

CHAPTER 106.36 - PARKING AND LOADING

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106.36.010 - Purpose

The requirements of this Chapter are intended to ensure that sufficient but not excessive off-street parking facilities are provided for all uses, and that parking facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific use. The City discourages providing parking in excess of that required by this Chapter.

106.36.020 - Applicability

Each land use and structure shall provide off-street parking and loading areas in compliance with this Chapter. This Chapter shall also apply to changes to, or expansion of a land use or structure. A land use shall not be commenced and a structure shall not be occupied until the improvements required by this Chapter are completed and approved by the Director.

106.36.030 - General Parking Regulations

- A. **Timing of installation.** A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading facilities required by this Chapter are in place and approved by the City.
- B. **Permanent facilities required.** Each required parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve. The approval of a Temporary Use Permit (Section 106.62.030) may allow the temporary use of a parking or loading space for other purposes.
- C. **Unrestricted facilities required.** An owner, lessee, tenant, or other person who controls the operation of a site with required parking or loading spaces shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Director.
- D. **Recreational vehicle parking.** The storage (parking for any period longer than 72 hours) of a recreational vehicle and/or boat in a residential zone shall be allowed only when all portions of the vehicle or boat are located entirely within the property boundaries on a paved surface and do not extend into the public right-of-way.
- E. **Truck or Trailer Parking.** The parking of a motor vehicle used for commercial or industrial purposes and rated more than one (1) ton capacity and trailers used for commercial or industrial purposes shall not be parked or stored in any residential zone except when loading, unloading, or rendering service.

106.36.040 - Number of Parking Spaces Required

Each land use shall be provided the number of off-street parking spaces required by this Section. See Section 106.36.060 for off-street parking requirements for bicycles and motorcycles.

A. Parking requirements by land use.

1. **Minimum number required.** Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces are required through Minor Use Permit or Use Permit approval. Regardless of the requirements of Table 3-7, each non-residential land use shall provide a minimum of five off-street spaces, except where the review authority determines that the number of spaces required by Table 3-7 is sufficient.
2. **Use not listed.** A land use not specifically listed by Table 3-7 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-7 as a guide in determining the number of off-street parking spaces required.
3. **Measurement of floor area.** In any case where Table 3-7 establishes a parking requirement based on floor area in square feet (for example: 1 space per 1,000 sf of floor area), the floor area shall be construed to mean gross interior floor area.
4. **Use with accessory components.** The review authority may require a single use with accessory components to provide parking for each component, where the review authority determines that separate vehicle trips will likely be generated by each component. For example, a hotel with a meeting room may be required to provide the parking spaces required by Table 3-7 for a hotel (i.e., the guest rooms), and for a meeting room.
5. **Bench or bleacher seating.** Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as 24 inches of bench space for the purpose of calculating the number of required parking spaces as provided in Table 3-7.

B. **Expansion of structure, change in use.** When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except where the number of additional spaces required is 10 percent or less of the number of existing spaces. See also Subsection E. (Nonconforming parking).

C. **Multi-tenant sites.** A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site is developed as an integrated center with shared parking and no spaces reserved for a particular use, parking shall be provided as required by Table 3-7 for a retail complex. When a multi-tenant center includes one or more uses that will need more parking than retail uses (for example, a fitness center, restaurant, or theater) additional parking shall be required for the high parking demand use unless a parking reduction is approved in compliance with 106.36.070 (Reduction of Parking Requirements).

D. **Excessive parking.** The City discourages providing more off-street parking than required by this Chapter, to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces. An off-street parking lot that exceeds the amount required by Table 3-7 by 20 percent or more shall require Minor Use Permit approval, a determination by the review authority that information provided by the applicant documents a year round need for the additional parking, and the provision of additional landscaping and pedestrian amenities to the satisfaction of the review authority.

- E. **Nonconforming parking.** A structure with nonconforming off-street parking may be physically changed or undergo a change in use subject to the following provisions.
1. **Residential uses.** No additional parking spaces shall be required, provided the change does not increase the number of dwelling units, nor eliminate the only portion of the site that can be used for the required or existing parking or access.
 2. **Nonresidential uses.** The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this Chapter for any additional floor area. If the use of the structure is changed to one that requires more parking than the previous use, the difference between the parking spaces required for the previous use and the new use shall be provided.

