

CHAPTER 19.69

PARKING AND LOADING STANDARDS

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19.69.010 PURPOSE

Regulations shall be established for parking and loading, in order to assure adequate parking facilities are properly designed and located in order to meet the parking needs created by specific uses, and ensure their usefulness, protect the public safety, and where appropriate, buffer and transition surrounding land uses from their impact.

19.69.20 RESIDENTIAL REGULATIONS

A. *General Provisions*

1. Amount of Facilities Required. Any dwelling unit constructed or located after the effective date of the Chapter, or any subsequent amendment thereto, shall be required to provide off-street parking facilities in accordance with the provisions of this Chapter.
2. Non-Conforming Uses. Any dwelling unit or group of dwelling units which, on the effective date of this Chapter, or any subsequent amendment thereto, is nonconforming as to the regulations relating to off-street parking facilities, may be continued in the same manner as if the parking facilities were conforming. However, any existing dwelling unit that is enlarged by 25 percent of the gross living area shall be required to provide off-street parking facilities in accordance with the provisions of this Chapter.
3. Voluntary Establishment. Nothing in this Chapter shall be deemed to prevent the voluntary establishment of off-street parking facilities in excess of those required by this Chapter, provided that all regulations governing the location, design, and operation of such facilities are met.
4. Provision is a Continuing Obligation. The required off-street parking shall be a continuing obligation. It is unlawful to discontinue or dispense with the required vehicle parking facilities without providing other vehicle-parking facilities which meet the requirements of this Chapter.

5. Relocation of Facilities. Whenever existing parking facilities are removed or converted to a permissible non-parking use, the following regulations shall apply:
 - a. Any driveway approach that no longer provides access to a covered parking facility shall be removed and replaced with standard curb and gutter, in accordance with City standards.
 - b. All paved surfaces in the front yard area that no longer provide access to a covered parking facility shall be removed and the areas landscaped.
6. Access.
 - a. Access to a parking facility shall be paved, unless said facility is located greater than 100 feet from public right-of-way. If more than 100 feet from a public right-of-way, access shall be on an all-weather surface acceptable to the City Engineer.
 - b. Driveways shall utilize concrete material, unless said driveway is greater than 45 feet in length. If more than 45 feet in length, asphaltic material may be used, subject to approval by the City Engineer.

B. *General Regulations*

1. Number of Spaces Required.
 - a. Single Family
 - 1) Light Agricultural Zone: 2 spaces, one within a garage.
 - 2) Rural Residential/Agricultural Zone: 2 spaces, one within a garage.
 - 3) Detached Residential, R4 Zone: 2 garage spaces.
 - 4) Detached Residential, R7 Zone: 2 garage spaces.
 - b. Multi-Family
 - 1) Attached Residential, R7, R14, R22 Zones: 2 spaces per unit, one within a garage; 1 guest parking space per 5 units.
 - 2) Apartments: One space per unit shall be within a carport or an enclosed garage.
 - (a) Studio Unit: 1.5 spaces
 - (b) One Bedroom Unit: 1.5 spaces
 - (c) Two Bedroom Unit: 2 spaces
 - (d) Three Bedroom Unit or more: 2.5 spaces
 - (e) 1 guest parking space per 5 units.

2. Size.
 - a. Uncovered.
Each parking space shall have minimum dimension not less than 9 feet in width and 19 feet in length. No more than 15 percent of uncovered parking spaces for multi-family development may be compact parking stalls. Each compact parking space shall have minimum dimension not less than 8 feet in width and 16 feet in length.
 - b. Carport/Garage.
Each covered parking space in a garage or carport shall have minimum dimension not less than 10 feet in width and 20 feet in length. Minimum size for a one-car garage shall be no less than 250 square feet.

