

## Chapter 17.64 Parking and Loading Standards

**Sections:**

Section 17.64.010	Purpose.....	17.64-1
Section 17.64.020	Applicability .....	17.64-1
Section 17.64.030	Permit and Plan Check Requirements.....	17.64-1
Section 17.64.040	General Parking and Loading Requirements .....	17.64-2
Section 17.64.050	Number of Parking Spaces Required .....	17.64-4
Section 17.64.060	Reductions in Parking Requirements.....	17.64-8
Section 17.64.070	Parking Requirements for the Disabled .....	17.64-10
Section 17.64.080	Parking and Driveway Design and Development.....	17.64-10
Section 17.64.090	Loading Area Requirements.....	17.64-11
Section 17.64.100	Bicycle Parking Requirements.....	17.64-14
Section 17.64.110	Electric Vehicle Parking Requirements.....	17.64-16
Section 17.64.120	Maintenance.....	17.64-16

### Section 17.64.010 Purpose

This Chapter establishes parking, loading, and bicycle parking regulations in order to provide for safe, attractive, and convenient parking and to ensure that parking areas are compatible with surrounding land uses.

### Section 17.64.020 Applicability

The regulations contained in this Chapter shall apply to the construction, change, or expansion of a use or structure and shall require that adequate parking spaces, loading areas, and bicycle parking areas are permanently provided and maintained for the benefit of residents, employees, customers, and visitors, within or outside of buildings or in a combination of both, in accordance with the requirements listed in this Chapter. These requirements shall be in addition to any other development requirements contained elsewhere within the Zoning Code (e.g., landscaping).

Off-street parking and loading requirements of this Chapter shall be recalculated as listed below.

- A. **New Uses and Structures.** For all buildings or structures erected and all uses of land established after the effective date of this Title, parking for vehicles and bicycles, and loading facilities shall be provided as required by this Chapter.
- B. **Modification to Existing Structures.** Whenever an existing building or structure is modified such that it creates an increase of more than ten percent (10%) in the number of parking spaces required, additional parking spaces shall be provided in accordance with the requirements of this Chapter.

### Section 17.64.030 Permit and Plan Check Requirements

New parking lots and modifications or expansions to existing parking lots require the following entitlements:

- A. **Building Permit.** New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the Building Permit and any other land use or development permit.
- B. **Site Plan Review.** Modification or improvements to an existing parking lot that impact the parking space layout, configuration, vehicular or pedestrian circulation, emergency vehicle/fire access lanes, number of stalls, or landscape planters shall require a Site Plan Review. Plans shall include any proposed traffic calming devices or measures such as speed bumps that will be placed in emergency vehicle/fire access lanes.
- C. **Exempt Activities.** Parking lot improvements listed below shall be considered minor in nature if they do not alter the number or configuration of parking stalls and therefore exempt from Plan Check requirements located in Section 17.16.030 (Plan Check/Zoning Clearance). However, exempt activities listed herein may require other ministerial permits (e.g., Building Permit, Grading Permit).
  - 1. Repair of any defects in the surface of the parking area, including repairs of holes and cracks.
  - 2. Repair or replacement in the same location of damaged planters and curbs.
  - 3. Work in landscape areas, including sprinkler line repair or replacement of landscape materials, except removal of trees.

### **Section 17.64.040 General Parking and Loading Requirements**

The layout of parking spaces, loading berths, and parking aisles shall comply with all the requirements listed below. These parking requirements apply to both on- and off-street parking spaces, unless specifically stated otherwise.

- A. The required parking spaces, loading berths, and parking aisles may not be located on any street right-of-way.
- B. **Parking Space and Drive Aisle Dimensions.**
  - 1. When outdoors (e.g., parking lot), each parking space shall have a minimum size of nine feet (9') by seventeen feet (17') with a required one foot (1') overhang (e.g., over a curb stop) and shall be free of obstructions such as columns or walls.
  - 2. When Indoors or under a shelter (e.g. parking structure or carport/shade structure), each parking space shall be ten feet (10') by twenty feet (20') where columns or walls are located within the parking area.
  - 3. Each loading berth shall be a minimum size of twelve feet (12') by thirty feet (30') whether indoors or outdoors.
  - 4. Parking aisles and spaces shall meet the dimensional requirement of Table 17.64.040-1 (Angled Parking Space and Drive Aisle Dimensions) and Table



17.64.040-2 (Parallel Parking Space and Drive Aisle Dimensions) and the related Figures 17.64.040-1 and 17.64.040-2.

