



## *Off-Street Parking and Loading Standards*

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### **Sections:**

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- 19.74.015 Garage/carport requirements for multiple family dwelling units.
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- 19.74.030 Mixed occupancies.
- 19.74.040 Maximum distance defined.
- 19.74.050 Gross floor area defined.
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**19.74.010 MINIMUM STANDARDS.** Off-street parking shall be provided at the time of erection of any building or structure. At the time any building is enlarged or at the time there is an increase in the number of employees or any other unit of measurement defining the off-street parking requirements, there shall be provided off-street parking spaces only for such enlargement or increase. At the time there is a change in use of property, which creates a need for additional parking, facilities, as determined by the requirements of this Chapter, there shall be provided such additional facilities. Off-street parking spaces or areas required by this Chapter shall be provided in accordance with the following minimum standards:

- A. For one-family, two-family and duplex dwellings, except as provided in Section 19.09.070, one parking space within a private garage or carport on the same lot for each dwelling unit;
- B. For multiple-family dwellings, one and one-half parking spaces for each dwelling unit containing one bedroom, and two parking spaces for each dwelling unit containing two or more bedrooms. Such parking spaces shall be provided on the same lot or parcel for each dwelling unit. Any resulting fractional space shall be resolved to the next higher whole number. At least one of the parking spaces required for each multiple-family dwelling unit shall be in an enclosed garage and at least seventy-five percent of the total required spaces shall be in a garage or carport.

For mobile home parks, two parking spaces for each mobile home space. At least one parking space shall be on the mobile home space and the second shall be within one hundred fifty feet of the mobile home space. Additional parking in a separate designated storage area shall be provided at the ratio of one parking space for every four mobile home spaces;

- C. For motels, one parking space on the same or adjoining lot for each individual sleeping or living unit. In cases where larger units may be subdivided into smaller units for individual use, there shall be a parking space for each of the smaller units;
- D. For hotels, boardinghouses, fraternity or sorority houses, student dormitories, student housing facilities, homes for the aged, charitable or welfare institutions used for dwelling purposes, one parking space on the same lot or within one hundred fifty feet for every two guest rooms, dwelling units or rental units;

- E. For hospitals, one parking space on the same or adjoining lot for each bed. For sanitariums, convalescent or rest homes and homes for mental patients, one parking space on the same or adjoining lot for each three beds;
- F. For auditoriums, theaters, churches, stadiums, clubs and funeral chapels, one parking space for every four permanent seats in the principal assembly area or room. Where no permanent seats are provided, one parking space for every thirty square feet of floor area in the principal assembly room. Such spaces shall be located on the same lot or within three hundred feet;
- G. For day nurseries and nursery schools, one parking space for every ten children and one space for each staff member. Such spaces shall be located on the same or adjoining lot;
- H. For elementary and junior high schools, two parking spaces on the premises for every classroom. For the purposes of this subdivision only, additional parking for auditoriums and stadiums shall not be required;
- I. For high schools, seven parking spaces on the premises for every classroom. For the purposes of this subdivision only, additional parking for auditoriums and stadiums shall not be required;
- J. For colleges, junior colleges and universities, ten parking spaces on the premises for every classroom. For the purposes of this subdivision only, additional parking for auditoriums and stadiums shall not be required;
- K.
  - 1. For every Neighborhood Shopping Center ("C-1") Zone, at least three square feet of parking area for every one square foot of gross floor space as that term is defined in the "C-1" Zone (Chapter 19.28). The parking area shall constitute an integral part of the shopping center and may be zoned Parking ("P");
  - 2. For every Community Shopping Center ("C-1-A") Zone, one parking space for each two hundred square feet or major fraction thereof of gross leasable floor area. The parking area shall constitute an integral part of the community shopping center and may be zoned Parking ("P"). For the purpose of this paragraph, gross leasable floor area is defined as the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, expressed in square feet and measured to the centerline of the joint partitions and outside walls. Gross leasable floor area includes sales areas and integral stock areas, but excludes corridors, enclosed malls, lobbies, stairwells, elevators, equipment rooms, and public toilets.
- L. For offices, businesses and commercial buildings, except as otherwise provided, one parking space for each two hundred fifty square feet or major fraction thereof of gross floor area of the story containing the greatest square footage, and one parking space for every five hundred square feet of gross floor area of all remaining stories. Such spaces shall be located on the same lot or within three hundred feet;

