

Chapter 17.18

OFF-STREET PARKING AND LOADING

Sections:

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- 17.18.020 Off-street parking required.
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- 17.18.090 Parking lot landscaping and buffering.

17.18.010 Purpose and intent. The purpose of the off-street parking and loading standards required in this section are intended to promote the health, safety, and welfare by reducing street congestion, traffic hazards, and to provide safe and convenient access to businesses, public services and places of public assembly, and to ensure compatibility with surrounding land uses. (Ord. 3775 (part), 1987)

17.18.020 Off-street parking required. At the time of the construction of any building/structure or the expansion or addition to increase the floor area, lot coverage, or seating capacity, or at such time that a more intensive land use is established requiring more parking than a previous use or at the time an application request for a special use permit, planned development or variance is filed, a site plan showing all off-street parking spaces, parking aisles, and ingress and egress to parking areas shall be required. (Ord. 3775 (part), 1987)

17.18.030 Parking design standards. All off-street parking areas shall be designed and improved as hereinafter provided:

- A. Parking Spaces and Aisle Dimensions. All off-street parking spaces shall have a minimum area of nine feet in width and eighteen feet in length, except for compact car spaces, handicapped spaces, and recreational vehicle spaces as provided in Section 17.18.040 of this chapter.
 - 1. Angle Parking. The dimensions of parking stalls and aisle widths shall be based on the degree of the parking angle pursuant to the chart codified at the end of this chapter.
 - 2. Parallel Parking. The dimensions of parallel parking spaces shall be nine feet in width and twenty-two feet in length. Aisle dimensions for parallel parking spaces shall be twelve feet in width for one-way traffic and twenty-four feet in width for two-way traffic.

B. Parking Lot Design Standards.

1. Controlled Access. Every parking and loading stall shall be individually accessible from the drive aisle without displacement of other vehicles.
2. Parking Stalls. Except for one and two family dwellings, parking stalls shall be designed so as to prohibit the backing of vehicles directly into any public right-of-way in order to exit any parking space.
3. Access Driveway Width. Driveway access width to a parking lot from any street or between separate parking areas on a site, shall be a minimum of twelve feet for one-way access and twenty-four feet for two-way access. The width of two-way driveways for commercial and industrial developments offering multiple directional turning shall be thirty feet for the first twenty feet from the encroachment. The encroachment shall be constructed with a flared design.
4. Access Drive Location. Parking area ingress and egress driveways shall be located a minimum of one hundred fifty feet from the intersection of two major arterials; one hundred feet from the intersection of a major arterial and collector street; and seventy feet from the intersection of two collector streets or a collector and local street. Measurements shall be measured from the centerline of the nearest travel lane of the intersecting streets and the centerline of the driveway.
5. Number of Driveways. Ingress and egress driveways to parking areas from a street or highway for a single site or parcel shall be limited to two along the frontage of any street for parcels containing one acre or less. Driveways on the same site or parcels shall be separated a minimum of fifty feet as measured from centerline to centerline.
6. Drop-off/Loading Areas Required. Parking lots for public assembly, major retail shopping facilities, and certain apartments and motel/hotels shall include a designated on-site location for drop-off and loading of passengers at an entrance to the facility. Drop-off areas shall consist of vehicle turnout lanes located outside of the normal travel lanes with minimum dimensions of thirty-five feet in length and ten feet in width. Drop-off and loading areas shall be required for the following uses:
 - a. Apartments containing fifty units or more;
 - b. General retail commercial uses containing thirty thousand square feet or more of building area;
 - c. Hotels/motels containing fifty units or more;
 - d. Private and public schools with fifty or more students;
 - e. Public buildings open for general use by the public;
 - f. Public transportation facilities;
 - g. Day use recreation areas:
 - i. River recreational use areas,
 - ii. Ski lift complex.
7. Parking Area Gradient. All parking areas shall be graded to provide adequate drainage to all surface areas and shall drain into a street, alley, or drainage improvement. The gradient of all parking surfaces and aisles shall not exceed six percent. Driveways serving parking areas shall not exceed an eighteen-percent gradient. Driveways serving parking areas that are above three thousand feet elevation shall not exceed ten percent gradient.

