

**CHAPTER 9.11**

**PARKING AND LOADING REQUIREMENTS**

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**Section 9.11.010 Purpose and Intent**

The purpose of this Chapter is to ensure the adequate provision of parking, loading, and bicycle facilities proportionate to the needs created by the various land uses within the City of Moreno Valley. In providing adequate parking, loading, and bicycle facilities, it is the intent of this chapter to:

1. Progressively alleviate or prevent on-site and off-site traffic congestion and hazards;
2. Ensure the maneuverability of emergency and service vehicles;
3. Provide safe, accessible, convenient, attractive and well-maintained off-street parking areas;
4. Protect residential neighborhoods from the adverse effects of vehicular noise and traffic by uses in adjacent non-residential districts; and
5. Implement General Plan circulation and energy conservation policies.

**Section 9.11.020**    **Applicability**

Proposed off-street surface parking facilities shall be subject to the provisions of Section 9.02.020 A, Minor Development Review, the requirements of the underlying district and the following standards. Parking structures shall be subject to the requirements of Section 9.11.080.

1. Any new building constructed, any new use established, any addition or enlargement of an existing structure or use, and any change in the occupancy of an existing building or the manner in which a use is conducted that would result in additional parking spaces being required shall comply with the provisions of this Chapter.
2. In the case of additions or enlargements of an existing building or use, or a change of occupancy or manner of operation that would result in additional parking spaces being required, the building, use, occupancy or operating, as revised, shall comply with the provisions of this Chapter.

**Section 9.11.030**    **General Regulations**

The following general regulations shall be applicable to all districts.

**A. Status of Existing Development and Approvals**

No building or use of land which lawfully existed on or is lawfully constructed under a Conditional Use Permit or a Plot Plan approved prior to the effective date of this Title shall be considered nonconforming solely because of the lack of the additional off-street parking and loading facilities required by this Chapter. However, no expansion of use or facilities or change of use shall be permitted which will require additional off-street parking unless the parking and facility is brought into conformance with this Chapter.

**B. Calculation of Floor Areas**

1. For purposes of calculating off-street parking requirements for dwelling units, dens, studios, bonus rooms, studies and similar rooms as well as rooms ordinarily used for sleeping, shall be considered as "bedrooms".
2. Gross floor area shall be used to determine the number of non-residential spaces required by this Chapter for the provision of off-street parking and loading spaces and bicycle facilities.
3. All outdoor patio, deck, balcony, terrace, and other area that will accommodate a permanent activity that can contribute toward the need for parking facilities in addition to that which is provided for principal activities and uses within the building or structure shall be included in calculating the gross floor area.

**C. Fractions**

If calculation of the parking spaces and bicycle facilities results in a fractional space, then the fraction shall be rounded to the next higher whole number.

**D. Parking Study**

1. The number of spaces required by this Chapter for provision of off-street parking and loading spaces and bicycle facilities may be adjusted by the Planning Commission if it is demonstrated by an approved parking study that the proposed use would have a parking or loading space demand other than the requirements of this Chapter.
2. A parking study shall be required when, in the opinion of the Community Development Director, an increase in the number of parking or loading spaces may be warranted. Form and content of said parking study shall be as prescribed by the City Traffic Engineer. Said parking study shall be subject to review and approval by the City Traffic Engineer.

**E. Multiple Uses**

In situations where a combination of uses are developed on a site, including multiple uses under single ownership, the number of spaces required shall be equal to the sum of the requirements for each of the uses, unless a reduction is granted pursuant to the shared parking provisions of Section 9.11.070.

**F. Operation and Maintenance**

1. All parking, loading and bicycle facilities required by this Chapter shall be maintained for the duration of the use requiring such facilities.
  - a. Required parking, loading and bicycle facilities shall not be used for the storage or display of merchandise, or for the storage or repair of vehicles or equipment.
  - b. Required parking, loading and bicycle facilities shall not be used for the sale of merchandise, except on a temporary basis subject to the issuance of a temporary use permit pursuant to the provisions of Section 9.02.150.
2. It shall be the responsibility of the owner or operator of a specific use to ensure that required parking facilities are maintained in good operating condition, and to ensure that the parking facilities are periodically swept and cleaned, and are properly striped.

