Section 14: Off-Street Parking And Loading

(orig. 7-23-02; am. 4-20-10)

A. Intent and Purpose

To provide regulations for parking consistent with industry standards and practices, available technologies, and traffic engineering in an effort to protect public security, privacy, and welfare, to provide adequate and accessible, parking facilities, to ensure the safe movement of vehicles, emergency personnel and pedestrians, and to provide for the parking, and loading and unloading of vehicles. (orig. 7-23-02)

B. General Provisions

Regulation

- a. Nothing in this section is intended to prevent compliance with the specific zone district regulations, other regulations within this Zoning Resolution (e.g. landscaping, lighting, land disturbance) or with State, Federal, or County regulations (e.g. drainage, variances, waivers) as they may exist. Where Federal, State or County requirements conflict with the provisions of this section, the more restrictive standard shall apply. While this section is intended to comply with State and Federal regulations, it is recommended that the user reference and comply with non-County regulations as they may exist. (orig. 7-23-02; am. 10-12-04)
- b. Nothing in this section is intended to prevent the use of any design, material or method of installation not specifically proscribed by this section provided any such alternate has been approved by the County. An alternate may be approved if the proposed design, material or method provides equivalence (or is superior) to the specific requirements of this section and complies with the intent of this section. (orig. 7-23-02)

Applicability

- This section shall apply to new buildings constructed, to additions to existing buildings, to new uses established, or to changes of use that would result in additional parking spaces being required. (orig. 7-23-02)
- b. In all cases, the number of parking spaces required to meet the needs of both the existing and proposed buildings or uses shall be provided. (orig. 7-23-02)

C. General Standards

- No Certificate of Occupancy shall be issued for commercial, industrial, and institutional buildings requiring Site Development Plan approval, until the parking facility (including parking spaces, loading areas, and maneuvering lanes but not including landscaping) or that portion of the parking facility related to the Certificate of Occupancy is complete and has been approved by the County. (orig. 7-23-02; am. 12-17-02)
- Automobile parking spaces shall be located on the same site as the principal use unless remote parking has been approved pursuant to this section by the Director of Planning and Zoning. (orig. 7-23-02; am. 12-17-02; am. 3-3-15)

D. Number Of Parking Spaces Required

- 1. Automobile Parking Spaces
 - a. Each use permitted shall provide the minimum number of automobile parking spaces indicated in the table below. If a proposed use is not listed in the Required Automobile Parking Spaces Table, Planning and Zoning shall calculate the required number of parking spaces by applying the requirement for the use listed which is most similar to the proposed use, or shall require the

applicant to submit to special review in accordance to the requirements of part D.1.c. of this section. Public agencies may submit to special review for all uses. (orig. 7-23-02; am. 4-27-04; am. 4-4-06; am. 5-20-08)

REQUIRED AUTOMOBILE PARKING SPACES TABLE			
		Minimum Spaces Required	
Residential	Dwelling	Single-family, Two-family, or Duplex,	2.0 per Dwelling Unit
	(Note: 18' parking spaces in front of garage (full driveway) shall be credited toward the parking requirements	Multiple Family, Townhomes, Condominiums, Apartments	2.25 per Dwelling Unit)
		Home Occupation	1.0 per Dwelling Unit
		Group Living Facility	2.0 per Dwelling Unit and1.0 per staff per shift and0.25 per bed
		Trailer Park Office	3.25 per 1,000 s.f. GFA
		Mobile Homes, Travel Trailers	1.0 per Dwelling Unit
	School	Elementary/Junior	3.0 per classroom
		Senior	5.0 per classroom
_		College, Trade, Professional, Vocational	Special Review
Institutional		Daycare, Preschool, Nursery	3.0 per 1,000 s.f. GFA
uţi	Library, Museum		3.25 per 1,000 s.f. GFA
stit	Hospital	Human	1.75 per Bed
드	Convalescent/Nursing Home		0.25 per Bed
	Religious Assembly	Houses of Worship, Funeral Home, Mortuary, Mausoleum	0.25 per Fixed Seat
	Correction Facility		Special Review
	Outdoor Uses	Golf Course	8.0 per Hole (this includes associated uses such as restaurant, office, club house, driving range, maintenance shop, etc.)
		Driving Range	1.0 per tee
		Boarding Stable	0.5 per stable
ons		Miniature Golf	2.0 per hole
Recreational		Spectator Sport Facility	20.0 per field or diamond or 0.25 per seat, whichever is larger
		Campground	1 per camp site
		Passive Recreational Uses (hiking/equestrian/bicycle trails, picnic areas)	Special Review
		Playground, Park, Active Recreational Uses (fields, diamonds, etc.)	Special Review
I		Tennis Court, Swimming Pool	1.0 per 1,000 s.f. GFA
	Special Events	Carnivals, Festivals, Flea Markets	Special Review