8. Snow Removal Storage. Parking areas located at the four-thousand-foot elevation or higher shall provide snow removal storage areas. Such storage areas shall be equivalent to ten percent of the surface used for parking and access and shall not utilize any required parking spaces. Landscaping requirements, as set forth in Section 17.18.080, may be modified to accommodate snow storage and removal. (Ord. 3775 (part), 1987)

17.18.040 Adjustments and special parking requirements.

- A. Compact Car Spaces. Parking requirements for commercial or industrial uses requiring ten or more parking spaces may include compact car spaces for up to thirty-five percent of the number of the required parking spaces. Multiple-family residential developments containing ten or more units may include compact car spaces for up to fifty percent of the required visitor parking spaces.

"Compact cars," as used in this chapter, shall include those vehicles with a wheel base not to exceed one hundred inches or an overall length not to exceed one hundred seventy-five inches.

Compact car spaces shall be a minimum of eight feet in width and sixteen feet in length. All compact car parking spaces shall be clearly marked by painting on the surface of the parking stall "compact cars only" or signing for "compact only."

- B. Handicap Parking. Physically handicapped parking shall be provided as required as follows:

Total Number of Parking Spaces	Number of Handicap Spaces
1 — 40	1
41 — 80	2
81 — 120	3
121 — 160	4
161 — 300	5
301 — 400	6
401 — 500	7
Over 500	1 per each additional 200 spaces

Handicapped parking stalls shall have a minimum area of fourteen feet in width and eighteen feet in depth, with a marked parking stall of ten feet in width and a loading/unloading area four feet in width. All handicap spaces shall be identified by a permanently affixed reflectorized sign displaying the international symbol of handicap accessibility. See chart at the end of this chapter.

- C. Recreational Vehicle Parking/Storage. When it is determined by the approving authority, as provided in Section 17.18.040D, that the use or activity will promote or encourage recreational vehicle parking, such parking spaces shall be designed to minimize conflicts with the parking and circulation otherwise required. Recreational vehicle parking stalls shall be a minimum of ten feet in width and thirty-five feet in length for permanent storage. Where recreational parking/storage areas are provided in association with a mobile home park, townhouse, apartment, or cluster residential development, such parking shall be screened with fencing or landscaping. Where recreational parking/storage is conducted in residential zones, such parking or storage shall not encroach into the required front-yard setback.

D. Increases and Decreases in Requirements.

1. Increases. The number of parking spaces required by this chapter may be increased by the approving authority as a condition of a special use permit or planned development permit where it is determined that the proposed use would have a parking demand in excess of the requirements of this chapter.
2. Decreases. Administrative relief from the strict compliance with the provisions for commercial and industrial uses may be granted where the planning director or planning commission finds all of the following:
 - a. The intent of the parking ordinance is preserved;
 - b. The parking provided is sufficient to serve the use for which it is intended;
 - c. The modification will not be detrimental to the public health or safety.

In considering requests for reduction in the number of parking spaces, the approving authority shall consider:

1. Size and type of use or activity;
2. Composition and number of tenants;
3. Peak traffic and parking loads;
4. Rate of turnover;
5. Availability of public transportation including carpools or employer-provided transportation.

E. Shared Parking. Where two or more nonresidential uses on a single site are developed as a recognized shopping or professional center and have distinct and differing hours of use and peak traffic period, e.g., a theater and a bank, the required parking may be adjusted by the planning commission; provided, that the reduction does not exceed fifty percent of the amount of spaces required by the most intensive of the two or more uses sharing the parking. Such reductions shall apply only to those spaces located within three hundred feet of the affected use.

