

ARTICLE 11.00
OFF-STREET PARKING AND LOADING REGULATIONS

11.01 **Off-Street Parking - Purpose**

Article 11.00 shall be known as the Off-Street Parking and Loading Regulations. These regulations require off-street parking and loading facilities in proportion to the need created by each use. The regulations further establish standards for the functional design of such facilities. These regulations are intended to provide for accommodation of vehicles in a functionally and aesthetically satisfactory manner, to reduce congestion on city streets, and to minimize external effects on adjacent land uses and to limit truck parking in residential neighborhoods.

11.02 **General Regulations; Off-Street Parking**

11.02.010 Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing, conforming buildings; or for enlargements of existing structures.

- A. For new uses, conversions or enlargements of existing, conforming buildings, off-street parking in compliance with these regulations shall be provided for the entire facility before issuance of a certificate of occupancy by the planning development.
- B. For enlargements of existing structures or uses which do not conform to these regulations, required parking must equal the sum of those spaces furnished by the use prior to the enlargement and the number of spaces required by these regulations for any additional use area.
- C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:
 - 1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building, 50 percent (50%) of the maximum capacity in the largest place of public assembly, or 200 spaces per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.
 - 2. For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building, 50 percent (50%) of the maximum capacity in the largest place of public assembly, or 200 spaces for any zone lot, whichever requires fewer spaces.

11.02.020 Reduction in Off-Street Parking Facilities

No facility used for off-street parking shall be reduced in capacity to less than the minimum required number of spaces, or altered in design or function to less than the minimum standards prescribed by this section. A reduction of spaces may be permitted by the City Planner or Planning Commission if an additional off-street parking area compensating for the reduction and conforming to these regulations is substituted or by submitting a parking plan in which it can substantially be proven through a feasibility study and/or transportation engineering report addressing the criteria established in Section 11.05.050.

11.02.025 Parking Provided in Excess of the Maximum Permitted Parking

Any parking area provided for a single use or a combination of uses intended to serve a common development site or through use agreement more than one development site may be permitted parking in excess of the maximum permitted parking as listed in Table 11-01 provided that any excess parking spaces shall be justified by providing a feasibility study and/or transportation engineering report by a transportation or traffic engineer and all such excess spaces shall be designed in constructed as required by Section 11.09.025.

11.02.030 Multiple Uses on a Site

For sites with more than one (1) use, the parking requirements shall be the sum of spaces required for each use.

11.02.040 Application of Design Standards

All parking facilities constructed or substantially reconstructed after the effective date of this section shall comply with the design standards contained in Section 11.09 and Article 13.00.

11.02.050 Maintenance and Use of Off-Street Parking Facilities

All required off-street parking facilities shall be maintained for the duration of the use requiring such facilities. Such facilities are to be used solely for the temporary parking of personal vehicles. Personal vehicles include passenger cars, vans, pickup trucks, recreational vehicles, trailers under twenty (20) feet in length, and boats. Off-street parking facilities may not be used for the sale, display or storage of merchandise, or for the storage and repair of vehicles or equipment.

11.03 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accordance with the minimum and maximum requirements set forth in Table 11-01.

11.03.010 When a computation of required parking results in a fraction of 0.5 or greater, the requirements should be rounded up to the next whole number.

- 11.03.020 Unless otherwise indicated, parking requirements are based on gross floor areas. Gross floor areas for the purpose of this computation do not include enclosed areas devoted to off-street parking or loading.
- 11.03.030 When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code applicable in the city at the time the use is established.

TABLE 11-01
OFF-STREET PARKING REQUIREMENTS
 (Requirements Based on Gross Floor Area Unless Otherwise Noted)