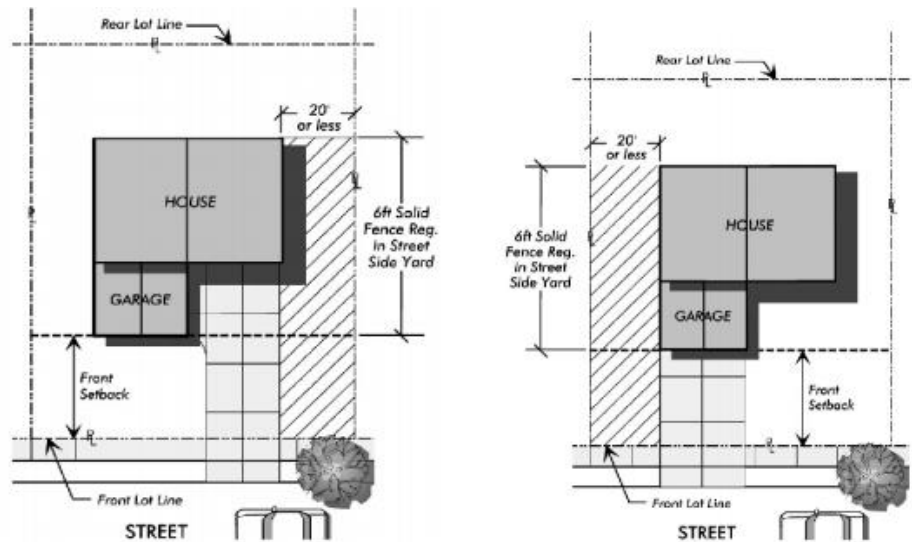
3. Location: Off-street parking facilities required by this Chapter shall be located on the same lot or parcel as the residential unit they are intended to serve.
 - a. Covered parking spaces shall not be located in any required front, side or rear yard setback.
 - b. Not more than 3 entrance bays for individual garages or carports shall face a public right-of-way.

4. Access: The following requirements shall govern access to off-street parking facilities:
 - a. Units located with sole access from an Expressway, Primary or Secondary Arterial as designated by the Perris General Plan shall provide a vehicular turn-around facility on the site to permit straight forward travel upon entering a street. Said facilities may be required for lots with sole access to a collector street.
 - b. The width of driveway entrances measured at property line shall be as follows:
 - 1) One-car facility: 10 feet minimum.
 - 2) Two-car facility: 25 feet maximum.
 - 3) Three-car facility: 35 feet maximum.

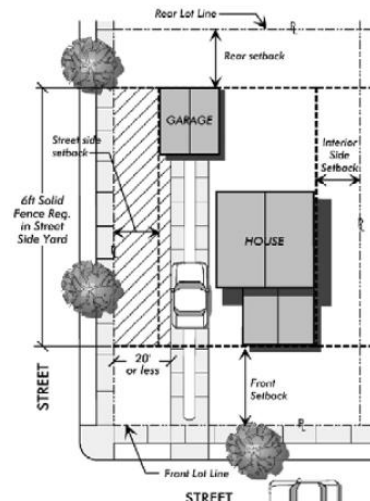
5. Recreational Vehicle Parking in Residential Zones: Parking for recreational vehicles is permissible provided the following standards are met:
 - a. Permitted Locations of Parking and Maneuvering Areas.
Parking and maneuvering areas of single-family residential zones for all recreational vehicles, with a gross vehicle weight rating of 10,000 pounds or less, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it

is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles:

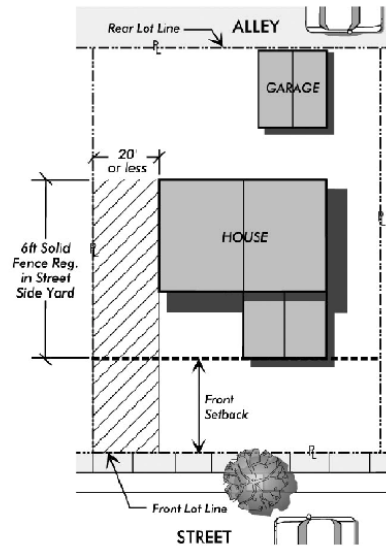
- 1) House with attached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage.



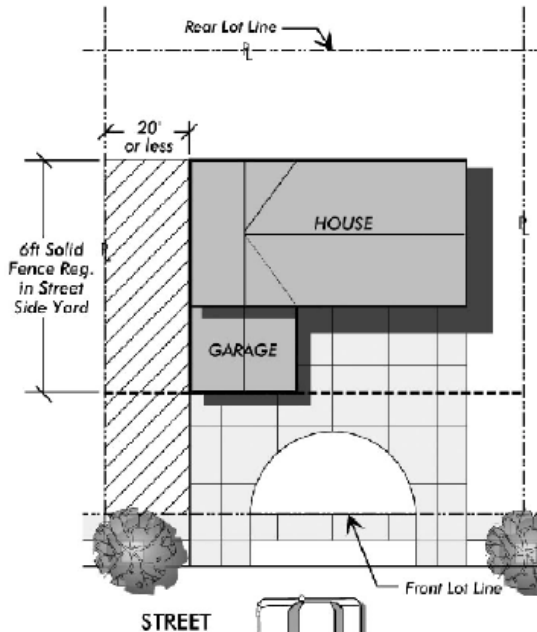
- 2) House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed twenty feet in width beyond the driveway serving the garage.



