

Chapter 17.25

ACCESS, PARKING, AND LOADING AREA REQUIREMENTS

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17.25.010 Purpose.

It is the purpose of this section to establish the regulations necessary to assure that every land use will be so located and planned as to minimize traffic congestion, hazards and vehicular-pedestrian conflicts. It is the further purpose to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking and to provide the regulations and minimum standards essential to the planning and development of adequate off-street parking. It shall be the duty and responsibility of the property owner to plan and develop his property in such a way that every use shall conform to the following general standards in addition to the special standards for certain specific uses as set forth in this section. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.020 General.

On-street space may not be used to satisfy parking or loading space needs. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.030 Access and/or driveways.

A. No direct public or private access shall be permitted onto the existing or proposed rights-of-way of:

1. Freeways or interstate highways, or to their interchanges or turning lanes, or to their intersecting or interchanging streets, within one thousand five hundred feet of the most remote end of the taper of the turning lanes;
2. Arterial streets intersecting another arterial street, within forty feet of the intersection of right-of-way lines.
3. Local or collector streets intersecting an arterial street, within thirty feet of the intersection or right-of-way lines;

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4. Vehicular entrances and exits for uses generating heavy, periodic traffic conflicts shall be located at least two hundred feet away from any pedestrian entrance or exit to a school, college, university, church, hospital, public emergency shelter or other place of public assembly;

5. No obstructions to visibility at any street intersection, including, but not limited to structures, walls, fences or vegetation, shall be allowed or permitted to remain in any zoning district between the heights of three feet and eight feet above the ground, and within twenty-five feet measured from the intersection of the street center lines back along the center line of each street. In the case of an arterial street intersecting another arterial street or a railroad at grade, the vision clearance space shall be increased to thirty feet.

B. Access From an Alley. An alley may be used for principal access to any parking lot and for direct access to parking spaces; provided, however, that every such alley shall be dedicated full-width to the public, fully improved with an all-weather, dust-free surface and property drained to prevent impoundment of surface water.

C. Access From a Street. No entrance or exit to a parking lot shall be located closer than fifteen feet to any abutting structure.

D. All driveways installed, altered, changed, replaced or extended after the effective date of this section, shall comply with the following requirements:

1. Points of access from a public street will be minimized, and driveway openings will be so located and dimensioned as to minimize the disruption of passing traffic and the creation of traffic hazards.

2. The driveway of lots fronting on an arterial street shall have a sufficient turning area to allow vehicles to turn around and enter the arterial street. Under no circumstances shall any parking lot be so arranged as to necessitate backing a vehicle into an arterial street. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.040 General off-street parking regulations.

A. In all zoning districts, off-street parking facilities shall be provided in an amount not less than hereinafter specified, for the parking of vehicles. No off-street parking required for any use shall be considered off-street parking for any other use except when qualifying under Section 17.25.090(A)(3).

B. Uses existing or in operation on the effective date of the ordinance codified in this title shall provide such off-street parking space as was required for such uses by any previous ordinance to the extent that such requirements do not exceed the requirements of this section. However, when uses are enlarged, extended or changed, additional off-street parking shall be provided in the minimum amount specified for that kind of use in this title except in the downtown business district where existing buildings (businesses) have had no off street parking available. For purposes of this section, the downtown business district shall be defined generally as the area bounded on the northwest by Giroux Street, on the northeast by Baud Street, on the southeast by Railroad Street, and on the southwest by Lay Street.

C. The owner or occupant of any building or use, subject to off-street parking requirements under this section, shall not discontinue nor reduce any existing required parking lot, without first having established other parking space in replacement thereof, and having submitted

satisfactory evidence to the planning commission that such replacement space meets all requirements of this title.

D. Off-Street parking space required under this section shall not be used for the storage of merchandise nor for the sale, rent, repair, dismantling, storage or servicing of vehicles or equipment. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.050 Off-street, parking lot and loading space design standards.

A. Site plans are required for off-street parking and loading areas and shall show how the required parking and loading spaces are to be located and arranged on the site. In addition, such plans shall show how driveways and parking lots are to be graded and drained, as well as the location and design of all screening fences, landscaping and lighting. Such plans must be reviewed by the planning commission.

