

## 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

#### 1. 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)

#### 2. Applicability

- a. 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

1. 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)
2. 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)
3. Parking Plan:
  - a. A parking plan (which may be combined with the civil construction plans) shall show all of the following: (orig. 7-23-02; reloc. 12-13-16)

- (1) The location, size, area, dimensions and configuration of all proposed off-street parking and loading bays, access drives, maneuvering lanes, medians, pedestrian areas, curb cuts, easements, and accessible ramps and spaces; (orig. 7-23-02; reloc. 12-13-16)
- (2) The direction of traffic circulation and the location, size, type, and height of all proposed traffic signs, and the material, color, line width, and pattern of all surface markings; (orig. 7-23-02; reloc. 12-13-16)
- (3) The percent grade of the parking lot surface and the direction of drainage flow as indicated by arrows; (orig. 7-23-02; reloc. 12-13-16)
- (4) The material and construction drawings of the parking surface, including cross-sections; and (orig. 7-23-02; reloc. 12-13-16)
- (5) The location of any off-site or remote parking spaces or areas and a complete parking plan for these areas together with evidence that indicates these areas are to be used for parking for the proposed use. (orig. 7-23-02; reloc. 12-13-16)

**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			
		Use	Minimum Spaces Required
Residential	Dwelling (Note: 18' parking spaces in front of garage (full driveway) shall be credited toward the parking requirements)	Single-family, Two-family, or Duplex,	2.0 per Dwelling Unit
		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 and 1.0 per staff per shift and 0.25 per bed
		Trailer Park Office	3.25 per 1,000 s.f. GFA
		Mobile Homes, Travel Trailers	1.0 per Dwelling Unit
Institutional	School	Elementary/Junior	3.0 per classroom
		Senior	5.0 per classroom
		College, Trade, Professional, Vocational	Special Review
		Daycare, Preschool, Nursery	3.0 per 1,000 s.f. GFA
	Library, Museum		3.25 per 1,000 s.f. GFA
	Hospital	Human	1.75 per Bed
		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	

REQUIRED AUTOMOBILE PARKING SPACES TABLE			
	Use	Minimum Spaces Required	
Recreational	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
		Miniature Golf	2.0 per hole
		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
	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			
	Use	Minimum Spaces Required	
Commercial	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
	Lodging	Hotel, Motel, Bed & Breakfast	1.0 Sleeping Room and 75% of spaces for other associated uses (e.g. restaurants, office)
	Indoor Commercial Recreational Facilities	Tennis/Racquet Club	0.75 per 1,000 s.f. GFA
		Firing Range	1.5 per firing stall
		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

Industrial	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
	Storage	Mini-warehouses	5.5 per 1,000 s.f. GFA of office
	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	1
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	2
501-1000	2 percent of total	1 per 8 accessible spaces
1001 and over	20 plus 1.0 per every 100 stalls over 1000	

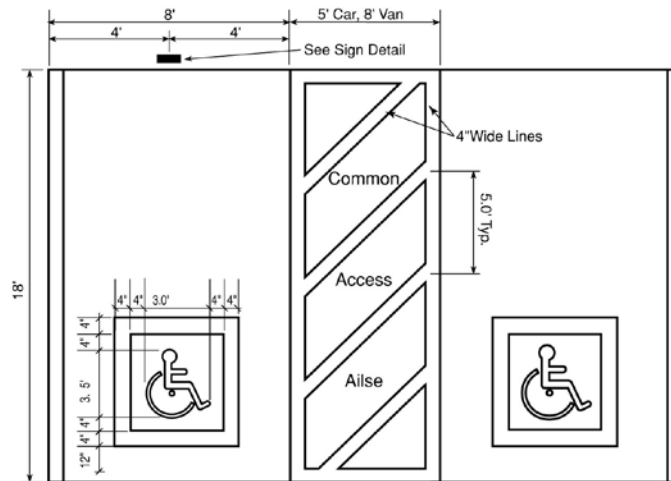
3. Loading Bays: All commercial and industrial uses shall refer to the Recommended Loading Bay Spaces Table for the recommended number of loading bay spaces. For the purposes of this section, loading bays relate to areas for the loading and unloading of goods rather than people. (orig. 7-23-02; am. 4-4-06)

