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Article XI. Vehicular Provisions.
Ord. No. 427-AC

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Sec. 111.01. Street dedication and improvement. No building permit shall be issued until the following requirements are met:

- (1) All streets, alleys and other public rights-of-way shown on plans approved by the city council and which abut the subject property shall be dedicated to the planned right-of-way line or a deed of dedication deposited in escrow with an escrow agent acceptable to the city attorney, the delivery of which is conditioned upon the required permit being granted.
- (2) All improvements of streets, alleys and other public rights-of-way which abut the subject property and are required in order to conform to improvement standards

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approved by the city council shall be installed or a performance bond, in a reasonable amount to be determined by the city engineer, with sureties to be approved by the city attorney, shall be filed with the city clerk, or cash in a like amount shall be deposited with the finance director to be placed in a trust fund. (Ord. No. 427-AC)

Sec. 111.02. Vision clearance. (a) Vision clearance areas shall be provided as follows:

- (1) On any corner lot: a triangular area at the street intersection measuring fifteen (15) feet along each street property line (or the projections thereof parallel to the centerlines of the streets) from the point of intersection of said property lines (or the projections thereof);
- (2) At the intersection of any alley with a street, or at the intersection of two (2) alleys, or at an angle point where the alignment of an alley changes by sixty (60) degrees or more: a triangular area measuring fifteen (15) feet along each street or alley property line from the point of intersection of said property lines;
- (3) At any driveway entrance from or exit to a street: triangular areas on each side of the driveway measuring fifteen (15) feet along the street property line and fifteen (15) feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.

(b) Within a required vision clearance area there shall be no fence, tree, shrub or other obstruction to sight between two (2) feet and seven (7) feet above the established street grade. Where the vision clearance area for an existing driveway falls on adjacent property, no additional construction in the two (2) foot to seven (7) foot height range shall be placed in the vision clearance area except a fence which does not obscure sight through more than ten (10) percent of the area in the vertical plan. Where existing obstructions exist on adjacent property in the two (2) foot to seven (7) foot height range, any new driveway constructed on the subject property shall be located to not have any such obstructions in its vision clearance areas. (Ord. No. 427-AC)

Sec. 111.03. Driveway standards. (a) Every garage, carport, parking area, loading area, drive-in or drive-through service area, or other off-street vehicular waiting or maneuvering area shall be connected to one (1) or more public streets or alleys by one (1) or more driveways meeting the standards set forth in this section.

(b) Driveway Width

- (1) In the various zones the width of any driveway shall be within the limits shown in the following table:

DRIVEWAY WIDTHS		
Zone	Minimum Driveway Width	Maximum Driveway Width
R1:		

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Entry from street	10 feet	20 feet
Entry from alley	10 feet	No limit
R-2, R-3: Not more than 3 dwelling units on lot	12 feet	25 feet
C-1, C-2, C-3, CRR, M1: 1-way	13 feet	35 feet
2-way	25 feet	35feet

(2) Where the driveway approach width at the street property line required by the city engineer is different from the driveway width required by this section, a variable width transition segment outside the street right-of-way shall be provided to provide a smooth connection.

(c) Driveway Height Clearance. Within the required driveway width there shall be no obstruction from the driveway surface to a height of eight (8) feet. In addition, any portion of a driveway not covered by a building or porte cochere shall be unobstructed to a height of fourteen (14) feet.

(d) Driveway Curvature. The minimum turning radius for any curve in a driveway shall be twenty-five (25) feet measured to the outside edge of the driveway.

(e) Driveway circulation pattern.

(1) In single-family residential zones, any garage or accessory building having vehicular entry facing an alley shall be located at least twenty-nine (29) feet from the opposite side of the alley.

(2) In all zones, any garage or carport with its vehicular entrance facing a street shall be set back at least twenty-five (25) feet from said street property line in order to allow temporary parking in the driveway without obstructing any portion of a public right-of-way. (Ord. No. 427-AC)

Sec. 111.04. Parking requirements. It is the intent of this section to require off-street parking and loading spaces on each parcel for all land uses within the city. These spaces should be sufficient in number to accommodate the vehicles of residents, employees, customers and clients. The overall intent of this section is to reduce on-street parking, traffic congestion and to improve pedestrian safety within the city.