**TABLE 17.64.040-1: ANGLED PARKING SPACE AND DRIVE AISLE DIMENSIONS**

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0" <sup>(1)</sup>	63'-0"
	9'-6"	19'-0"	24'-8" <sup>(1)</sup>	62'-6"
	10'-0"	19'-0"	24'-0" <sup>(1)</sup>	62'-0"
60°	9'-0"	21'-0"	20'-0" <sup>(1)</sup>	62'-0"
	9'-0"	21'-0"	19'-0" <sup>(2)</sup>	61'-0"
	9'-6"	21'-3"	18'-6" <sup>(2)</sup>	61'-0"
45°	10'-0"	21'-6"	18'-0" <sup>(2)</sup>	61'-0"
	9'-0"	19'-10"	20'-0" <sup>(1)</sup>	59'-8"
	9'-0"	19'-10"	16'-4" <sup>(2)</sup>	56'-0"
45°	9'-6"	20'-2"	15'-2" <sup>(2)</sup>	55'-6"
	10'-0"	20'-6"	14'-0" <sup>(2)</sup>	55'-0"

Table Notes:

(1) Two-way aisle

(2) One-way aisle

**FIGURE 17.64.040-1: ANGLED PARKING SPACE AND DRIVE AISLE DIMENSIONS**

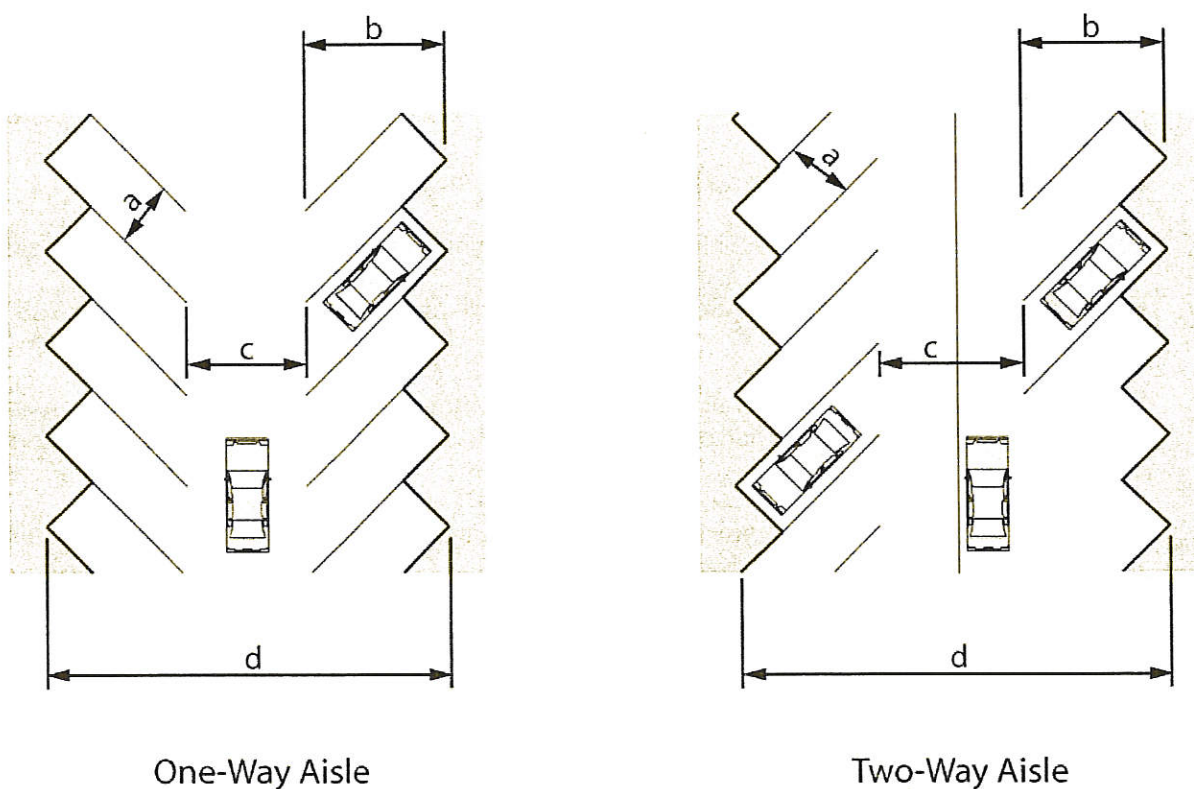


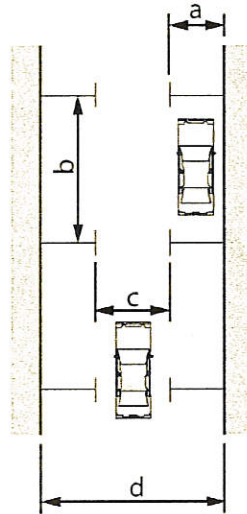
TABLE 17.64.040-2: PARALLEL PARKING SPACE AND DRIVE AISLE DIMENSIONS

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-6"	24'-0"	12'-0"	31'