- M. For banks, public or private utility offices, medical and dental offices, one parking space on the same lot or within three hundred feet for each one hundred eighty square feet or major fraction thereof of gross floor area. For an automated teller facility situated as part of its associated financial institution, there is no additional parking requirement beyond that of the financial institution building itself. For an automated teller facility situated independent of its associated financial institution, two parking spaces for the first automated teller station and one parking space for each additional station. Parking must be on the same lot or within 100 feet;
- N. For furniture stores, household appliance stores, drapery shops, plumbing stores, floor covering stores, motor vehicle and machinery sales buildings, one parking space for every five hundred square feet or major fraction thereof of gross street floor area and one parking space for every seven hundred fifty square feet of gross floor area above or below the street floor. Such spaces shall be located on the same lot or within three hundred feet;
- O. For restaurants, cafes, cafeterias, drive-in or fast-food restaurants, take-out food establishments, bars, nightclubs, taverns and similar uses, one parking space on the same lot or within one hundred fifty feet for each one hundred square feet or major fraction thereof of gross floor area shall be provided; in addition to the above requirement, drive-in or fast-food restaurants with drive-through serving facilities shall have on-site automobile storage for a minimum of ten automobiles in a stacking lane at least twelve feet in width, two hundred feet in length, and independent of any on-site parking, parking maneuvering areas, public streets, alleys, or traffic ways serving other on- and/or off-site uses. These parking requirements shall apply on the same basis to any outdoor dining area as defined by Section 19.04.394;
- P. For bowling alleys, five parking spaces on the same lot or within one hundred fifty feet for every one lane;
- Q. For plant nurseries, five parking spaces plus one additional parking space on the same lot for each two hundred fifty square feet or major fraction thereof of building floor area, excluding lath and green houses;
- R. For industrial and manufacturing establishments, one parking space on the same lot or within three hundred feet for every three hundred fifty square feet or major fraction thereof of gross floor area;
- S. For warehouses and storage buildings, one parking space on the same lot or within three hundred feet for every one thousand square feet or major fraction thereof of gross floor area;
- T. For outdoor sales, display or storage, five parking spaces plus one additional parking space on the same lot for each two hundred fifty square feet or major fraction thereof of gross sales office floor area;

- U. For uses not specifically mentioned, the requirements for off-street parking spaces shall be the same as for similar mentioned uses;
- V. For automobile service stations, six parking spaces on the same lot, plus two parking spaces for each service bay on the same lot or within one hundred feet;
- W. For optometric offices and clinics, one parking space on the same lot or within three hundred feet for each two hundred fifty square feet or major fraction thereof of gross floor area; provided when there is no more than one optometrist, there shall be a minimum of five parking spaces;
- X. For automobile service centers, six parking spaces on the same lot, plus three parking spaces for each service bay on the same lot or within one hundred feet;
- Y. For heliports, ten spaces plus one space for each two seats on the largest helicopters to be accommodated on the site. Such spaces shall be located on the same lot or within three hundred feet;
- Z. For helistops, five spaces on the same lot or within three hundred feet;
- AA. For contractor's storage yards in any zone, one parking space on the same property for each four thousand square feet of net lot area or one parking space for each two hundred fifty square feet of office space or one parking space for each five hundred square feet of enclosed storage, whichever is greater;
- BB. For methadone treatment facilities, one parking space on the same lot or within one hundred fifty feet for each one hundred square feet, or major fraction thereof, of gross floor area;
- CC. For vocational, trade or technical schools, one parking space on the same lot or within three hundred feet for each 1.33 or major fraction thereof of faculty, administrative and support staff members and one parking space on the same lot or within three hundred feet for each 1.33 or major fraction thereof of students on site during the heaviest attendance period. (Ord. 6120 §4, 1994; Ord. 5955 §1, 1991; Ord. 5932 §1, 1991; Ord. 5689 §3, 1988; Ord. 5319 §10, 1985; Ord. 5132 §9, 1983; Ord. 5053 §1, 1982; Ord. 4875 §1, 1981; Ord. 4449 §3, 1977; Ord. 4208 §7, 1975, Ord. 4200 §4, 1975; Ord. 4088 §2, 1974; Ord. 4040 §2, 1973; Ord. 3994 §7, 1973; Ord. 3859 §1, 1971; Ord. 3714 §5, 1970; Ord. 3712 §15, 1970; Ord. 3392 §2, 1966; Prior code §36.11 (part)).

**19.74.015 GARAGE/CARPORT REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS.** Garages and carports required for multiple-family dwelling units are to be designed to reflect the architecture of the dwelling units by using similar materials and roof pitches. Flat roofs will be discouraged. Garages and carports are to be distributed evenly throughout the project in groupings of no greater than five covered spaces, with a minimum of two uncovered spaces. Landscaped planters shall be required between garage structures as determined by the Design Review Board. Required garages must be utilized for vehicle parking and not for household storage. (Ord. 6120 §5, 1994).

**19.74.020 EXISTING SPACES.** Existing spaces maintained in connection with an existing and continuing building or structure or use shall be continued up to the number required by this Chapter for a similar new building, new structure or new use, and such number shall not be counted as serving a new structure or addition. (Prior code §36.11 (part)).

**19.74.030 MIXED OCCUPANCIES.** In the case of mixed occupancies, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately. (Prior code §36.11 (part)).

**19.74.040 MAXIMUM DISTANCE DEFINED.** Where a maximum distance is specified, such 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. (Prior code §36.11 (part)).

**19.74.050 GROSS FLOOR AREA DEFINED.** For the purposes of this Chapter, "gross floor area" shall not include areas used for off-street parking or loading spaces. (Prior code §36.11 (part)).

