

Article IV. Development Standards

Division 3. Parking, Loading, and Access

Sections:

122-382	Purpose
122-383	Applicability
122-384	General
122-385	Parking Requirements
122-386	Adjustments to Parking Requirements
122-387	Parking Requirements for the DP and DMX Districts
122-388	Accessible Parking Requirements
122-389	Garage and Carport Design and Location Requirements
122-390	Parking Design Standards
122-391	Additional Standards for Driveway Access Easements, Curb Cuts, Parking Lots, and Structures
122-392	Driveways and Site Access
122-393	Bicycle Parking
122-394	Motorcycle Parking
122-395	Structured Parking
122-396	Off-Street Loading Area Requirements
122-397	Parking and Storage of Recreational Vehicles

122-382 Purpose

The purpose of this Division is to:

- (a) Establish vehicle parking and loading standards consistent with General Plan policies;
- (b) Ensure that adequate off-street parking and loading facilities and access are provided for new development and uses and for alterations and expansion of existing uses;
- (c) Limit the area of land and impervious paving dedicated to parking by reducing the number of required spaces near major transit stations for uses with lower parking demands and for shared parking facilities serving uses with different peak demand times;
- (d) Encourage the use of bicycles by providing safe and convenient places to park and store bicycles;
- (e) Ensure that parking and loading facilities, and access to both, are designed with adequate landscaping and screening in order to improve and soften their appearance, provide shade, and buffer surrounding land uses from potential impacts; and
- (f) Provide safe and orderly access, circulation, loading, unloading, and parking within parking areas, and minimize conflicts between pedestrian and vehicular circulation.

122-383 Applicability

Each use and structure, including a change or expansion of the use or structure, shall provide parking and loading areas in compliance with this Division. A use shall not be commenced or a structure occupied, until the improvements required by this Division are completed and approved by the Planning Division.

122-384 General

(a) **Additional parking required.**

- (1) **Major alteration or expansion.** The number of parking spaces or loading spaces required for an alteration or expansion of an existing use or structure, or for a change of use, shall be in addition to the number of existing spaces required prior to the alteration, enlargement, or change of use. For the purposes of these requirements, "major alteration or expansion" shall mean a change of use or an addition that would increase the required number of parking spaces by 10 percent or more of the total number required before the alteration or expansion. Additional parking shall be required only for the addition, enlargement, or change in use.
- (2) **Additional dwelling units.** When an addition or alteration to an existing building increases the number of dwelling units on the site, additional parking for the new units shall be provided as required by this Division
- (3) **Single-family additions.** When an addition or alteration to a single-family dwelling increases the number of bedrooms, additional parking shall be provided as required by this Division.

(b) **Parking spaces to be permanent.** Parking and loading spaces shall be permanently available, marked, and **maintained** for parking or loading purposes for the use they are intended to serve. A temporary reduction of parking spaces may be approved by the Planning Division for a temporary, seasonal, or intermittent use.

(c) **Parking and loading areas to be unrestricted.** Owners, lessees, tenants, or persons having control of the **operation** of premises for which parking or loading spaces are required by this division shall not prevent, prohibit, or restrict authorized persons from using the spaces without prior approval from the Planning Division.

(d) **Restriction of use of parking areas.** Required off-street parking areas shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment or for any other use, unless specifically authorized by another provision of the Development Code.

122-385 Parking Requirements

Each use shall provide the minimum number of off-street parking spaces required by this section and shown in Table 122-385.1, except where adjusted in compliance with Section 122-386 (Adjustments to Parking Requirements). See Section 122-396 for off-street loading area requirements, Section 122-393 for bicycle parking requirements, Section 122-394 for motorcycle parking requirements, and Section 122-397 for recreational vehicle parking requirements.