**G. Uses Not Specified**

Where the parking requirement for a use is not specifically set forth herein, the parking requirements for such use shall be determined by the Community Development Director as set forth in Section 9.01.060. The applicant shall submit a parking study to be reviewed and approved by the City Traffic Engineer and the Community Development Director as a basis for the Community Development Director's action.

**H. Tandem Parking**

Tandem parking shall not be used to meet the required number of parking spaces, unless specifically permitted in this Chapter.

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**I. Compact Parking**

A maximum of 20% of all on-site parking may be permitted as compact spaces.

**J. Rear Parking**

Parking in the rear of buildings and service area shall be limited to 5% of the total required off-street parking; however, in no case shall such parking exceed 10 parking spaces.

**K. Compliance**

The property owner shall be held accountable and responsible for compliance with the requirements of all on-site parking as required by this Chapter. Further, it is the property owner's responsibility to ensure that the demand for parking by uses on any site will not exceed the provided available parking.

**Section 9.11.040 Off-Street Parking Requirements**

**A. Automobile Parking Requirements**

Off-street automobile parking shall be provided in accordance with the requirements of this Chapter. The following Tables set forth the minimum off-street parking requirements and certain notations for various residential, commercial, industrial, public and quasi-public uses:

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
<b>Residential Uses</b> <u>TABLE 9.11.040A-12</u>		
Single-Family	2/unit	Within an enclosed garage
Second Units	2/unit	Carport or garage
Duplex	2/unit	Within an enclosed garage
3 or More Units		
Studio	1.5/unit	1 covered/unit
1 Bedroom	1.5/unit	1 covered/unit
2+ Bedrooms	2.5/unit	2 covered/unit

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
<b>Residential Uses TABLE 9.11.040A-12 (CON=T)</b>		
Senior Housing Studio	1.0/unit	1 covered/unit
1 Bedroom	1.25/unit	1 covered/unit
2+ Bedrooms	1.5/unit	1 covered/unit
		Alternate parking requirements may be permitted subject to approval of a parking study pursuant to Section 9.11.030(D).
Mobile home Parks	2.5/unit	Tandem spaces may be used to meet resident parking requirements.
Model Home Complexes	3/model home	
Residential Care Homes		Parking requirements shall be determined by the Community Development Director subject to an approved parking study.

<b>Commercial Uses TABLE 9.11.040B-12</b>		
General Retail (unless specified elsewhere)	1/225 sq ft of gross floor area	
Automobile, boat, mobile home, or trailer sales, retail nurseries, or other similar outdoor commercial activities	1/2,000 sq ft of display area	1. Display area shall include all office, service and repair, or other related activities and areas that are accessible to the public.  2. No required off-street parking spaces shall be used for display, sales, service, or repair of vehicles.
Automobile service stations, repair and service facilities	2 spaces + 4/service bay	Any related retail activities shall be subject to the general retail parking standards (mini-markets, tire sales, and the like)
Automobile washing and waxing establishments: Self-serve	2 spaces + 2 per washing stall	<i>[Amended by Ord. 405, eff. 8/12/93]</i>
Automated	10 + 1 per 2 employees	

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
Medical and Dental Offices and Clinics, Emergency Medical Facilities <i>[Deleted by Oriinance. 402, effective 6/24/93]</i>		
<b>Commercial Uses</b> <u>TABLE 9.11.040B-12 CONT</u>		
Barber Shop, Beauty Parlor	3/barber chair or beautician station	
Banks, savings and loans, business, professional and medical offices <i>[Amended by Ordinance 402, effective 6/24/93]</i>	1/250 sq ft of net floor area	10% of spaces must be designated for employee car pools
Day Care Center	1/employee + 1/500 sq ft of gross floor area	
Eating and Drinking Establishments: Drive-in or Take-out Facilities  All Others	1/75 sq ft of gross floor area  1/75 sq ft of gross floor area up to 6,000 sq ft + 1/55 sq ft of gross floor area over 6,000 sq ft	A minimum of 10 spaces required per use.
Hotel, Motel	1.25/guest room	For facilities with (100+) parking spaces, 2-12 x 36 through stalls for RV parking are required. These spaces may be counted as 4 auto parking stalls.
Kennels <i>[Added by Oriinance. 402, effective 6/24/93]</i>	2 spaces per 1,000 sq ft	2 spaces per 1,000 sq. ft. of indoor animal enclosure
Mortuaries	1/4 seats + funeral procession queue capacity for 5 cars	
School, Private Business and Trade  College  Elementary/Junior High	10 spaces + 24/classroom  10 spaces + 30/classroom  10 spaces + 2/classroom	Special design requirements shall apply for bus loading and parent drop-off points