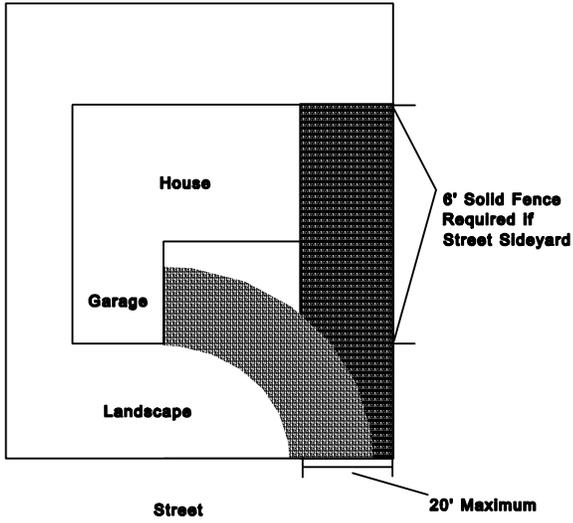
**19.74.052 OFF-STREET PARKING IN FRONT AND STREET SIDE YARDS.** Except as provided in this Section and in Section 19.74.060 and 19.74.065 of this Code, landscaped front and street side yard setbacks shall not be used for the off-street parking of vehicles or for off-street parking spaces, turning or 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. (Ord. 5717 §5, 1989).

**19.74.060 PARKING AND MANEUVERING IN FRONT YARD AREAS OF SINGLE-FAMILY RESIDENTIAL AND R-2 ZONES.**

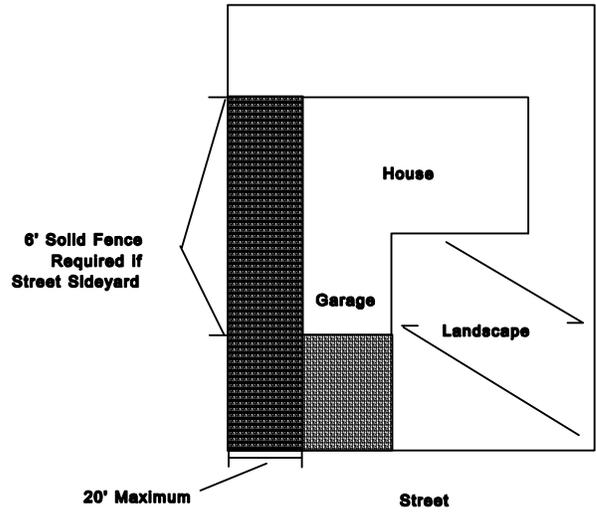
A. Permitted Locations of Parking and Maneuvering Areas. Parking and maneuvering areas in front yard areas of Single-Family Residential and "R-2" Zones for all vehicles, including recreational vehicles with a gross vehicle weight rating of 10,000 pounds or less , shall be limited to the space within 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 Figures 1 and 2.);
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 3);