- 3) House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb, approved by the Engineering Department.



- 4) Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Engineering Department for two driveway openings.



5) Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from adjoining street by a six-foot high solid wall to extend to the rear property line.

- b. Registration and Vehicle Condition. All recreational vehicles parked outside of a completely enclosed garage shall be currently and legally registered, except as provided for by State law and shall be in an operable and movable condition. Motorized recreational vehicles, shall be movable under their own power. Boats and other nonmotorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- c. A recreational vehicle may not have any utility hookups, except for maintenance, or be used as living quarters.
- d. The property may be fenced subject to current Zoning Code standards.
- e. Recreation vehicles may not park or be parked or placed in such a manner that the vehicle overhangs the street, including that space between the curb line and the lot line, or in such a manner that the vehicle overhangs adjacent property, or upon any part of the sidewalk space.

6. Single Room Occupancy (SRO) unit parking shall be provided as follows (added August 2013, Ord. 1296) (see Chapter 19.28.070.E for complete development criteria):
 - a. One (1) uncovered parking space for every three (3) SRO units.
 - b. Two (2) uncovered parking spaces for an onsite manager unit.
 - c. Each SRO unit shall be provided at least one (1) lockable bicycle parking space in a location that is adjacent to that SRO unit.

7. Limitations and Prohibited Parking: The following limitations and prohibitions shall apply:
 - a. No parking shall be permitted in required landscaped front yard areas.
 - b. All inoperative motor vehicles shall be stored in an enclosed parking space or stored in an area screened from the street.

19.69.30 NON-RESIDENTIAL REGULATIONS

A. *General Provisions*

1. Amount of Facilities Required: Any building or structure constructed, located, or expanded and any use of land established after the effective date of this chapter, or any subsequent amendment thereto, shall be required to provide off-street parking facilities in accordance with this Chapter.
2. Non-Conforming Uses: Any use of property which on the effective date of this Chapter, or any subsequent amendment thereto, is nonconforming as to the regulations relating to off-street parking facilities, may be continued in the same manner as if the parking facilities were conforming. However, if such parking facilities do exist they shall not be reduced.

3. Voluntary Establishment: Nothing in this Chapter shall be deemed to prevent the voluntary establishment of off-street parking facilities in excess of those required by this Chapter, provided that all regulations governing the location, design, and operation of such facilities are met.
4. Provision is a Continuing Obligation: The required off-street parking shall be a continuing obligation. It is unlawful to discontinue or dispense with the required vehicle parking facilities without providing other vehicle-parking facilities which meet the requirements of this Chapter.
5. Development Plan Approval: Development plan review for all new construction, expansion or change in use shall be submitted to and approved in accordance with Chapter 19.50 or any other applicable review procedure. This review shall include parking review and analysis.
6. Permit Requirements
 - a. No building shall be occupied and no final inspection shall be given, until off-street parking facilities are provided in accordance with the provisions of this Chapter.
 - b. No parking area shall be re-surfaced and/or re-striped without a parking plan submitted to and approved by the Planning and Community Development Department and the City Engineer.
7. Use Limitations for Required Areas: Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use, and shall not be reduced or encroached upon in any manner.

B. General Regulations

1. Number of Spaces Required: Based upon the gross floor area size, the following number of spaces shall be required:
 - a. **Commercial/Office/Service Uses:**
 - 1) Neighborhood or community shopping center: 1 space for every 200 square feet.
 - 2) General retail trades: 1 space for every 250 square feet.
 - 3) Retail furniture/appliance: 1 space for every 500 square feet.
 - 4) Restaurants, cafes, bars and cocktail lounges: 1 space for every 50 square feet of dining or serving area.
 - 5) Drive-in, fast food restaurants: 1 space for every 50 square feet of dining or serving area, plus 10 additional spaces. Adequate stacking to

accommodate 8 vehicles shall be provided for drive-through lanes.