F. Off-site Parking. Required parking may be located off-site when all of the following requirements are met:

1. Off-site parking for commercial or industrial uses is located on a site where parking is otherwise allowed and is located within five hundred feet of the site which it is intended to serve.
2. There shall be no hazardous traffic safety conditions for pedestrians utilizing off-site parking facility.
3. A parking covenant subject to the approval of county counsel is recorded between all concerned parties ensuring the continued availability of the off-site parking facilities for the life of the use that it is intended to serve. (Ord. 3775 (part), 1987)

17.18.050 Off-street parking requirements.

- A. Parking Requirements. Off-street parking shall be provided in accordance with the schedule shown in Section 17.18.060 of this chapter, unless otherwise provided.
- B. Uses Not Listed. Where parking requirements for a use are not specifically listed in the matrix, parking requirements for that use shall be determined on the basis of the parking requirements for the most similar use or activity for which parking requirements are established in the matrix.
- C. Multiple Uses. In situations where a combination of uses or activities are developed on a single site, parking shall be provided for each of these uses according to the schedule given in this chapter unless a reduction is granted pursuant to Section 17.18.040D.

D. Parking Requirements for Nonconforming Uses.

1. No additional parking spaces shall be required for those existing uses not in compliance with the parking standards on the effective date of the ordinance codified in this chapter.
2. Whenever the use of any premises which is not in compliance with the parking standards of this code is enlarged, expanded, or intensified additional parking spaces consistent with this code shall be provided only for the enlargement, expansion, or intensification and not for the entire use.
3. Whenever the use of any premises which is not in compliance with the parking standards of this code is changed to a use where a higher parking demand is identified, additional parking spaces consistent with this code shall be provided only for the additional intensity of the use and not for the entire use. When the new use generates a lower parking demand, no additional parking spaces will be required.
4. Improvement of existing parking area consistent with the standards of Section 17.18.060 of this chapter in lieu of the provision of additional spaces required by subdivisions 2 and 3 of this subsection, may be permitted pursuant to approval of a special use permit. Such permit shall only be approved if the planning director or planning commission makes all of the findings of Section 17.18.040D2 of this chapter.

E. Application for Previous Approvals. Projects with approved unexpired building permits, special use permits, planned development permits, variance permits, and design review or applications filed for permits, including design review, which have been deemed to be complete prior to the effective date of the ordinance codified in this chapter, must only meet the parking requirements in effect on the date those permits were approved or deemed complete. New permits and renewals for permits made after the effective date of the ordinance codified in this chapter, shall be subject to the provisions required in this chapter. (Ord. 3775 (part), 1987)

17.18.060 Schedule of off-street vehicle parking requirements.

	<u>USE</u>	<u>MINIMUM OFF-STREET PARKING</u>
<u>Residential</u>		
1.	Conventional single-family detached	2 spaces not in tandem
2.	Single-family with second unit (granny flat; guest house)	2 spaces not in tandem plus 1 space for each additional unit
3.	Single-family attached (townhouse, condominium, cluster development)	2 spaces not in tandem per unit
4.	Apartments:	
	Studio/1 bedroom	1.6 spaces per unit
	Two or more bedrooms	2 spaces per unit

USE

MINIMUM OFF-STREET PARKING

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| 5. | Roominghouses, boarding homes, clubs or fraternity housing with sleeping facilities | 1 space per bedroom |
| 6. | Mobile home park | 2 spaces per mobile home space plus 1 visitor space for every 5 units |

Commercial

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|-----|--|---|
| 7. | Auto repair, auto parts sales and auto service stations | 1 space for each 300 square feet of retail space and office area plus 3 spaces for each service bay |
| 8. | Auto sales | 1 customer space per 500 square feet of gross sales area. Customer parking shall not be used for display areas |
| 9. | Auto washing (self-service/coin-operated) | 2 spaces per washing stall. Stacking lane credit will be given a basis of 1 space per 24 feet of stacking lane, providing the stacking lane is separate from the access driveway and does not block access to any parking space |
| 10. | Barber or beauty shop | 2 spaces per chair or station |
| 11. | Banks and saving institutions | 1 space per 250 square feet of gross floor area |
| 12. | Hotel/motel | 1 space per room plus 1 recreational vehicle space for every 10 units |
| 13. | Lumberyard (retail), nurseries, and home service center | 1 space per 300 square feet of enclosed gross retail sales floor area |
| 14. | Offices (general) | 1 space per 250 square feet of gross floor area |
| 15. | Offices (medical) | 1 space per 150 square feet of gross floor area |
| 16. | Restaurant (nonfast food), bars, cocktail lounge | 1 space per three fixed seats or equivalent occupancy per Uniform Building Code plus 1 recreational vehicle space per each 10 parking spaces |
| 17. | Restaurant (fast food) (with drive-up/drive-through windows) | 1 space per 3 fixed seats or equivalent occupancy plus 3 spaces per drive-up window. Where drive-up windows are provided stacking lane credit will be given on a basis of 1 space per 24 feet of stacking lane providing the stacking lane is separate from the access driveway and does not block access |