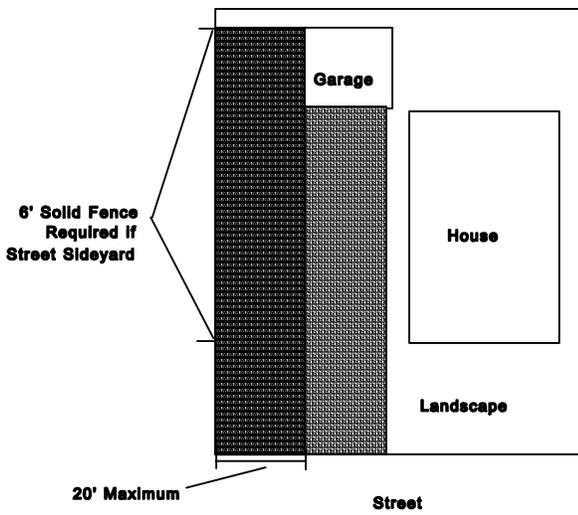
**Figure 1**



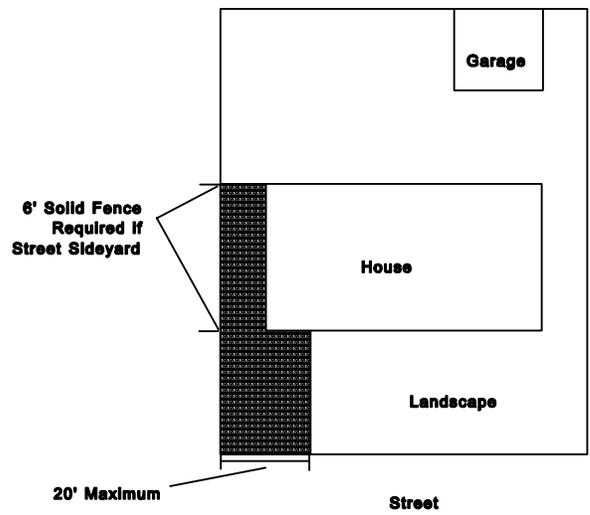
**Figure 2**



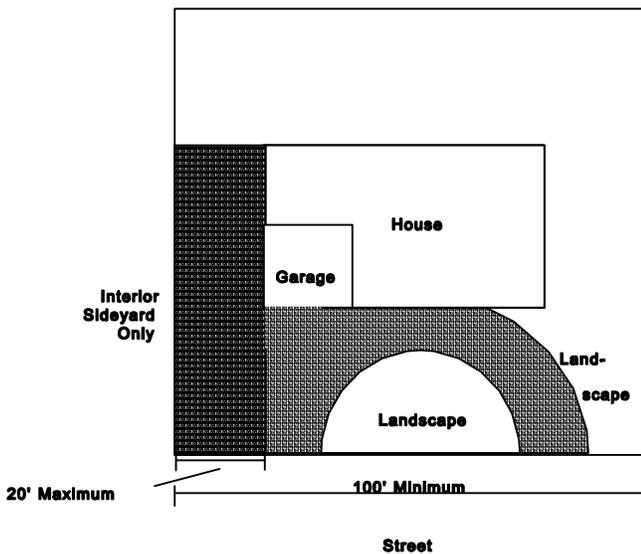
**Figure 3**



**Figure 4**



**Figure 5**



**Legend**



**Standard Driveway**



**Extra Paving (20' Maximum Width)**

Not to Scale

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 4);
  4. Circular Drives: A house with one street frontage and at least 100 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 5);
  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. Exceptions to Paving Restrictions. The Planning Director 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 Planning Director may be appealed to the Board of Administrative Appeals and Zoning Adjustment by applying for a minor variance;
- C. Non-Conforming 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 Departments;
- D. Landscaping of Front Yards. All front yard areas other than those permitted to be paved by this Section shall be landscaped;
- E. Parking on Front Yard Landscaped Areas. Parking on any portion of a front yard, other than the paved parking areas permitted by Section 19.74.060 (1) and (2), or non-conforming driveway permitted by Section 19.74.060(3), is prohibited;
- F. Registration and Vehicle Condition. All 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. (Ord. 6093 §1, 1993; Ord. 5717 §6, 1989; Prior code §36.11 (part)).

**19.74.065 PARKING FOR RECREATION VEHICLES WITH A GROSS VEHICLE WEIGHT RATING OF 10,000 POUNDS OR MORE:**

- A. 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:
  - 1. A garage or carport.
  - 2. A paved surface in the rear yard, outside of required setbacks, or an interior sideyard 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 overhand.
    - 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 except as permitted by 19.07.030(N).
  - 4. The property may be fenced subject to current Zoning Code standards.
- B. Variances. The Zoning Administrator shall have the authority to administratively grant variances to the parking standards per Chapter 19.64, consistent with the purposes of this section , where special circumstances relating to property configuration, terrain, landscaping or structural 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 19.64.

**19.74.070 DIMENSIONS AND SPACE INDICATIONS**

- A. Each off-street parking space shall consist of a minimum rectangular area nine (9) feet wide by eighteen (18) feet long, together with drives, aisles, turning and maneuvering areas meeting the standards and specifications established by resolution and having access at all times to a public street

or alley. Parking spaces that are parallel and adjacent to a building, fence/wall, property line, or other door swing or pedestrian access obstruction, shall be nine and a half (9-1/2) feet wide.

- B. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four inches wide or by other means acceptable to the Planning Department. Handicapped accessible spaces shall be indicated by blue painted stripes, signs, and markings in accordance with State of California requirements. (Ord. 5133 §1, 1983; Prior code §36.11 (part).
- C. Except in the case of individual tree well planters, the minimum eighteen (18) feet paved depth of a parking space shall not be reduced by an overhang into a planter. (Revised 3/14/01)

**19.74.080 STANDARDS ESTABLISHED.** All off-street parking and loading areas and outdoor vehicle sales areas, including driveways, aisles, turning and maneuvering areas and parking spaces, except parking spaces provided within a completely enclosed building:

- A. Shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, 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 one hundred feet back from the street property line in the "HR", "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 "HR" Zone, the driveways within the bridle paths or equestrian trails shall not be paved;
- B. Shall have bumper stops not less than two feet in height or wheelstops not less than six inches in height erected adjacent to any building or structure, wall, fence, property line or walkway to protect other property;
- C. Shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Department and Public Works Department;
- D. Shall have any lights arranged so as to be directed onto the parking, loading or sales area and away from any adjacent property;
- E. Shall have, when adjoining or across an alley from property in a residential zone, a masonry wall six feet in height erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be three 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 three feet high within ten feet of the street line;
- F. Shall be maintained at all times in a clean, neat and orderly condition;
- G. Where more than twenty parking places are required, shall be landscaped a minimum of five percent of the net off-street parking area in accordance with the approved standards and specifications of the

Planning and Park and Recreation Departments, except in all Manufacturing, Air and Railway Zones where this landscaping requirement will not apply;