B. Every part of every parking lot shall be set back from every lot line a sufficient distance to assure that no part of any parked vehicle will project over the lot line.

C. Every parking lot, regardless of the zoning district in which located, shall be set back from every abutting street right-of-way line a distance of not less than five feet.

D. Minimum Design Dimensions. The layout of every off-street parking lot shall conform to the following minimum standards. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.060 Measurement of unmarked lots.

A. In determining the number of parking spaces in unmarked parking lots, each parking space shall be deemed to be not less than three hundred square feet inclusive of access lanes.

B. For single-family, duplex, triplex, and four-plex residential land uses, the square footage of each required parking space shall be not less than nine feet by twenty feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.070 Surface, curb and drainage:

A. Every parking lot shall be properly graded to prevent impoundment of surface water.

B. Parking lots shall be surfaced with asphaltic concrete at least two inches thick and parking spaces shall be clearly striped.

C. Parking lots shall have continuous six inch concrete curbs installed as protection for planted areas, islands and walls within the parking lot proper. Pre-cast concrete curbs six feet long, six inches high and eight inches wide at the base, pinned to the surface with eighteen inch steel rods, one-half inch in diameter, or equivalent, may be substituted for continuous curb as wheel stops. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.080 Residential uses.

A. Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve, provided, however, that:

1. Parking for cooperative or condominium-type multifamily dwellings, fraternities, sororities and rooming houses, may be provided in a parking lot not further than two hundred feet from an entrance to the dwelling unit it is intended to serve;

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2. Required parking for any multifamily dwelling, to the extent that the minimum requirement exceeds one space per dwelling unit, may be located in a parking lot not more than three hundred feet from the dwelling units it is intended to serve.

B. Exception: In the case of a multifamily dwelling proposed to be restricted to occupancy by elderly persons and which is owned and operated by a nonprofit corporation, the planning commission may grant a reduction in the required off-street parking to not less than one space per two employees; provided, however, that such reduction shall be personal to the applicant and remain in effect only so long as the dwellings remain restricted to elderly occupancy. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.090 Nonresidential uses.

Required off-street parking shall be located within three hundred feet of the building or use it is intended to serve, the distance being measured from the nearest point of the building or use to the nearest point of the parking lot.

A. Parking facilities for a stadium, auditorium, outdoor sports arena or similar use, may be located not further than one thousand three hundred feet from the nearest point of such building or use.

B. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application, satisfactory assurance that the separate lot or parcel is permanently committed to parking use by deed restriction or other enforceable, legal measure.

C. Where parking is to be provided for two or more buildings or uses, the total of such parking shall not be less than the sum of the requirements for the several buildings or uses computed separately. A written agreement for joint use of parking facilities shall be executed between the parties concerned and a copy shall be filed with the planning department.

D. Every nonresidential parking lot abutting a residential district shall be set back a distance not less than the minimum required setback for principal residential buildings in the same block.

E. Every nonresidential parking lot across a street from a residential district shall not extend beyond the property line of said parking lot.

F. Required Screen Walls: Where the interior side lot line or rear lot line of a nonresidential parking lot abuts a residential district and is not separated therefrom by an alley, solid, unpierced screening fence not less than five nor more than six feet in height above grade shall be installed and maintained abutting the residential district line; provided, however, that such fence shall extend no closer to the street line than the minimum required setback for residential properties in the same block. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.25.100 Uses and space required.

The minimum number of off-street parking spaces required for specific uses shall be determined according to the stated schedule. Requirements for a specific use not listed shall be the same as those for the most similar use listed or as required by the planning commission.

RESIDENTIAL USES	ON SITE SPACES REQUIRED
One-family residence (includes Mobile homes in parks or subdivisions)	2 per dwelling unit excluding garage
Multiple dwellings	
1 bedroom units	1.5 per unit
2 bedroom units or larger	2 per unit
Rooming houses, fraternities, sororities, resident clubs, lodges	1 per sleeping room or 1 per bed, whichever is greater
HOTEL, MOTEL USES	
For overnight guests	1 per guest room or suite plus 1 per 2 employees
For auxiliary commercial uses including gaming	1 per 50 sq. ft. of usable floor area of dining room, bar, gaming and dancing space, plus 1 per 2 employees
For commercial accessory uses	1 per 400 sq. ft. of usable floor area
For places of public assembly	1 per 24 sq. ft. of unfixed seating space
INSTITUTIONAL USES	
Hospitals	1 per 2 beds, plus 1 per employee
Sanitariums, children's homes, homes for aged, asylums, nursing and convalescent homes	1 per 5 beds, plus 1 per resident employee, plus 1 per 2 non-resident employees
OFFICE/ PROFESSIONAL USES	
Offices: banks, savings & loan agencies	1 per 300 sq. ft. of usable floor area
Drive-through windows	140 lineal ft. of off stacking area for each window
Medical and dental offices and clinics	2 per examination room or dental chair, plus 1 per 2 employees