USE

MINIMUM OFF-STREET PARKING
to any parking space. One recreational vehicle space per each 10 parking spaces.

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| 18. | Retail (general merchandising not in a shopping center) | 1 space per 300 square feet of gross floor area |
| 19. | Retail furniture and appliance sales and repair | 1 space per 500 square feet of gross display and sales area plus 1 space per each 1000 square feet of warehouse storage area |
| 20. | Shopping centers: | |
| | a. Neighborhood | 1 space per 200 square feet of gross floor area |
| | b. District/Community | 1 space per 250 square feet of gross floor area |
| | c. Regional | 1 space per 300 square feet of gross floor area |

Educational

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| 21. | Libraries, museums, and art galleries | 1 space per 300 square feet of gross floor area |
| 22. | Preschool, nursery schools, and daycare facilities | 1 space per each 5 children or 1 space for each 10 children if drop-off area is provided |
| 23. | Elementary, junior high schools, and administrative buildings | 1 1/2 spaces per classroom |
| 24. | High schools | 6 spaces per classroom plus 1 space per each 35 square feet of auditorium area |
| 25. | Colleges | 8 spaces per classroom plus 1 space per each 35 square feet of auditorium area |
| 26. | Business colleges and trade schools | 1 space per 75 square feet of gross floor area of classroom plus 1 space per staff member |

Health Services

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|-----|--|--|
| 27. | Convalescent hospitals, nursing homes, clinics | 1 space per 3 beds |
| 28. | Hospitals | 1 1/2 spaces per bed |
| 29. | Veterinary clinics and hospitals | 1 space per 250 feet of gross floor area exclusive of kennel boarding area |

Industrial

<u>USE</u>	<u>MINIMUM OFF-STREET PARKING</u>
30. Light and limited industrial manufacturing	1 space per 400 square feet of gross area devoted to manufacturing
31. Research and development	1 space per 250 square feet of gross floor area
32. Heavy manufacturing	1 space per 500 square feet of gross floor area up to 20,000 plus 1 space per each 1000 square feet of gross floor area over 20,000 square feet
33. Warehousing (general)	1 space plus 1 space per each 2000 square feet of floor area
34. Warehouse (mini)	1 space plus 1 space per each 30 units or fraction thereof

Recreation

35. Arcades, including video electronic games	1 space per 150 square feet of gross floor area
36. Bowling alleys [includes all other related uses (i.e., restaurant, bar)]	5 spaces per alley
37. Campground	1 parking space per every 3 day users plus 1 space per each designated camping space, or as otherwise determined by the approving authority as provided in Section 17.18.040(D) based on the size of the facility, number of activities provided, intensity of use and impacts to surrounding community. Campground parking facilities shall be graded and surfaced with 2 inches of aggregate base
a. River Use Permits	1 parking space per every 3 day users plus 1 space per each designated camping space, or as otherwise determined by the approving authority as provided in Section 17.18.040(D) based on the size of the facility, number of activities provided, intensity of use and impacts to surrounding community
38. Golf courses (regulation) [includes all other related uses (i.e., restaurant, bar, etc.)]	8 spaces per hole
39. Golf courses (miniature)	3 spaces per hole plus 1 space per 250