- H. Shall have a minimum landscaped setback along all street frontages of ten feet for parking, loading and outdoor vehicle sales areas with twenty or fewer parking spaces and fifteen feet for parking, loading and outdoor vehicle sales areas with over twenty parking spaces. When a greater setback is required by the zone in which the parking, loading or outdoor vehicle sales area is located, such greater setback shall prevail;
- I. Shall have, along all street frontages, a three-foot-high buffer to such off-street parking and loading areas and outdoor vehicle sales areas consisting of a solid hedge or landscape berm or a combination thereof or an alternative buffer may be used subject to the prior written approval of the Planning Director. The buffer shall be measured from the grade of the parking, loading, outdoor vehicle sales area and, in the case of hedges, shall be situated at the rear of the landscaped setback required by paragraph (8) above. This paragraph shall not apply in those instances where paragraph (5) above requires a masonry wall. This paragraph shall not apply to property in a Single-Family Zone or in the "R-2" Zone when such property is used for a single-family residence or a duplex. (Ord. 6167 §1, 1994; Ord. 5671 §§3, 4, 5, 1988; Ord. 4875 §2, 1981; Ord. 4260 §4, 1976; Ord. 3489 §1, 1967; Prior code §36.11 (part)).

#### **19.74.090 STANDARDS FOR PARKING STRUCTURES.**

- A. 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 Department and Public Works Department;
- B. Driveways and turning and maneuvering areas in a parking structure shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair;
- C. Parking structures shall have a minimum landscaped setback of fifteen feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, the Riverside Freeway and Locust Street, where a ten-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;
- D. Parking structures shall have, along all street frontages, a three-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 paragraph (3) above. (Ord. 5836 §2, 1990; Ord. 5671 §6, 1988; Prior code §36.11 (part)).

**19.74.100 SURPLUS PARKING FACILITIES TO COMPLY.** Where off-street parking facilities are provided but not required by this title, such facilities shall comply with the development standards specified in this title.

**19.74.110 EXCEPTIONS.** The parking space requirements of this Chapter shall not apply in the following cases:

- A. To any new commercial or office uses to occupy space within the confines of an existing structure located within the downtown area bounded by Third Street, Orange Street, Fourth Street, Lemon Street, Fifth Street, the Riverside Freeway, Seventh Street, the Union Pacific Railroad tracks, University Avenue, the Riverside Freeway, Fourteenth Street, Almond Street, Hidalgo Place, Chestnut Street, Ninth Street, Brockton Avenue, the alley extending easterly of Brockton Avenue between Seventh Street and Sixth Street, Chestnut Street, Sixth Street and Fairmount Boulevard. (Ord. 5094 §1, 1983; Ord. 3801 §2, 1971; Ord. 3680 §3, 1970; Prior code §36.11 (part)).

**19.74.130 PLANS AND SPECIFICATIONS PREREQUISITE TO BUILDING PERMIT.** No building permit or license shall be issued for any building or structure or use requiring parking spaces 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 Department and the Public Works Department. (Prior code §36.11 (part)).

**19.74.140 OCCUPATION AND FINAL INSPECTION OF BUILDING.** No building shall be occupied and no final inspection shall be given by the Building Division of the Public Works Department until off-street parking spaces are provided in accordance with the provisions of this Chapter. (Prior code §36.11 (part)).

**19.74.150 MAINTENANCE AND USE OF PARKING SPACES.** All off-street parking spaces and areas required by this Chapter shall be maintained for the duration of the improvement or use requiring such areas. Such spaces and areas must be used exclusively for the temporary parking of passenger automobiles, light trucks, or recreational vehicles, and may not be used for the sale, display or repair of motor vehicles, motorized or non-motorized recreational vehicles, aircraft, boats or utility trailers, except as provided in Sections 19.68.060, 10.45.010 and 10.45.020. Pedestrian walkways, trash enclosures, landscaping, parking structures and permitted signs and lights, however, may be placed in such areas. (Ord. 5940 §4, 1991; Ord. 5717 §7, 1989; Prior code §36.11 (part)).

**19.74.160 OFF-STREET LOADING SPACE.** At the time of erection, establishment or enlargement of any hospital, hotel, market, department store, laundry, dry cleaning plant or industrial or storage building, or other uses similarly 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 one loading space of not less than ten feet in width, twenty-two feet in length and fourteen feet in height, with adequate ingress and egress from a public street or alley for each four thousand square feet of gross floor area or fraction thereof; provided, that not more than two of such spaces shall be required unless the floor area exceeds twenty thousand 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 Department. (Prior code §36.12).

