

Chapter 17.48 – Off-Street Parking and Loading

Sections:

- 17.48.010 General Requirements.
- 17.48.020 Standards.
- 17.48.030 Off-Road Parking Design and Dimensional Tables.
- 17.48.040 Parking Space Requirements.
- 17.48.050 Recreational Vehicle Parking.

17.48.010 General Requirements.

- A. No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off-road parking and loading spaces have been provided in accordance with the provisions of this Ordinance.
- B. The provisions of this Chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this Ordinance.

17.48.020 Standards.

- A. Location of Parking Spaces. The following regulations shall govern the location of off-street parking spaces and areas:
 - 1. Parking spaces for all detached residential uses shall be located on the same lot as the use that they are intended to serve.
 - 2. Parking spaces for commercial, industrial or institutional use shall be located not more than five hundred (500) feet from the principal use and shall be located on the same lot as the use they are intended to serve.
 - 3. Parking spaces for apartments, dormitories or similar residential uses shall be located not more than three hundred (300) feet from the principal use and shall be located on the same lot as the use they are intended to serve.
 - 4. City street parking shall not be considered as part of the Parking Space Requirements outlined in Section 17.48.040. City street parking is for convenience and overflow parking only.
- B. Loading Space Requirements and Dimensions. Off-street loading spaces for commercial uses may be required by the County.
- C. Maintenance. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of dust, trash and other debris.

- D. Surface. The required number of parking and loading spaces as set forth in the section below, 17.48.040 Parking Space Requirements, together with driveways, aisles and other circulation areas shall be improved to the County standards for gravel road construction. However it is recommended that it be improved to a standard equal or better to the surface of the public road it adjoins.
- E. Drainage. All parking and loading areas shall provide for proper drainage of site surface water as approved by the County.
- F. Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect light away from adjoining properties.
- G. Access. Any commercial or industrial parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private road shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private road.
- H. Screening and/or Landscaping. Whenever a parking area is screened on any sides which adjoin or face other properties, the planting screen shall be not less than four (4) feet not more than (6) feet in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground, and maintained in good condition.
- I. Wheel Blocks. Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.
- J. Minimum Distance Setbacks. No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four (4) feet to any established road or alley right-of-way.
- K. Disabled Vehicles. The parking of a disabled vehicle within a residential or commercial zone for a period of more than two (2) weeks shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.
- L. Joint Use. Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the County shall be filed with the application for a building permit.

17.48.030 Off-Road Parking Design & Dimensional Tables

		45°	60°	90°	Parallel
A	Width of Parking Space	13'	10'	09'	09'
B	Length of Parking Space	15'	18'	19'	23'
C	Width of Driveway Aisle	13'	17'	25'	12'

17.48.040 Parking Space Requirements.

For the purpose of this Ordinance the following parking space requirements shall apply:

TYPE OF USE	PARKING SPACES REQUIRED
Residential:	
1. Single family or two (2) family dwelling	Two (2) for each unit
2. Apartments, or multi-family dwelling	One and one-half (1½) for each unit
3. Boarding houses, rooming houses, dorm and fraternity houses which have sleeping rooms	One (1) for each story and one (1) for each sleeping room, permanent occupant
4. Manufactured home park	Two (2) for each unit
Commercial:	
1. Automobile service garages which also provide repair	One (1) for each two (2) gasoline pumps and two (2) for each service bay
2. Hotels, motels	One (1) per each sleeping room each and (2) employees
3. Funeral parlors, mortuaries and similar	One for each four (4) person capacity in the viewing type uses and Chapel areas.
Recreational or Entertainment:	
1. Dining rooms, restaurants, taverns	One (1) for each two hundred square feet area in night clubs, etc., (200 sq. ft. of floor area)
2. Bowling Alleys	Four (4) for each alley and one (1) for one hundred (100) sq. ft. of the area used for restaurant, cocktail lounge or similar use
3. Dance floors, skating rinks	One (1) for each one hundred (100) sq. ft. of floor area used for the activity
4. Outdoor swimming pools, public or community or club	One (1) for each five (5) persons capacity plus one (1) for each four (4) seats or one (1) for each thirty (30) sq. ft. floor area used for seating purposes whichever is greater
5. Auditoriums, sports arenas, theaters and similar uses	One (1) for each four (4) seats
6. Retail Stores	One (1) for each two hundred and fifty (250) sq. ft. floor area.

TITLE 17 – ZONING
CHAPTER 17.48 – OFF-STREET PARKING AND LOADING

7. Banks, financial institutions	One (1) for each two hundred (200) sq. ft. similar uses of floor area
8. Offices, public or professional administration building	One (1) for each four hundred (400) sq. ft. of floor area
9. All other types of business or commercial uses permitted in any business district	One (1) for each three hundred (300) sq. ft. of floor area
Institutional:	
1. Churches or other places of religious assembly	One (1) for each five (5) seats
2. Hospitals	One (1) for each bed;
3. Sanitariums, homes for the aged, nursing homes, children homes, asylums and similar	One (1) for each two (2) beds
4. Medical and dental clinic uses, offices, and waiting rooms	One (1) for every two hundred (200) sq. ft. floor area
5. Libraries, museums and art galleries	One (1) for each four hundred (400) sq. ft. floor area
Schools (Public, Parochial or Private):	
1. Elementary and Junior High schools	Two (2) for each classroom and one (1) for every eight (8) seats in auditorium or assembly halls
2. High Schools	One (1) for every ten (10) students and one (1) for each teacher and employee
3. Business, technical and trade schools	One (1) for each two (2) students
4. College, universities	One for each four (4) students
5. Kindergartens, child care centers, nursery schools and similar uses	Two (2) for each classroom but not less than six (6) for the building
Manufacturing:	
1. All types of manufacturing storage	One (1) for every two (2) employees (Except, parcel delivery and freight for which the building is terminal design) plus one (1) for each motor vehicle used in the business

17.48.050 Recreational Vehicle Parking

- A. Motor homes, camp trailers, campers and other similar recreational vehicles may be stored, maintained, loaded, or unloaded (but not connected to sewer or water services, except in approved RV parks) on residential lots.
- B. Motor homes, camp trailers, campers and other similar recreational vehicles may not be parked for storage on city street parking longer than 5 consecutive days without city planning commission approval.
- C. Motor homes, camp trailers, campers and other similar recreational vehicles may not be occupied in R-1 zones longer than 14 consecutive days without city planning commission approval.