At the time a business or residential activity is established, or a building is erected or enlarged, or there is a change of use at the subject location, sufficient vehicle off-street parking spaces shall be provided. Accessible off-street parking areas shall be provided

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and maintained for each land use or activity in accordance with the schedule set out in this part. (Ord. No. 427-AC)

Sec. 111.04.01. Parking spaces required--Residential.

Type of Residential Use	Off-Street Parking Stalls Required
Single and two-family dwellings	Two (2) stalls per dwelling unit, one (1) of which shall be a covered carport or garage.
Accessory dwelling units	One (1) stall per unit
Multiple Family	One and one-half (1 ½) stalls per dwelling unit or two (2) stalls for each unit having three (3) or more bedrooms, plus one (1) stall for every four (4) units for guests. One (1) stall for each unit shall be covered with a garage or carport.
Rooming houses, residence clubs, fraternity and sorority houses	One (1) stall for every two (2) occupants plus an additional four (4) stalls.

(Ord. No. 427-AC)

Sec. 111.04.02. Parking spaces required--Recreational.

Type of Recreational Use	Off-Street Parking Stalls Required
Theaters and auditoriums with fixed seats	One (1) stall for every four (4) seats, or one (1) stall for each seven (7) feet of bench
Auditoriums and exhibit halls without fixed seats	One (1) stall per one hundred (100) gross square feet
Dance halls	One (1) stall for each five (5) seats or fifty (50) square feet of dance floor, whichever is greater
Bowling centers	Six (6) stalls per alley, plus one (1) stall for each shift employee
Billiard and card rooms	Two (2) stalls per table or one-half (1/2) stall for each seat, whichever is greater
Golf driving and shooting ranges	One and one-half (1 ½) stalls per station

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Commercial swimming pools	One (1) stall per one hundred (100) square feet of pool area
Skating rinks and commercial recreation areas	One (1) stall for each one hundred (100) square feet of skating or recreational area plus one (1) stall for each shift employee
Tennis, handball and racket courts	Two (2) stalls per court, plus one (1) stall for each shift employee
Private clubs without overnight accommodations	One (1) stall for every four (4) persons of maximum occupancy of the facility, plus one (1) space for each regular employee

(Ord. No. 427-AC)

Sec. 111.04.03. Parking spaces required—Institutional.

Type of Institutional Use	Off-Street Parking Stalls Required
Hospitals	One (1) stall for each three (3) beds, plus one (1) stall per staff doctor, plus one (1) stall for each three (3) employees.
Convalescent homes, nursing homes and sanitariums	One (1) stall per staff or visiting doctor, plus one (1) stall per two (2) employees, plus one (1) stall for every four (4) beds.
Orphanages	One (1) stall for every three (3) employees plus one (1) stall for every ten (10) beds
Day care and nursery schools	One (1) stall for each employee, plus an additional two (2) stalls, plus one (1) loading space for every five (5) children
Churches and mortuaries	One (1) stall for every four (4) seats or seven (7) linear feet of bench
Public, parochial and private elementary schools	One (1) stall for each employee, plus one (1) stall for every four (4) auditorium seats. Plus a bus loading area is required
Public, parochial and private high schools	One (1) stall for each employee, plus one (1) stall for each ten (10) students or one (1) stall for each four (4) auditorium seats, whichever is greater. Plus a bus loading area is required.

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Colleges, art, craft, music and dancing schools and business, professional and trade schools One (1) stall for each employee, plus one (1) space for each four (4) students or one (1) stall for each four (4) auditorium seats, whichever is greater.

(Ord. No. 427-AC)

Sec. 111.04.04. Parking spaces required--Office, medical or financial.