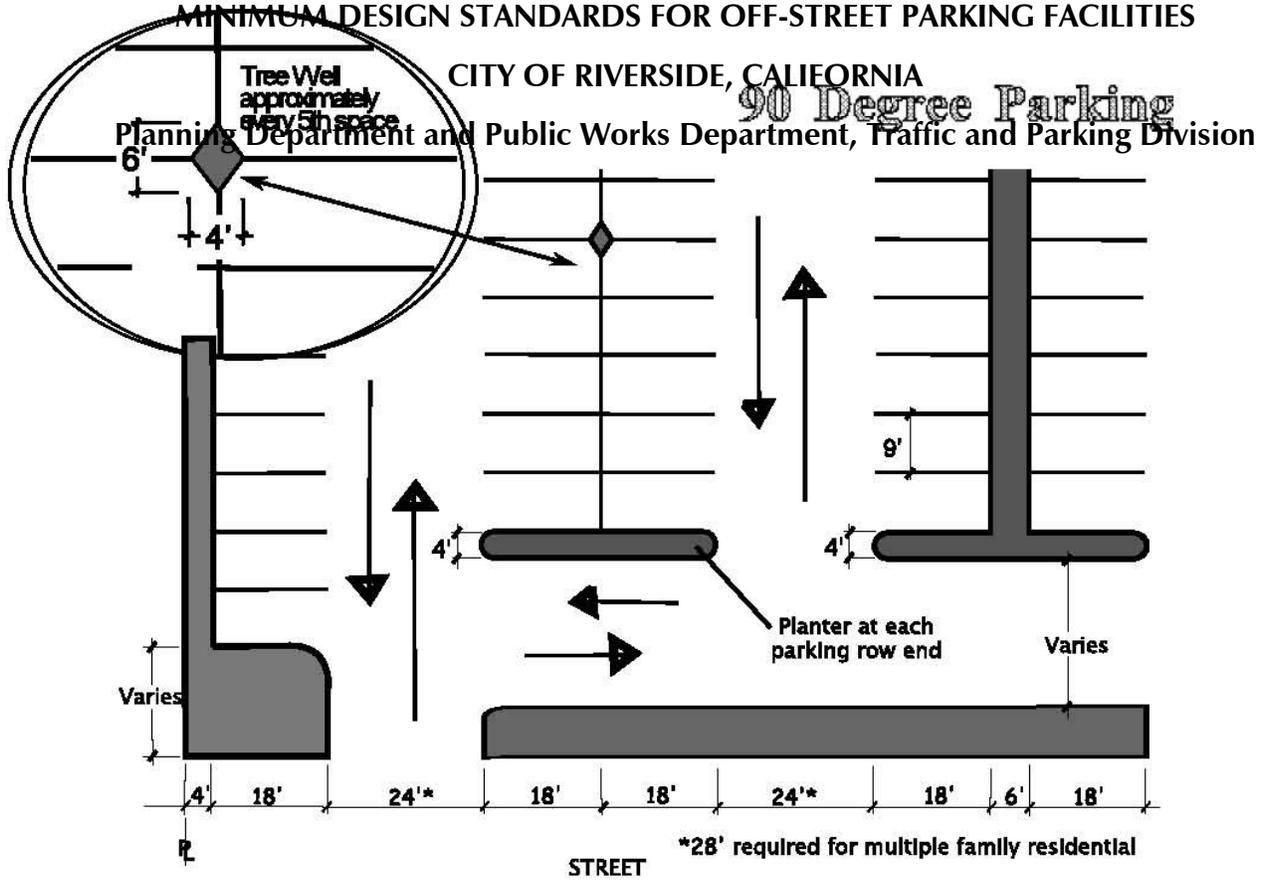
## ***Design Standards for Off-Street Parking***

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**MINIMUM DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES**