Use Types	Off-Street Parking Requirement	
	Minimum Required Parking	Maximum Permitted Parking
<i>Residential Use Types:</i>		
Single-family residential	2 spaces per dwelling unit	4 spaces per dwelling unit
Duplex residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Two-family residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Townhouse residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Upper story residential dwelling	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Multiple-family Residential: Efficiency One bedroom Two bedrooms and over	1 spaces per dwelling unit 1.5 spaces per dwelling unit 2 spaces per dwelling unit	1.5 spaces per dwelling unit 2 spaces per dwelling unit 2.5 spaces per dwelling unit
Multiple-family Residential: Efficiency One bedroom Two bedrooms and over	1 spaces per dwelling unit 1.5 spaces per dwelling unit 2 spaces per dwelling unit	1.5 spaces per dwelling unit 2 spaces per dwelling unit 2.5 spaces per dwelling unit
Multifamily Residential occupied exclusively by elderly families under specific long-term contract with an agency of federal, state or local government	1 space per 4 dwelling units	1 space per 3 dwelling units
Group Residential	1 space per ≥ 3 residents	1 space per 2 residents
Retirement Center	See Schedule C	See Schedule C
Mobile Home Residential: Residence park Subdivisions	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit	3.0 spaces per dwelling unit 3.0 spaces per dwelling unit

<i>Civic Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Administrative services	1 space per 400 square feet	1 space per 300 square feet
Cemetery	See Schedule B	See Schedule B
Social or recreational clubs	1 space per 2 person total capacity	1 space per 1.5 person total capacity
College or university	See Schedule B	See Schedule B
Community Assembly	For non-profit clubs, lodges, meeting halls and recreation centers, one space for each four (4) seats in an assembly area within the facility, or one (1) space for each 75 square feet of gross floor area, whichever is greater, shall be provided	For non-profit clubs, lodges, meeting halls and recreation centers, one space for each three (3) seats in an assembly area within the facility, or one (.5) spaces for each 75 square feet of gross floor area, whichever is greater, shall be provided
Convalescent services	1 space per 3 beds plus 1 space per 2 employees on maximum shift	1 space per 3 beds plus 1 space per 2 employees on maximum shift
Cultural services	1 space per 1,000 square feet	1 space per 750 square feet
Day care	1 space per 4 person licensed capacity	1 space per 4 person licensed capacity plus 1 per employee
Detention facilities	See Schedule B	See Schedule B
Group care	1 space per 3 persons permitted capacity plus 1/employee	1 space per 2 persons permitted capacity plus 1/employee
Guidance services	1 space per 450 square feet	1 space per 300 square feet
Hospital services (limited)	1 space per 500 square feet	1 space per 400 square feet
Hospital services (general)	1 space per bed patient capacity	1 space per bed patient capacity plus one per employee
Local utility services	No requirement	
Emergency residential care	1 space per 2 persons residential capacity	1 space per 2 persons residential capacity
Maintenance and service facilities	See Schedule A	See Schedule A
Major utility	See Schedule B	See Schedule B
Military installations	See Schedule B	See Schedule B
Park and recreation services	See Schedule B	See Schedule B
Postal facilities	See Schedule A	See Schedule A
Primary educational facilities	1 space per employee on largest shift; 1 space per 25 students	1 space per employee on largest shift; 1 space per 20 students
Public assembly	1 space per 3 persons capacity	1 space per 2 persons capacity
Religious assembly	1 space per 3 persons capacity of largest place of public assembly	1 space per 2 persons capacity of largest place of public assembly
Safety services	See Schedule B	See Schedule B

Secondary educational facilities	1 space per employee on largest shift, plus 1 space per 3 students in 10th, 11th and 12th grades	1 space per employee on largest shift, plus 1 space per 2 students in 10th, 11th and 12th grades
General offices	1 space per 400 square feet	1 space per 250 square feet
Financial services	1 space per 500 square feet	1 space per 300 square feet
Medical offices	1 space per 200 square feet	1 space per 150 square feet