REQUIRED AUTOMOBILE PARKING SPACES TABLE				
		Minimum Spaces Required		
	Office	Medical/Dental Clinics	5.0 per 1,000 s.f. GFA	
		Government Office, Business or Professional Office	4.0 per 1,000 s.f. GFA	
		Convention Facility	5.5 per 1,000 s.f. GFA	
		Veterinarian	5.5 per 1,000 GFA	
	Retail	General Retail	4.0 per 1,000 s.f. GFA	
		Auto Sales, Building Materials Furniture	2.5 per 1,000 s.f. GFA	
	Wholesale		4.0 per 1,000 s.f. GFA	
	Restaurant	Fast Food, Drive-in	15.0 per 1,000 s.f. GFA	
		Carry-Out, Specialty, Sit-down, All Other	10.0 per 1,000 s.f. GFA	
Commercial	Lodging	Hotel, Motel, Bed & Breakfast	1.0 Sleeping Room and 75% of spaces for other associated uses (e.g. restaurants, office)	
ပိ	Indoor Commercial	Tennis/Racquet Club	0.75 per 1,000 s.f. GFA	
	Recreational	Firing Range	1.5 per firing stall	
	Facilities	Bowling Center	4.25 per Lane	
		Roller/Ice Rink	4.0 per 1,000 s.f. GFA	
		Recreation Center, Health Club	5.0 per 1,000 s.f. GFA	
	Banks		4 per 1,000 s.f. GFA	
	Service establishment	Barber, Beauty Salon, Dry Cleaners	4 per 1,000 s.f. GFA	
	Vehicle Facilities	Gas Station, Service Station, Vehicle Repair	5.5 per 1,000 s.f. GFA	
	Theater	Live or Movie	0.5 per Fixed Seat	
_	Warehouses		0.5 per 1,000 s.f. GFA	
Industrial	Storage	Mini-warehouses	5.5 per 1,000 s.f. GFA of office	
lnd	Manufacturing, Processing, Fabrication		1.50 per 1,000 s.f. GFA	

- b. Multiple use developments or buildings: The total number of automobile parking spaces required shall be the sum of each individual use requirement unless shared parking has been approved by the Director of Planning and Zoning pursuant to the provisions in this section. (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
- c. Special Review: Where the automobile parking requirements are to be determined by special review, this review shall consist of a study conducted by the applicant indicating all of the following items. After reviewing the study, a minimum parking requirement shall be established and approved by the Director of Planning and Zoning. (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
 - (1) Existing parking facilities, services, or opportunities on site and in the surrounding area. (orig. 7-23-02)
 - (2) Estimates of parking of the proposed use including peak parking, turn-over, and any other parking characteristics of the proposed use. The study shall document the source of data used and assumptions made to develop the parking requirements. (orig. 7-23-02)

- (3) The availability and feasibility of mitigating parking impacts, if any. (orig. 7-23-02)
- (4) The degree of conformance of the proposed parking to the intent and purpose of this section. (orig. 7-23-02)
- 2. Accessible Parking Spaces: The minimum number of required accessible spaces shall be as indicated in the Required Accessible Spaces Table. (orig. 7-23-02; am. 4-4-06)

REQUIRED ACCESSIBLE SPACES TABLE			
Number of Spaces in Lot	Min. Accessible Spaces Required	Min. Van-Accessible Spaces	
1-25	1		
26-50	2		
51-75	3		
76-100	4		
101-150	5	1	
151-200	6		
201-300	7		
301-400	8		
401-500	9	2	
501-1000	2 percent of total	1 per 8 accessible	
1001 and over	20 plus	spaces	
	1.0 per every 100 stalls over 1000		