Type of Office, Medical or Financial Uses	Off-Street Parking Requirements
Medical, dental, optometry, or chiropractor offices and clinics	One (1) stall per one hundred fifty (150) square feet of gross floor area, or six (6) stalls per doctor, whichever is less
Research facilities	One (1) stall per employee, plus one (1) stall per five hundred (500) square feet of gross floor area
Banks, lending agencies, financial and governmental institutions, public utility offices (including drive-up facilities)	One (1) stall per three hundred (300) square feet of gross floor area
All other professional offices	One (1) stall per three hundred (300) square feet of gross floor area

(Ord. No. 427-AC)

Sec. 111.04.05. Parking spaces required--Retail/commercial.

Type of Retail/Commercial Use	Off-Street Parking Requirements
General retail sales, repair and services	One (1) stall per two hundred fifty (250) square feet of gross floor area
Uncovered general retail sales, repair and services	One (1) stall per two hundred fifty (250) square feet of gross sales area
Retail sales of large appliances, furniture or other similar bulky merchandise	One (1) stall per four hundred (400) square feet of gross floor area
Restaurants, bars, taverns, lunch rooms, night clubs and cocktail lounges	One (1) stall for every three (3) seats or one hundred (100) square feet of gross floor area devoted to dining, whichever is greater. Plus one (1) stall for each shift employee
Restaurants and other retail establishments with walk-up or drive-up windows and roadside stands	One (1) stall for every three (3) seats or one hundred (100) square feet of gross floor area, whichever is greater. Plus one (1) stall for each shift employee, plus eight (8) stalls for each exterior service window

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Barber and beauty shops	One (1) stall per one hundred (100) square feet of gross floor area
Uncovered retail sales area for landscaping nurseries, vehicles and construction materials	One (1) stall for each four thousand (4,000) square feet of gross display area. Plus four (4) additional stalls, or one (1) stall per employee, whichever is greater
Service stations and vehicle repair garages	One (1) stall per four hundred (400) square feet of gross floor area. Plus three (3) additional stalls, or one (1) stall per employee (service bays shall not be counted as part of the required parking)
Hotels and motels	One (1) stall for each guest room, plus four (4) additional stalls, plus one (1) stall for each shift employee
Bus stations, train depots and other transportation depots	One (1) stall for each employee, plus user parking as determined by the city planner

(Ord. No. 427-AC)

Sec. 111.04.06. Parking spaces required--Industrial.

Type of Industrial Use	Off-Street Parking Required
Warehouses under ten thousand (10,000) square feet of gross floor area	One (1) stall per six hundred (600) square feet of gross floor area or ten (10) stalls per parcel, whichever is less
Warehouses over ten thousand (10,000) square feet of gross floor area	One (1) stall per five thousand (5,000) square feet of gross floor area or ten (10) stalls per parcel, whichever is more
All manufacturing plants, research and development facilities, light industrial uses, wholesale service establishments, and laboratories	One (1) stall per three hundred fifty (350) square feet of gross floor area

(Ord. No. 427-AC)

Sec. 111.04.07. General off-street parking requirements.

The parking requirements previously listed are minimum. The planning commission may require additional stalls and off-street parking areas deemed necessary to reduce off-street parking congestion, and improve traffic and pedestrian safety within the city.

Sec. 111.04.08 Calculations of fractions of parking stalls.

If the calculation for required off-street parking results in a fraction of one-half (1/2) or more of a parking stall, then one (1) parking stall shall be provided. No parking stall is required for fractions of less than one-half (1/2) of a stall. (Ord. No. 427-AC)

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Sec. 111.04.09. Parking ratios for a combination of entities. Where there is a combination of uses or entities for any-one (1) facility on a parcel, the total required off-street parking shall be the sum of the required parking spaces for each use or entity. The parking provided for one (1) use may not be used to satisfy the parking requirements for another use on the same site, unless all the following conditions are met:

- (a) Structures on the site clearly can be used only during limited time periods.
- (b) The uses occur during completely difference periods of time.
- (c) The city planner determines there will be no conflicts or safety hazards between the proposed uses.
- (d) A conditional use permit is obtained. (Ord. No. 427-AC)

Sec. 111.04.10. Other parking uses. The parking ratio shall be determined by the city planner for uses that are not specifically included or are not closely related to other uses included in the parking space requirement schedule. (Ord. No. 427-AC)

Sec. 111.04.11. Other commercial uses. Proposed commercial buildings without uses specified and confirmed (by lease or other legal agreement) shall provide one (1) parking space for every, two hundred fifty (250) square feet of gross floor area.