Table Notes:

(1) \*One-way Aisle

FIGURE 17.64.040-2: PARALLEL PARKING SPACE AND DRIVE AISLE DIMENSIONS



- C. Parking spaces and aisles shall have a maximum grade of seven percent (7%).
- D. Each parking space and aisle shall have a minimum eight foot (8') vertical clearance.
- E. Each loading berth and access thereto shall have a minimum fifteen foot (15') vertical clearance.
- F. Each parking space and loading berth shall have vehicular access to the street, without passing over other parking spaces, unless as specifically allowed as tandem parking spaces.
- G. Neither a required side yard abutting a street nor a front yard shall be used for off-street parking.

### Section 17.64.050 Number of Parking Spaces Required

- A. The following number of parking spaces shall be required to serve the uses or buildings listed, as established in Table 17.64.050-1 (Parking Requirements by Land Use). Multiple property owners may apply for a use permit for shared parking

pursuant to Section 17.64.060 (Reductions in Parking Requirements). Otherwise, all uses must provide the sum of the requirements for each individual use. Where the requirements result in a fractional space, the next larger whole number shall be the number of spaces required. In addition, the requirements listed below shall apply.

1. "Square feet" means "gross square feet" and refers to the sum gross square feet of the floor area of a building and its accessory buildings unless otherwise specified.
2. For the purpose of calculating residential parking requirements, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.
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, one seat shall be construed to equal eighteen (18) linear inches for pews and twenty-four inches (24") for dining, but in no case shall seating be less than determined as required by the Building Code.
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. Where private streets are proposed for residential development, resident and guest parking shall be provided as determined by the approving authority in conjunction with the required planning entitlement(s).

**TABLE 17.64.050-1 PARKING REQUIREMENTS BY LAND USE**

Use	Spaces	Notes
<b>Residential</b>		
Single-family detached dwellings	2 per unit	2 in garage
Multi-family development (condominium, townhome, etc.), semi-detached single-family (zero lot line, patio homes, duplexes, etc.), and mobile home parks <sup>(1)</sup>		
- Studio	1.3 per unit	1 in garage or carport
- One bedroom	1.5 per unit	1 in garage or carport
- Two bedrooms	2 per unit	1 in garage or carport
- Three bedrooms	2 per unit	2 in garage or carport
- Four or more bedrooms	2.5 per unit	2 in garage or carport
- Visitor (additional required)	1 per 3 units	
<b>Commercial, Service, and Office Uses</b>		
Shopping Centers		
- Less than 25,000 square feet	Varies	See individual uses
- 25,000 to 599,000 square feet	5 per 1,000 sf	Centers built prior to 1988 4.5/1,000



Use	Spaces	Notes
- 599,000 to 1,000,000 square feet	5.5 per 1,000 sf or a Parking Study may be provided	Centers built prior to 1988 require 4.5/1,000
- Food service (if over 15% of GLA) <sup>(2)</sup>	+1 per 100 sf	Additional applied to floor area of food service use
- Cinemas in centers less than 100,000 square feet (occupying less than 10% of GLA) <sup>(2)</sup>	+3 per 100 seats	
- Cinemas in centers of 100,000 to 200,000 square feet, additional parking only required after the first 750 seats	+3 per 100	
- Offices (if over 10% of GLA) <sup>(2)</sup>	–	Parking study required
- Shopping center over 1,000,000 square feet	–	Parking study required
Carwash and detail (full-service)	16 stalls	
Carwash (self-service and drive-thru)	2.5 per wash bay	
Service/gas station	3.0 per 1,000 sf + 2 per service bay	
Barber shops/beauty parlors	Park at retail	
Laundromats and/or dry cleaners	park at retail	
Offices, financial institutions, retail stores	4 per 1,000 sf	
Commercial storage yards (e.g., contractors, salvage)	6 spaces	Separated from enclosed storage area
Lumber yard	4 per 1,000 sf	Includes area of open area devoted to display of lumber and other products
Mortuaries and funeral homes	1 per 35 sf	Applies only to the assembly room floor area
Motels and hotels	1 per unit + 2	2 additional spaces for manager
Vehicle sales, repair, service	2.5 per 1,000 sf	Customer parking (additional spaces needed for vehicle storage related to business operations)
Furniture and appliance stores	2 per 1,000 sf	
Day cares/preschools	1 per employee + 1 per 5 children	
Public utilities uses	1 per 2 employees (2 minimum)	Storage for utility-owned vehicles must also be provided for