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE

Land Use Type: Manufacturing Processing and Warehousing	Minimum Number of Vehicle Spaces Required
All manufacturing, industrial, and processing uses, except the following:	1 space for each 250 sf of office area; 1 space for each 1,000 sf of floor area and/or outdoor area devoted to other than office.
Industrial research and development, laboratories	1 space for each 4,000 sf of floor area.
Recycling – Small collection facility	Determined by Use Permit.
Storage – Personal storage/mini-storage facilities	
Indoor units	1 space for each 4,000 sf of floor area, plus 2 spaces for manager's office
Separately accessible units	4 spaces for manager's office.
Storage – Warehouse	1 per 2,000 sf

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Recreation, Education, Public Assembly	Minimum Number of Vehicle Spaces Required
Commercial recreation facilities – Indoor, except for the following:	1 per 200 sf
Bowling alleys	5 spaces for each lane.
Card Rooms	1 per 3 seats
Pool and billiard rooms	2 spaces for each table.
Skating rinks	1 space for each 100 sf of rink area.
Commercial recreation facilities – Outdoor	Determined by Use permit or Minor Use Permit
Health/fitness facilities	1 space for each 175 sf of floor area.
Library, museum	1 space for each 300 sf of floor area.
Meeting facility, public or private	1 space for each 3 seats, or 1 space for each 40 sf of floor area if no seats are provided, whichever is greater; plus 1 space for each classroom or office.
Schools (public and private)	
Kindergarten and nursery schools	1 space for each 3 employees (including administrators and teachers) and 1 space for each 10 children.
Elementary/middle schools	1 space for each employee plus 1 space for each 8 students.
Secondary (high) schools	1 space for each employee plus 1 space for each 4 students.
College or university (including trade and business schools)	1 space for each 1.5 students
Studios (art, dance, martial arts, music, etc.)	1 space for each 200 sf of floor area.
Swimming pools (public, private and commercial)	1 space for each 100 sf of pool deck area.
Tennis/racquetball/handball or other sport courts	2 spaces for each court, plus 1 space for each 300 sf of floor area for accessory uses.
Theater	1 space for each 3 seats for less than 8 screens; 1 space for each 6 seats for 8 or more screens.

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential	Minimum Number of Vehicle Spaces Required
Live/work unit	2 spaces for each unit.
Mobile home	
Individual mobile home outside of park	2 spaces for each unit
Mobile home park	2 spaces for each mobile home, plus 1 additional space per 8 mobile homes shall be provided for guest parking, which shall be dispersed throughout the park.
Multi-unit dwellings, including condominiums	Parking requirements may be modified by the review authority for affordable housing and/or mixed use projects.
Studio units and one-bedroom units	1 covered space within a garage/carport for each unit.
Two- and three-bedroom units	2 spaces for each unit; at least 1 within a garage/carport.
Four-bedroom units and above	2 spaces for each unit, or as required by the review authority. At least 1 shall be within a garage/carport.
Guest parking	1 space for each 4 units
Organizational house	1 space for each bedroom.
Residential care home	1 space per 4 beds, plus 1 space per employee on duty at same time.
Rooming or boarding house	1 space for each bedroom.
Second Unit	1 per bedroom to a maximum of 2 required spaces, in addition to the parking required for the primary dwelling.
Senior housing project	1 space for each unit, with half the spaces covered, plus 1 guest parking space for each 10 units. Reduced parking may be provided in compliance with Section 106.36.070 C. (Reduced parking for senior housing projects).
Single dwelling	2 spaces.