<i>Commercial Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Agricultural sales and service	See Schedule A	See Schedule A
Automotive and equipment services:		
- Service center	3 times number of service bays	3 times number of service bays
- Auto rentals	See Schedule A	See Schedule A
- Auto sales	See Schedule A	See Schedule A
- Equipment rental and sales	See Schedule A	See Schedule A
- Auto repair services	4 spaces per repair stall	4 spaces per repair stall
- Equipment repair services	See Schedule A	See Schedule A
- Vehicle storage	No requirement	
- Body and fender repair	4-3 spaces per repair stall	4 spaces per repair stall
- Automotive disassembly, parts recycling, and materials recovery operations	1 space per 500 gross square feet of floor area	1 space per 500 gross square feet of floor area
Building maintenance services	1 space per 500 square feet	1 space per 400 square feet
Business support services	1 space per 500 square feet	1 space per 400 square feet
Campground	1 space per camping unit	1.25 space per camping unit
Cocktail lounge	1 space per 200 square feet	1 space per 150 square feet
Commercial recreation:		
Indoor sports and recreation:	Minimum Required Parking	Maximum Permitted Parking
- Bowling alley	4 space per lane	5 space per lane
- Tennis or racquetball court	2 spaces per court	2.5 spaces per court
- Skating Rinks	1 space per 4 person capacity	1 space per 3 person capacity
- Other uses	See Schedule B	See Schedule B
Outdoor sports and recreation:		

- Golf courses	50 spaces per 9 holes	50 spaces per 9 holes
- Swimming pools	1 space per 100 square feet of water surface	1 space per 100 square feet of water surface
- Tennis or other court games	1.5 spaces per court	2 spaces per court
- Miniature golf	1.5 spaces per hole	2 spaces per hole
- Other uses	See Schedule B	See Schedule B
Indoor entertainment:	Minimum Required Parking	Maximum Permitted Parking
Theaters	1 space per 2.5 seats	1 space per 2 seats
Other uses	1 space per 3 persons capacity	1 space per 2 persons capacity
Outdoor entertainment:		
- Spectator uses	Smaller of 1 space per 3 seats or 50 square feet of seating area	Smaller of 1 space per 2 seats or 50 square feet of seating area
- Other uses	1 space per 400 square feet of site area	1 space per 400 square feet of site area
Communications services	1 space per 500 square feet	1 space per 400 square feet
Construction sales and service	See Schedule A	See Schedule A
Convenience sales and service	1 space per 250 square feet of gross floor area	1 space per 150 square feet of gross floor area
Consumer repair services	1 space per 400 square feet	1 space per 300 square feet
Convenience storage	1 space per 10 storage units, plus 1 space per 300 square feet of office	1 space per 10 storage units, plus 1 space per 300 square feet of office
Exterminating services	1 space per 800 square feet	1 space per 700 square feet
Food sales (limited)	1 space per 400 square feet	1 space per 300 square feet
Food sales (general)	1 space per 250 square feet	1 space per 200 square feet
Food sales (convenience)	1 space per 300 square feet	1 space per 250 square feet
Funeral services	1 space per 3 persons capacity in largest place of public assembly	1 space per 2 persons capacity in largest place of public assembly
General retail services or multitenant retail centers with greater than 10,000 square feet of gross retail floor area	1 space per 300 square feet	1 space per 250 square feet
Hotel and motel	1 space per unit	1 space per unit plus 1 per employee on the largest shift
Kennels	1 space per employee, plus 1 space per 1,500 square feet	1 space per employee, plus 1 space per 1,000 square feet
Laundry services	1 space per 300 square feet	1 space per 250 square feet
Liquor sales	1 space per 300 square feet	1 space per 250 square feet
Pawnshop	1 space per 400 square feet	1 space per 300 square feet

Personal improvement services	1 space per 400 square feet	1 space per 300 square feet
Pet services	1 space per 350 square feet	1 space per 300 square feet
Research services	1 space per 500 square feet	1 space per 350 square feet
Restaurant (drive-in)	1 space per 2 seats plus 1 per 200 sq. ft.	1 space per 1.5 seats plus 1 per employees or 1 per 150 sq. ft.
Restaurant (limited)	1 space per 2 seats plus 1 per employee	1 space per 1.5 seats plus 1 per employee
Restaurant (general)	1 space per 2 seat plus 1 per employee	1 space per 1.5 seats plus 1 per employee
Stables	1 space per employee	1 space per employee plus 1 per 2,000 sq. ft.
Surplus sales	See Schedule A	See Schedule A
Veterinary services	1 space per 750 square feet	1 space per 500 square feet
<i>Transportation Uses Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Aviation facilities	See Schedule B	See Schedule B
Railroad facilities	See Schedule B	See Schedule B
Dock facilities	See Schedule B	See Schedule B
Transportation terminal	See Schedule B	See Schedule B
Truck terminal	See Schedule B	See Schedule B
<i>Industrial Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Construction yards	See Schedule A	See Schedule A
Custom manufacturing	See Schedule A	See Schedule A
Light industry	See Schedule A	See Schedule A
General industry	See Schedule A	See Schedule A
Heavy industry	See Schedule A	See Schedule A
Resource extraction	1 space per employee on largest shift	1 per 0.9 employees
Scrap and salvage services	See Schedule A	See Schedule A
Stockyards 1	1 space per employee on largest shift	1 space per .65 employees on the largest shift
Food Processing industries	1 space per employee on largest shift	1 space per .65 employees on the largest shift
Warehousing and Distribution (limited)	See Schedule A	See Schedule A
Warehousing and Distribution (general)	See Schedule A	See Schedule A
<i>Miscellaneous Uses:</i>		
Landfills	See Schedule B	See Schedule B

