet of floor area outside the main chapel.

(d) Dance halls. One parking space for each 35 square feet of dance floor area, plus one parking space for each five fixed seats or for each 35 square feet of seating area where there are no fixed seats.

(e) Offices, business and professional. One parking space for each 250 square feet of floor area.

(f) Open area uses not involving buildings or structures. One parking space for each 500 square feet of open area devoted to display or sales or one space for each two employees, whichever is greater.

(g) Restaurants, cafes, night clubs, bars, and other similar places dispensing food or refreshments. One parking space for each five fixed seats or for every 35 square feet of seating area where there are no fixed seats, plus one parking space for each two employees on the largest shift.

(h) Skating rinks, ice or roller. One parking space for each five seats or 35 square feet of seating area where there are no fixed seats, plus one parking space for each 250 square feet of floor area not used for seating.

(i) Swimming pools, commercial. One parking space for each 1,000 square feet of area on the lot or parcel of land on which such use is established, plus one parking space for each two employees.

(j) Theaters, auditoriums, stadiums, sports arenas, gymnasiums, and similar places of public assembly. One parking space for each five fixed seats or for every 35 square feet of seating area where there are no fixed seats, plus one parking space for each two employees.

(k) In addition to the above requirements, all commercial uses shall include one parking space

on the same lot or parcel of land as the use for each individual commercial establishment.

(l) Card clubs and casinos. One parking space for each 100 square feet of gross gaming floor area, plus one parking space for each two employees, plus the spaces required by this section for additional uses conducted on the premises.

(3) Industrial Uses.

(a) Industrial uses of all types, except buildings used exclusively for warehouse purposes. One parking space for each two employees on the largest shift or for each 400 square feet of floor area, whichever is greater, plus one parking space for each vehicle operated or kept in connection with the use.

(b) Public utility facilities, including, but not limited to, electric, gas, water, and telephone and telegraph facilities not having business offices on the premises. One parking space for each two employees on the largest shift, plus one space for each vehicle used in connection with the use. A minimum of two parking spaces shall be provided for each such use regardless of the building space or number of employees. Nothing provided in this section shall require off-street parking for unattended public utility uses.

(c) Warehouses or buildings used exclusively for storage purposes. One parking space for each 2,500 square feet of floor space or one space for each two employees, whichever is greater, plus one space for each vehicle used in connection with the use.

(4) Other Uses.

(a) Child care centers. One parking space for each two employees, plus one parking space for each classroom.

(b) Churches. One parking space for each five fixed seats or for every 35 square feet of seating area within the main auditorium where there are no fixed seats.

(c) Golf courses, not including miniature courses. Ten parking spaces per hole and one parking space for each 35 square feet of building floor area used for public assembly, plus one space for each 400 square feet of building floor area used for other commercial purposes.

(d) Hospitals. One and one-half parking spaces per patient bed.

(e) Large family day care homes. One parking space for every two employees.

(f) Public buildings. One parking space for each 250 square feet of office space or one parking space for each two employees, whichever is greater.

(g) Rest homes. One-fourth parking space per resident in accordance with the resident capacity of the home as listed on the required license or permit, plus one parking space for each two employees.

(h) Schools, including, but not limited to, business, general curriculum, professional, special, and trade schools. One and one-half parking spaces per classroom in an elementary school through the sixth grade where the school has an auditorium, gymnasium, or other similar place of public assembly or one parking space for each five fixed seats or for every 35 square feet of seating area where there are no fixed seats in the school auditorium, gymnasium, or similar place of assembly, or one parking space for each five students which the school buildings and facilities are designed to accommodate.

(i) Special uses, including, but not limited to, airports, jails, racetracks, shooting ranges, and uses not otherwise designated herein. To be determined in individual cases by resolution of the commission. Parking facilities as required for the use, except parking spaces for floor area devoted exclusively to warehouse storage facilities, shall be computed on the warehouse basis.

(j) Uses which include warehouse storage facilities. (Ord. 587 § 20-1.2146).