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Retail Trade	Minimum Number of Vehicle Spaces Required
All "Retail Trade" uses listed in Tables 2-2 or 2-5, except the following:	1 space for each 250 sf of floor area, and 1 space for each 1,000 sf of outdoor sales area.
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for showroom and office; 1 space per 600 sf of area used for repairs and services; and 1 space for each 2,000 sf of outdoor display area. (All customer parking shall be clearly marked, and not used for parking vehicles for sale.)
Bar/tavern, night club	1 space for each 3 seats in a bar; 1 space for each 50 sf of seating area and waiting/lounge area exclusive of dance floor; and 1 space for each 30 sf of dance floor.
Furniture, furnishings, and appliances stores	1 space for each 500 sf of indoor display area for first 10,000 sf; 1 space for each 1,000 sf of indoor display area over 10,000; And 1 space for each 1,000 sf of outdoor display area.
Grocery store, supermarket, delicatessen	1 space for each 150sf of floor area used for display and sales, and 1 space for each 800 sf of floor area used exclusively for storage.
Restaurant	1 space for each 50 sf of dining, indoor/outdoor seating, waiting, and lounge areas.
Retail complex	1 space for each 250 sf of floor area for complex less than 30,000 sf, and 1 space for each 300 sf for complex of 30,000 sf or more.
Service (gas) station	1 space for each 250 sf of interior retail floor area, plus 3 spaces for each service bay.

TABLE 3-7 – PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Service Uses	Minimum Number of Vehicle Spaces Required
Bank, financial services	1 space for each 250 sf of floor area, plus 1.5 spaces per exterior automated teller machine
Child day care	
Large family day care home	3 spaces minimum; may include spaces provided to fulfill residential parking requirements and on-street parking that abuts the site.
Child/adult day care center	1 space for each employee plus 1 space for each 10 children or adults being supervised.
Equipment rental	1 space for each 300 sf of floor area, plus 1 space for each 1,000 sf of outdoor storage and rental area.
Lodging	
Bed and breakfast inn	1 space for each guest room, plus 2 covered spaces for the resident family.
Hotel or motel	1 space for each guest room or rental unit, or 1 space for each two beds, whichever is greater, plus required spaces for accessory uses.
Medical services, except the following:	1 space for each 225 sf of floor area, or 4 spaces for each doctor, whichever is greater.
Clinic, laboratory, urgent care	1 space for each 225 sf of floor area, or 4 spaces for each doctor, whichever is greater.
Extended care	1 space for each 3 patient beds the facility is licensed to accommodate.
Hospital	2 spaces for each patient bed the facility is licensed to accommodate.
Mortuaries, funeral homes	1 space for each 4 seats in chapel.
Office	
Business and service, government, professional	1 space for each 250 sf of floor area.
Processing	1 space for each 150 sf of floor area.
Personal services	1 space for each 250 sf of floor area.
Vehicle services – All except the following	(All customer parking shall be clearly marked and not used for parking of unregistered vehicles. No damaged, inoperative or abandoned vehicle shall be stored in any exterior area for more than five days) 2 spaces for each service bay, plus spaces for retail and office as required by this Section.
Car wash – Self service	1 drying space for each stall.
Car wash – Full Service	10 spaces.
Veterinary clinic, animal hospital, kennel	1 space for each 250 sf of floor area.
Kennel separate from other facilities	1 space for each employee, plus 2 spaces.

Table 3-7 – Parking Requirements by Land Use (Continued)

Land Use Type: Transportation, Communication, Infrastructure	Minimum Number of Vehicle Spaces Required
Ambulance, taxi, transportation dispatch facility	1 space for each stored vehicle; 1 space for each 250 sf of office.
Broadcast studio	1 space for each 250 sf of office; 1 space for each 400 sf of studio and equipment space; 1 space for each 4 seats of audience space.
Transit station or terminal	As required by Use Permit
Utility facility	1 space for each 3 employees, plus additional spaces required by Use Permit.

106.36.050 - Disabled/Handicapped Parking Requirements

Parking spaces for the disabled shall be provided in compliance with the Uniform Building Code (UBC), the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24, as applicable. These spaces shall count toward fulfilling the off-street parking requirements of this Chapter. See also Section 106.36.070.I (Parking lot re-striping to accommodate disabled parking).