- (a) **Parking requirements by land use.** Each land use shall be provided the number of parking spaces required by Table 122-385.1, except where a greater number of spaces or lesser number are required through conditions of approval or other provisions of this Division.
- (b) **Calculation of required spaces.** The number of required parking spaces shall be calculated as follows:
- (1) **Fractions.** If the application of these requirements result in a fractional number, one parking or loading space shall be required for a fraction of one-half or more than one-half, and no additional space shall be required for a fraction that is less than one-half.
 - (2) **Floor area.** Where an off-street parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area shall be construed to mean the gross floor area, unless otherwise stated, and shall include all locations of shared halls, lobby areas, restrooms, elevators, or stairs.
 - (3) **Employees.** Where an off-street parking or loading requirement is stated as a ratio of parking spaces to employees, the number of employees shall be based on the largest shift that occurs in a typical week.
 - (4) **Bedrooms.** Where an off-street parking requirement is stated as a ratio of parking spaces to bedrooms, any rooms having the potential of being a bedroom and meeting the standard of the Uniform Building Code as a bedroom shall be counted as a bedroom.
 - (5) **Students or clients.** Where a parking or loading requirement is stated as a ratio of parking spaces to students (including children in day care), the number is assumed to be the number of students or clients at full capacity.
 - (6) **Bleacher seating.** Where parking requirements are stated as a ratio of parking spaces to seats, each 24 inches of bench-type seating at maximum seating capacity is counted as one seat.
 - (7) **Accessory uses.** A single use with accessory uses shall provide parking for the primary use and each component. For example, a hotel with a meeting room shall provide the parking spaces required by Table 122-385.1 for a hotel (e.g., the guest rooms) and for a meeting room, unless it can be demonstrated that the uses will not occur simultaneously.
- (c) **Multi-tenant sites.** A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use, except:
- (1) When the site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole, regardless of individual uses listed in Table 122-385.1; or
 - (2) The site qualifies for shared parking in compliance with Section 122-386 (Adjustments to Parking Requirements).
- (d) **Excessive parking.** The parking standards established in this Division are both minimum and maximum standards. Parking spaces in excess of these standards may only be approved with a Use Permit when the need for the additional parking can be demonstrated and commensurate landscaping and pedestrian improvements are also provided.

- (e) **Uses not listed and uses with parking "to be determined."** Land uses not specifically listed in Table 122-385.1 and uses where the parking requirements are listed "To be determined," shall provide parking as required by the Planning Division. The Planning Division shall use the requirements of Table 122-385.1 as a guide to determine the number of parking spaces to be provided based on similar comparable uses or particular characteristics of the use. In order to make this determination, the Planning Division may require the applicant to submit a parking study to assess the project's parking demand and compare similar facilities.
- (f) **Non-conforming parking.** No existing use or structure shall be deemed to be non-conforming solely because of the lack of off-street parking or loading facilities required by this Division, provided the facilities being used for off-street parking and loading as of the date of adoption of this Division shall not be reduced in number to less than that required by this Division. and the intensity of the proposed use does not increase. A structure with non-conforming off-street parking may be physically changed or undergo a change in use subject to the following provisions.
- (1) **Residential uses.**
- a. No additional parking spaces shall be required provided the change does not increase the floor area, nor increase the number of dwelling units, nor eliminate the only portion of the site that can be used to meet the parking or access requirements;
 - b. The Review Authority may waive the covered parking requirements when a non-conforming structure is proposed for rehabilitation if the Review Authority determines, through a Minor Use Permit or Use Permit approval (See Article VII, Division 8 (Minor Use Permits and Use Permits), Section 122-1000 (Review Authority) that the existing structure location, lot size, or topography renders the requirement infeasible.
- (2) **Non-residential uses.** When an existing non-residential structure is enlarged or increased in capacity or when a change or expansion in use requires more parking than is presently provided, parking spaces shall be provided for the entire structure in compliance with this Division.

Table 122-385.1 Parking Requirements by Land Use	
Land Use Type	Parking Spaces Required
Residential Uses	
Single-Family	2 covered garage spaces for new construction/ 3 or fewer bedrooms; 1 additional space (3 total)/4-5 bedrooms; 2 additional spaces with one of them covered, preferably tandem (4 total)/6 or more bedrooms.
Secondary Living Unit	1 space/bedroom in addition to parking for primary dwelling
Duplex	1.5 spaces/studio or 1 bedroom unit; 2 spaces/unit with 2-3 bedrooms; plus 0.5 space/bedroom for 4 plus bedrooms. Every unit shall have one dedicated covered space.