Use	Spaces	Notes
<b>Commercial Recreation Uses</b>		
Bowling alleys and/or billiard halls	5 per alley and/or 2 per table	
Stables	1 per 5 horses	
Driving ranges	1 per tee	Additional parking required for related uses on site
Golf courses	6 per hole	Additional parking required for related uses on site
Miniature golf course	3 per hole	Additional parking required for related uses on site
Skating rinks	5 per 1,000 sf	Includes related uses and all indoor and outdoor "active" areas
Swimming pool (commercial)	5 per 1,000 sf	Included related uses and all indoor and outdoor "active" areas
Tennis, handball, and racquetball facilities	3 per court	Additional parking required for related uses on site
Health clubs and other fitness related facilities	5 per 1,000 sf	
<b>Educational Uses</b>		
Elementary and junior high schools	2 per classroom	
Senior high school	1 per employee + 1 per 6 students	
Colleges, universities	1 per 2 employees + 1 per 3 students	
Commercial schools (trade, business colleges, etc.)	1 per student + 1 per faculty	
<b>Medical/Health Uses</b>		
Dentist, medical, veterinary offices/clinics	5 per 1,000 sf	
Congregate care facilities (e.g., nursing, children's, sanitariums)	1 per 4 beds	Based on resident capacity
Hospitals	1.75 per bed	
<b>Places of Assembly</b>		
Restaurants and lounges	10 per 1,000 sf	
Fast-food restaurant	10 per 1,000 sf	
Auditoriums, sports arenas, stadiums	1 per 3 seats or 1 per 35 sf of seating area	

Use	Spaces	Notes
Movie theaters		
- Single screen	1 per 3 seats	
- Multi-screen	1 per 4 seats	
Other places of assembly (e.g., churches)	1 per 3 seats or 1 per 35 sf of main auditorium	1.5 linear feet on a bench is equivalent to 1 seat; schedule of activities and/or Parking Study may be required
<b>Industrial, Warehousing, and Manufacturing</b>		
Warehouse/storage	1 per 1,000 sf for first 20,000 sf; 1 per 2,000 sf for the next 20,000 sf; and 1 per 4,000 sf for the remaining sf	
Industrial/manufacturing	2 per 1,000 sf	
Research and development	3 per 1,000 sf	
Office and administration	4 per 1,000 sf	
Multi-tenant buildings (office less than 35% GLA) <sup>(2)</sup>	2.5 per 1,000 sf	
Indoor wholesale/retail commercial	4 per 1,000 sf	

Table Notes:

- (1) Fifty percent (50%) of the total required covered spaces shall be within enclosed garage structures. The use of carports requires approval from the Design Review Committee.
- (2) GLA is gross leasable area.

B. **Uses Not Listed.** Other uses not specifically listed in this Section shall furnish parking as required by the designated approving authority in determining the off-street parking requirements. The approving authority shall be guided by the requirements in this Section generally and shall determine the minimum number of spaces required to avoid interference with public use of streets and alleys.

**Section 17.64.060 Reductions in Parking Requirements**

- A. The required number of parking spaces may be reduced in accordance with the following requirements:
- B. **Shared Parking.** In order to encourage efficient use of parking spaces and good design practices, the total parking requirements for conjunctive uses shall be based on the number of spaces adequate to meet various needs of the individual uses operating during the peak parking period.
  - 1. **Use Permit for Shared Parking.** A Conditional Use Permit may be approved for shared parking facilities serving more than one use on a site or serving more than one property. The Use Permit may allow for a reduction of the total number of spaces required by this Chapter if the following findings are made:



- a. The peak hours of parking demand from all uses do not coincide so that peak demand will not be greater than the parking provided.
  - i. The efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately.
2. Shared Parking Agreement. A written agreement between the landowners and in some cases the City that runs with the land shall be filed, in a form satisfactory to the City Attorney, and include:
  - a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended Conditional Use Permit.
  - b. A reciprocal grant of nonexclusive license among the business operator(s) and the landowner(s) for access to and use of the shared parking facilities.
  - c. Evidence that the agreement has been recorded in the County Recorder's office.
- C. **Other Parking Reductions.** Required parking for any use except a single-family dwelling, second dwelling unit, or two-family dwelling may be reduced through approval of a Minor Exception or a Conditional Use Permit by the Planning Director.
  1. Criteria for Approval. The Planning Director will only grant a Conditional Use Permit for reduced parking if it finds that the project meets all of the Conditional Use Permit criteria in Section 17.16.120 (Conditional Use Permits) and that three or more of the circumstances listed below are true.
    - a. The use will be adequately served by the proposed parking due to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a travel demand management program that will reduce parking demand at the site.
    - b. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.
    - c. The site plan is consistent with the objectives of the zoning district and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor.
    - d. The applicant has provided on-site parking for car-share vehicles via a recorded written agreement between the landowner and the City that runs with the land. Agreement shall provide for proof of a perpetual agreement with a car-share agency to provide at least one car share vehicle on-site.

2. Application Submittal Requirements. In order to evaluate a proposed project's compliance with the above criteria, the Planning Director may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces.

### **Section 17.64.070 Parking Requirements for the Disabled**

- A. **Number of Spaces, Design Standards.** Parking spaces for the disabled shall be provided in compliance with the Building Code and state and federal law.
- B. **Reservation of Spaces Required.** The number of disabled accessible parking spaces required by this Chapter shall be reserved by the property owner/tenant for use by the disabled throughout the life of the approved land use.
- C. **Upgrading of Markings Required.** If amendments to state or federal law change standards for the marking, striping, and signing of disabled access parking spaces, disabled accessible spaces shall be upgraded in the time and manner required by law.

### **Section 17.64.080 Parking and Driveway Design and Development**

- A. **Surface Parking Area.** All surface parking areas shall have the following improvements:
  1. Each required parking space and aisle, shall be graded, drained, and surfaced so as to prevent dust, mud, or standing water and shall be identified by pavement markings, wheel stops, entrance and exit signing, and directional signs, to the satisfaction of the City Engineer.
  2. Lighting, giving a ground-level illumination of one (1) to five (5) foot-candles, shall be provided in the parking area during the time it is accessible to the public after daylight. Lighting shall be shielded to prevent glare on contiguous residential properties.
  3. Where such parking area abuts a street, it shall be separated by an ornamental fence, wall, or compact evergreen hedge having a height of not less than two feet (2') and maintained at a height of not more than four feet (4'). Such fence, wall, or hedge shall be maintained in good condition.
  4. Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary.
  5. Landscape materials are permitted to overhang the curb/wheel stop creating a reduction in impervious surface material.
- B. **Driveway Location Standards.** Development projects located at intersections shall be accessed as follows:
  1. Driveways to access parcels located at the intersection of two streets shall, where feasible, be gained through driveways from the lesser street. Determination of which street is lesser shall be made based on total paving



width, amount of traffic, adjacent traffic controls, and likely destinations along each street in question.

2. Driveways serving parcels located at the intersection of two streets shall be situated at the maximum practical distance from the intersection.
  3. Where a proposed driveway is located at least seventy-five feet (75') from the nearest cross street, the requirements of Subsections 17.64.90.C.1 and 17.64.90.C.2 may be waived.
- C. **Driveway Size and Composition.** All residential driveways shall be a minimum of nineteen feet (19') in length and shall be constructed with a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or similar material) and shall be constructed to appropriate requirements as determined by the City.

### Section 17.64.090 Loading Area Requirements

- A. **Required Loading Spaces for Delivery and Distribution.** A building, or part thereof, having a floor area of ten thousand (10,000) square feet or more that is to be occupied by any use requiring the receipt or distribution by vehicles or trucks of material or merchandise must provide at least one off-street loading space, plus one additional such loading space for each additional forty thousand (40,000) square feet of floor area. The off-street loading space(s) must be maintained during the existence of the building or use it is required to serve. Truck-maneuvering areas must not encroach into required parking areas, travelways, or street rights-of-way (see Figure 17.64.090-2 [Loading Areas for Delivery]).
- B. **Required Loading Spaces for Customers.** Customer loading spaces allow bulky merchandise to be loaded into customers' vehicles. For uses that sell bulky items (furniture, appliances, home improvement sales, etc.), at least two (2) customer loading spaces per business establishment or one customer loading space per forty thousand (40,000) square feet of floor area, whichever is greater shall be provided. Customer loading spaces shall be located adjacent to the building or to an outdoor sales area where bulky merchandise is stored and shall be clearly visible from the main building entry or through directional signage visible from the main entry. Customer loading spaces shall not be located in such a way that they impede on-site traffic circulation, as determined by the Director of Engineering Services/City Engineer or encroach into designated emergency vehicle/fire access lanes as determined by the Fire Chief (see Figure 17.64.090-1 (Customer Loading Areas)).
- C. **Requirements for Off-Street Loading Spaces.**
1. **Minimum Size.** Each off-street loading space required by this Section must be not less than twelve feet (12') wide, thirty feet (30') long, and fifteen feet (15') high, exclusive of driveways for ingress and egress and maneuvering areas. Loading spaces for customers may be twelve feet (12') wide, twenty-six feet (26') long, and twelve feet (12') high.
  2. **Driveways for Ingress and Egress and Maneuvering Areas.** Each off-street loading space required by this Section must be provided with driveways for



