Chapter 19.580

Parking and Loading

19.580.010 Purpose

This Chapter establishes regulations to:

A. Regulate off-street parking and loading to minimize traffic congestion and hazards to motorists, bicyclists and pedestrians.

B. Allow flexibility in addressing vehicle parking, loading and access issues.

C. Provide for off-street parking in proportion to the needs generated by different land uses.

D. Ensure access to projects by emergency response vehicles.

E. Ensure that parking areas are designed and operate in a compatible manner with surrounding land uses.

F. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods.

19.580.020 Applicability

A. These off-street parking provisions shall apply to existing and new developments. Specifically for all buildings or structures erected and all uses of land established within the City of Riverside, parking facilities shall be provided as required by this Section.

B. The off-street parking development standards shall also apply to all off-street parking facilities provided in the City but not required by this Title.

19.580.030 Exemptions

A. The following parking lot improvements shall be considered minor in nature in that the number or configuration of parking stalls is not altered, and shall be exempt from permit requirements:

1. repair of any defects in the surface of the parking area, including holes and cracks;

2. resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and

3. repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

19.580.040 Permit Requirements

A. No building permit shall be issued for any building or structure or use requiring off-street parking until plans and specifications clearly indicating the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking area are approved by the Planning Division ~~and Building Department~~ and the Public Works Department. A plot plan is required to be submitted with any permit application that involves the provision of new parking spaces or the redesign of existing parking facilities. The plot plan shall contain sufficient information and be at a scale as required by the Planning Division ~~and Building Department~~.

B. No building shall be occupied and no final inspection shall be given by the Planning Division ~~and Building Department~~ until off-street parking is provided in accordance with the provisions of this Chapter.

19.580.050 Basic Limitations for Off-Street Parking

A. Except as otherwise permitted herein, all required off-street parking spaces shall be independently accessible from a street at all times.

B. No compact parking spaces shall be permitted unless approved by variance pursuant to Chapter 19.720 (Variance). However, any compact parking spaces approved and constructed prior to the effective date of this regulation shall be allowed to continue.

C. On-street-parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.

D. Parking a vehicle on any portion of a lot, other than paved areas permitted by Section 19.580.070 (Off Street Parking Location and type Requirements), is prohibited.

E. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian access-way or fire safety equipment. Such access shall be a clear minimum width required by State law, no part of which shall be within a parking space.

F. Parking facilities shall be used for vehicle parking only. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted without necessary permits for such use.

G. Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.

H. Any vehicle, trailer, or vessel, including a recreational vehicle, that is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard on residential property, except as may be provided by State law. Boats and other non- motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

I. Except as may be otherwise provided by this Title, landscape front and street side yard setbacks shall not be used for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives to access off-street spaces are permitted.

19.580.060 Parking Requirements

A. Minimum Parking Requirements

The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.

B. Uses Not Listed

The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Zoning Administrator based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this Title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).

C. Mixed Use Complexes and Parking Credits

In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment oriented uses, the Zoning Administrator may grant a Mixed Use Parking Credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed use parking credit:

1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.

2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.

D. Required Spaces

Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.

1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.

2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.

3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.

4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.

5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.

6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.

7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
A	
Ambulance Service with Vehicle Storage	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	 a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area[13]
Assemblies of People – Entertainment and Non Entertainment (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats.[13]
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area[13]
Assisted Living (7 or more residents)	0.5 spaces/bed
B	

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Banks and Financial Service	1 space/180 square feet[13]
a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor	a. No spaces required.
b. Automated teller separate from a bank or financial institution, located outdoor	b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. [11]
c. Drive through automated teller or indoor automated teller associated with a retail use.	c. No spaces required.
Bars, ~~Night Clubs~~, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area[12]
Bed and Breakfast Inn	1 space/ guest room
Boardinghouse	1 space/ guest room[12]
Bus Terminal	[5]
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area[13]
C	
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area[13]
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses	
a. With indoor facilities	a. See " Assemblies of People" for parking requirements
b. Outdoor only	b. [5]
Commercial Storage (miniwarehouse, self-storage facilities)	1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker[10]
Contractor's Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people):	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. [10]
a. Children (day care centers, preschools, infant centers)	
b. Adult (not in a group home)	
Drug Store/Pharmacy	1 space/250 square feet of floor area[13]
Dwelling:	
a. Single-family dwelling (except in the RC Zone)	a. 2 spaces~~1 space~~ within a private garage or carport/dwelling unit
b. Single-family dwelling in the RC Zone	b. 2 spaces within a private garage or carport/dwelling unit
c. Multiple-family dwelling	c. 1.5 spaces/ dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms[1]
E	