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 s.f. or portion thereof over 400,000	1

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**

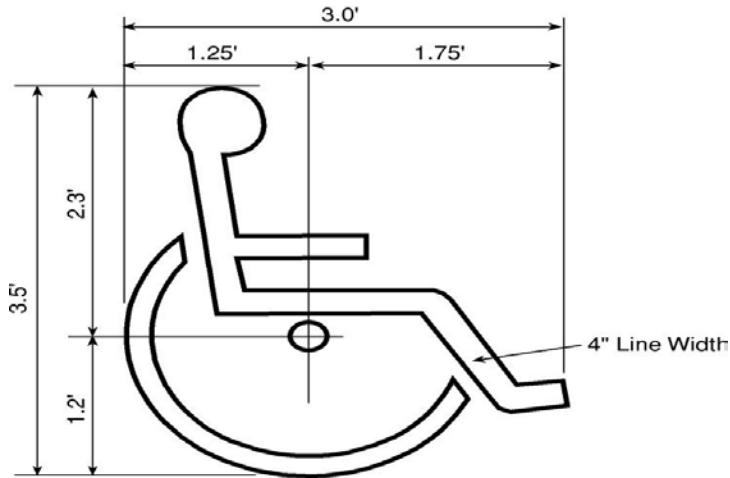
1. Setbacks: All parking spaces and loading areas shall be located outside of required open space, buffer or landscaped areas. Parking spaces shall be located at least 6 feet from any building, structure, or property line. Loading areas shall be located at least 6 feet from any property line. (orig. 7-23-02)
2. 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)
5. 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)
6. 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)
7. 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 Applicable
45	13	
50	13.25	
55	13.66	
60	14.5	
65	15.42	
70	16.5	
75	17.83	
90	Not Applicable	24