- ingress and egress and maneuvering space adequate for trucks, per City standards.
3. Location of Loading Areas. An off-street loading space (excluding loading spaces for customers) required by this Section must not be located closer than thirty feet (30') to any lot or parcel of land in a residential district, unless such off-street loading space is wholly enclosed within a building or on all sides by a wall not less than eight feet (8') in height. Except in industrial zoning districts, a loading door or loading dock that is visible from a public street must be screened with an eight foot (8') high, solid masonry or other sound-absorbing wall, with landscaping planted between the wall and the right-of-way.
  4. Trailer Parking Required. One space of parking for a trailer is required for each loading dock door. The minimum dimensions of a single trailer parking space is fifty feet (50') in length, nine feet (9') in width, and fourteen feet (14') in vertical clearance.

FIGURE 17.64.090-1 CUSTOMER LOADING AREAS

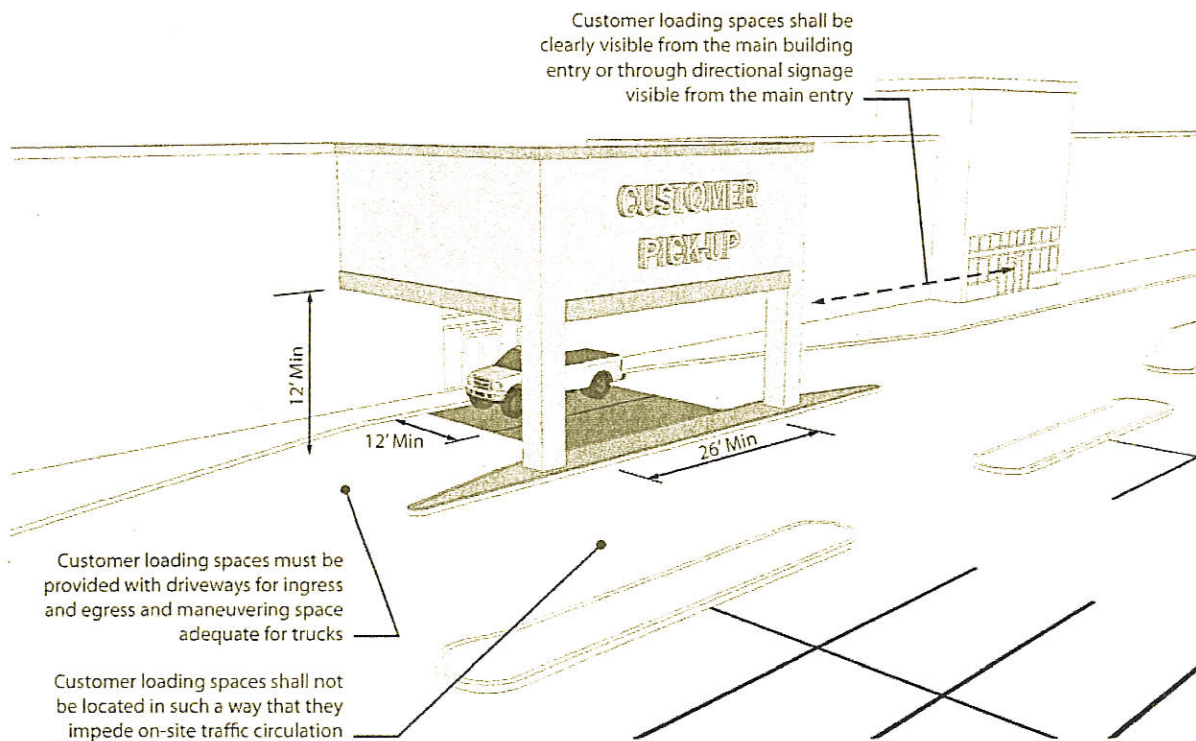
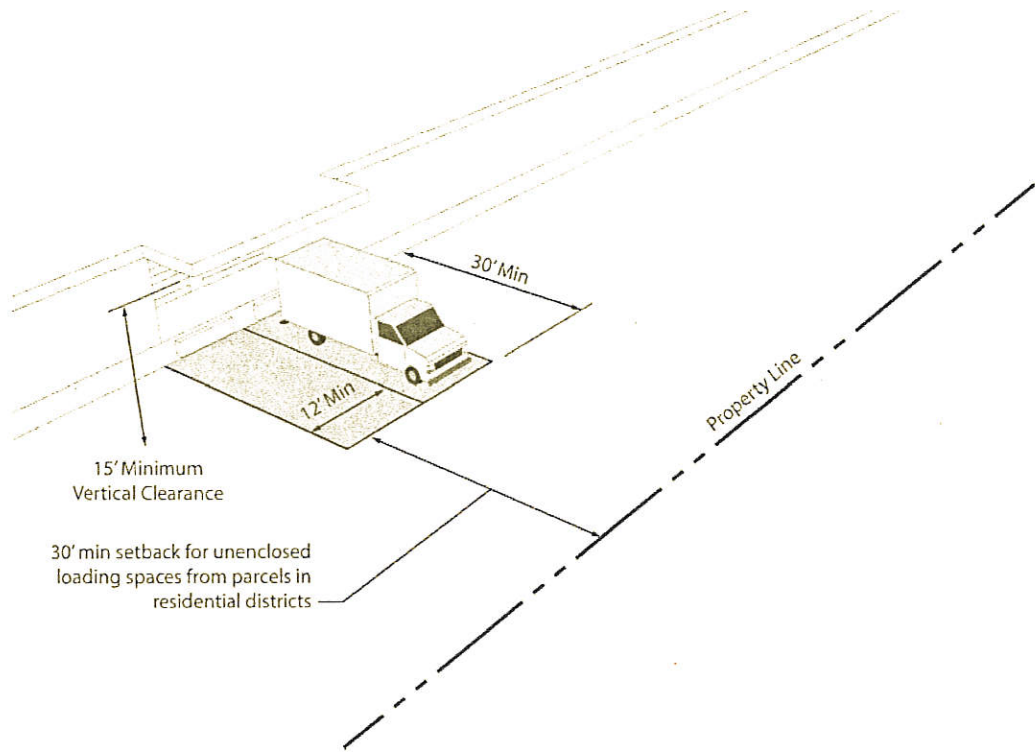