- 6) Motels/Hotels: 1.1 spaces per guest room/quarters.
- 7) Rail, bus, transportation terminals: 1 space for every 3 fixed seats in waiting area of terminal, or 1 space for every 50 square feet of waiting area in the terminal, whichever is greater.
- 8) Banks, savings and loan, and financial institutions: 1 space for every 150 square feet. Where drive-through service is provided, there shall be adequate stacking to accommodate 5 vehicles.
- 9) Plant nurseries, lumberyard, building material yards, outdoor sales of merchandise: 1 space for every 500 square feet of indoor area and outdoor sales/display area to 10 spaces and 1 space for every 2,000 square feet exceeding the 10 spaces.
- 10) Automobile & machinery sales: 1 space for every 50 square feet of indoor area and, 1 space for every 2,000 square feet of outdoor sales/display area provided that area exceeding 10,000 square feet shall require 1 space for every 5,000 square feet.
- 11) Automobile lube and tunes (quick lubes): 3 spaces for every service bay, plus adequate stacking to accommodate 1 vehicle.
- 12) Automobile repair: 5 spaces for every service bay.
- 13) Automobile washing (full service automatic): 10 spaces, plus adequate stacking to accommodate 6 vehicles.
- 14) Automobile washing (self-serving): 1 space per bay, plus adequate stacking to accommodate 1 vehicle per bay.

b. Places of Assembly:

- 1) Stadium/Auditorium/Arena: 1 space for every 5 fixed seats, and 1 space for every 250 square feet of non-seating area.
- 2) Private clubs/lodges: 1 space for every 50 square feet of assembly area.
- 3) Churches: 1 space for every 3 fixed seats, or 1 space for every 40 square feet of assembly area for non-fixed seating. For pews, 1 seating space is equal to 18 lineal inches of pew.
- 4) Chapels/mortuaries: 1 space for every 4 fixed seats, or 1 space for every 40 square feet of assembly area for non-fixed seating. For pews, 1 seating space is equal to 18 lineal inches of pew.

c. Professional Services:

- 1) Medical, dental, clinics: 1 space for every 200 square feet.
- 2) Professional offices: 1 space for every 300 square feet. (Ord. 1241, 2008)
- 3) Model home real estate complex: 5 spaces minimum, plus 2 spaces for every model home unit.
- 4) Veterinary services: 6 spaces minimum, plus 1 space for every 500 square feet in excess of 1,000 square feet.
- 5) Hospitals: 1 space for every 2 beds, based upon maximum occupancy and 1 space for every employee on the largest shift.
- 6) Urgent care centers: 1 space for every 200 square feet and one space for every employee on the largest shift.

d. Industrial Uses:

- 1) Manufacturing: 1 space for every 500 square feet of manufacturing building area, and 1 space for every company vehicle, and the space required for additional uses on the site; or 1 space for every employee, whichever is largest.
- 2) Warehousing: 1 space per 1,000 square feet of gross floor area for the first 20,000 square feet and 1 space per 2,000 square feet for that portion over 20,000 square feet. (Ord.1087, 2001)
- 3) High-cube warehousing: 1 space per 1,000 square feet of gross floor area for the first 20,000 square feet, plus 1 space per 2,000 square feet for the second 20,000 square feet, plus 1 space per 5,000 square feet for that portion over 40,000 square feet. Parking for office area comprising less than 10% of the total gross square footage of the building shall be included in this calculation. Office area over 10% shall be calculated at the Professional Office rate. Truck and trailer parking shall be provided at the rate of 1 oversized space for every 5,000 square feet of gross floor area. Truck docks shall not be included in this calculation. (Ord. 1256, 6/2009)
- 4) Mini-warehousing: 1 space for every 2,000 square feet of warehouse area, and appropriate number of spaces for associated office area and caretaker's residence.
- 5) Salvage/junk/auto wrecking yards: 1 space for every 5 vehicle storage spaces, to 10 spaces, and 1 space

for every 12 spaces in excess of 10 spaces, based upon maximum occupancy.

- 6) Storage yards: 1 space for every 1,000 square feet, plus spaces required for additional uses on the site.

e. Educational Services and Care Facilities:

- 1) Child Care: 1 space for every 5 children, and 1 space for every employee on the largest shift. A minimum of 4 spaces shall be provided. A semicircular drive or its equivalent, with sufficient space for 1 passenger loading area.