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Equipment Sales/ Construction: a. Small - Rental and Repair b. Large – Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space[4]
Farmers Market - Certified	[5]
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area[13]
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. [5]
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site[13]
Helistop	5 spaces[13]
Home Improvement Sales and Service a. With outdoor storage/display area	1 space/250 square feet a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room[10]
L	
Laundry, Commercial	1 space/350 square feet of floor area
Lumber Yard and Building Materials – With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones)[3]	1 space/350 square feet of floor area[13]
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service -urgent care e. Optometrist office	a. 1 space/bed[12] b. 1 space/180 square feet of floor area[13] c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq ft. of floor area (minimum of 5 spaces)[13]
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit[10]
O	
Offices - Business and Professional	1 space/250 square feet of office area[13]

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Offices- Public or Private Utility Office with Payment Center	1 space /180 square feet of office area[13]
Outdoor sales, display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery[6]	5 spaces plus 1 space/250 square feet of building area
Personal Service [7]	1 space/250 square feet of floor area[13]
Public Uses (Public utility and services facilities)	[5]
R	
Rail Transit Station	[5]
Recreational Facilities - Commercial: a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club g. Swimming Pool h. Other indoor and outdoor facilities	 a. 1 space/250 square feet b. 5 spaces/bowling lane [12] c. 1 space/100 square feet of floor area d. [5] e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/100 square feet of floor area g. [5] h. [5]
Recycling Centers: a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities	 a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee
Recycling Facilities: a. Indoor Collection Center b. Reverse Vending Machine c. Reverse Vending Machine – Bulk Type d. Mobile Recycling Unit	 a. [5] b. No additional parking is required c. [5] d. 1 space/attendant (if applicable)
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria or any indoor/ outdoor dining area)	1 space/100 square feet of floor area[12]
Retail Sales (uses not located in a regional shopping center – i.e., In the CRC Zone)[8]	1 space/250 square feet of floor area[13]
S	
Schools: a. College, Community College, University, and Professional b. Elementary or Secondary (Junior High) c. High School d. Vocational and Technical e. Specialty Non-Degree (Dance and Martial Arts)	 a. [5] b. 2 space/classroom plus 2 bus loading spaces c. 7 spaces/classroom plus 3 bus loading spaces d. 1.33 spaces/employee plus 1.33 spaces/student at maximum enrollment[9] [13] e. [5]
Second Dwelling Unit	1 covered space
Senior Housing	1.1 spaces/unit[2]

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Shelters for Homeless (2 or more) a. Drop-in b. Emergency (Permanent) c. Transitional	 a. (5) b. (5) c. (5)
Shopping Center – Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed(10)
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
V	
Vehicle Fuel Station: a. With Accessory Retail/ Convenience Market b. With Vehicle Maintenance/Repair c. With Indoor Storage Area d. With Restaurants (including all cooking, serving and seating areas) e. With Car Wash	 a. 1 space/250 square feet of retail area including cooler areas(14) b. 2 spaces/ service bay(14) c. 1 space/1,000 square feet of storage area(14) d. 1 space/100 square feet of floor area(14) e. 1 space/washing bay(14)
Vehicle Parts and Accessories	See "Retail Sales" for parking requirements
Vehicle Repair – Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays(11)
Vehicle Sales, Rental, Leasing – New or Used a. Without Outdoor Display b. With Outdoor Display	 a. See "Retail Sales" for parking requirements b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities: a. Full Service – Automated b. Self Service – (No separate office or retail use)	 a. 1 space/2 employees of largest shift (Adequate stacking and drying areas as determined by Conditional Use Permit) b. 1 space/2 washing bays or stalls in addition to the bays
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	
Warehousing and Wholesale Distribution Centers	1 space/ 1,000 square feet of floor area plus 1 space/250 square feet of office area(13)
Wireless Telecommunication Facilities	(5)

Table 19.580.060

Required Spaces

Use	Number of Spaces Required

Table 19.580.060 Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.

19.580.070 Off Street Parking Location and Type Requirements

A. Single Family Dwellings

1. Required Number and Type of Spaces

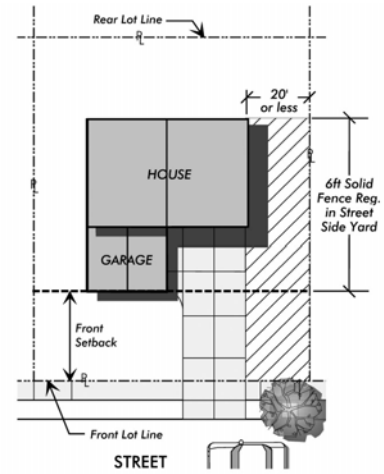
See Table 19.580.060 (Required Spaces) Dwelling-Single Family.

2. Parking Location in the Front and Side Yard Areas

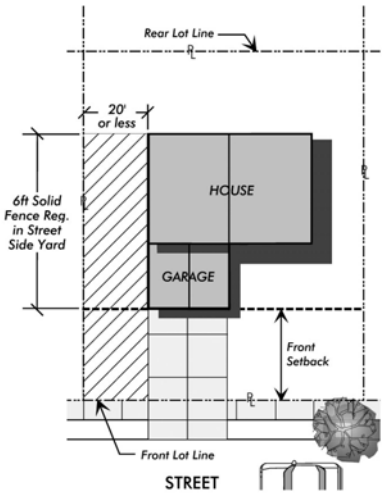
Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles, that are regulated by Section 19.580.070 A 4 (Recreational Vehicle Parking in Residential Zones), shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.070 A 3 (Permitted Driveway Locations). Hollywood style driveways that are paved wheel tracks meet the requirements of this Section.