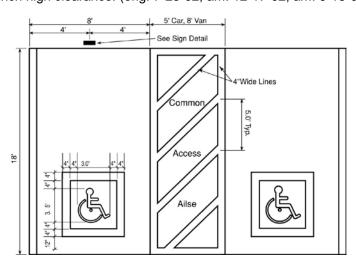
3. Loading Bays: All commercial and industrial uses shall refer to the Recommended Loading Bay Spaces Table for the recommended number of loading bay spaces. For the purposes of this section, loading bays relate to areas for the loading and unloading of goods rather than people. (orig. 7-23-02; am. 4-4-06)

RECOMMENDED LOADING BAY SPACES TABLE			
GFA (s.f.)	Min. Spaces Required		
Less than 25,000	1		
≥25,000 and < 40,000	2		
≥40,000 and <100,000	3		
≥100,000 and <160,000	4		
≥160,000 and <240,000	5		
≥240,000 and <320,000	6		
≥320,000 and <400,000	7		
For each additional 90,000	1		
s.f. or portion thereof over			
400,000			

- 4. Pump spaces and interior service spaces for gasoline stations and vehicle repair operations may be counted as an automobile parking space when calculating overall automobile parking requirements but in no case shall stacking areas contribute to satisfying the overall automobile parking requirements. (orig. 7-23-02)
- 5. If the calculation of the required number of parking or loading spaces results in a fraction of a space, the parking or loading requirements shall be rounded up to the next whole number. (orig. 7-23-02)

E. Parking Lot Design Standards

- Setbacks: All parking spaces and loading areas shall be located outside of required open space, buffer or landscaped areas. Parking spaces shall be located at least 6 feet from any building, structure, or property line. Loading areas shall be located at least 6 feet from any property line. (orig. 7-23-02)
- Automobile Parking Space Dimensions: The minimum width of automobile parking spaces shall be 9 feet. The minimum length of all automobile parking spaces shall be 18 feet except that the minimum length of a parking space which is adjacent to a landscaped area may be reduced by 2 feet provided suitable ground cover is placed behind the curb a minimum distance of 2 feet. (orig. 7-23-02)
- 3. Accessible Spaces: Car-accessible spaces shall contain at least a 5 foot access aisle adjacent to the space while van-accessible spaces shall have at least an 8 foot access aisle. Accessible spaces shall be located on the shortest accessible route of travel to an accessible facility entrance. Accessible spaces shall be a minimum of 8 feet in width, 18 feet in depth. Van-accessible parking spaces, the access aisle, and the vehicular route to and from the van-accessible space shall contain a minimum 98-inch high clearance. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)

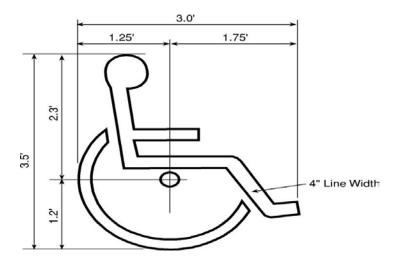


- 4. Sidewalk: Each parking facility requiring Site Development Plan approval and serving more than 8 vehicles shall have a sidewalk or other paved access, no less than 6 feet wide separating the parking area and the primary building, structure or use. A sidewalk connection shall be provided, where feasible, from an existing or proposed sidewalk adjacent to the subject property to the primary building onsite. (orig. 7-23-02; am. 9-15-09)
- Loading Bays: Loading bays for goods shall be a minimum of 35 feet in length, 12 feet in width and 15 feet in height. The loading bay shall not occupy or intrude onto any emergency access or fire lane. (orig. 7-23-02)
- Circulation: A traffic connection between non-residential parking lots and/or driveways on adjacent properties shall be provided for the purpose of enhanced traffic connectivity and circulation between individual projects where feasible. (orig. 9-15-09)
- Maneuvering Lane Standards: Minimum maneuvering lane standards are shown in the Maneuvering Lane Standards Table except that if maneuvering lanes provide emergency access to buildings, then the minimum maneuvering lane width shall be increased to 25 feet regardless of the parking angle. (orig. 7-23-02; am. 4-4-06)