PLACES OF PUBLIC ASSEMBLY	
Auditoriums, exhibition halls, theaters, convention facilities, meeting rooms and churches	1 per 4 fixed seats, and 1 per 40 sq ft. of unfixed seating space, plus 1 per 2 employees
Stadium, outdoor sports arenas	1 per 4 seats, plus 1 per 2 employees
Social and fraternal clubs, such as Elks, Moose, VFW, etc.	1 per 3 persons of maximum capacity permitted by fire regulations
COMMERCIAL RECREATIONAL USES	
Skating rinks, dance halls, dance studios	1 per 3 persons of maximum capacity permitted by fire regulations
Bowling alleys	1 per bowling lane, plus 1 per 2 employees
Billiard parlors	1 per 2 billiard tables, plus 1 per 2 employees
Gymnasiums, health studios	1 per 400 sq. ft. of usable floor area, plus 1 per 2 employees
Private golf clubs, swimming clubs, tennis clubs, and similar uses	1 per 2 members
COMMERCIAL SALES AND SERVICE	
Restaurants	1 per each 3 seats
Bars	1 per 100 sq. ft. gross floor area
Drive-in food or drink places with one-site consumption	1 per 15 sq. ft. of usable area, plus 1 per 2 employees
1) With drive-through windows	140 linear ft. of of- street stacking area for each window
Mortuaries, funeral homes	1 per 3 fixed chapel seats, or per 50 sq. ft. of assembly room area, whichever is greater, plus 1 per employee, plus 1 per commercial funeral vehicle
Self-service laundries and dry cleaners	1 per 4 machines

Open-air business	1 per 1000 sq. ft. of sales area for first 4000 sq. ft., plus 1 per additional 2000 sq. ft.
Used car lots	1 per 1000 sq. ft. of sales area for first 4000 sq. ft., plus 1 per additional 200 sq. ft.
Gas/service Stations	1 per 2 gasoline pumps, plus 2 per service bay
Carwash	1 per employee, plus reservoir spaces equal to 5 times the wash line capacity
Motor vehicle and machinery sales, auto repair shops	1 per 800 sq. ft. of gross service and sales area
Shopping centers, under unified control	Requirements for all uses elsewhere specified herein, plus 1 per 150 sq. ft. of remaining usable floor area
Barber shops, beauty shops	2 per service chair
Furniture and appliance stores, household equipment and apparel repair services	1 per 800 sq. ft. of usable floor area
Supermarkets, drug stores	1 per 300 sq. ft. of usable floor area
Retail establishments not listed elsewhere	1 per 350 sq. ft. of usable floor area
Bus depots	1 per 150 sq. ft. of waiting room space, plus requirements for auxiliary, commercial uses as listed elsewhere
PUBLIC AND QUASI-PUBLIC USES	
Elementary and intermediate schools	1 per employee, plus the requirements of the auditorium
High schools	1 per 8 students, plus 1 per employee in addition to the requirements of the auditorium
Junior colleges, colleges and universities	1 per 3 enrolled fulltime day students, plus 1 per employee in addition to the requirements of the auditorium
Trade schools, business colleges	1 per 150 sq. ft. of gross floor area
Golf courses open to public	5 per hole, plus 1 per employee

MANUFACTURING & INDUSTRIAL USES	1 per 500 sq. ft. of gross floor area, or 1 per employee, whichever is greater
WHOLESALE & WAREHOUSING USES	1 per 1700 sq. ft. of usable floor area or 1 per employee, whichever is greater; 1 per company-owned motor vehicle

(Ord. 617 § 1.1 Exh. A (part), 1996)