Schedule A:

This schedule sets forth minimum off-street parking requirements for uses with elements having different functions or operating characteristics.

<i>Function of Element</i>	<i>Minimum Required Parking</i>	<i>Maximum Permitted Parking</i>
Office or administrative activity	1 space per 400 square feet	1 space per 250 square feet
Indoor sales display or service area	1 space per 650 square feet	1 space per 500 square feet
Outdoor sales, display or service area	1 space per 2,000 square feet	1 space per 1,500 square feet
Equipment servicing, or manufacturing	1 space per 1,500 square feet	1 space per 1,000-square feet
Indoor or outdoor storage, or warehousing	1 space per 5,000 square feet	1 space per 3,750 square feet

Schedule B:

Specific requirements shall be determined by the Zoning Administrator. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the zoning board of appeals.

Schedule C:

Retirement centers are a multifamily residential use with common areas and support services, for exclusive occupancy by households of which at least one (1) person is sixty-two (62) years of age or older. Such facilities exclude multifamily residential occupied by elderly families under specific long-term contract with an agency of federal, state or local government. Retirement centers require a minimum of one (1) off-street parking space per four (4) dwelling units and a maximum of one (1) off-street parking space per three (3) dwelling units. Also, additional parking area must be available on the site to permit future conversion to standard multifamily residential use which complies with Sections 11.03 and 11.04. Any change in use shall require a site plan and shall meet parking requirements.

11.04 Parking Facility Location

11.04.010 Residential Parking

Off-street parking for single-family, duplex, two-family residential uses and mobile home subdivisions shall be located on the same lot or site as the use generating the requirement. Off-street parking for other residential uses may be located on the same lot or site as the use generating the requirement or on an adjacent lot or site in the same or more intensive zoning district.

- A. Off-street parking areas for multifamily or group residential uses shall not be located within a required front or street side yard.
- B. Parking areas for multifamily or group residential uses shall be at least six (6) feet from any main building.

11.04.020 Nonresidential Parking

Off-street parking for nonresidential uses may be provided on the same lot or site as the use generating the requirement or on an off-site property located within three hundred (300) feet of that use, measured from the nearest property line to the nearest point of the off-street parking facility, if the off-site property is zoned to allow parking and a sidewalk is provided to connect the nonresidential use to the off-site property used for parking.

11.04.030 Truck Parking in Residential Zoning Districts

Commercial delivery and other large trucks, including tractor trailers, are not permitted in residential neighborhoods, including but not limited to R40, R20, R15, R10, and R6 zoning districts. This includes the tractor and the trailer, whether separate or joined together. No truck having a Gross Vehicle Weight, GVW, of more than 10,000 pounds shall be parked on a lot or on a street fronting the lot, except for the occasional delivery of personal items intended for use in the residence. This would include furniture, appliances, parcels, mail, or home services such as plumbing repair, carpet cleaning, upholstery repair, or similar activities. Delivery by trucks must be made between the hours of 7:00 A.M. and 9:00 P.M. Service trucks which are owner-operated and which are used solely for the purpose of providing building repair or maintenance are not subject to the provisions of this section. *(Also see Sections 11.09.091 and 06.01.200)*