Determining Parking Ratio by Employee Shift. The required minimum number of parking spaces for uses having a parking ratio based upon the number of employees, shall be determined by the employment shift with the greatest number of employees. (Ord. No. 427-AC)

Sec. 111.04.12. Combined parking for separate lots. Every use shall provide the required parking on the same parcel except:

- (a) The owners of adjoining properties may provide parking space in common if said parking area is secured by easement or other sufficient legal document, and provided the total number of parking spaces is equal to the required sum for each individual use or entity.
- (b) Any use located within a parking assessment district formed under the provisions of this Code need not provide the required parking as specified in this part. (Ord. No. 427-AC)

Sec. 111.04.13. Off-street parking dimension table. All residential parking stalls shall be at least ten (10) feet wide, twenty (20) feet long, with a minimum of twenty-four (24) feet of back-up space. All off-street parking facilities, except residential, shall be designed and installed in accordance with Figure 50-1. (Ord. No. 427-AC)

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Sec. 111.04.14. Compact car parking. In commercial or industrial areas, where at least fifteen (15) parking stalls are provided, compact car parking stall may total up to thirty (30) percent of the required off-street parking. (Ord. No. 427-AC)

Sec. 111.04.15. Employee parking. Employee parking stalls shall be designed and located so they are distinct and separate from other parking on the site. Employees shall be prohibited from using off-street parking. (Ord. No. 427-AC)

Figure 50-1. Off-Street Parking Dimension Table

Parking Angle	Stall Width	Stall Depth	One-Way Aisle	Stall to Curb	Curb Length per Stall	One Row Plus Aisle	Two Rows Plus Aisle
	A	B	C	D	E	D + C	2D + C
90°	9'0"	20'0"	25'0"	20'0"	9'0"	45'0"	65'0"
	9'6"	20'0"	24'0"	20'0"	9'6"	44'0"	64'0"
	10'0"	20'0"	24'0"	20'0"	10'0"	44'0"	64'0"
60°	9'0"	20'0"	19'0"	21'10"	10'6"	40'10"	62'8"
	9'6"	20'0"	18'0"	22'1"	11'0"	40'1"	62'2"
	10'0"	20'0"	17'0"	22'4"	11'6"	39'4"	61'8"
45°	9'0"	20'0"	16'0"	20'5"	12'9"	36'5"	56'10"
	9'6"	20'0"	15'0"	20'10"	13'5"	35'10"	56'8"
	10'0"	20'0"	14'0"	21'3"	14'2"	35'3"	56'6"
0°	20'0"	8'0"	12'0"	8'0"	22'0"	20'0"	28'0"

Special Stalls	Stall Width	Stall Depth	One-Way Aisle
	A	B	C
Handicap Stall	14'0"	20'0"	Same as Above
Small Car Stall	8'0"	15'6"	Same as Above

* 5'0" may be shared with adjacent Handicap Stall

Sec. 111.04.16. Handicap parking requirements. (a) Each lot or parking structure where parking is provided for the public as clients, guests, or employees shall provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

(b) Number of handicap parking spaces required shall comply with the chart below:

Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4

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101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2% of total
1,001 and over	20 plus 1 for each 100 or fraction thereof over 1,001