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
Senior High	10 spaces + 10/classroom	
<b>Commercial Uses TABLE 9.11.040B-12 (CON'T)</b>		
Storage lots and mini-warehouses <i>[Added by Ordinance. 402, effective 6/24/93]</i>	1 /100 storage spaces and 2 per caretaker residence	(2 spaces minimum)
Medical and Health Services: Convalescent and Nursing Homes	1/3 beds	A minimum of 1 space per each 4 beds.
Homeless Shelter	1/4 beds	
Hospitals	1/bed	
Residential Care Facilities	(See Residential Uses, Section 9.11.040 Table 9.11.040A-12)	
Veterinary Hospital and Clinic	1/200 sq ft of gross floor area	
Recreation:		
Arcades	1/75 sq ft of gross floor area	
Bowling and Billiards	5/alley + 2/billiard table	
Commercial Stables	1/5 horse capacity for boarding on-site	
Golf Course	6/hole	
Golf Driving Range	1/tee	
Golf, Miniature	3/hole	
Health Club	1/100 sq ft of gross floor area	
Parks-Public and Private	To be determined by the approval authority based upon an	

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
	approved parking study	
<b>Commercial Uses TABLE 9.11.040B-12 (CON'T)</b>		
Skating Rink	1/100 sq ft of gross floor area	
Tennis, Handball and Racquetball Facilities	3/court	
Theaters	5 spaces + 1/3 fixed seats	

<b>Industrial Uses TABLE 9.11.040C-12</b>		
Manufacturing	1/500 sq ft of gross floor area devoted to manufacturing	10% of the space provided must be designed for use by employee car pools. See Section 9.11.080(E) for car pool space requirements.
Research and Development	1/350 sq ft of gross floor area	10% of the spaces provided must be designed for use by car pools. See Section 9.11.080(E) for employee car pool space requirements.
Warehouse and Distribution	1/1,000 sq ft of gross floor area	

<b>Public and Quasi-Public Uses TABLE 9.11.040D-12</b>		
Libraries, Museums and Galleries	1/300 sq ft of gross floor area	
Public Utility Facilities Without an Office On-site	2/employee on the largest shift + 1/company vehicle	A minimum of 2 spaces shall be required.
Auditorium, Places of Public Assembly and Places of Worship	1/3 fixed seats or 1/35 sq ft of gross floor area of the assembly area or 1 space for every 4.5 lineal feet of benches/pews, whichever is greater	

<b>OFF-STREET PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>MINIMUM REQUIREMENT</b>	<b>NOTES</b>
Government Offices <i>[Added by Ordinance 402, effective 6/24/93]</i>	To be determined by a parking study approved by the City Engineer	

**B. Schedule of Accessible Parking Requirements**

The following requirements for accessible parking are intended to be consistent with the State requirements. Any conflicting provisions or future changes in State or Federal requirements shall pre-empt the standards for provision of accessible parking spaces contained in this Title.