11.05 Adjustment for Mixed Use Developments

11.05.010 Intent

Dedicated parking areas for individual uses, especially when provided in new developments, can result in less efficient usage, lower floor to site area ratios, and more environmental/water quality impacts. Excessive parking also has implications for other transportation modes. In areas where transit is provided or other non-auto modes (i.e. walking and biking) are convenient, less space devoted to parking allows better accessibility and mobility for all modes. Shared parking is a strategy that can significantly reduce the amount of land devoted to parking while providing a sufficient number of spaces and encouraging compact land development

11.05.020 Purpose

Different uses with a mixed use development may have compatible and complementary parking demands. This can result in a parking requirement that is less than the sum of required parking for each use considered separately. This shared-parking provision is designed to prevent excessive requirements for off-street parking in mixed uses developments.

Where compatible and complementary uses within mixed-use buildings and development projects allow sharing of parking stalls, impervious parking areas and “heat-island” effects can be reduced. Mixing compatible and complementary uses within a development can reduce the number of car trips because occupants are more likely to find it convenient to walk to nearby services. Mixes of residential and commercial or retail uses tend to be the most compatible. Different uses often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between uses, reducing the site area dedicated to car storage. Potential is often greatest for visitor parking, and for residential mixed with commercial or retail uses. If parking areas can be reduced, there are more opportunities for natural landscaping and creative site planning.

11.05.030 The Planning Commission may approve an alternative parking plan or authorize an adjustment in the total parking requirement of separate uses located on the same site or for separate uses located on adjoining sites and served by a common parking facility.

11.05.035 An application for an alternative parking plan or such an adjustment must include a site plan showing location of parking and extent of various uses; the requested reduction in the parking requirement; and a transportation engineering report addressing the criteria established in Section 11.05.050

11.05.040 All parking spaces subject to the mixed-use adjustment must be located in a common, contiguous facility, nearby equally accessible and usable to all uses which it serves.

11.05.050 The Planning Commission shall consider at least the following criteria in determining approval of a mixed-use adjustment:

- A. The characteristics and time of operation of each use, and differences in project peak parking demand.
- B. Potential reduction in total expected vehicle movements afforded by multiple uses of the parking facilities.
- C. Functional design of the development and its parking facilities.
- D. Recommendations of the City Planner.

11.05.060 The Planning Commission may require such guarantees which it considers necessary to assure the continued availability, maintenance and operation of the parking facility.

11.06 Motorcycle Parking

- A. A use may substitute motorcycle parking for a maximum of five (5) percent of its minimum off-street parking requirement.
- B. For the purpose of calculating a permitted substitution, four (4) motorcycle spaces is the equivalent of one (1) parking space.
- C. Motorcycle spaces may be provided in tandem order for a maximum of two tandem spaces and marked and signed for such use.
- D. The location of motorcycle parking spaces shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking.

11.07 Handicapped Parking

11.07.010 Off-street parking facilities shall provide parking spaces specifically designed, located, signed and reserved for vehicles licensed for use by the disabled by providing accessible permitted spaces according to Table 11-02. In addition, for multi-family housing, all Fair Housing parking standards for accessible parking shall be provided.

TABLE 11-02
HANDICAPPED PARKING REQUIREMENTS

Total Parking Spaces	Accessible Parking Spaces
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1,000

11.07.020 Design criteria for accessible permit spaces are set forth in Section 11.09 and meet Americans with Disabilities Act Accessibility Guidelines (ADAAG).

11.07.030 Off-street parking facilities for single-family, duplex, two-family and townhouse residential uses located on the same lot or site shall be exempt from accessible permit parking requirements but shall comply with all Fair-Housing Act requirements, when applicable.

11.08 Bonus Provisions

11.08.010 Bicycle Parking Bonus

- A. A use may substitute bicycle parking for a maximum of five (5) percent of its minimum off-street parking requirement.
- B. For the purpose of calculating a permitted substitution, one (1) completely enclosed and secure bicycle locker is the equivalent of one (1) parking space; five (5) spaces in a bicycle rack is the equivalent of one (1) parking space.
- C. Bicycle parking facilities shall be anchored to prevent easy removal.
- D. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking.