2) Schools:

- i. Grades K-8: 5 spaces, plus 2 spaces per classroom. A semicircular drive or its equivalent with sufficient space for 2 passenger loading areas.
 - ii. Grades 9-12: 1 space for every 3 students enrolled and 1 space for every employee on the largest shift.
 - iii. Colleges/Universities: 1 space for every 3 enrolled, full time day students and 1 space for every employee on the largest shift.
 - iv. Trade/Vocational Business School: 1 space for every 3 students, plus 1 space for every employee on the largest shift.
- 3) Residential Care Facility/Group Homes: 1 space for every 2 residences, based upon maximum occupancy, and 1 space for every employee on the largest shift.
 - 4) Convalescent Hospital/Nursing Homes: 1 space for every 4 residences, based upon maximum occupancy, and 1 space for every employee on the largest shift.
 - 5) Emergency Shelter Facilities: 1 space per 4 beds, and/or 0.5 per bedroom designated as a family unit with children, plus 1 space per staff member. Bike rack parking for a minimum of 10 bicycles shall be provided at the facility. (added Aug 2013, Ord. 1296)

f. Entertainment/Recreation

- 1) Dance/Night Clubs: 1 space for every 20 square feet of dance area, and 1 space for every 3 fixed seats, or 1 space for every 20 square feet of seating area where there are no fixed seats.
- 2) Amusement Enterprises: 1 space for every 4 persons attending, based upon maximum attendance.

- 3) Golf Courses/Driving Ranges: 3 spaces for every hole, or one space per green tee, plus the spaces required for additional uses on the site.
- 4) Miniature Golf: 6 spaces for every hole, and the spaces required for additional uses on the site.
- 5) Billiards Parlors: 2 spaces for every table.
- 6) Skating Rinks: 1 space for every 3 fixed seats, and 1 space for every 250 square feet.
- 7) Pools (commercial): 1 space for every 100 square feet of water surface area and 1 space for every employee, with a 10 space minimum.
- 8) Tennis/Handball/Racquetball: 2 spaces for each court.
- 9) Theaters/Movie Houses: 1 space for every 4 seats, plus 5 employee spaces.
- 10) Arcades: 1 space for every 3 machines.
- 11) Bowling Alleys: 4 spaces for every lane, and the spaces required for additional uses on the site.
- 12) Gyms/Health Clubs: 1 space for every 250 square feet.
- 13) Parks: 1 space for every 8,000 square feet of active recreative area, and one space for every acre of passive area.

2. Number of Spaces for Unspecified Uses: any use not specifically listed herein, shall be determined by the Planning and Community Development Director. Such determination shall be based upon the requirements of comparable uses as specified herein.

3. Bicycle Parking: Facilities with 200 or more required parking spaces may provide a bicycle parking area to accommodate no less than 5 locking bicycles. Facilities with 500 or more required parking spaces may provide a bicycle parking area to accommodate no less than 15 locking bicycles. Bicycle parking areas shall be located near main entrances or buildings. For every 2 bicycle spaces provided, credit for one vehicle parking space shall be given.

4. Motorcycle Parking: Facilities with 200 or more required parking spaces may provide a motorcycle parking area with an overall dimension of 7 feet in length and area not less than 56 square feet. Facilities with 500 or more required parking spaces may provide a motorcycle parking area with an overall dimension of 7 feet in length and area not less than 70 square feet. For every 2 motorcycle spaces provided, credit for 1 vehicle parking space may be given.

5. Shared Parking Provisions: Shared parking may be approved provided that times of operation of the involved entities are not the same, as specified herein:
- a. Up to 50 percent of the parking facilities required by this Chapter for a use considered to be primarily a day time (on-peak) use may be provided by a use considered to be a night time or Sunday (off-peak) use; up to 50 percent of the parking facilities required by this Chapter for a use considered to be a night time or Sunday use may be provided by a use considered to be primarily a daytime use, provided that a reciprocal parking area shall be subject to conditions as stipulated herein.
 - b. The following uses are considered to be daytime uses: Banks, business and professional offices, retail stores, service shops and similar uses. The following uses are considered to be night time or Sunday uses: auditoriums, churches, fraternal organizations and theatres. The Development Services Department shall determine the parking requirements of the uses proposed for shared parking.
 - c. Conditions required for shared parking:
 - 1) Shared parking facility areas shall be located within 200 feet of the buildings and uses.
 - 2) Applicant shall demonstrate that there is no substantial conflict in the principal operating hours for the buildings and uses.
 - 3) Parties concerned in the shared use of off-street parking facilities shall execute an agreement for such use by a proper legal instrument approved by the City Attorney as to form and content.
6. Transportation Demand Management Ordinance: The requirements and provisions of the Transportation Demand Management Ordinance shall be complied with in accordance with Chapter 7.40, including but not limited to reduced parking provisions, parking analysis, and penalties.
7. Handicapped Spaces: Handicapped parking spaces shall be provided in accordance with the requirements of State and Federal Law. The parking standards within this Chapter are in accordance with those established by the State and Federal Government at the time of adoption of this Chapter. Any changes in the State or Federal requirements for handicapped standards shall preempt the affected requirements of this Chapter.