USE

MINIMUM OFF-STREET PARKING

square feet of gross building area used for commercial purposes

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| 40. | Health spas, gym | 1 space per 300 square feet of gross use area |
| 41. | Park (day use site) | Shall be determined by the approving authority as provided in Section 17.18.040(D) based on the size of the facility, number of activities provided, intensity of use and impacts to surrounding community |
| 42. | Ski facility (day skier lift complex) | 1 space per every 2.7 users based on total ski lift area capacity. All parking areas shall be surfaced with a minimum of 2 inches of asphaltic concrete over 6 inches of Class 2 aggregate base surfacing. Modifications shall be determined based on the R values (hardness) of the area soils (Ref. CalTrans Highway Design Manual) |
| 43. | Tennis, handball, racquetball facilities | 3 spaces per court |
| 44. | Theaters, movies | 1 space per 3 seats |

Miscellaneous

- | | | |
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| 45. | Churches and other places of public assembly including banquet facilities, convention facilities, and community centers | 1 space per 4 seats within the main auditorium or 1 space per 300 square feet of gross floor area used for exhibitions |
| 46. | Ranch marketing | |
| | a. Agricultural product sales area | 1 space per 250 square feet of gross building area |
| | b. Craft sales area | 3 spaces per each concession plus 1 space per 200 square feet of sales use area |
| | c. Bakery | 1 space per 250 square feet of gross building area plus 1 space per every 3 seats |
| | d. Restaurant/cafe | 1 space per 3 fixed seats or equivalent occupancy per Uniform Building Code plus one recreational vehicle space per each 10 |

USE

MINIMUM OFF-STREET PARKING
parking spaces

- e. Picnic area 2 spaces per picnic table

Note: Off-street parking areas for Ranch Marketing activities shall be graded and surfaced with a minimum of two inches of aggregate base. Where such off-street parking is provided within an orchard or tree farm, parking areas need not be improved, but shall be subject to a parking plan approved by the planning director. Where off-street parallel parking is provided adjacent to a county-maintained prescriptive road, said parking shall maintain a minimum setback of four feet from the edge of the improved road surface.

No parking shall be permitted within an improved public road surface or right-of-way. Parking areas shall be designed so that there shall be no backing of vehicles directly onto any improved road or right-of-way.

(Ord. 3775 (part), 1987)

17.18.070 Parking lot construction standards.

- A. Commercial and Industrial Parking. Parking areas for commercial and industrial developments shall be graded and surfaced with a minimum of two inches of asphaltic concrete over four inches of aggregate base or equivalent in concrete.
- B. Multiple Family and Mobile Home Park Parking. Parking areas for multiple-family residential and mobile home park developments requiring more than four parking spaces shall be constructed to the same requirements as commercial and industrial parking areas. Parking access for multiple-family developments and mobile home parks requiring four or fewer parking spaces shall be graded and surfaced with a minimum of a double application of bituminous seal coating over four inches of Class 2 aggregate base. The base shall be compacted to ninety-five percent. Parking spaces within a carport shall be a minimum dimension of nine feet in width and twenty feet in depth.
- C. Single Family Parking. Parking areas for single-family residential developments in Class 1 subdivisions and mobile home park developments shall be graded and surfaced with a minimum of two inches of asphaltic concrete over four inches of aggregate base or equivalent in concrete. All other single-family residential parking areas may be constructed within a minimum of four inches of gravel base or equivalent, compacted to ninety-five percent.
- D. Striping. All parking stall spaces shall be clearly delineated with white or yellow painting.
- E. Vertical Clearance. Every parking stall and aisle shall have a minimum of eight feet vertical clearance.
- F. Maintenance. All parking stalls, aisles, and access driveways shall be maintained in good condition and shall be kept free of debris and outside storage.
- G. Wheel Stops. All parking stalls other than for single-family residential parking shall provide concrete wheel stops to prevent vehicles from encroaching into or onto public right-of-way and adjoining properties. Wheel stops shall be anchored securely to the asphalt. In developments where sidewalks or concrete curbs are provided, such sidewalks or curbs may serve as the wheel stops, provided vehicle overhang over the sidewalk or planter area does not exceed two feet.

H. Directional Arrows and Signage. Aisles, approach lanes, pedestrian crossings, and drop-off/loading areas shall be clearly marked with directional lines and signs to expedite traffic movement. (Ord. 3775 (part), 1987)

17.18.080 Off-street loading construction standards.

A. Commercial Loading Areas. Loading areas for commercial developments shall be graded and surfaced with a minimum of two inches of asphaltic concrete over four inches of aggregate base.