FIGURE 17.64.090-2 LOADING AREAS FOR DELIVERY

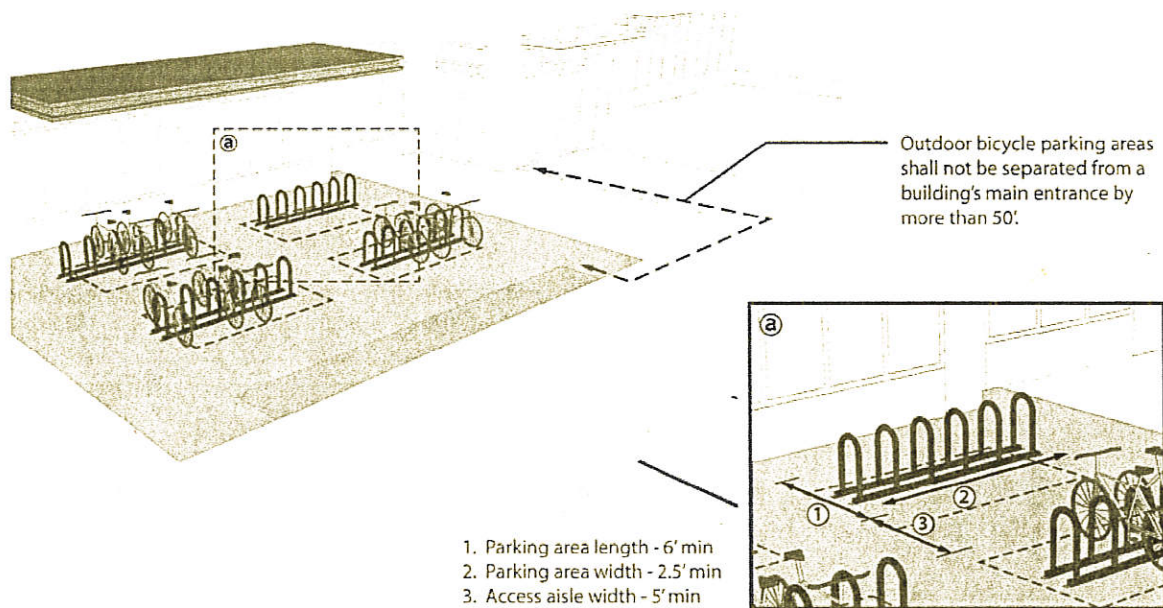


## Section 17.64.100 Bicycle Parking Requirements

- A. **Applicability.** Bicycle parking shall be provided for all new construction, additions of ten percent (10%) or more floor area to existing buildings, and changes in land use classification. Single-family homes, duplexes, and multi-family dwellings of less than four (4) units are exempt.
- B. **Number of Required Bicycle Parking Spaces.**
1. **Short-Term Bicycle Parking.** If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within fifty feet (50') of the visitors entrance. To enhance security and visibility the bicycle racks shall be readily visible to passers-by. The bicycle capacity of the racks must equal an amount equivalent to five percent (5%) of all required motorized vehicle parking. There shall be a minimum of one (1) rack with capacity for two bicycles.
  2. **Long-Term Bicycle Parking.** Buildings with over ten (10) tenant-occupants (e.g., multi-family tenants, owners, employees) shall provide secure bicycle parking for five percent (5%) of required motorized vehicle spaces, with a minimum of one (1) space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:
    - a. Covered, lockable enclosures with permanently anchored racks for bicycles,
    - b. Lockable bicycle rooms with permanently anchored racks,
    - c. Lockable, permanently anchored bicycle lockers.
  3. In the case of residential development, a standard garage is sufficient, if available.



FIGURE 17.64.100-1 REQUIRED BICYCLE PARKING



- C. **Bicycle Lockers.** Where required bicycle parking is provided in lockers, the lockers must be securely anchored.
- D. **Bicycle Racks.** Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided with racks, the racks must meet the following requirements:
  1. The bicycle frame and one wheel can be locked to the rack with a high-security U-shaped shackle lock if both wheels are left on the bicycle.
  2. A bicycle six feet (6') long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.
  3. The rack must be securely anchored.
- E. **Special Requirements for Long-Term Bicycle Parking.** Mixed-use and high-density residential development have special long-term bicycle parking needs. As such, required spaces for such uses shall be designed and located to maximize security in one or more of the following locations/ways:
  1. In a locked room.
  2. In an area that is enclosed by a fence with a locked gate. The fence must be either eight feet (8') high or be floor to ceiling.