- a. Space Size: Each parking space designated for use by the handicapped shall consist of a rectangular area not less than 14 feet wide by 19 feet long. When more than 1 space is provided, in lieu of providing a 14 foot wide parking stall, provide a 9 foot parking on each side of a 5 foot loading and unloading area in the center.
- b. Van Accessible: Each van accessible parking space designated for use by the handicapped shall consist of a rectangular area not less than 17 feet wide by 19 feet long. When more than 1 space is provided, in lieu of providing a 17 foot wide parking stall, provide a 9 foot parking space on each side of an 8 foot loading and unloading area in the center.
- c. Labeling: All handicapped parking stalls shall be individually labels and signed in accordance with State and Federal requirements.
 - 1) Handicap parking sign 80” high
 - 2) Typical symbol/blue field 48” x 48” – white wheelchair 36” x 36”.
 - 3) 48” minimum walkway with curb cut style ramp, not to exceed a 1:12 slope.
- d. Handicapped parking spaces required by this Chapter shall count toward fulfilling off-street parking requirements.
- e. Handicapped parking spaces shall be provided for all uses at the following rate:

TOTAL NUMBER OF PARKING SPACES PROVIDED	NUMBER OF HANDICAPPED STALLS
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
TOTAL NUMBER OF PARKING SPACES PROVIDED (con't.)	NUMBER OF HANDICAPPED STALLS
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 +	20 +1 FOR EACH 100 OVER 1,000

- f.** Handicapped spaces shall be located to provide for safety and optimum proximity to the entrances of greatest incidence of use when more than one building is served by the parking lot. Such spaces shall be located so that a handicapped person is not compelled to wheel or walk behind parked vehicles.

C. *Development Standards*

1. Location of Parking Facilities.

- a.** Parking facilities required by this Chapter shall be located on the same lot or parcel of land as the use they are intended to service, except in cases of large centers with reciprocal access and parking agreements, and uses with approved shared parking agreements.
- b.** Parking facilities shall be located and oriented to access the main entrance or front of buildings. Parking shall not be located behind buildings to the greatest extent possible.

2. Dimensions of Parking Spaces.

- a.** Each off-street parking space shall have a dimension not less than 9 feet in width and 19 feet in length, except parallel parking stall which shall be a minimum of 8 feet in width and 24 feet in length. No part of the area of a required parking space shall be utilized for driveway, aisles, walkway or other required improvements.
- b.** A compact parking stall shall be permitted subject to the following:
 - 1) A compact stall shall be a dimension not less than 8 feet in width and 16 feet in length.
 - 2) Compact stalls shall be permitted for projects that provide more than 40 off-street parking spaces.
 - 3) Developments with 40 to 800 required off-street parking may be permitted to utilize a maximum of 15 percent compact stalls. Developments with 800 or more required off-street parking may be permitted to utilize a maximum of 25 percent compact stalls.
 - 4) Compact spaces shall be dispersed throughout the development, and not be located at the main entrance.
 - 5) Compact spaces shall be designated "COMPACT" and shall be visible day and night.

3. Access to Off-Street Parking: The following requirements shall govern access to off-street parking facilities:

- a.** Forward travel to and from parking facilities from a dedicated street or alley is required. The parking area shall

be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.

- b.** All uses, which adjoin an Expressway, Primary or Secondary Arterial street, as designated in the Perris General Plan, shall whenever possible minimize the number of access points, to alleviate the proliferation of driveways.
- c.** The access to all off-street parking facilities shall be designed in a manner which will not interfere with the safe movement of traffic.
- d.** Entryway to parking areas shall be well-defined and recognizable with adequate lighting and signage provided to facilitate adequate movement on-site and off-site.
- e.** Concrete and/or accented paving driveway approaches shall be provided for ingress to and egress from all parking facilities. Each parking space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured at the property line and shall comply with the following standards, unless specific exceptions are made by the City Engineer:
 - 1) Minimum driveway width for single-lane entrances and/or exits: 20 feet.
 - 2) Minimum driveway width for combined entrances and exits: 26 feet.
 - 3) Maximum driveway width for multiple entrances and exits: 60 feet.