Table 122-385.1 Parking Requirements by Land Use	
Land Use Type	Parking Spaces Required
Multifamily	1 space/studio unit; 1.5 spaces/1 bedroom unit; 2 spaces/2 bedroom unit; and 0.5 space/bedroom for 3 plus bedrooms; and 1 additional guest space/each 3 units; Every unit shall have one dedicated covered space.
Emergency or Homeless Shelter	1 space/employee at maximum shift unless an alternate means of transportation is approved.
Family Day Care Home	
Small	Only as required for the dwelling
Large	1 space/non-resident employee in addition to parking dwelling; and 1 loading space.
Group Housing	1 space/bed, bedroom, or dwelling unit, whichever is greater; and 1 guest space/3 beds, bedrooms, or dwelling units.
Mobile Home Park	2 spaces/unit; 1 space/unit covered.
Residential Care Facility	
Small	None, other than parking required for the dwelling.
Large	1 space/non-resident employee; and 1 loading space in addition to parking required for dwelling.
Residential Facility for the Elderly	As determined through the Use Permit.
Live/Work Unit	2 spaces/unit; and 1 space/3 units.
Office Uses	
Administrative/Processing Offices	1 space/350 sf gross floor area.
Medical and Dental Offices	1 space/200 sf gross floor area.
Professional Offices	1 space/300 sq. ft. of gross floor area.
Automobile Broker - Office Only	
Auto Broker Office w/Vehicle Display	As required by DMV permit.
Retail and Restaurant Uses	
Automobile Dealership	1 space/250 sf gross floor area; and 1 space/1,000 sf indoor or outdoor sales area; 2 spaces/service bay for auto repair and services.
New Automobiles	
Used Automobiles	
Building Materials Sales and Services	1 space/400 sf gross floor area up to 10,000 sf; 1 space/1,000 sf of gross floor area over 10,000; 1 space/ 500 sf of outdoor storage and display area.
Retail General Antique or Collectible Store Food and Beverage Sales Personal Services (all) Shopping Center	1 space/250 sf gross floor area.
Restaurants and Bars (all)	1 space/100 sf gross floor area.
Nurseries and Garden Centers	1 space/250 sf gross floor area; and 1 space/600 sf outside display or sales area.

Table 122-385.1 Parking Requirements by Land Use	
Land Use Type	Parking Spaces Required
Commercial Services	
Adult Day Care	1 space/non-resident employee; and 1 loading space.
Adult-Oriented Business	1 space/250 sf gross floor area.
Ambulance Service	1 space/500 sf gross floor area; and 2 storage spaces.
Animal Services	
Boarding, Kennel	1 space/1,000 sf gross floor area.
Dog Day Care, Dog Training	1 space/400 sf gross floor area.
Grooming	
Veterinary Clinic, Animal Hospital	1 space for each 250 sf gross floor area.
Automobile Rental	1 space/400 sf gross floor area; plus 2 storage spaces.
Automobile Repair Major Repair/Body Work Minor Maintenance/Repair	4 spaces/service bay or 1 space/250 sf gross floor area, whichever is greater; and parking required for office use.
Banks and Financial Services	1 space/300 sf gross floor area
Bed and Breakfast Inn	1 space/guest room, plus parking required for resident family.
Broadcasting, Recording Studio	1 space/300 sf gross floor area
Business Support Services	
Car Wash, Attended	10 spaces; plus 6 spaces for queuing/drying/wash station.
Car Wash, Unattended	1 dry space/stall.
Catering Service	1 space/400 sf gross floor area.
Child Day Care Center, Nursery School, Preschool	1 space/6 children; plus loading area.
Fitness Facility, Health Club	Classes, studios, weight machines, workout areas: 1 space/250 sf gross floor area; Gymnasiums: 1 space/400 sf gross floor area Racquetball/tennis courts: 2 spaces/court.
Gas Station	2 spaces/service bay; 1 space/250 sf gross floor area for convenience store.
Hotel and Motel	1 space/guest room, and additional parking required for ancillary uses, such as restaurants, in accordance w/use.
Laundromat	1 space/250 sf gross floor area.
Mortuary, Funeral Parlor	1 space/4 permanent seats in assembly areas, plus 1 space/250 sf office area.
Social Service Uses and Facilities	1 space/250 sf gross floor area, plus parking required for office uses.
Vehicle and Equipment Sales, Rental, and Repair	
Construction Equipment and Large Vehicle Sales	1 space/250 sf gross floor area; and 1 space/2,500 sf outdoor sales and storage area.
Recreational Vehicles, Boats, and Trailers	
Motorcycle Dealership	
Vehicle Auction	
Fleet-Based Service	1 space/250 sf gross floor area, and 1 space/fleet vehicle.
Maintenance Services	
Repair Service, Large Appliances and Equipment	