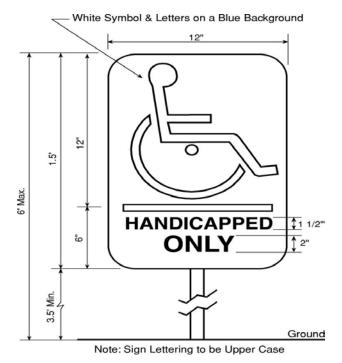
MANUEVERING LANE STANDARDS TABLE				
Parking Angle (degrees)	Maneuvering Lane Width (feet) One Way Two Way			
30	12	Not		
45	13	Applicable		
50	13.25			
55	13.66			
60	14.5			
65	15.42			
70	16.5			
75	17.83			
90	Not	24		
	Applicable			

- 8. Surface requirements for parking facilities requiring Site Development Plan approval shall be as follows:
 - a. All parking and loading facilities in the Plains shall be concrete, asphalt, or permeable pavers and all facilities in the Mountains servicing uses with more than 150 vehicle trips per 24 hours shall be surfaced with concrete, asphalt, permeable pavers, or other dust control method approved by the County. (orig. 7-23-02; am. 9-15-09)
 - b. The minimum cross section for an impervious surface under any conditions shall be 2½ inches of hot bituminous pavement and 4 inches of aggregate base course (Class VI) on 6 inches compacted sub-grade or 4 inches of non-reinforced Portland Cement concrete pavement on compacted sub-grade. An equivalent full depth section over compacted sub-grade may also be used with the approval of the Planning Engineer. (orig. 7-23-02)
 - c. Permeable paver installation shall conform to the manufacturer's installation requirements and be approved by Planning and Zoning. (orig. 9-15-09)
- 9. Curb and Gutter: Commercial and industrial uses which require Site Development Plan approval and contain a parking facility with an impervious surface shall require curb and gutter as follows:
 - a. Raised curb shall be required for the perimeter of the parking lot and for all islands within the parking lot. (orig. 7-23-02)
 - b. Raised curbs shall be concrete. (orig. 7-23-02)
 - c. The curb may have slots cut in the perimeter of the curb, or curb stops may be used to allow stormwater runoff to flow into an island that is designed to accept stormwater. (orig. 9-15-09)
- 10. Drainage: All parking and loading facilities shall be designed, graded and provided with storm drainage facilities that comply with the most recent Storm Water and Drainage Criteria Manual except that sheet drainage shall not exceed 200 feet in the direction of flow. Parking areas wider than 42 feet shall contain some mechanism for concentrated flow of drainage, such as swales or underdrains. Drainage from snow storage, driplines, subdrains, and sheet flow from areas other than parking shall be diverted away from and shall not cross parking areas. (orig. 7-23-02)
- 11. Illumination: Lighting used to illuminate parking and loading areas shall comply with the Lighting Section of this Zoning Resolution. Lighting poles in parking areas shall be placed a minimum of 5 feet outside the parking lot area or 5 feet behind perimeter tire stop locations; or mounted on pedestals at least 30 inches high above the parking lot surface; or protected by other acceptable means. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)

- 12. Grading: All grading activity shall comply with the Land Disturbance Section of this Zoning Resolution. The maximum grade within parking lots, excluding maneuvering lanes, shall be 6 percent in any direction, except for passive recreational uses where the maximum grade may be 8 percent. (orig. 7-23-02; am. 12-17-02; am. 10-12-04; am. 9-15-09)
- 13. Landscaping: Landscaping for parking facilities shall comply with the Landscaping Section of this Zoning Resolution. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)
- 14. Vision Clearance Triangle: Parking signage, structures, landscaping and the location of parking spaces shall be designed so as to comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 7-23-02; am. 7-1-03)
- 15. Parking Space Delineation
 - a. Surface Markings: All paved parking areas shall be marked by painted lines striped at least 18 feet long and 4 inches wide to establish vehicular and pedestrian movement and to define parking spaces. All accessible spaces shall be designated by a standard diagram centered on the ground of each parking space as specified below. (orig. 7-23-02)



b. Signage: All accessible spaces shall be designated by a sign mounted on a post centered at the head of each space at a height of no less than 3.5 feet and no more than 6 feet above the surface as indicated below. All directional signs, excluding those required for accessible spaces, shall comply with the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 7-23-02; am. 12-17-02; am. 9-15-09)