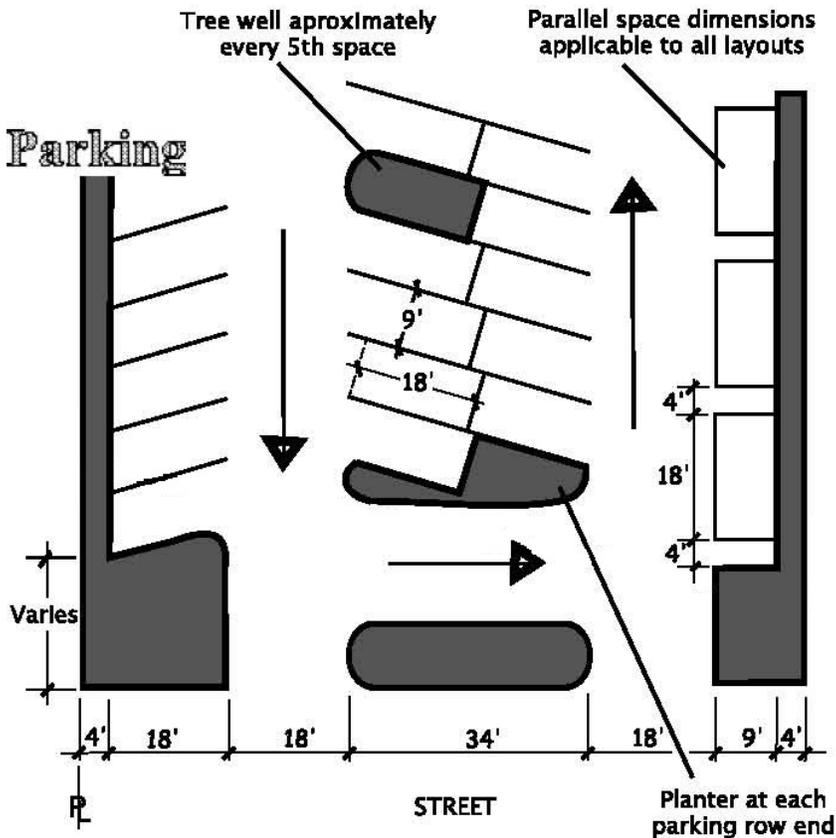
CITY OF RIVERSIDE, CALIFORNIA

**90 Degree Parking**

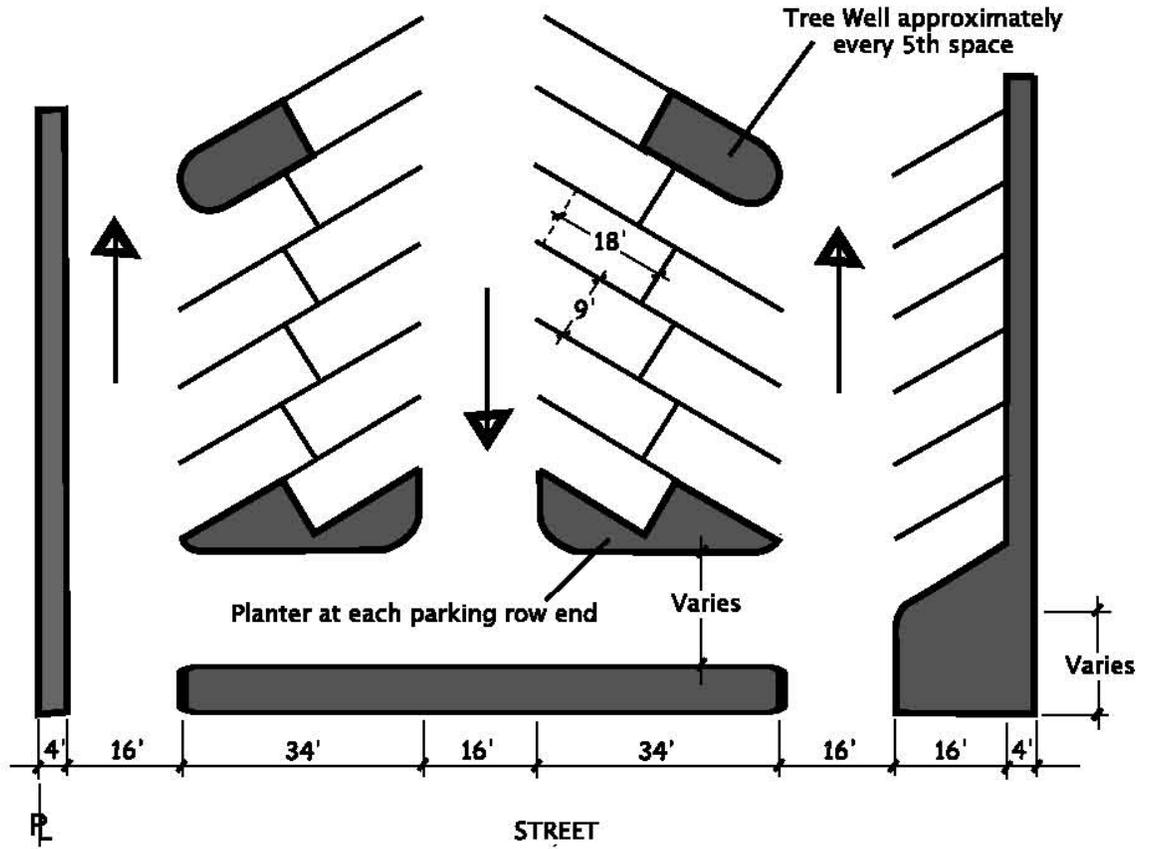


Landscaping, Typical

**75 Degree Parking**

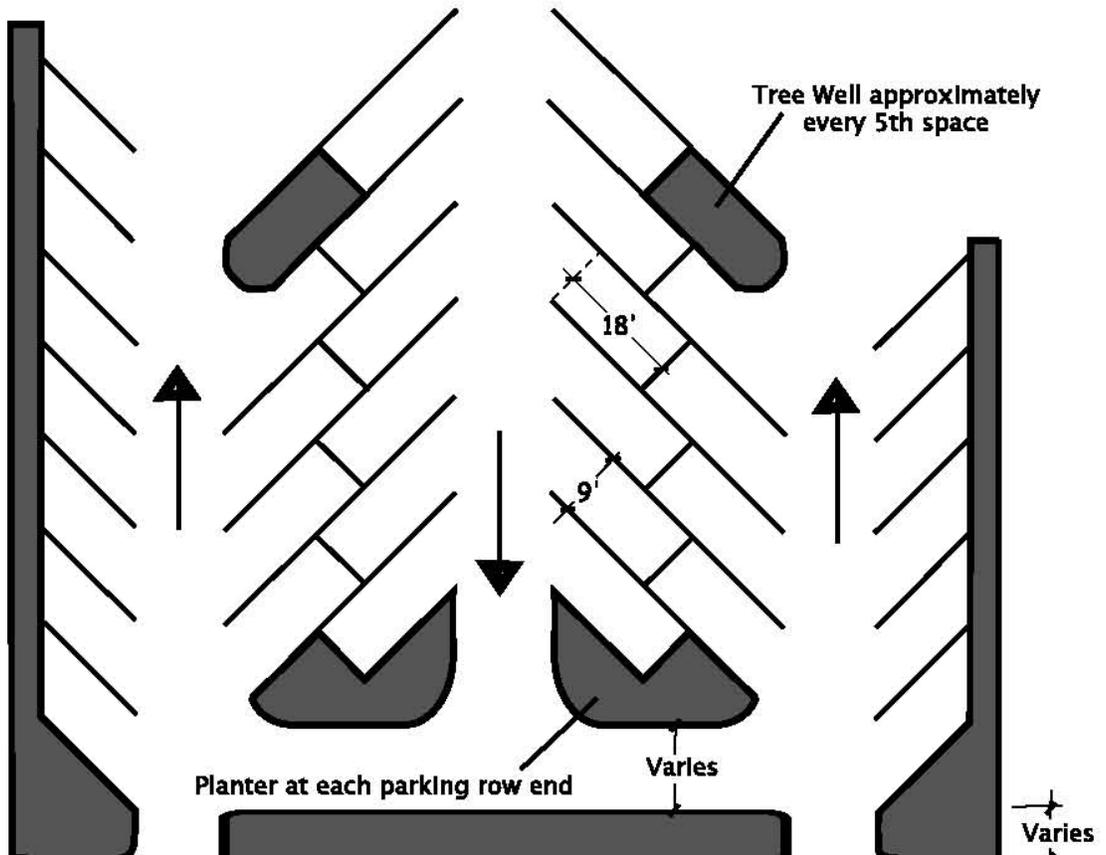


# 60 Degree Parking



Landscaping, Typical

# 45 Degree Parking



**NOTES:**

1. All parking facilities shown above, except for the "90 Degree" example, are based on one-way movement of traffic.
2. All stalls must be a minimum of nine feet in width and eighteen feet in length.
3. No residential drives shall be permitted on major streets as shown on the General Plan, Circulation and Transportation Element except where no other access to the property exists. No off-street parking plan will be approved where vehicles are required to back into a street excepting plans for one- and two-family residences.
4. Driveway widths shall have the following minimum dimensions except where greater widths are necessary at property lines to meet the driveway approach standards established by the Public Works Department:
  - a. Ten feet for single-family residential and duplex driveways;
  - b. Twelve feet for one-way multiple-family residential driveways 150 feet or less in length with no on-drive parking and when adjacent to one or two story buildings;
  - c. Sixteen feet for all other one-way multiple-family residential driveways;
  - d. Twenty-four feet for all two-way multiple-family residential driveways; twenty-eight feet in width for any portions of driveways used as maneuvering areas for adjacent parking bays.
  - e. Twelve feet for all one-way non-residential driveways except that such driveways may be reduced to ten feet if; (1) the driveway provides access to not more than ten parking spaces, and (2) the total length of the ten-foot-wide driveway does not exceed 75 feet; and,
  - f. Twenty feet for all two-way non-residential driveways; twenty-four feet in width for any portions used as maneuvering areas for adjacent parking spaces.