Table 122-385.1 Parking Requirements by Land Use	
Land Use Type	Parking Spaces Required
Freight and Truck Terminal	1 space/2 employees on maximum work shift, or 1 space/1,500 sf gross floor area, whichever is greater.
Towing	As determined by Use Permit.
Business Parks and Industrial Uses	
Artisan/Custom Product Manufacturing	1 space/250 sf office area; 1 space/1,000 sf gross floor area; plus office.
Auto Wrecking, Scrap, and Dismantling Yard	
Cabinet Shop	
Construction Contractor	
Hazardous Materials, Chemical, Mineral, and Explosive Storage	
Laboratory	
Manufacturing and Processing	
Mini-Storage, Self Storage or Activities	
Warehouse and Distribution Center	
Wholesale Trade	
Research and Development	1 space/750 sf gross floor area.
Storage	1 space/500 sf gross floor area.
Public, Quasi-Public, and Recreational Uses	
Airports	To be determined by Use Permit.
Antennae (See Wireless Telecommunication Facility)	1 space for maintenance and service.
Conference, Convention Facility	To be determined by Use Permit.
Cultural Institution	1 space/400 sf gross floor area.
Government Offices	1 space/250 sf gross floor area.
Heliport	To be determined by Use Permit.
Library	1 space/300 sf gross floor area.
Medical Services	
Health Clinic	1 space/200 sf gross floor area or 4 spaces/doctor, whichever is greater.
Hospital, Medical Center	5 spaces/bed; other uses shall comply with respective parking ratios for those uses;
Nursing Facility/Extended Care	1 space/3 licensed patient beds.
Primary Care Clinic	1 space/200 sf gross floor area.
Urgent Care Facility	1 space/200 sf gross floor area or 4 spaces/doctor, whichever is greater; plus 1 short term space/5 required spaces.
Meeting Facility, Public or Private	1 space/4 fixed seats or 1 space/40 sf gross floor area used for seating, and 1 space/classroom or office.
Public Maintenance and Service Facility	1 space/400 sf gross area; and 1 space/500 sf outdoor storage area.
Recreation Facilities	
Commercial Recreation, Indoor	1 space/200 sf gross floor area; Pool and billiards: 2 spaces/table; Bowling alley; 6 spaces/lane.
Golf Course, Country Club	To be determined by Use Permit.

Table 122-385.1 Parking Requirements by Land Use	
Land Use Type	Parking Spaces Required
Park and Recreation Facility	
Residential Recreation Facility	
Sports and Entertainment, Assembly	
Sports and Recreation Facilities	
Recycling Facilities	
Small Collection Facility	1 space minimum; additional parking may be required based on facility.
Large Collection Facility	
Processing Facility	1 space/2 employees on maximum work shift, or 1 space/1,000 sf gross floor area, whichever is greater.
Religious Facility	1 space/4 fixed seats in main assembly area, or 1 space/ 50 sf gross floor area for non-fixed seating.
Schools	
Elementary, Middle	1 space/classroom; and 1 space/250 sf office area.
High Schools	1 space/classroom, and 1 space/250 sf office area, plus 1 space/5 students.
Colleges and Universities	1 space/3 persons of the school population (students, faculty, and staff).
Trade Schools and Vocational Training	
Theater, Auditorium	1 space/4 permanent seats in main assembly area, or 1 space/50 sf gross floor area for non-fixed seating.
Utility Facility and Transmission Towers	To be determined.
Open Space and Agricultural Uses	
Community Gardens	
Cemetery, Columbarium, Mausoleum	To be determined through Use Permit approval.
Crop Production, Orchard, Vineyard	1 space/2 employees on maximum work shift.
Mining and Quarrying	

122-386 Adjustments to Parking Requirements

The number of parking spaces required by Table 122-385.1 may be reduced in accordance with the provisions of this section.