3. Permitted Driveway Locations

a. House With Attached or Detached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 a – House with Attached Garage).

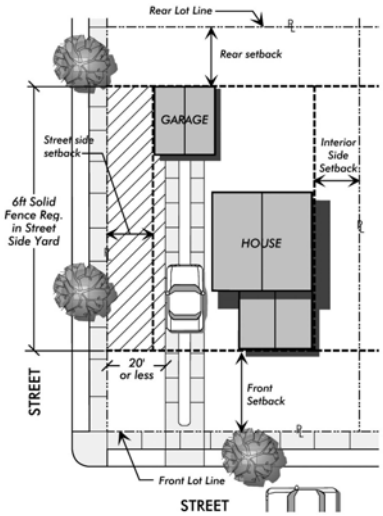


19.580.070 A 3 a
House with Attached Garage



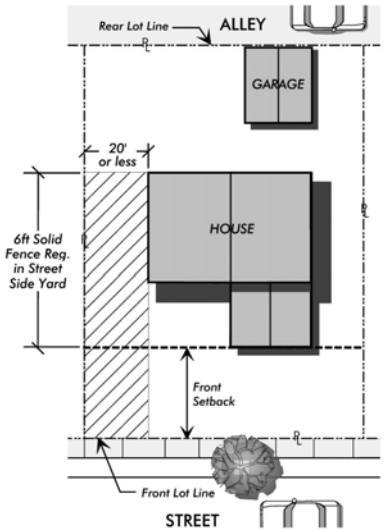
19.580.070 A 3 a
House with Attached Garage

b. House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b – House with Detached Garage).



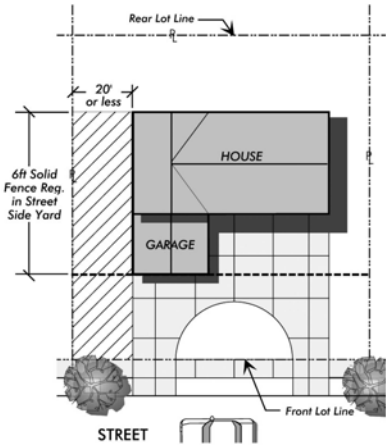
19.580.070 A 3 b
House with Detached Garage

c. House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c – House with Detached Garage Served by Alley).



19.580.070 A 3 c
House with Detached Garage
Served by Alley

d. Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 A 3 d – House with Circular Drive).



19.580.070 A 3 d
House with Circular Drive

e. Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.

f. Arterial Streets: No residential drives shall be permitted on arterial streets as shown on the General Plan Circulation and Transportation Element except where no other access to the property exists.

4. Recreational Vehicle Parking in Residential Zones

~~a. In all single-family residential zones, the parking of recreational vehicles, or a recreational vehicle trailer or hauler, shall be limited to:~~

~~(1) A garage or carport.~~

~~(2) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:~~

~~(a) A side yard area adjacent to a street shall not be used for recreational vehicle parking.~~

~~(b) There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.~~

~~(c) The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Department.~~

~~(d) A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.~~

~~(3) A recreational vehicle may not have any utility hookups or be used as living quarters.~~

~~(4) The property may be fenced subject to current the Zoning Code standards.~~

a. Permitted Locations of Parking and Maneuvering Areas. Parking and maneuvering areas in front yard areas of single-family residential zones for all recreational vehicles, with a gross vehicle weight rating of 10,000 pounds or less, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles.

(1) House With Attached Garage: The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 a – House with Attached Garage)

(2) House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figure 19.580.070 A 3 b – House with Detached Garage)

(3) House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A 3 c – House with Detached Garage Served by Alley)

(4) Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 19.580.070 3 A d – House with Circular Drive)

(5) Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.

b. Nonconforming Rights. A non-paved driveway legally established prior to the adoption of this code section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this code section, is not subject to the paving requirements of this section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning and Building Departments.

c. Registration and Vehicle Condition. All recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized recreational vehicles, shall be movable under their own power. Boats and other nonmotorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

d. Parking for recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more.

(1) In residential zones, the parking of recreational vehicles with a gross vehicle weight rating of 10,000 pounds or more shall only be allowed in the RR-Rural Residential and RA-Residential Agricultural zones. Parking and maneuvering areas for such vehicles shall be limited to:

(a) A garage or carport.

(b) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:

i) A side yard area adjacent to a street shall not be used for recreational vehicle parking.

ii) There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.

iii) The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Departments.

iv) A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.