1. Accessible parking for residential uses shall be provided at a rate of 1 space for each dwelling unit that is designed for accessibility and occupancy by the handicapped, unless an adjustment is allowed, based on a parking study approved by the City Engineer.
2. Accessible parking for outpatient units and facilities providing medical care and other services for persons with mobility impairments shall be provided at a rate of 10% of the total number of parking spaces provided serving such outpatient unit or facility. Accessible parking for units and facilities that specialize in treatment or services for persons with mobility impairments shall be provided at a rate of 20% of the total number of parking spaces provided serving each such unit or facility.
3. Accessible parking spaces for other uses shall be provided at the following rates:

<b>Number of Automobile Spaces Provided</b>	<b>Number of Accessible Spaces Provided</b>
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total spaces
1001 and over	20 plus 1 for each 100 spaces or fraction thereof over 1001

4. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum 18 feet in length. If 2 accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the 2 spaces. One in every 8 handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than 8 feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common 8-foot wide loading area.
  
5. When less than 5 parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9 foot parking area and a 5 foot loading area. Said space shall not be required to be reserved or identified exclusively for use by persons with disabilities.
  
6. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
  
7. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the Building Official determines that compliance with any regulation of this paragraph would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided.
  
8. The slope of an accessible parking stall shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083% gradient) in any direction.
  
9. Notwithstanding the off-street parking requirements of Subsection 9.11.040-A, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this Subsection.
  
10. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Valet parking facilities shall provide a passenger loading zone as described herein.

*[Amended by Ordinance 405, effective 8/12/93]*

**C. Schedule for Recreational Vehicle Parking Spaces**

In addition to automobile parking, recreational vehicle spaces containing not less than 400 square feet per space shall be provided within multiple family residential developments as follows:

<u>Dwelling Units</u>	<u>Recreational Vehicle Spaces</u>
1-20	No requirement
21-100	1 space/20 units
101+	1 space/20 units for the first 100 units plus 1 additional space or each 25 units over 100

**Section 9.11.050    Schedule of Off-Street Loading Requirements**

Minimum off-street loading space requirements for all industrial, office-commercial and commercial uses, project or complex, within the City of Moreno Valley shall comply with the following:

<u>Gross Square Footage</u>	<u>Off-Street Loading Requirement</u>
0 - 29,999	1
30,000 - 69,999	2
70,000 - 120,000	3
Each additional 50,000 sq. ft. over 120,000 sq. ft.	1

**Section 9.11.060    Schedule of Off-Street Bicycle Parking Requirements**

Minimum off-street bicycle parking requirements for uses within the City of Moreno Valley are presented in the following table. A higher class of facility may be substituted for a Class 2 or Class 3 facility. Any use that calculates the number of off-street bicycle parking spaces as a percentage of required auto parking shall install a minimum of four (4) spaces.

<b>Table 9.11.060-13 Off-Street Bicycle Parking Space Requirements</b>			
	<u>Use</u>	<u>Requirement</u>	<u>Class</u>
<b>RESIDENTIAL USES</b>			
1	Single Family Detached	None	
2	Multiple Family	1 space/ 5 units	2
3	Senior Housing	None	
4	Mobile Home Parks and Subdivisions	None	
5	Model Home Complexes	None	
<b>COMMERCIAL USES</b>			
6	Uses Located in Regional Commercial Shopping Centers (more than 750,000 square feet of gross leasable area)	3% of auto parking requirement	2
7	Uses Located in Neighborhood, Community, and Convenience Shopping Centers Freestanding Commercial and Service Uses	5% of auto parking requirement	2
8	Automobile Repair	None	
9	Automobile Sales	None	
10	Automobile Service Station	None	
11	Automobile Washing	2 spaces	2
12	Barber Shop, Beauty Parlor	5% of auto parking requirement	2
13	Bank, Savings & Loan	5% of auto parking requirement	2