- (a) **Projects near BART.** For non-residential uses, if the project is located within one-half mile of a BART station, the number of parking spaces may be reduced by 25 percent of the required number of spaces in Table 122-385.1. Additional reductions to the number of spaces may be approved with a Use Permit pursuant to subsection (d) of this section.
- (b) **Restricted senior or special needs housing projects.** The Review Authority may reduce the number of spaces required by Table 122-385.1 for senior or special needs housing projects, based on quantified information provided by the applicant that documents the need for fewer spaces. If a reduction is approved, a restriction shall be recorded prohibiting the property from converting to general market housing unless additional parking is provided consistent with the requirements of Table 122-385.1.
- (c) **Shared on-site parking.** Where two or more adjacent non-residential uses have distinct and different peak hours of parking demand (e.g., a theater and a bank), a reduction in the required

number of parking spaces may be allowed through a Minor Use Permit. The reduction shall be in accordance with the following:

- (1) The amount of reduction shall be determined based on quantitative information provided by the applicant that documents the number of spaces required for each use and the peak hours or parking demand for each use;
 - (2) Approval shall require a recorded restriction running with the land, guaranteeing that the required parking will be maintained exclusively for the specified uses;
 - (3) Any change to the uses or the hours of operation or peak demand shall be subject to City approval and additional parking facilities may be required if the change to a use will create a greater demand for parking; and
 - (4) The City may require parking facilities in addition to those originally approved upon a finding by the Review Authority that adequate parking to serve the use has not been provided.
- (d) **Off-site parking.** Required parking may be located in a common or shared parking facility up to 300 feet away from the site of the proposed use, measured from the nearest corner of the parking facility to the main entrance via the shortest pedestrian route, subject to approval by the Planning Division, if a shuttle or similar means of transportation is provided between the parking facility and the use.
- (1) **Evaluation.** The Review Authority shall consider the distance between the parking area and the proposed use to determine if the off-site facility will satisfy the parking needs of the proposed use.
 - (2) **Parking agreement.** Off-site parking on private property shall only be approved if there is an agreement between the landowner of the parking lot and the use it serves. The agreement shall provide a guarantee that the required spaces will be maintained and reserved for the uses served for as long as such uses are in operation.
 - (3) **Recorded documents.** A copy of the agreement recorded in the County Recorder's Office and shall be provided to the City.
 - (4) **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Planning Division shall determine a reasonable time in which one of the following shall occur:
 - a. Substitute parking is provided that is acceptable to the Planning Division; or
 - b. The size or capacity of the use is reduced in proportion to the parking spaces on the lot.
- (e) **Valet parking.** The Review Authority may modify the parking requirements required by this Division (e.g., to allow tandem parking) in the case of a use proposed to have permanent valet parking.
- (f) **Single family residential covered parking.** In order to encourage continued owner-occupancy and investment in small, older single-family dwellings, the Planning Division may grant an

exception to the requirement for covered parking where an existing garage or carport is proposed to be converted to dwelling space, provided that all of the following findings are made:

- (1) That new construction to provide covered parking is:
 - a. Not feasible due to setback requirements; or
 - b. Incompatible with the function or appearance of the residence or its surroundings.
 - (2) That the existing living area of the residence is a maximum of 1,500 square feet, exclusive of covered parking area.
 - (3) That existing uncovered paved off-street parking spaces not be reduced, and that in any case at least one off-street space shall remain on the site.
 - (4) That the granting of such exception will not impair safe and convenient vehicular movement in the adjacent residential area.
- (g) **Other adjustments.** For other uses that can demonstrate that due to special circumstances, such as the nature of the use, proximity to transit, transportation characteristics of the use, or implementation of a transportation demand management program, there will be a reduced demand for parking at the site, the number of parking spaces required by Table 122-386.1 may be reduced by up to 25 percent. Reductions may be allowed subject to a Use Permit, as follows:
- (1) The parking demand study, as directed by the City, substantiates the need for less parking (e.g., documentation of customer frequency, information on parking standards required for the proposed use by other cities, etc.) than required in Table 122-386.1;
 - (2) The applicant has demonstrated that the project could provide additional parking if long-term parking demand requires additional parking; and
 - (3) Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the on-street parking in the surrounding area.