- (c) Less than Five (5) Spaces. When less than five (5) parking spaces are provided at buildings and facilities subject to these regulations, one shall be fourteen (14) feet wide and lined to provide a nine (9) foot parking area and a five (5) foot loading and unloading area. When more than one (1) space is provided in lieu of providing a fourteen (14) foot wide space for each parking space, two (2) spaces can be provided within a twenty-three (23) foot wide area lined to provide a nine (9) foot parking area on each side of a five (5) foot loading and unloading access aisle in the center. The minimum length of each parking space shall be eighteen (18) feet. One (1) in every eight (8) accessible spaces, but not less than one (1), shall be served by an access aisle ninety-six (96) inches wide minimum and shall be designated as accessible.
- (d) Medical Care Outpatient Facilities. At facilities providing medical care and other services for persons with mobility impairments, parking spaces shall comply with the table shown above; except
- (1) Outpatient units and facilities: ten (10) percent of the total number of parking spaces provided serving each such outpatient unit or facility;
 - (2) Units and facilities that specialize in treatment or services for persons with mobility impairments: twenty (20) percent of the total number of parking spaces provided serving each such unit or facility.
- (e) Identification and Arrangement of Parking Spaces. In each parking area, a bumper or curb shall be provided. Also, the space shall be so located that persons with disability are not compelled to wheel or walk behind parked cars other than their own.
- (f) Each parking space reserved for persons with physical disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than seventy (70) square inches in area and, when in the path of travel, shall be posted at a minimum height of eighty (80) inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of thirty-six (36) inches from the parking

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space finished grade, ground or sidewalk. Van spaces shall have an additional sign “van accessible” mounted below the symbol of accessibility.

- (g) An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than seventeen (17) inches by twenty-two (22) inches in size with lettering not less than one (1) inch in height, which clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner’s expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.

Sec. 111.04.17. Truck loading and unloading space. All retail and wholesale stores, shopping centers, warehouses, supply houses, buildings devoted to manufacturing trade, hotels, hospitals or other buildings where large amounts of goods are received or shipped, shall provide adequate loading and unloading space. The number and minimum dimensions of loading spaces shall be determined by the city planner.

Sec. 111.04.18. Parking stall identification. All parking stalls shall be delineated by a painted line or separated by a divider at least four (4) inches wide by the full length of each stall.

- (a) Each handicap parking stall shall be delineated by blue painted curb and lines, and by outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible when a vehicle is properly parked in the space and shall be thirty-six (36) inches high by thirty-six (36) inches wide.
- (b) Each employee parking stall shall be clearly labeled for “employee only.”
- (c) Each compact car parking stall shall be clearly labeled for “compact car only.”
- (d) Each guest parking stall shall be clearly labeled for “guest parking only.” (Ord. No. 427-AC)

Sec. 111.04.19. Protective wheel stops. All parking stalls abutting sidewalks, planters, buildings and landscaped areas shall be provided with a permanent curb, bumper, wheel stop or similar device. The stopping edge of such protective wheel stop shall be placed two (2) feet from the edge of the sidewalks, planters or landscaped areas and from any buildings. Where the sidewalks or landscaped areas are specifically designed for automobile overhang and have thirty (30) inches additional depth then, such protective wheel stops may not be required, as determined by the city planner. (Ord. No. 427-AC)

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Sec. 111.04.20. Parking located off an alley. All off-street parking, except parking for single-family and duplex residential uses, shall be designed so vehicles do not back out of the parking area into a public street. Utilizing a public alley for back up space is acceptable. For parcels in residential districts which abut both a street (designated on the city general plan land use map as either a “thoroughfare” or a “collector”) and an improved public alley, the vehicular ingress and egress shall be from the alley, and not from the street. (Ord. No. 427-AC)

Sec. 111.04.21. Parking in required setback areas. Required off-street parking for any residential use may be located in the required front yard or side yard setback area adjacent to a street. (Ord. No. 427-AC)

Sec. 111.04.22. Parking area surfaces. All parking areas shall be surfaced with portland cement concrete, asphaltic concrete, brick or cobblestones. These surfaces shall be placed upon a base of crushed rock and asphalt millings, built to a thickness meeting the city engineer’s approval. (Ord. No. 427-AC)

Sec. 111.04.23. Visibility from parking lot drives. Each exit and entrance to a parking lot shall be constructed and maintained so that any vehicle entering or leaving the parking lot is clearly visible for a distance of at least ten (10) feet along a walk or footpath intersecting the exit or entrance.

Sec. 111.04.24. Screening and landscaping. (a) Except for those which serve single-family or two-family dwellings, all outdoor off-street parking spaces shall be screened on all sides where they adjoin, face or are across the street from a residential zone or developed residential properties. The design of all screening is subject to approval by the city planner.