4. Circulation Within Parking Area.

- a.** Minimum aisle width for two-way circulation shall be 26 feet, unless otherwise specified. In areas commonly used by oversized vehicles, such as delivery and loading areas, the minimum aisle width shall be 30 feet.
- b.** Two-way circulation with perpendicular parking is encouraged; however, angled parking with one-way circulation is permissible within parking areas subject to the following regulations:

Parking Angle	Stall Width	Stall Depth	Aisle Width
0 degrees	8 feet	24 feet	15 feet
30 degrees	9 feet	19 feet	15 feet
45 degrees	9 feet	20 feet	16 feet
60 degrees	9 feet	21 feet	18 feet
90 degrees	9 feet	19 feet	24 feet

5. Improvements to Parking Areas: All required off-street parking areas shall have the following improvements:

- a.** All off-street parking areas and vehicle sales areas, and any driveways used for access shall be paved. Acceptable means of paving shall include: Asphaltic, concrete or other permanent, impervious material as approved by the City Engineer.
- b.** Individual parking stalls shall be legibly marked off on the pavement by means of painting or contrasting materials. Arrows painted on paving shall dictate direction of traffic flow. Parking stall striping, directional arrows and parking stall identification shall meet the following standards:

 - 1) All parking stalls shall be clearly striped and permanently maintained with 4 inch side double or hairpin lines on the surface of the parking facility, with the two lines located an equal distance of 9 inches on either side of the stall sidelines.
 - 2) All drive aisles, entrances and exits shall be clearly marked with directional arrows painted on the parking surface.
- c.** Vehicle overhangs shall be permissible, subject to the following provisions:

 - 1) Vehicle overhang may encroach into a landscaped area provided that a minimum landscape area is not less than 7 feet in width, and the landscape overhang area is above and beyond that of the amount of landscape area required.
 - 2) Vehicle overhang may encroach into a walkway provided that a minimum unimpeded walkway width not less than 5 feet is maintained.
- d.** Wheel stops shall be required where necessary to alleviate any conditions that may result in vehicular damage to on-site facilities.
- e.** Parking area surfaces shall be graded and drained so as to dispose of all surface water. Drainage shall be taken to the curb or gutter and away from adjoining property. Such drainage facilities shall not be allowed to cross the surface of a public sidewalk.
- f.** Walkways for pedestrians shall be provided to connect parking areas to destination points. Walkways shall be paved, lighted and have adequate marking for easy identification and direction of pedestrian traffic.
- g.** Landscaping.

 - 1) Landscaping shall be dispersed throughout the parking area, at a rate of one tree for every 6 stalls. Trees within parking areas shall be a minimum size of 15 gallon, with no less than 25 percent having a minimum size of 24 inch box.

- 2) A 6 inch curb with a 12 inch concrete walkway shall be constructed along the planter on end stalls adjacent to vehicle parking areas to facilitate access to parked vehicles.
 - 3) All landscaping shall be within planters bounded by a curb at least 6 inches wide and 6 inches high.
- h.** Parking areas shall have lighting capable of providing illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Lighting standards shall be energy efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall utilize full-cut-off fixtures, and be directed away from adjoining properties and public right-of-way
- i.** Parking areas used for private and public parking shall be developed and maintained in good condition and in accordance with the provisions of this Chapter.