106.36.060 - Bicycle and Motorcycle Parking

- A. **Bicycle Parking.** Each multi-unit project and nonresidential land use shall provide bicycle parking in compliance with this Section. Each required bicycle parking space shall remain available for use by cyclists at all times.
 - 1. **Number of bicycle spaces required.** Multi-unit, retail commercial, and office uses shall provide bicycle parking spaces equal to a minimum of one bicycle space for every 20 motor vehicle spaces, up to 100 spaces. For each additional 100 spaces, one bicycle space shall be required.
 - 2. **Bicycle parking space location.** Bicycle spaces shall be conveniently located near the primary entrance of each structure they are intended to serve.
 - 3. **Bicycle parking design and devices.** Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle, shall be a minimum of two feet in width and six feet in length, installed and maintained in compliance with City standards. Overhead clearance shall be a minimum of seven feet.

- B. **Motorcycle parking.** A parking lot with 50 or more motor vehicle parking spaces shall provide motorcycle parking spaces conveniently located near the primary entrance of a structure, accessed by the same aisles that provide access to the motor vehicle parking spaces in the parking lot.
 - 1. **Number of spaces required.** A minimum of one motorcycle parking space shall be provided for each 50 motor vehicle spaces or fraction thereof. Required motorcycle spaces may be substituted for up to 10 percent of required vehicle spaces.
 - 2. **Space dimensions.** A motorcycle parking space shall have minimum dimensions of four feet by seven feet.

106.36.070 - Reduction of Parking Requirements

- A. Shared on-site parking.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served, for a time period determined by the Minor Use Permit.
- B. Reduction of parking for a use with low parking demand.** The review authority for the overall project may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for the re-use of an existing building by up to 15 percent, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- C. Reduced parking for restricted senior housing projects.**
1. **Extent of reduction.** The review authority may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for senior housing projects, for persons aged 55 and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
 2. **Change of use, removal of senior restriction.**
 - a. **Notification to the City.** The owner/operator of a senior housing project that was granted reduced parking on the basis of senior occupancy shall immediately notify the Director of any change of site occupancy or operations that allows other than seniors to reside on the site.
 - b. **Effect of removal of senior restriction.** Upon notification that a restriction to occupancy by seniors has been removed, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- D. Reduced parking for mixed use projects.** The residential component of a horizontal mixed use project shall provide the parking required by Table 3-7 for multi-unit dwellings, minus the guest spaces required by Table 3-7. A vertical mixed use project shall require the same number of spaces as a horizontal mixed use project, reduced by 30 percent.
- E. Parking reduction based on alternative facilities or programs.** A proponent of an office, commercial or industrial project may provide alternative facilities or programs which serve to reduce parking demand in return for a reduction in vehicle parking requirements. Vehicle parking requirements may be reduced in accordance with the following provisions by the Director:
1. **Shower/locker facilities.** A project with 100 or more employees may reduce its parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: two percent of required parking.
 2. **Secure bicycle parking.** Developments which provide secure bicycle parking facilities may reduce their parking requirement by one vehicle space for every three additional bicycle spaces provided. Maximum reduction: two percent of required parking.

3. **Preferred carpool/vanpool parking spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: two percent of required parking.
 4. **Transit Access.** Developments which are located within 300 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.
- F. **Parking Variances.** Parking reductions exceeding the maximums in this Section, or modifications of improvement requirements, may be authorized by Variance in compliance with Subsection 106.62.060.F.2 (Findings for off-street parking Variance).
- G. **Off-site parking.** With Minor Use Permit approval, required parking may be located in a common or shared parking facility up to 300 feet away from the site of the proposed use in compliance with the following requirements.
1. **Evaluation of proposal.** In considering a request for shared off-site parking, the review authority shall consider how the distance between the parking area and the proposed use may affect whether the off-site facility will satisfy the parking needs of the proposed use.
 2. **Guarantee of continued availability.** Required parking spaces that are approved off-site shall be committed by a recordable covenant, lease, or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.
 3. **Loss of off-site spaces.**
 - a. **Notification to the City.** The owner/operator of a business that uses approved off-site spaces to satisfy its parking requirements shall immediately notify the Director of a change of ownership or use of the property for which the spaces are required, and of termination or default of the agreement between the parties.
 - b. **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- H. **Valet parking.** The Commission may modify the parking configuration required by this Chapter (e.g., to allow tandem parking) in the case of a use proposed to have permanent valet parking.
- I. **Parking lot re-striping to accommodate disabled parking.** A site shall not be considered to have nonconforming parking if the number of off-street spaces provided is reduced to less than required by this Chapter solely because the lot is re-striping to comply with disabled parking requirements.