B. Industrial Loading Areas. Loading areas for light industrial and research and development uses shall be graded and surfaced with a minimum of two inches of asphaltic concrete over four inches of aggregate base. Loading areas for heavy industrial uses may be surfaced with a six-inch Class 2 aggregate base or equivalent, compacted to ninety-five percent and shall be maintained in a dust-free manner.

C. General Provisions.

1. All commercial and industrial uses shall provide and maintain off-street loading spaces as required herein:

<u>Use</u> (Gross Floor Area)	<u>Loading Spaces Required</u>
<u>Commercial/industrial</u>	
0 — 15,000	1
15,001 — 40,000	2
40,001 — 90,000	3
90,000 — 150,000	4
Over 150,000	5
<u>Hospitals</u>	
0 — 50,000	1 + 1 ambulance space
50,001 — 100,000	2 + 2 ambulance spaces
Over 100,000	3 + 3 ambulance spaces

2. Loading spaces must be a minimum of twelve feet in width, forty feet in length with a fourteen-foot vertical clearance.
3. Industrial sites shall be self-contained and capable of handling all truck loading, maneuvering and docking on-site. The use of public rights-of-way for staging and/or maneuvering is prohibited.
4. All loading spaces, docking areas, and maneuvering areas shall be clearly delineated and kept free of storage and debris.

D. Modification of Loading Zone Requirements. The planning commission may modify the loading zone requirements in special circumstances based on the specific nature of the use or combination of uses; the design characteristics of the project and site dimensions; the impacts to surrounding properties; and public safety. (Ord. 3775 (part), 1987)

17.18.090 Parking lot landscaping and buffering. At the time of development of any off-street parking lot required by this chapter, landscaping and buffers shall be required in accordance with the provisions of this section.

- A. Landscape Area Required. All open automobile parking areas that contain five or more parking spaces shall provide a landscape buffer along those property boundaries where the parking facility abuts or adjoins a public road, street or highway or abuts a property under different ownership or zoning district. Where a parking facility contains ten or more parking spaces, additional landscaping equivalent to five percent of the gross area used for parking and access purposes, exclusive of the landscape buffer, shall be devoted to landscaping.
- B. Landscape Plan Required. Prior to the issuance of any building permit which is subject to parking lot landscaping as required by this chapter, a landscape plan subject to the approval of the planning director shall be required. The landscape plan shall designate all areas to be landscaped and shall include the location, size, variety and number of all plant materials and water supply. All landscaping shall be installed and maintained in accordance with the approved landscape plan.
- C. Landscape Improvement Standards. Landscaping for parking lot facilities shall be required as follows:
1. Landscaped buffers along a public road, street or highway or property under a different ownership or zoning district shall be a minimum of five feet in width, exclusive of any curbs, and shall be measured from the property line.
 2. Landscaping within a parking facility other than the landscape buffers, shall have a minimum dimension of four feet and a minimum area to twenty square feet, exclusive of any curbs.
 3. A minimum of three trees and six shrubs shall be provided per each one hundred feet in the landscape buffers required along the property boundaries and public roads, streets or highways. The size and species shall be approved by the planning director.
 4. At least one tree having a minimum size of fifteen gallons or equivalent shall be provided for each ten parking spaces exclusive of the landscape buffers.
 5. All plant materials shall be nonpoisonous and shall be maintained free from weeds, debris and undesirable materials. Plant materials showing damage from insects or disease shall be replaced in accordance with the approved landscape plan.
 6. Vehicles may overhang landscaped planters a maximum of two feet, providing that the landscape area maintains a minimum unobstructed width of three feet and permanent curbs, bumper or wheel stops or similar devices are installed.
 7. Landscaped areas shall emphasize the use of living plant material. However, the use of bark, decorative rock, water and similar materials or features may be utilized, providing such materials do not exceed thirty percent of the required landscape area.
- D. Requirements for Existing Parking Areas Not in Conformance with Landscaping Standards.
1. Whenever existing uses not in compliance with the parking or landscaping standards of this chapter are transferred to new owners or when new uses are initiated within existing structures that do not require, under this code, the provision of additional parking spaces, the landscaping improvements shall not be required.
 2. Whenever the use of any premises which is not in compliance with the parking or landscaping standards of this code is changed so that this code requires the provision of additional parking spaces and landscaping, and the landscaping standards shall apply only to the additional parking area.
 3. Whenever existing structures or development on a site, the use of which is not in compliance with the parking or landscaping standards of this code, is enlarged, mod-