**Table 9.11.060-13  
Off-Street Bicycle Parking Space Requirements**

	<u>Use</u>	<u>Requirement</u>	<u>Class</u>
14	Business and Personal Services, General	5% of auto parking requirement	2
15	Eating and Drinking Establishments with Drive-in or Take-out Facilities	1 space/350 gross square feet	2
	All Others	5% of auto parking requirement	2
16	Hotel, Motel	2 spaces	2
17	Lumberyard, Nursery	None	
18	Mortuaries	None	
COMMERCIAL USES (CON=T)			
19	Offices: Administrative, Business, Professional, Government	7.5% of auto parking requirement	2
20	Retail, General (i.e., Departments, Markets, Specialty, and the like)	5% of auto parking requirement	2
21	Retail, Furniture, Major Appliances	None	
22	Business and Trade Schools	5% of auto parking requirement	2
23	Colleges	3% of auto parking requirement	2
24	Elementary, Junior High Schools	1 space/ 3-student capacity	1- enclosed
25	Senior High Schools	1 space/ 3-student capacity	2
MEDICAL AND HEALTH SERVICES			
26	Convalescent and Nursing Homes	2 spaces	2
27	Homeless Shelters	2 spaces	2
28	Hospitals, Medical and Dental Offices and Clinics	3% of auto parking requirement	2
29	Veterinary Hospitals and Clinics	2 spaces	2
INDUSTRIAL USES			

**Table 9.11.060-13  
Off-Street Bicycle Parking Space Requirements**

	<u>Use</u>	<u>Requirement</u>	<u>Class</u>
30	Manufacturing	5% of auto parking requirement	2
31	Research and Development	5% of auto parking requirement	2
32	Warehouse and Distribution	5% of auto parking requirement	2
ENTERTAINMENT AND RECREATION USES			
33	Arcades, Games	1 space/2 games up to 20 games plus 1 space/ 5 games for over 20 games	2
34	Auditoriums, Places of Public Assembly	3% of auto parking requirement	2
35	Bowling Alleys, Billiard Halls	5% of auto parking requirement	2
36	Commercial Stables	5% of auto parking requirement	2
37	Golf Driving Range	None	
38	Golf Course (Executive and Regulation)	None	
39	Golf, Miniature	10% of auto parking requirement	2
40	Health Club	10% of auto parking requirement	2
41	Parks, Private	20% of auto parking requirement	2
42	Skating Rinks	10% of auto parking requirement	2
43	Tennis, Handball, Racquetball Facilities	10% of auto parking requirement	2
44	Theaters, Movie	10% of auto parking requirement	2

**Table 9.11.060-13  
Off-Street Bicycle Parking Space Requirements**

	<u>Use</u>	<u>Requirement</u>	<u>Class</u>
PUBLIC AND QUASI-PUBLIC USES			
45	Day Care, Preschools, Nursery Schools, Family Day Care, Residential Care Homes	2 spaces	2
46	Libraries	10% of auto parking requirement	2
47	Places of Worship	10% of auto parking requirement	2

*[Amended by Ordinance 406, effective November 26, 1993]*

**Section 9.11.070     Adjustments to Off-Street Parking Requirements**

1. Shared Parking

- a. A reduction in minimum parking requirements for individual uses may be granted by the approval authority where joint use of parking facilities or other factors will mitigate peak parking demand.
- b. Requests for parking reductions resulting from joint usage shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format described below.

Shared parking requests shall be analyzed as follows:

- (1) Initial Project Review involves documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, general location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs;
- (2) Adjustments for Peak Parking Factor includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use based upon the requirements of Section 9.11.040. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered;
- (3) Analysis of Hourly Accumulation involves an estimation of hourly parking accumulations for

- each land use during a typical week day or weekend day; and
- (4) Estimate of Shared Parking merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities.
- c. Up to fifty percent of the parking facilities required by this Chapter may be utilized as shared parking facilities subject to the requirements of Section 9.11.070. Except that, a church or an auditorium which is part of a public or private school may adjust the required parking by up to one hundred percent of the parking facilities required by this Chapter.
  - d. In granting parking reductions for shared use of parking facilities, the approval authority shall make one or more of the following findings:
    - (1) The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities;
    - (2) The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities;
    - (3) The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question.
  - e. As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties.
2. Transportation Management Plans
- a. The number of required parking spaces may be decreased by up to twenty (20) percent of the required employee parking subject to the approval of a transportation management plan supplied by the applicant. Such a plan may include, but is not limited to car pooling, van pools, and staggered work hours.
  - b. In evaluating the request, the approval authority shall consider, among other factors:
    - (1) Projected effectiveness of car pool, van pool, staggered work hours, or similar transportation management programs;
    - (2) Proximity to public transportation facilities which could be reasonably expected to serve a significant portion of employees or customers;
    - (3) Evidence of the likelihood that employees or customers will utilize regular transportation alternatives to individual use of automobiles, including transportation management plans prepared pursuant to South Coast Air Quality Management District Rule XV.
3. Off-Site Parking Facilities
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Required parking for a development may be provided off the site in certain instances. Requests for off-site parking facilities shall meet the following requirements:

- a. The off-site parking shall be located so that it will adequately serve the use for which it is intended. In making this determination, the approval authority shall consider the following:
  - (1) Proximity of the off-site parking facilities;
  - (2) Ease of pedestrian access to the off-site parking facility;
  - (3) The type of use which the off-site parking is intended to serve, recognizing that such facilities are generally not appropriate for high-turnover uses; and
  - (4) The need for locating parking facilities off-site, and the resulting urban design benefits of off-site parking, if any.
- b. As a condition of granting approval to the development of off-site parking facilities, the applicant and other involved parties shall be required to sign and record a reciprocal parking agreement ensuring the continued availability of the off-street parking facilities for the use they are intended to serve, to be approved by the Community Development Director.

### **Section 9.11.080 Design Standards**

#### **A. Dimensions of Parking Spaces**

1. Residential Uses
  - a. Covered Spaces: Each covered space shall be located within a carport or enclosed garage. Parking spaces within an enclosed garage shall have an unobstructed, clear area dimension of 10 feet x 20 feet for each 1 car parking space provided. All other covered residential spaces shall each be a minimum of 9 feet in width and 18 feet in depth. The parking area shall be clear of any obstructions and the measurements shall not include the exterior walls or structural supports.
  - b. Uncovered Spaces, Full-Size: Each full-size uncovered space shall be a minimum of 9 feet in width and 18 feet in depth.
  - c. Uncovered Space, Compact: Each uncovered compact space shall have a minimum width of 8 feet and a minimum depth of 16 feet.

- d. Parallel Space: Each parallel parking space shall have a minimum dimension of 8 feet wide by 22 feet long. However, if a parallel space abuts 1 or fewer parallel spaces, and access is adequate to that space, the length may be reduced to 20 feet (see Figure 9.11.080-4).
- e. Tandem Space: Each tandem space shall be a minimum of 9 feet in width and 22 feet in depth.

2. All Other Uses

- a. Full Sized Space: Each full-sized space shall be a minimum 9 feet in width and 18 feet in depth (see Figure 9.11.080-5).
- b. Compact Space: Each compact space shall have a minimum width of 8 feet and a minimum depth of 16 feet (see Figure 9.11.080-5).
- c. Parallel Space: Each parallel parking space shall have minimum dimensions of 8 foot width by 22 foot length. However, if a parallel space abuts 1 or fewer parallel spaces, and access is adequate to that space, the length may be reduced to 20 feet (see Figure 9.11.080-4).

**Figure 9.11.080-4  
Dimensions of Parallel Parking Spaces**

**Figure 9.11.080-5**  
**Non-Parallel Parking Spaces**  
*[Amended by Ordinance 402, effective 6/24/93]*

**B. Dimensions of Parking Bays and Aisles**

1. Vehicular

The minimum dimensions of parking bays and maneuvering aisles shall be set forth in the following Tables 9.11.080-14, 9.11.080-15, 9.11.080-16, and 9.11.080-17:

**Table 9.11.080-14**

**Parking Bay Widths for  
One-Way Traffic and Double Loaded Aisles**

<b>Parking Angle (degrees)</b>	<b>8' 0" Stalls</b>	<b>9' 0" Stalls</b>
30	40' 0"	43' 0"
45	44' 6"	48' 7"
60	48' 6"	54' 6"
70	51' 0"	57' 6"
80	52' 9"	59' 10"
90	54' 0"	61' 4"

**Table 9.11.080-15**

**Parking Bay Widths for  
One-Way Traffic and Single Loaded Aisles**