(c) A recreational vehicle may not have any utility hookups or be used as living quarters except as permitted by 19.465 (Caretaker Living Quarters – Temporary).

(d) The property may be fenced subject to current Zoning Code standards.

B. Multiple Family Dwellings

1. Required Number and Type of Spaces

a. Number of Spaces: See Table 19.580.060 (Required Spaces) – Dwelling-Multiple Family.

b. Covered Parking Required: one parking space in a fully enclosed garage shall be required for at least 40% of the total number of dwelling units in a multiple family development. At least 75% of the total required spaces shall be in a fully enclosed garage or carport.

c. Distribution of Covered Parking: Garages and carports are to be distributed evenly throughout the project in groupings of no greater than 6 covered spaces, with a minimum of two uncovered spaces between groupings. Landscaped planters shall be required between garage structures as determined by the Zoning Administrator. Required garages must be utilized for vehicle parking and not for household storage.

d. Security: All multi-family and student housing projects shall provide either a locked garage for each unit or a fenced, secured complex with coded gates for entry.

C. Non Residential Uses

1. Except as provided in this Section, landscaped front and street side yard setbacks shall not be used for the off-street parking of vehicles or for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives, as a means of ingress and egress to off-street parking spaces, shall be permitted to cross landscaped front and street side yard setbacks.

19.580.080 Design Standards

A. Parking Space Dimensions

1. Table 19.580.080 A (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.

2. Parking spaces that are parallel and adjacent to a building, fence/wall, property line or other door swing or pedestrian access obstruction, shall be 9 ½ feet wide.

3. All off-street parking spaces shall be indicted by white or yellow painted stripes not less than 4 inches wide or by other means acceptable to the Planning Division ~~and Building Department~~. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.

4. Except in the case of individual tree well planters, the minimum 18 feet paved depth of a parking space shall not be reduced by an overhang into a planter.

5. Tandem parking shall not be permitted, except for single-family residences and for density bonus projects.

Table 19.580.080 A

Off-Street Vehicle Parking Space Dimensions

Type of Parking Stall	Size of Parking Stall (minimum)	
	Width	Length
Standard	9 ft.	18 ft.

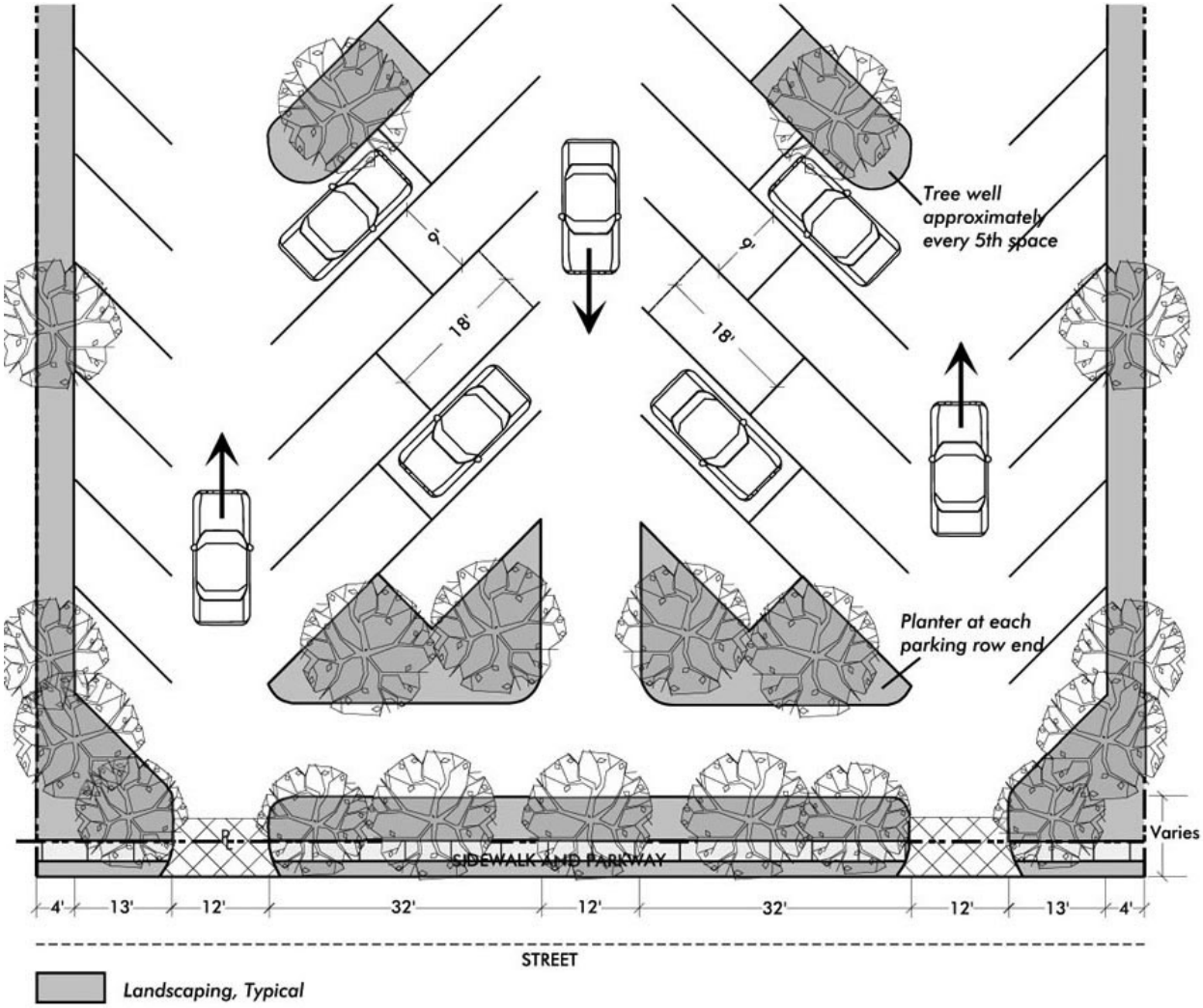
B. Drive Aisle and Driveway Width Dimensions

1. Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080 B (Overall Parking Aisle Width).

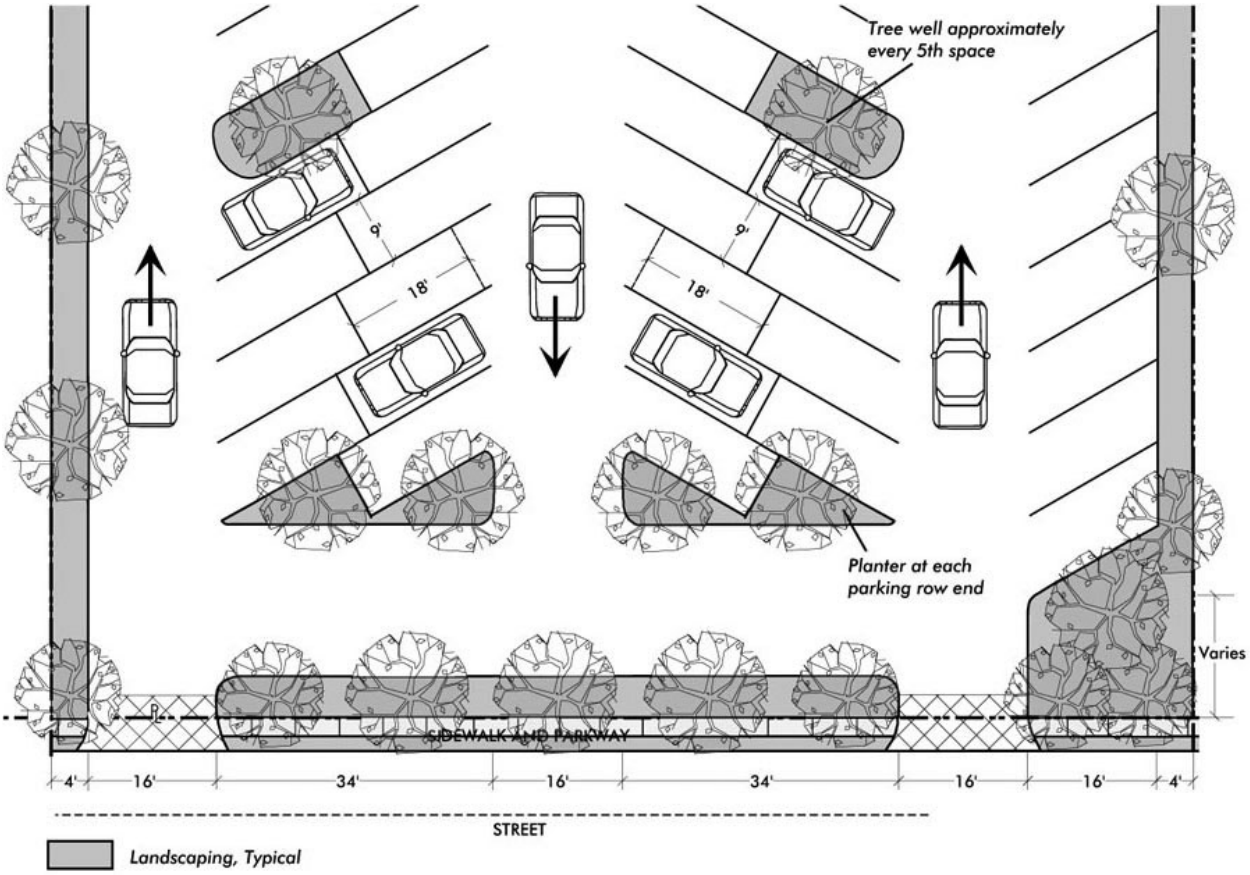
Table 19.580.080 B

Overall Parking Aisle Width

	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.