11.08.020 Public Transportation Access Bonus

- A. The City Planner may authorize reductions of the off-street parking requirement of a use requiring one hundred (100) or more parking stalls for providing access to public transportation.
- B. The off-street parking requirement for such a use may be reduced by five (5) percent if the building having such use is within three hundred (300) feet of a transit stop as designated by the Metropolitan Transit Authority or similar regional transit authority.
- C. The off-street parking requirement for such a use may be reduced by an additional five (5) percent if the use includes one (1) or more of the following improvements:
 - 1. Provision of a bus shelter of a design approved by Metro Transit Authority at the bus stop, together with a designated pedestrian route connecting the bus stop to the building.
 - 2. Provision of a waiting area within the building with ready visual access to the bus stop, together with a designated pedestrian route connecting the bus stop to the building.
 - 3. Provision of a waiting area within the building or a bus shelter within the site together with a designated routing area through the site accepted by Metro Transit Authority.

11.09 Off-Street Parking Design Standards

11.09.010 Standards:

This section establishes minimum standards for the design, construction and maintenance of off-street parking areas.

11.09.020 Dimensions:

- A. Standard parking stalls must comply with minimum dimensions specified in Table 11-03 and Figure 11-01. The standard-size parking stall shall be at least nine (9) feet wide and twenty (20) feet long. Handicapped stalls shall be thirteen (13) by twenty (20) feet.

Motorcycle parking stalls shall be no less than eight (8) feet in length and five (5) feet in width.

TABLE 11-03
STANDARD PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (B)	Parking Space Depth (A)	Drive Aisle Width (C)
0	21 ft	8 ft	12 ft
45	13 ft	19 ft	13 ft
60	10.5 ft	20 ft	16 ft
75	9.3 ft	20 ft	22 ft
90	9.0 ft	20 ft	24 ft

- B. Compact parking stalls as permitted by Section 11.06 shall be eight (8) feet in width and sixteen (16) feet in depth. These stalls shall comply with minimum dimensions specified in Table 11-04 and Figure 11-02.

TABLE 11-04
COMPACT PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (B)	Parking Space Depth (A)	Drive Aisle Width (C)
0	19 ft	8 ft	11 ft
45	12 ft	17 ft	11 ft
60	10 ft	18 ft	14 ft
75	9 ft	18 ft	18 ft
90	8 ft	16 ft	20 ft

11.09.025 Surfacing

- A. All off-street parking areas containing five spaces or more shall be surfaced with asphalt, concrete, or other hard-surfaced dustless material and so constructed to provide for adequate drainage for both on and off-site drainage and to prevent the release of dust. In no case shall drainage be allowed to cross sidewalks.
- B. All off-street parking spaces that are in excess of the maximum parking required, as described in Table 11-01 Off Street Parking Requirements, shall be paved with pervious paving material, paver blocks material or other suitable geo-technical materials to stabilize the surface as defined in Section 2.02., as permitted by the City Engineer. Options to satisfy this requirement are as follows:

1. Use pervious surfacing materials for an area or areas on the development site equal to the total square footage contained within the number of parking spaces above the minimum required number of spaces. Drive aisles shall be paved but the actual parking stalls shall be constructed and maintained with pervious materials.
2. Provide an alternative plan, which incorporates pervious surface material that may or may not be defined in Section 02.02 along with development practices that work to mitigate stormwater runoff and increase water infiltration (i.e. bio-swales, rain gardens, etc.)

11.09.030 Vehicle Overhang:

Where parking stalls lie adjacent to landscaped areas, the paved depth of the stalls may be decreased by two (2) feet to provide for a vehicular overhang area. The vehicular overhang area may not encroach into a required landscaped area or public sidewalk.

11.09.040 Landscaping and Screening Requirements:

Interior and perimeter landscaping shall be provided for all parking facilities, to buffer the facility from surrounding properties and rights-of-way; reduce the environmental effects of large, hard-surfaced areas; and improve the retention and absorption of storm water runoff. The landscape and screening requirements are set forth in Section 13.05 or in the design standards of the respective district. The most stringent landscaping standards shall apply.