ified, or redeveloped so that fifty percent or more of the coverage of the site is affected, the landscaping standards shall apply.

4. Where an application for a proposed change in use or alteration of an existing structure, as required by subdivisions 2 and 3 of this subsection, does not comply with the required landscaping standards of Section 17.18.080 and the applicant believes that the intent of the landscaping requirements can be met in an alternative manner, then the applicant may apply for a special use permit for approval of such alternative. Such permit shall only be approved if the planning director or planning commission makes all of the findings of Section 17.18.040D2 of this chapter. In considering requests for the reduction or substitution of landscaping requirements, the approving authority shall consider:
 - a. Adjacent land use(s);
 - b. The nature of the proposed change in use or alteration of existing structure(s) and existing site conditions;
 - c. The suitability of alternatives, if any, proposed by the applicant to meet the intent of landscaping requirements. (Ord. 3775 (part), 1987)

DIMENSIONS OF PARKING STALLS & AISLES

"STANDARD" AND "COMPACT" VEHICLE STALL WIDTH AND DEPTH TABLES

1. THE MINIMUM AISLE WIDTH (D) FOR 2-WAY TRAFFIC WITH 0° ANGLED PARKING IS 24'.
2. THE MINIMUM AISLE WIDTH (D) FOR 2-WAY TRAFFIC WITH 90° PARKING IS 24'.

STANDARD VEHICLE

WIDTH - 9' DEPTH - 19'

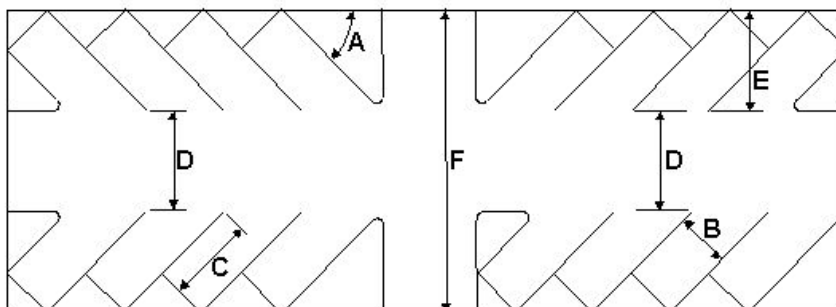
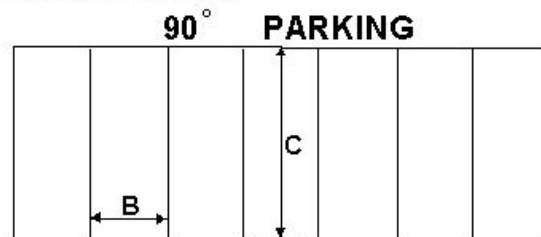
A	B	C	D	E	F
0°	9'	22'	12'
20°	9'	18'	11'	14'	39'
30°	9'	18'	11'	15'	41'
45°	9'	18'	13'	17'	50'
60°	9'	18'	18'	18'	54'
90°	9'	18'	24'	60'

COMPACT VEHICLE

WIDTH - 8' DEPTH - 15'