122-387 Parking Requirements for the DP and DMX Districts

- (a) In the DP and DMX Districts, one of the following two options may be used to meet the parking requirements of this Division.
- (1) **Off-street parking.** Off-street parking spaces shall be provided. Off-street parking may be located on the same site as the use served or on another site if the required off-street spaces are located within 700 feet walking distance of a principal entrance to the use serviced, or within 1,000 feet of such entrance for spaces intended for the use of employees.
 - (2) **In-lieu fees.** For properties within the Parking District, a fee may be paid to the City in lieu of providing required parking on-site or off-site:
 - a. **In-lieu fee amount.** The amount of the in-lieu fee shall be calculated and paid as set forth in the City's Fee Schedule.

- b. **Deposit of funds.** In-lieu fees shall be deposited with the City in a special fund and used for any of the following:
- i. Off-street parking facilities, including acquisition and development of parking facilities located in the general vicinity of the buildings for which the payments are made;
 - ii. Mass transit equipment, including stock and attendant facilities, serving the area in which the buildings for which the payments are made are located; or
 - iii. Transportation system management, projects, all costs including but not limited to personnel, equipment, and physical facilities.

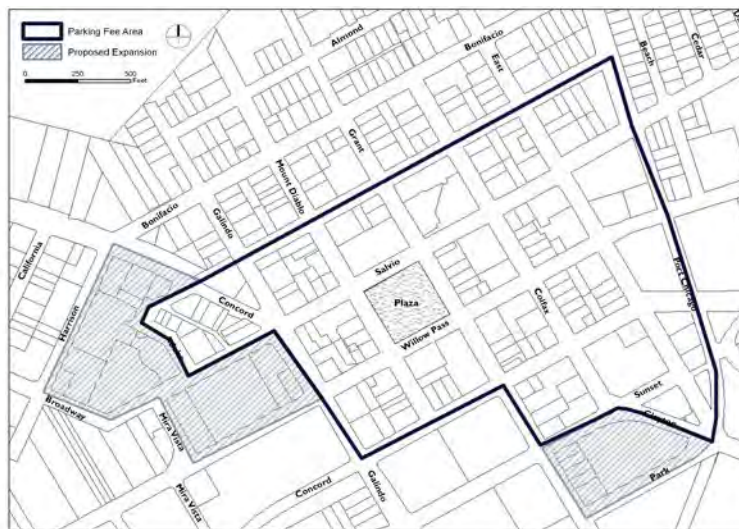


FIGURE 122-387.1 – DOWNTOWN PARKING DISTRICT

- c. **Refund of fee.** An in-lieu parking payment may be refunded by the City, without interest, to the person who made such payment, or his assignee or designee, if the required off-street parking spaces are provided.
- d. **Single-family residences excluded.** This section shall not apply to low density single-family residences within the DP and DMX Districts.

122-388 Accessible Parking Requirements

Parking facilities for the disabled shall be designed, constructed, and maintained to provide access for the physically disabled from public rights-of-way and from parking areas to building entries, as follows:

- (a) **Number, location, and access.** Parking spaces for the disabled/handicapped shall be provided in compliance with the Uniform Building Code, the Federal Accessibility Guidelines, the California Code of Regulations (Title 24, Part 2, Chapter 2-71), and with the sign requirements of the California Vehicle Code, § 22507.8, as applicable. Parking spaces required for the disabled shall count toward the number of off-street parking spaces required by Table 122-385.1.

- (b) **Re-striping to accommodate disabled parking.** A site shall not be considered to have non-conforming parking if the number of off-street spaces provided is reduced to less than required by this Division solely because the lot is re-stripped to comply with disabled parking requirements.

122-389 Garage and Carport Design and Location Requirements

Residential parking shall be located on the same site as the residential dwelling served. Parking shall not be located within a required front or street-facing side yard, except within an enclosed garage that complies with the setback requirements in Section 122-307 (Setbacks). Garages and carports shall comply with the requirements of this section whether they are accessory structures or part of a principal structure.