11.09.050 Entrances and Exits:

Adequate access to each parking facility must be provided by means of clearly defined and limited driveways in conformance with design standards established in this section and Article 13.00. Entrances and exits should be located so as to direct nonresidential traffic away from residential areas.

11.09.055 Striping

- A. All off-street parking areas containing five spaces or more shall be striped in conformance with the parking dimension standards of Section 11.09.020 Dimensions with marking material such as paint, thermoplastic, or other suitable material which are visible and properly identify any parking areas for any type vehicles.
- B. All disabled permit parking spaces shall be properly signed and striped with marking material such as paint, thermoplastic, or other suitable materials and be constructed in compliance with Americans with Disabilities Act (ADA) regulations.

11.09.060 Lighting:

- A. Lighting used to illuminate any parking area shall be shielded or otherwise designed to direct light away from adjacent residential districts.

- B. The ambient level of lighting used by a parking facility shall not exceed three (3) foot candles, measured at any point along the boundary of the adjoining residential district at a height of six (6) feet above grade.

11.09.070 Safety Features:

- A. Parking facilities shall use curbs, protective bumpers, wheel stops or other devices to prevent encroachment on public rights-of-way or adjoining private property and to protect landscaping.
- B. Parking facility design shall provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility.
- C. Vehicular circulation patterns shall be designed in accord with the accepted principles of traffic engineering and safety.
- D. Parking facility design, lighting, landscaping and other features shall provide ready visibility into the facility from adjacent public sidewalks and shall not create blind or hidden areas.
- E. Additional design standards for traffic access and control in proposed parking area are contained in Section 13.06.

11.09.080 Maintenance:

All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris and litter; maintaining pervious and impervious paving surfaces in sound condition; and providing proper care of landscaped areas.

11.09.090 Adjustments:

For uses subject to conditional or special permit approval, the planning commission may adjust the minimum requirements of this section in order to provide design, usability, attractiveness or protection to adjoining uses in a manner equal to or greater than the specific requirements of this section.

11.09.091 Truck Parking in Residential Zoning Districts

Commercial delivery and other large trucks, including tractor trailers, are not permitted in residential neighborhoods, including but not limited to R40, R20, R15, R10, R8, and R6 zoning districts. This includes the tractor and the trailer, whether separate or joined together. No truck having a Gross Vehicle Weight, GVW, of more than 10,000 pounds shall be parked on a lot or on a street fronting the lot, except for the occasional delivery of personal items intended for use in the residence. This would include furniture, appliances, parcels, mail, or home services such as plumbing repair, carpet cleaning, upholstery repair, or similar activities. Delivery by trucks must be made between the hours of 7:00 A.M. and 9:00 P.M. Service trucks which are owner-

operated and which are used solely for the purpose of providing building repair or maintenance are not subject to the provisions of this section. (Also see Sections 06.01.200 and 11.04.030)

11.10 Off-Street Loading Requirements

11.10.010 Applicability

Any use which involves the receipt or distribution of freight, merchandise, supplies, vehicles or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth in Table 11-05.

**TABLE 11-05
OFF-STREET LOADING REQUIREMENTS**

Gross Floor Area of Use (in Square Feet)	Number of Required Loading Spaces
5,000 or less	No requirement
5,001 - 25,000	1
25,001 - 75,000	2
75,001 - 150,000	3
Over 150,000	4

11.10.020 Dimensions and Design Standards:

- A. Each off-street loading space shall be at least ten (10) feet by fifty (50) feet, with a vertical clearance of at least fourteen (14) feet.
- B. Paving surfaces of off-street loading spaces shall be permanent, durable and dustless.
- C. Off-street loading spaces may not be located in any required yard adjacent to a residential district.
- D. Off-street loading spaces are subject to the bufferyards and screening requirements Sections 13.04 and 13.05.
- E. Circulation area and access to loading spaces must allow maneuvering into or out of the space to occur outside of any public street.

ARTICLE 11.00 AMENDMENTS

Section	Ordinance #	Date
11.02.010. C	09810-061	10/20/98
11.09.025	09909-054	10/19/99
11.02.010. C.1	O1303-11	05/21/13
11.02.010. C.2	O1303-11	05/21/13
Various Sections	O1702-14	03/21/17