106.36.080 - Parking Design and Development Standards

Required parking areas shall be designed and constructed in compliance with this Section.

- A. Location of parking.** Off-street parking areas shall be located as follows:
1. **Residential parking.** Residential parking shall be located on the same site as each residential unit served; except for a mixed use project developed in compliance with Section 106.42.130 (Mixed Use Projects). No required residential parking space shall occupy any required front setback, or a side or rear setback, except within an enclosed garage that complies with the garage setback requirements of Section 106.42.200 (Residential Accessory Uses and Structures).
 2. **Nonresidential parking.** Nonresidential parking shall be located on the same site as the use served, or within 300 feet of the parcel when off-site parking is approved in compliance with Section 106.36.070.G (Off-site parking), with reasonable access to and from the use for which the spaces are required.
- B. Access to parking.** Access to parking shall be provided as follows for all parking areas other than for individual single dwellings, and duplexes. Site design shall minimize the amount of paved surfaces and driveway lengths and widths while providing for safe and suitable access for vehicular circulation.
1. **Direction of travel.** Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives. Single dwellings and duplexes are exempt from this requirement.
 2. **Stacking area for non-residential parking.** A commercial or industrial use shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a stacking area for vehicles entering and exiting the parking area. The City Engineer may require a greater distance for uses with high traffic volumes or located along heavily traveled arterials. See Figure 3-37.
 3. **Clear height above parking.** A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential uses.
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- Figure 3-37 - Queuing Area**
- C. Access to adjacent sites.** The City may require the design of a parking area to provide vehicle and pedestrian connections to parking areas on adjacent properties or to connect with adjoining public walkways, to provide for convenience, safety, and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the Director, to guarantee the continued availability of the shared access between the properties.
- D. Parking stall and aisle design.**
1. **Minimum dimensions.**
 - a. **Parking spaces.** Each parking space, including each space within a residential garage, shall be a minimum of nine feet wide and 19 feet long. Compact car spaces with minimum dimensions of eight feet by 16 feet may be allowed within a parking lot interior, up to a maximum of 25 percent of the total number of spaces. Compact spaces shall be dispersed throughout the parking lot. Parallel parking spaces shall have minimum dimensions of nine feet wide and 24 feet long.

- b. **Parking lot aisles.** Each parking lot aisle shall comply with the minimum dimension requirements in Table 3-8.

TABLE 3-8 - MINIMUM PARKING LOT AISLE DIMENSIONS

Parking Angle	Aisle Width
45 degree	20 ft for a 2-way aisle 14 ft for a 1-way aisle
60 degree	20 ft for a 2-way aisle 18 ft for a 1-way aisle
90 degree	24 ft for a 2-way aisle 23 ft for a 1-way aisle
Parallel parking	24 ft for a 2-way aisle 12 ft for a 1-way aisle

- 2. **General configuration.** Tandem parking, or the parking of vehicles inline shall be prohibited in multi-unit residential and commercial zoning districts.
 - 3. **Employee parking.** Where Table 3-7 requires employee parking, the spaces shall be identified by the employer as "employee parking" and shall be located as far away as possible from the main entrance.
 - 4. **90-degree single-loaded parking aisles.** A parking lot aisle that provides access to parking spaces on one side only may be reduced to a width of 22 feet provided a landscaped planter at least five feet in width, or a two-foot planter with a walkway, is installed adjacent to the aisle.
 - 5. **Dead-end aisles.** Dead-end aisles are discouraged. When used, 90 degree angle stalls with adequate turning space are required, as approved by the Engineering Division.
- E. **Landscaping.** Landscaping shall be provided in compliance with Section 106.34
 - F. **Lighting.** See Chapter 106.35 (Outdoor Lighting).

- G. **Striping and identification.** Parking spaces shall be clearly outlined with double stripes painted on the parking surface (see Figure 3-38). Car pool spaces shall be clearly identified for car pool use only. The re-striping of a parking space or lot shall require the approval of a re-striping plan by the Director.