19.580.080 B 1
45 Degree Parking



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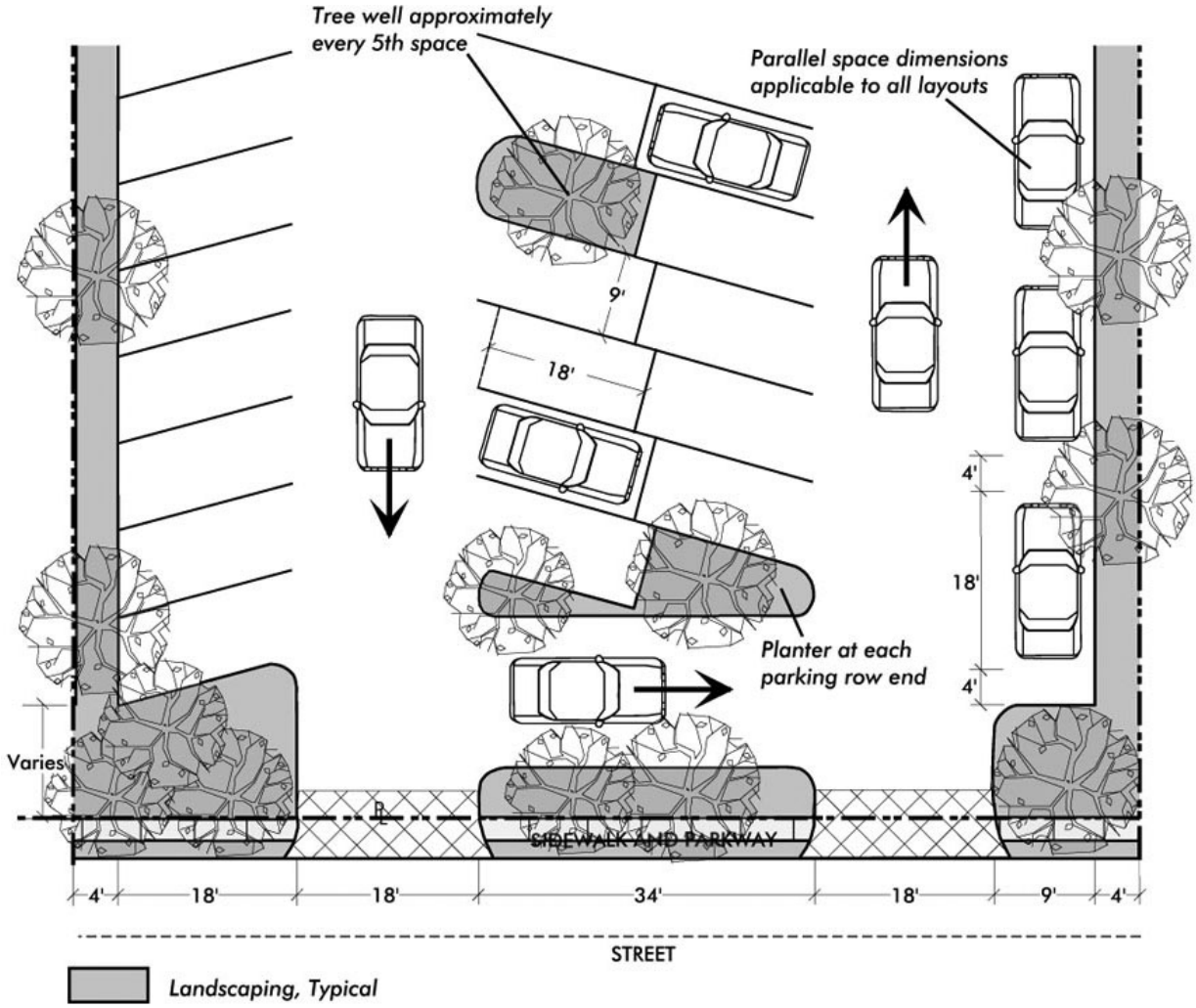
60 Degree Parking