- 15. No portion of a parking space or loading area shall extend into any street right-of-way or other public way. (orig. 7-23-02)
- 16. Except for single-family or duplex residential uses, head-in or back-out parking onto any public right-of-way, high-volume traffic lane or over a sidewalk shall not be permitted. (orig. 7-23-02)

F. Remote Parking

- The Director of Planning and Zoning may approve locating the required automobile parking for a use on a remote site provided all of the following conditions are satisfied: (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
 - a. Both the primary use and related off-site parking are located in a zone district which allows the primary use. (orig. 7-23-02)
 - b. The remote parking site is located within 300 feet of the primary use it serves, except for valet parking facilities. (orig. 7-23-02)
 - c. On-site parking has been maximized. (orig. 7-23-02)
 - d. All required accessible parking and loading spaces have been provided on-site. (orig. 7-23-02)
 - e. Submission of a written agreement between the record owners guaranteeing the use and operation of remote parking areas for the life of the principal use. (orig. 7-23-02)

G. Shared Parking

- 1. The Director of Planning and Zoning may approve the reduction of required automobile parking spaces for mixed-use developments under the following conditions: (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
 - a. The applicant has submitted a study that clearly demonstrates the feasibility of shared parking. This study shall indicate overall peak parking demand, traffic loads and impacts for each of the buildings, structures or uses including the characteristics (size, tenant mix), the days and hours of operation, the differences in projected peak parking demand per building, structure or use,

- the anticipated rate of parking turnover, and total vehicle movements for the parking facility as a whole. (orig. 7-23-02)
- b. The proposed building, structures or uses are on the same site or a remote parking plan has been approved by the Director of Planning and Zoning. (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
- c. Automobile parking space requirements have not been reduced by more than 50 percent of the sum total of all proposed uses. (orig. 7-23-02)
- d. The impact of the shared parking is consistent with the intent and purpose of the zone district. (orig. 7-23-02)
- e. Submission of a written agreement between the record owners and affected tenants guaranteeing the use and operation of shared parking areas for the life of the principal use. (orig. 7-23-02)

H. Stacking

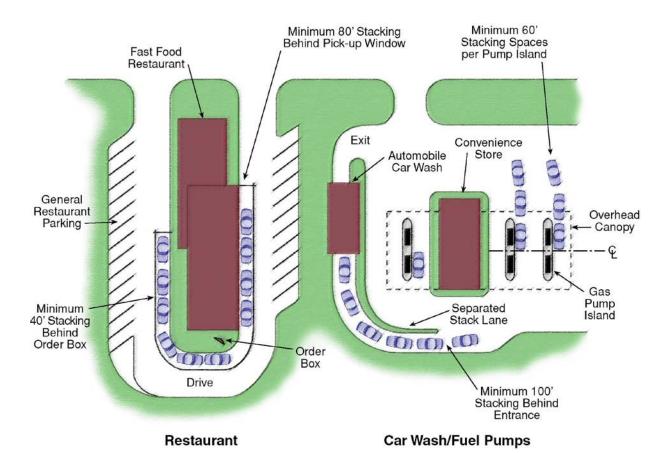
1. Vehicle Stacking: For Shopping or Recreation Centers, Discount Stores, Banks, and Medical Clinics and similar uses, the minimum required length of an on-site exit aisle between the parking lot and the public street or right-of-way shall be 20 feet or as indicated in the Required Exit Stacking Table. A stacking distance less than 125 feet may be permitted with the approval of the Planning Engineer. Required stacking distances shall be measured from the edge of the first maneuvering lane and may be distributed among accesses serving the site. (orig. 7-23-02; am.12-17-02; am. 4-4-06)