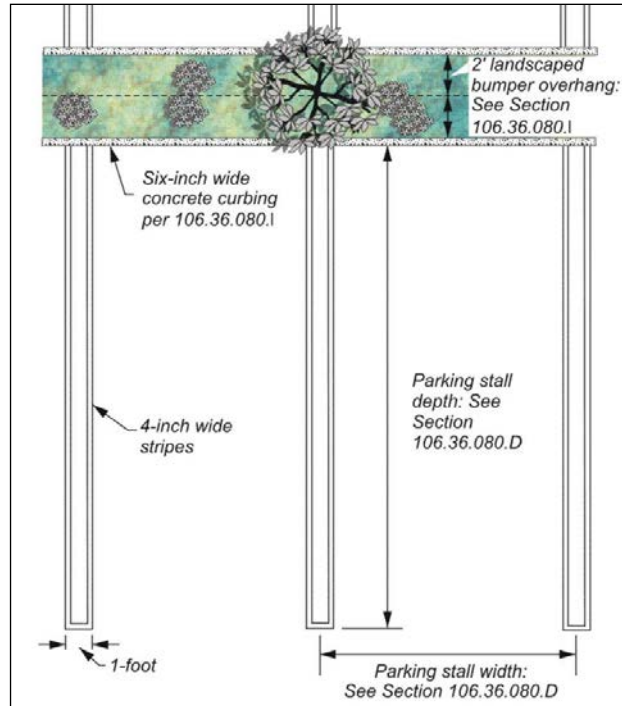


Figure 3-38 - Parking Lot Striping

- H. **Surfacing.** Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the Director.
- I. **Wheel stops/curbing.** Continuous concrete curbing at least four inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas (except stormwater swales), and structures, and walkways that are less than six feet in width.

In addition to curbing, wheel stops shall be employed for any parking stall adjacent to a walkway that is less than six feet in width and has parking adjacent to it on one side. If parking adjoins both sides of the walkway, wheel stops shall be provided if the width of the walkway is less than 9 feet.

1. Individual wheel stops may be provided in lieu of continuous curbing when parking is adjacent to a landscaped area to which drainage is directed.
2. When provided, wheel stops shall be placed to allow for 30" of vehicle overhang area within the dimension of the parking space. Wheel stops shall be placed 30" from the curb.
3. Parking spaces may be designed to allow vehicle overhang of a landscape area only where the width of the landscape area is increased two additional feet over the width required by Section 106.34.040.D (Parking areas). The same overhang allowance shall apply where parking spaces directly abut a pedestrian walkway. The overhang allowance shall not be considered as part of the design width of the walkway.

In parking areas adjacent to vegetated stormwater swales or infiltration basins, curb stops alone may be used or

- cuts may be provided in the concrete curbing to allow water to enter the stormwater treatment planting area.
- J. **Drainage facilities.** Drainage facilities shall be provided in all public parking areas adequate to handle the drainage requirements of the site, to alleviate the creation of flooding and drainage problems for the site or any surrounding property.
1. New parking lots and significantly redeveloped sites with existing parking shall be required to install Best Management Practices (BMPs) for their storm water discharge.
 2. Post BMPs may include vegetated swales, rain gardens, storm water basins with a low flow channel to cleanse the runoff, an underground stormwater vault, or other Low-Impact Design solutions approved by the City. Low-Impact Design solutions are preferred to underground vaults.
 3. Stormwater vaults and basins will require an access agreement for the City to conduct periodic inspections of the post BMP system.

106.36.090 - Loading Space Requirements

All retail and wholesale stores, warehouses, supply houses, buildings devoted to manufacturing, hotels, hospitals or other buildings where large amounts of goods are received or shipped shall provide adequate space to handle the volume and frequency of truck traffic to the building or shopping center, as required by the review authority.

- A. **Number of spaces required.** The minimum number of spaces shall be determined in compliance with the estimated volume of truck traffic and loading requirements as approved by the Director.
- B. **Space design.** Each required loading space shall be not less than 10 feet wide, 35 feet long and 14 feet high, exclusive of driveways. Loading docks shall not face the public right-of-way unless adequate screening is provided as required by the review authority.