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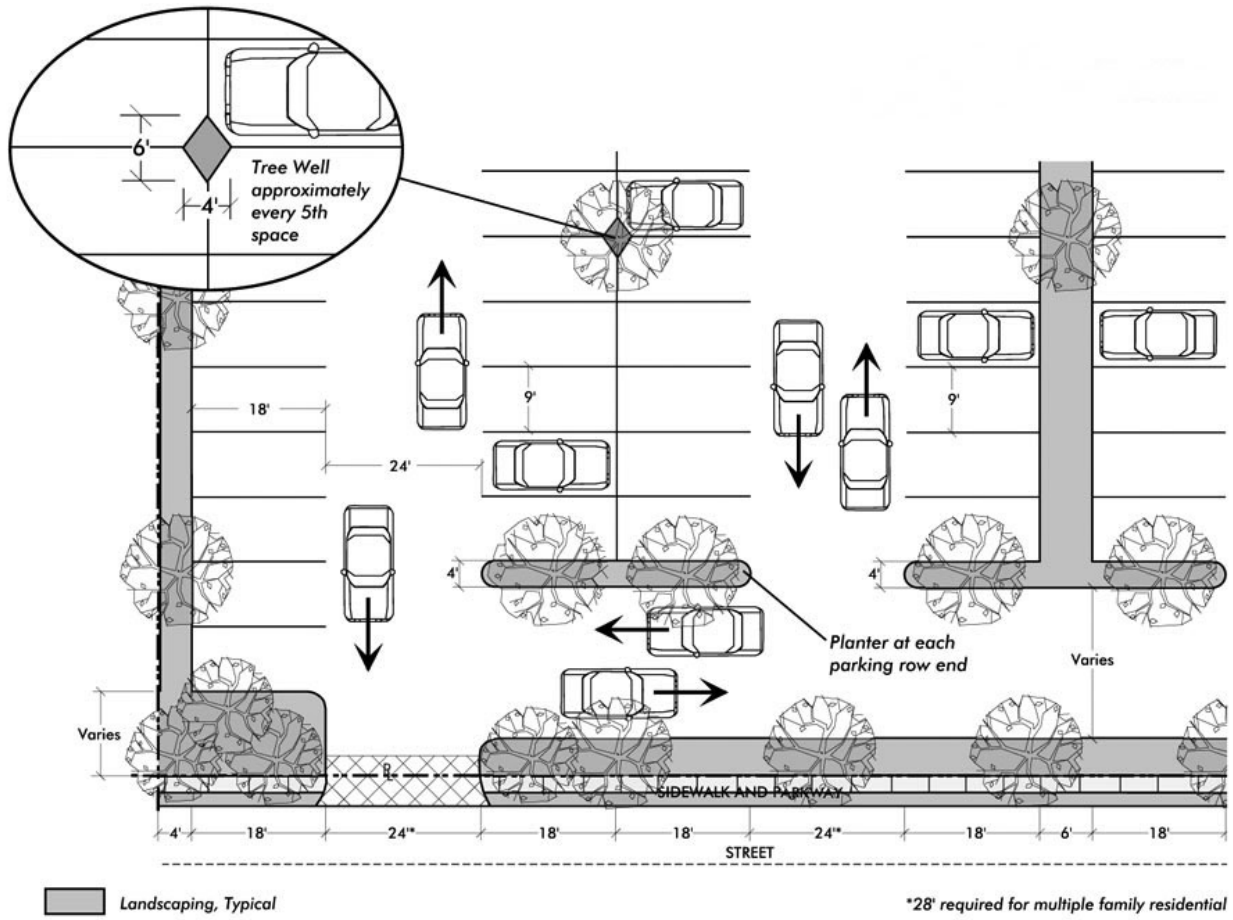
75 Degree Parking



19.580.080 B 1
90 Degree Parking

2. The minimum driveway widths for different use categories are established in Table 19.580.080 C (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single family residential uses.

Table 19.580.080 C

Minimum Driveway Widths

Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in Length with no on-drive parking and located adjacent to one or two story buildings
Multi-Family Residential (one-way)	16 ft.	Applicable to driveways inconsistent with the special provision above.
Multi-Family Residential (two-way)	24 ft.	The portion of the driveway used ~~for~~ as maneuvering area for adjacent ~~to~~ parking bays shall be 28 ft.
Non-Residential (one-way)	12 ft.	A driveway providing access to 10 or fewer parking spaces may be reduced to 10 ft. The total length of the 10-foot wide driveway shall not exceed 75 feet.
Non-Residential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent ~~to~~ parking bays shall be 24 ft.

C. Vehicular Access/ and Circulation

1. Accessibility and Usability: Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.

2. Access to Adjacent Roadways: Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space).

3. Circulation: Within a parking lot, circulation shall be such that a vehicle entering the parking lot need not enter the street to reach another aisle and that a vehicle shall not enter a public street backwards. Internal circulation, including safe entrances and exits shall be provided meeting the established standards and specifications of the Planning Division ~~and Building Department~~ and Public Works Department.

4. Visibility at Driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the

designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. Parking Structures

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning Division ~~and Building Department~~ and Public Works Department.

2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than 2 ½ inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.

3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, the Riverside Freeway, and Locust Street, where a 10-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.

4. Parking structures shall have, along all street frontages, a 3-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this Section.

5. Piers and pillars shall not encroach into parking stalls.

E. Garage/Carport- Architectural Design

Garages and carports required for residential development are to be designed to reflect the architecture of the dwelling units by using similar materials and roof pitches. Flat roofs will be discouraged.

F. Paving

1. Required parking, loading areas and circulation areas shall be paved with not less than 2 ½ inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending beyond a point 100 feet back from the street property line in the RE , RA and R-1 Zones may be surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.

2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this Section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning Division ~~and Building Departments~~.

3. The Zoning Administrator shall have the authority to administratively grant exceptions to the paving location restrictions, consistent with the purposes of this Section, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this Section impractical. Any such decision by the Zoning Administrator may be appealed to the City Council.