REQUIRED EXIT STACKING TABLE				
Land Use	Building Area (s.f.)	Min. Stack Local Road	cing Distand (feet) Collector Road	e Required Arterial Road & Parkways
Shopping Center, Recreation Center	0-10,000 10,001-20,000	20 20	20 40	40 100
Recreation Center	20,001-30,000	20 40	80	140
	30,001-40,000	60	100	180
	40,001-50,000	60	120	200
	50,001-100,000	60	120	200
	100,001-150,000	80	140	300
	150,001-200,000	100	200	400
	200,001-250,000	120	240	500
	250,001-300,000	140	300	600
	300,001-600,000	140	300	600
	600,001-700,000	160	300	600
	700,001-800,000	180	340	700
	800,001-900,000	200	400	780
	900,001- 1.00 M	220	440	860
	1.00 M-1.5M	340	660	1,300
Multi-Family	0-80 units	20	40	40
Low Rise (3 stories or	81-160 units	40	40	40
less)	161-300 units	40	40	80
High Rise	0-300 units	20	40	80

REQUIRED EXIT STACKING TABLE				
Land Use	Building Area (s.f.)	Min. Stacking Distance Required (feet)		
	(5.1.)	Local Road	Collector	Arterial Road & Parkways
Restaurant Low Turnover, sit down, 1 hr or more	0-15,000 15,001-30,000	20 20	20 20	20 40
High Turnover, Sit Down, Less than 1 hr	0-8,000 8,001–16,000 16,001–20,000	20 20 20	20 20 20	20 40 60
Drive-in or Drive- Through	0-2,000 2,001-3,000 3,001-5,000 5,001-7,000	20 20 40 60	20 40 60 80	20 80 120 180
Motel	0-150 rooms 151-400 rooms 401-700 rooms	20 20 20	20 60 100	20 100 140
Conventional Hotel	0-150 rooms 151-400 rooms 401-700 rooms	40 40 40	40 120 200	80 200 280
Office Park	0-20,000 20,001-50,000 50,001-100,000 100,001-150,000 150,001-300,000 300,001-500,000	20 20 20 60 100 160	20 40 60 100 200 320	20 60 140 200 400 660
Office Building	0-50,000 50,001-100,000 100,001-150,000 150,001-200,000	20 20 40 40	20 40 60 80	40 80 140 180
Discount Store	0-30,000 30,001-50,000 50,001-75,000 75,001-100,000	20 20 20 40	20 40 40 60	20 60 100 140
Supermarket	0-20,000 20,001-30,000 30,001-40,000 40,001-50,000	20 20 20 20 20	20 40 40 60	20 60 80 120
Bank Madical Olivia	0-10,000 10,001-20,000 20,001-30,000 30,001-40,000 40,001-50,000	20 40 60 80 120	20 40 120 160 200	40 160 240 320 400
Medical Clinic	0-100 Employees	20	20	40

^{2.} Drive-up Areas: The minimum required length of an on-site maneuvering lane within a parking lot to a drive-up window or drive-through service shall be determined by Planning Engineering based on a traffic study submitted by the applicant unless otherwise indicated in the Required Stacking Table. (orig. 7-23-02; am. 4-4-06)

REQUIRED STACKING TABLE			
Type of Facility	Min. Stacking Distance Required (feet)	Measured From	
Drive- up Bank Teller Lane	80 per window	Teller Window	
Drive-up Bank ATM	60	ATM Window	
Drive-up Restaurant	120 per window (min. 80 feet between the order box and pick- up windows)	Order Window	
Drive-up Liquor Store	60 per window	Service Window	
Drive-up Cleaners	60 per window	Service Window	
Drive-in Theatre	20 per 15 percent of total parking spaces	Theatre Entrance	
Automatic Car Wash	100 per wash line	Car Wash Entrance	
Self-service Car Wash	60 per wash line	Car Wash Entrance	
Service Station	60 per pump area	Center of Pump Island	
Hospital Emergency Entrance	20 per 1 percent of total parking spaces	Emergency Entrance	



I. Use Of Parking Spaces And Loading Areas

- Parking spaces and loading areas shall not be used for the sale or display of merchandise or materials, storage or repair of vehicles or equipment, for trash containment areas, or for shopping cart storage unless otherwise permitted by this Zoning Resolution and approved by Planning and Zoning. (orig. 7-23-02; am. 4-27-04; am. 5-20-08)
- 2. Loading areas shall not be used as parking spaces. (orig. 7-23-02)

J. Maintenance

- 1. All required parking facilities shall be maintained for the duration of the use or building requiring such facilities. (orig. 7-23-02)
- 2. Parking facilities shall be maintained in good condition, free of weeds, dust, trash and debris, and major surfacing defects. (orig. 7-23-02)