5. Parking stall, entrances, exits, driveways, aisles and alleys used for access must be improved in accordance with the parking section of the zoning regulations, including:
  - a. Landscaping in accordance with City Council Resolution 10904;
  - b. Striping of the stalls;
  - c. Bumper or wheel stops when the stalls are abutting structures or walkways;
  - d. Two and one-half inches a.c. paving over four inches d.g.;
  - e. Masonry walls where required by the zoning regulations; and
  - f. Directional signs to insure safe and proper ingress and egress.
6. All lighting must be directed away from residential property.
7. The design of off-street parking facilities must be approved by the City Planning Department prior to the issuance of any building permit. Appeals, variances and referrals shall be per Title 19 of the Municipal Code. Street access driveways must be approved by the Public Works Department.

8. Sufficient information to determine compliance with the above must be shown on the plot plan, which must be drawn to standard architect's or engineer's scale and must show the following information:
  - a. Street address if known;
  - b. Dimensioned property lines and their connection with some established street intersection;
  - c. Location and floor area of each use for all existing and proposed buildings and structures;
  - d. Names and widths of abutting streets;
  - e. Location of curbs, sidewalks, streetlights, street trees, utilities, and other street improvements;
  - f. Detailed and dimensioned layout of parking stalls, aisles, driveways, wheel or bumper stops, walls, curb cuts, directional signs, landscaped areas, and other improvements;
  - g. Detailed information of any easements;
  - h. North arrow and scale;
  - i. Name and phone number of an individual who can answer questions and make decisions regarding the parking lot design.