(b) Wherever a parking lot is adjacent to a street, a landscaped buffer at least ten (10) feet wide is required. Where the parking lot is adjacent to a side or rear property line or to an alley, a landscaped buffer at least five (5) feet wide is required. The required width of landscaped buffers is exclusive of curbing or allowance for vehicle overhang and is measured from the property line or street or alley right-of-way line.

(c) All landscaped areas shall be completely enclosed by a six (6) inch continuous concrete curb. At any point where a curb around a landscaped area serves as a wheel stop, a vehicle overhang allowance of two (2) feet including the width of the curb shall be added to the landscaped area.

(d) All portions of the parking area not used for automobile maneuvering and parking or for pedestrian walkways shall be landscaped.

(e) All landscaped areas shall be provided with complete irrigation facilities.

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- (f) At least five (5) percent of the interior of all parking areas shall be landscaped. In order to be included in this calculation, all landscaped areas must be at least five (5) feet wide in any dimension, exclusive of curbing and vehicle overhang allowances. Landscaped areas separating side by side parking spaces shall be a minimum of three (3) feet wide exclusive of curbs.
- (g) Ranks of fifteen (15) or more parking spaces shall be interrupted by a landscaped area at least three (3) feet wide exclusive of curbs. This landscaped area shall occur at intervals no greater than ten (10) spaces.
- (h) Drought resistant trees and native desert landscaping shall be a major design feature in all parking lots. (Ord. No. 427-AC)

Sec. 111.04.25. Nonconforming parking. Any building or entity whose parking area becomes substandard by the adoption of this part, providing that it was lawful prior thereto, shall be considered a nonconforming use. Such nonconforming use may continue. However, approval of the expansion of an on-site building or use, or change of use, which is served by a nonconforming parking lot, will be subject to the applicant providing the required additional parking stalls and areas or said expansion (building or use), or change of use, as stipulated in this part. (Ord. No. 427-AC)

Sec. 111.04.26. Additional requirements. The planning commission may make additional requirements in connection with off-street parking areas to protect the character of property in the city. Such regulations may include, but not be limited to, adequate screening by a fence or wall, landscaping or provisions for suitable surfacing and lighting. (Ord. No. 427-AC)

Sec. 111.05. Loading areas. (a) Each nonresidential use shall provide off-street loading spaces as shown in the following table:

LOADING SPACE REQUIREMENTS For Each Building				
Category	Gross Building Floor Area square feet	Number of Loading Spaces Required		
		Type A	Type B	Type C
Hotels and Office Buildings	0 - 5,000	0		
	5,000 - 50,000	1		
	50,000 - 100,000	2		
	More than 100,000	2	1	
Commercial Zones (C-1, C-2, CRR)	0 - 5,000	0		
	5,000 - 20,000	1		
	20,000 - 40,000	2		
	40,000 - 100,000	2	1	
	More than 100,00	2	1	1

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Industrial Zones (M-1, M-2)	0 - 5,000		0	
	5,000 - 20,000		1	
	20,000 - 40,000		2	
	40,000 - 100,000		2	1
	More than 100,000		2	2

Dimensions of Spaces (feet)				
Type	Length	Width	Height	Apron*
A	20	12	14	25
B	40	10	14	46
	40	12	14	43
	40	14	14	39
C	60	10	14	72
	60	12	14	63
	60	14	14	60

*Apron is an extension of the length of the loading space to provide for maneuvering of trucks. The apron may overlap an alley, driveway, parking aisle, or another loading space, but not a street or parking space.

- (b) No loading space shall be in a manner that, when occupied, blocks any driveway, parking space or access to a parking space.
- (c) Any door in a building where such door abuts a vehicular area and provides an opening of eight (8) feet or larger, shall be considered to be a loading door. No loading door or loading dock shall face a public street. All loading doors, loading docks, and truck maneuvering areas, whether required or not, shall be accessible and functional in accordance with truck maneuvering standards. (Ord. No. 427-AC)