G. Pedestrian Access and Circulation

All multi-family and non-residential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.

H. Drainage

Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.

I. Curbing and Bumper or Wheel Stops

Bumper stops not less than 2 feet in height or wheel stops not less than 6 inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Zoning Administrator.

J. Lighting

Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1-foot candle, maintained across the surface of the parking area. Lighting shall be arranged and designed so as to be directed onto parking, loading or sales areas and away from residential use and motorists. It is the intent to

maintain light standards in a low profile design and to be compatible to the architectural design. Also see Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting).

K. Walls

When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall 6 feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be 3 feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be 3 feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls and Landscape Materials)

19.580.090 Parking Lot Landscaping

Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement as set forth in the following paragraphs.

A. Shade

Trees shall be planted and maintained in all parking lots at a ratio of 1 tree for every 4 parking spaces (that may be clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the lot receive tree shade. Trees shall be of a variety that provide a broad canopy.

B. Screening

1. Between Parking Lot and Street Right-of Way: Landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of 3 feet, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening device deemed by the Zoning Administrator to comply with the intent of this requirement. This provision shall not apply in those instances where a masonry wall is required and when such property is used for a single-family residence.

2. Between Drive-Though Lane and Street Right-of Way: An immediate 3-foot-high landscape screen shall be established along the outer edge of drive-through aisles. Screening materials may include a combination of plant materials, wall, raised planters, and berm as approved by the Zoning Administrator.

C. Percent Coverage

Except in any industrial, airport and railway base zone, parking lots having more than 20 spaces shall have a minimum of 5 percent of the parking lot area landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the

zoning district in which a project is located and is in addition to required landscaped setbacks.

D. Landscaped Setbacks

1. For 20 or fewer parking spaces: A minimum 10-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.

2. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.

3. When a greater setback is required by the zone: The greater setback shall prevail along all street frontages for parking, loading, and outdoor vehicle sales areas.

4. When adjacent to a residentially zoned or residentially used lot: A minimum 5-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas in conjunction with the required 6-foot high masonry wall.

E. Irrigation

All landscaped areas shall be equipped with an underground automated irrigation system.

19.580.100 Prohibition of Commercial, Heavy or Oversize Vehicle Parking

A. It is unlawful for the driver, owner or operator of any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds or truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds of more than 10,000 pounds, or any combination thereof, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.

B. It is unlawful for the driver, owner or operator of any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.

C. For the purpose of this Section, gross vehicle weight rating (GVWR) means the manufacturer's rated capacity for the motor truck, truck tractor and/or trailer.

D. It is unlawful to park, except for immediate loading and unloading of goods or to provide immediate services, any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, or any combination thereof, or any motor truck, truck tractor, or trailer

or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, on residentially zoned property within the City limits.

E. Recreational vehicles such as motor homes and travel trailers are exempted from the provisions of this Section; however, they remain subject to Section 19.580.070 A 4(Off Street Parking Location and Type Requirements).

19.580.110 Off-Street Loading Requirements

At the time of erection, establishment or enlargement of any land use involving the receipt and distribution by vehicles of materials and merchandise, there shall be provided and maintained for such new use or construction at least 1 loading space of not less than 10 feet in width, 22 feet in length and 14 feet in height, with adequate ingress and egress from a public street or alley for each 4,000 square feet of gross floor area or fraction thereof; provided that not more than 2 of such spaces shall be required unless the floor area exceeds 20,000 square feet, in which case the site plan shall be submitted to the Planning Commission for the establishment of the required loading spaces. Such loading space, together with necessary driveways and turning and maneuvering areas, shall be developed and maintained in conformity with the requirements for off-street parking areas, and shall meet the established standards and specifications of the Planning Division ~~and Building Department~~.

19.580.120 Maintenance for Off-Street Parking

A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this Chapter are maintained for the duration of the improvement or use requiring the parking area. Surfacing required for temporary lots shall be as determined by designated Approving or Appeal Authority.

B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.

C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or in areas where curb exists, the curb may be painted red in lieu of signs. All signing and striping installations shall be in conformance with the ’s current standards or as otherwise deemed necessary by the Zoning Administrator to ensure safe and efficient traffic flow in or about any parking facility.

19.580.130 Enforcement

A. All vehicles, including recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized vehicles, including recreational vehicles, shall be movable under their own power. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.

B. Those persons authorized to issue citations pursuant to the Riverside Municipal Code and any police officer, any parking control checker and the Director of Public Works, or designee, is authorized and empowered to enforce this parking regulation and to issue parking control notices related thereto as provided by the State of California Vehicle Code Section 40202.

19.580.140 Variances

The Zoning Administrator shall have the authority to administratively grant variances to the parking standards per Chapter 19.580 (Parking and Loading), consistent with the purpose of this Chapter, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the standards impractical. Any such decision by the Zoning Administrator may be appealed to the Planning Commission or City Council per Chapter 19.680 (Appeals).