  3. Within view of an attendant, security guard, or employee work area.
  4. In an area that is monitored by a security camera.

5. Within a dwelling unit, dormitory, or other group housing unit, live/work unit, or artists studio. If provided within a unit, racks or lockers are not required.
- F. **Parking and Maneuvering Areas.** Each required bicycle parking space must be accessible without moving another bicycle. There must be an aisle at least five feet (5') wide adjacent to all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way. The area devoted to bicycle parking must be hard surfaced.
- G. **Visibility.** If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main building entrance indicating the location of the bicycle parking.

### Section 17.64.110 Electric Vehicle Parking Requirements

The following requirements apply to electric vehicle parking facilities. All charging facilities shall be approved through the Plan Check/Zoning Clearance process:

- A. **Electric Vehicle Charging.** When provided, electric vehicle charging stations shall meet the requirements of the California Electrical Code.
- B. **Designated Spaces.** Outdoor charging of electric vehicle shall only occur in designated electric vehicle spaces, according to the following:
  1. Electricity shall only be provided from outdoor electrical outlets installed according to the California Electrical Code.
  2. Electric cords shall not cross vehicular or pedestrian pathways.
  3. When installed in common parking areas (e.g., surface parking lots, garages, etc.), the spaces shall be restricted to electric vehicles charging only and identified with signage and pavement markings.
- C. **Electric Vehicles in Single-Family Residential.** When installed, electric vehicle charging in single-family residential areas shall be located as follows:
  1. Within a garage or carport;
  2. Outside of setback area; or
  3. If within a setback area, screened from view of the public right-of-way with landscaping or fencing.

### Section 17.64.120 Maintenance

The minimum number of parking spaces required in this Chapter shall be provided and continuously maintained. A parking, loading, or bicycle parking area provided for the purpose of complying with the requirements of this Chapter shall not be eliminated, reduced, or converted unless equivalent facilities approved by the approving authority are provided elsewhere in compliance with this Chapter.