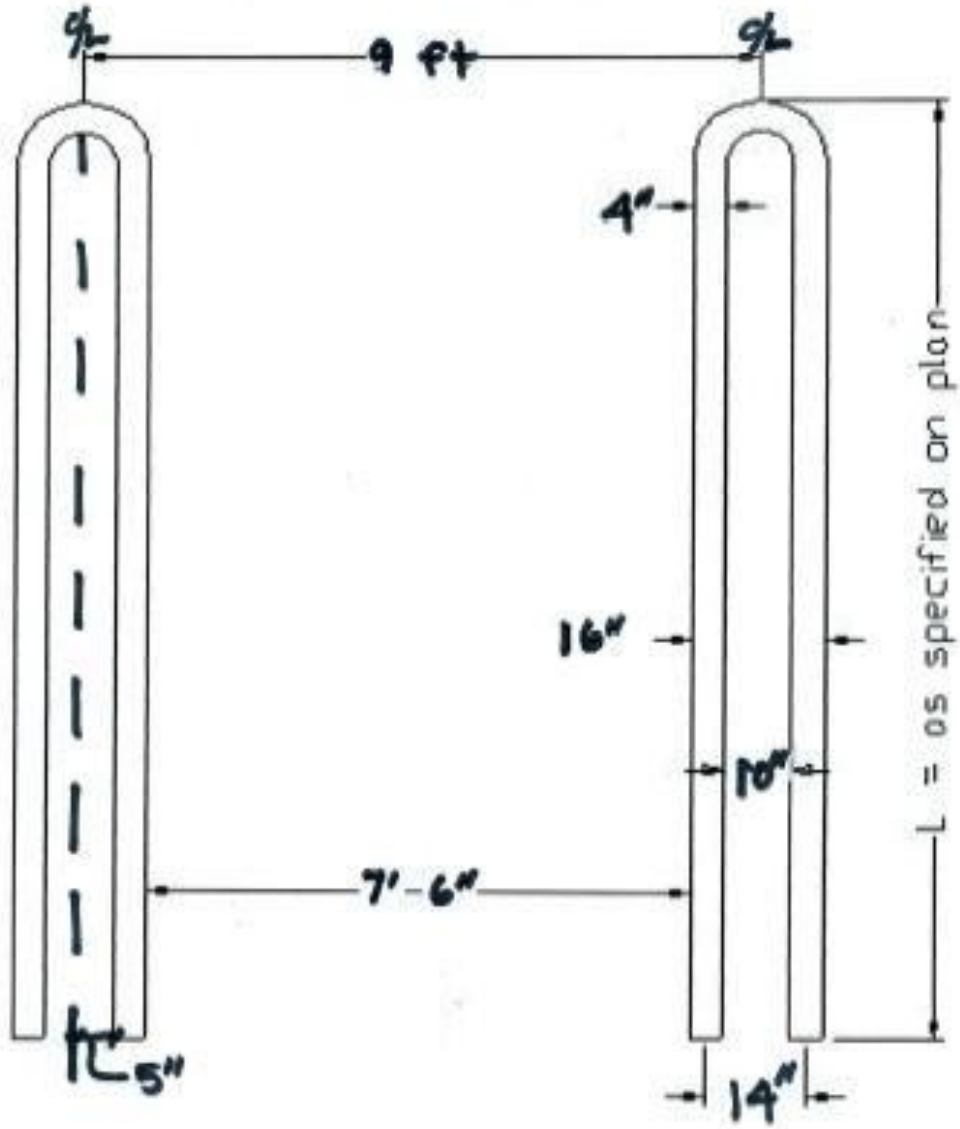
19.69.40 **LOADING REQUIREMENTS**

A. General Regulations

1. All non-residential uses shall provide loading spaces not less than 10 feet in width, 20 feet in length, and 14 feet in height, except for those spaces intended for use by tractor trailers which shall be a minimum of 12 feet in width 45 feet in length and 14 feet in height, at the rate as follows:
 - a. Commercial Buildings
 - 1) 10,000 – 25,000 SF of building area: 1 loading space.
 - 2) 25,001 – 50,000 SF of building area: 2 loading spaces.
 - 3) 50,001 – 75,000 SF of building area: 3 loading spaces.
 - 4) 75,001 – 105, 000 SF of building area: 4 loading spaces.
 - 5) 105,001 or more SF of building area: 5 loading spaces.
 - b. Industrial Buildings
 - 1) 20,000 – 50,000 SF of building area: 1 loading space.
 - 2) 50,001 – 100,000 SF of building area: 2 loading spaces.
 - 3) 100,001 – 150,000 SF of building area: 3 loading spaces.
 - 4) 150,001 or more SF of building area: 4 loading spaces.

- c. Institutional Hospital Buildings
 - 1) 5,000 – 20,000 SF of building area: 1 loading space.
 - 2) 20,001 – 50,000 SF of building area: 2 loading spaces.
 - 3) 50,001 – 75,000 SF of building area: 3 loading spaces.
 - 4) 75,001 – 126,000 SF of building area: 4 loading spaces.
 - 5) 125,001 or more SF of building area: 5 loading spaces.
 - d. Office/Service Buildings
 - 1) 10,000 – 50,000 SF building area: 1 loading space.
 - 2) 50,001 – 100,000 SF building area: 2 loading spaces.
 - 3) 100,001 + SF building area: 3 loading spaces.
- 2. All loading facilities and maneuvering areas shall be located on-site.
 - 3. Sites shall be designed so that parking areas are separate from loading areas, and loading areas are oriented to the rear or side of buildings.
 - 4. Loading facilities shall be screened from the public view by use of walls, landscaping or building design and/or placement.
 - 5. Loading areas shall be designed as an integral part of the building architecture and site design.

Parking Stall Striping Detail



9' x 19'