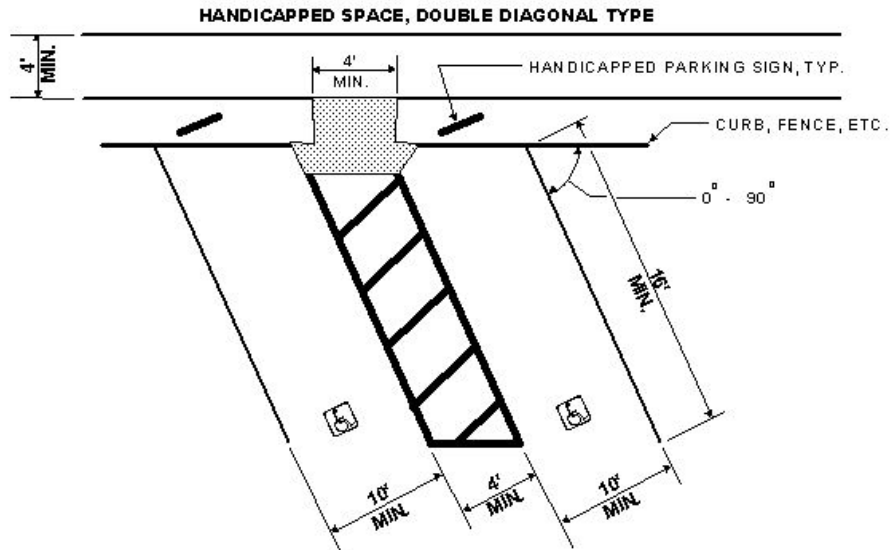
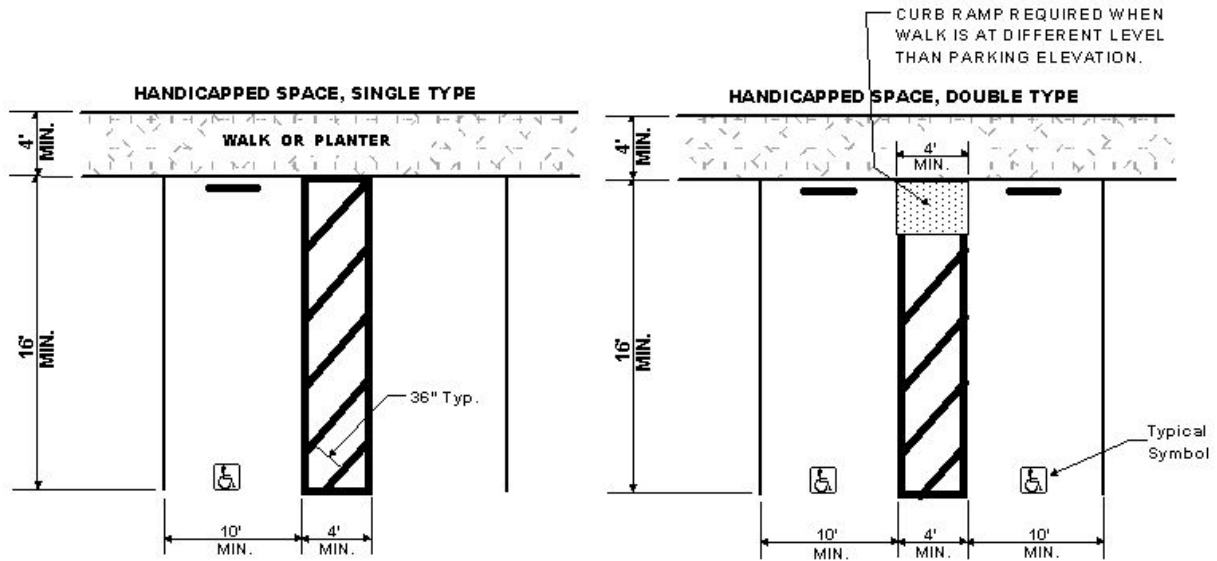
A	B	C	D	E	F
0°	8'	20'	12'
20°	8'	15'	11'	12'	35'
30°	8'	15'	11'	13'	37'
45°	8'	15'	13'	15'	43'
60°	8'	15'	18'	16'	48'
90°	8'	15'	24'	58'

PARKING LOT REQUIREMENTS



A = PARKING ANGLE
 B = STALL WIDTH
 C = STALL LENGTH
 D = AISLE WIDTH
 E = STALL TO CURB
 F = CURB TO CURB

EXAMPLES: HANDICAPPED PARKING



THIS SPACE INTENTIONALLY LEFT BLANK.