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**

1. 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**

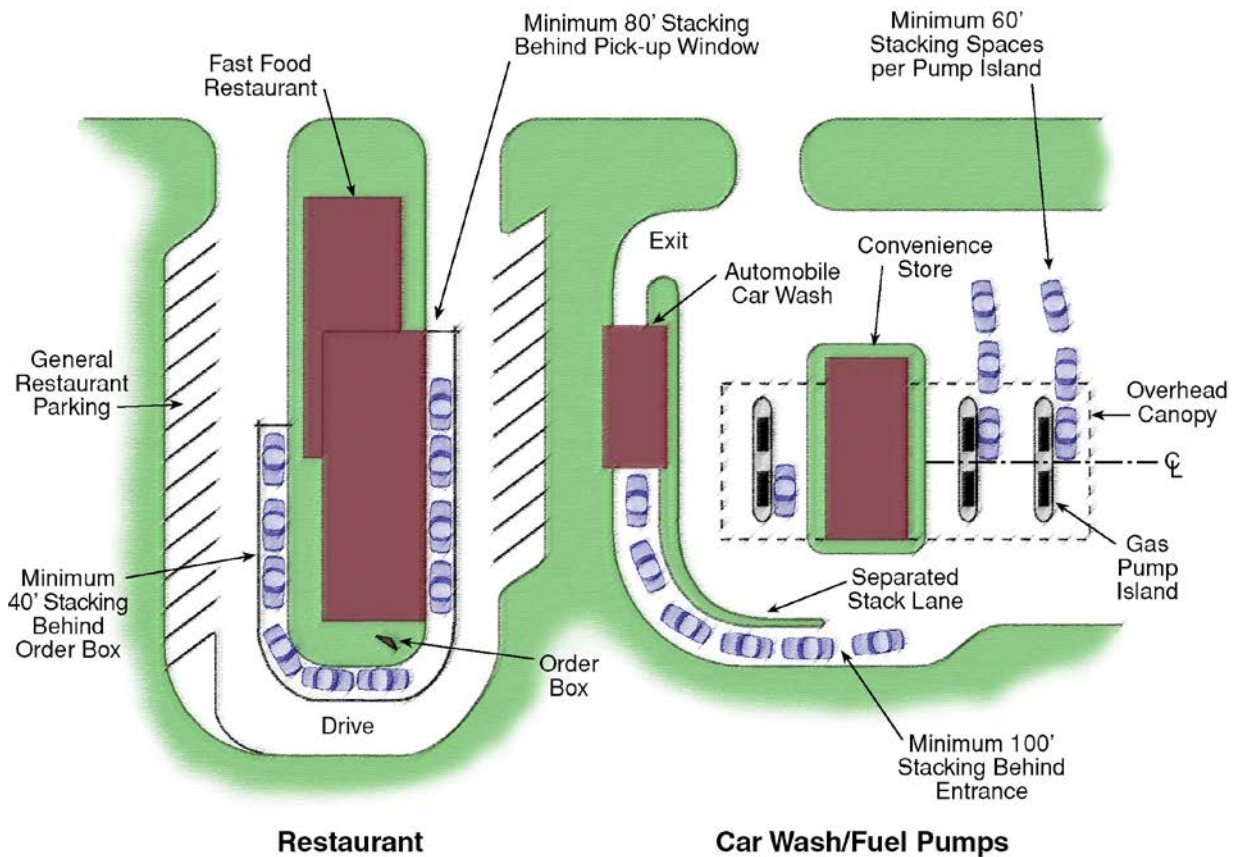
1. Vehicle Stacking: For Shopping or Recreation Centers, Discount Stores, Banks, and Medical Clinics and similar uses, the minimum required length of an on-site exit aisle between the parking lot and the public street or right-of-way shall be 20 feet or as indicated in the Required Exit Stacking Table. 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. Stacking Distance Required (feet)		
		Local Road	Collector Road	Arterial Road & Parkways
Shopping Center, Recreation Center	0-10,000	20	20	40
	10,001-20,000	20	40	100
	20,001-30,000	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 Low Rise (3 stories or less)	0-80 units	20	40	40
	81-160 units	40	40	40
	161-300 units	40	40	80
High Rise	0-300 units	20	40	80
Restaurant Low Turnover, sit down, 1 hr or more	0-15,000	20	20	20
	15,001-30,000	20	20	40
High Turnover, Sit Down, Less than 1 hr	0-8,000	20	20	20
	8,001-16,000	20	20	40
	16,001-20,000	20	20	60
Drive-in or Drive- Through	0-2,000	20	20	20
	2,001-3,000	20	40	80
	3,001-5,000	40	60	120
	5,001-7,000	60	80	180
Motel	0-150 rooms	20	20	20
	151-400 rooms	20	60	100
	401-700 rooms	20	100	140
Conventional Hotel	0-150 rooms	40	40	80
	151-400 rooms	40	120	200
	401-700 rooms	40	200	280
Office Park	0-20,000	20	20	20
	20,001-50,000	20	40	60
	50,001-100,000	20	60	140
	100,001-150,000	60	100	200
	150,001-300,000	100	200	400
	300,001-500,000	160	320	660

REQUIRED EXIT STACKING TABLE				
Land Use	Building Area (s.f.)	Min. Stacking Distance Required (feet)		
		Local Road	Collector Road	Arterial Road & Parkways
Office Building	0-50,000	20	20	40
	50,001-100,000	20	40	80
	100,001-150,000	40	60	140
	150,001-200,000	40	80	180
Discount Store	0-30,000	20	20	20
	30,001-50,000	20	40	60
	50,001-75,000	20	40	100
	75,001-100,000	40	60	140
Supermarket	0-20,000	20	20	20
	20,001-30,000	20	40	60
	30,001-40,000	20	40	80
	40,001-50,000	20	60	120
Bank	0-10,000	20	20	40
	10,001-20,000	40	40	160
	20,001-30,000	60	120	240
	30,001-40,000	80	160	320
	40,001-50,000	120	200	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**

1. 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)