(a) **Residential garages.**

- (1) **Minimum interior dimensions.** Residential enclosed garages shall provide the following clear interior minimum dimensions.
- a. **One-car garage.** A minimum of 10 feet wide by 22 feet deep (with a 9-foot door opening).
 - b. **Two-car garage.** A minimum of 20 feet wide by 22 feet deep (with a 16-foot door opening or two 9-foot door openings).
 - c. **Three-car garage.** A minimum of 30 feet wide by 22 feet deep (with a 9-foot and 16-foot door openings, or multiple nine-foot door openings).
 - d. **Other.** To be determined by the Review Authority.
- (2) No interior door shall open into a garage space unless the door will open fully without encroaching into the above specified areas.

(b) **Residential carports.**

- (1) A single-car carport shall be a minimum of 10 feet wide by 19 feet long;
- (2) A double-car carport shall be a minimum of 20 feet wide by 19 feet long;
- (3) Measurements shall be taken from inside face of support to inside face of opposite support;
- (4) Shall be designed and located to meet setbacks and so that parked vehicles are screened and not visible from a street;
- (5) The carport roof shall be a solid, waterproof roof, that covers the entire 10 foot by 19 foot space;
- (6) The carport shall be designed with the same materials, colors, and design features, such as the roofline, of the primary structure.

- (c) **Tandem parking.** For residential development, the parking spaces required for an individual dwelling unit may be in tandem. The minimum dimension for a tandem space (two vehicle lengths) shall be 10 feet wide by 35 feet long. Tandem spaces may be provided for up to 50 percent of any single family development and up to 25 percent of any other residential development, in accordance with the requirements of this Division.

122-390 Parking Design Standards

Required off-street parking for multifamily or non-residential uses shall be designed and constructed in compliance with this section.

- (a) **Location of parking areas.** Off-street parking for multifamily or non-residential uses shall be located on the same site as the use served, with reasonable access to and from the use for which the spaces are required, except as provided in Section 122-386 (Adjustments to Parking Requirements), or other requirements of this Division.
- (b) **Parking stall and aisle dimensions.** Parking spaces and aisles shall meet the minimum dimensions as shown in Table 122-390.1 and 122-390.2. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.
- (1) **Standard parking spaces.** Each parking stall space shall have a minimum dimension of 9 feet wide by 19 feet long, in compliance with the requirements in Table 122-390.1. All parallel parking spaces shall have a minimum dimension of nine feet wide by 24 feet long.

Table 122-390.1 Standard Parking Space and Aisle Dimensions					
Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
Parallel	9'0"	23'0"	9'0"	12'	24'
45°	9'0"	12'9"	19'10"	14'	20'
60°	9'0"	10'5"	21'0"	18'	20'
90°	9'0"	9'0"	19'0"	23'	24'

- (2) **Compact parking spaces.** On sites with a minimum of 10 parking spaces, no greater than 25 percent of the required number of spaces or total number of spaces provided, whichever is less, may be compact spaces with a minimum dimension of 8 feet by 16 feet, in accordance with the following:
- a. Compact spaces shall be dispersed throughout the parking lot, and no more than four spaces shall be located together;
 - b. In single family or duplex residential parking areas, all required covered parking spaces shall be standard size; and
 - c. All compact spaces shall be so designated with a pavement marking.

Table 122-390.2 Compact Parking Space and Aisle Dimensions				
Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width
Parallel	8'0"	20'0"	8'0"	11'
45°	8'0"	11'4"	17'0"	11'
60°	8'0"	9'3"	17'10"	16'
90°	8'0"	8'0"	16'0"	21'

(c) **Exceptions**

- (1) **Parking spaces abutting a wall or fence.** Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 feet shall be increased two feet in width on each obstructed side, provided that the increase may be reduced by 0.25 feet for each one foot of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space.
- (2) **Landscaping in lieu of paving.** Landscaped areas with low growing, hardy plants may reduce the parking stall depth by up to two feet to allow for vehicle overhang. The two-foot area shall not be counted toward the required parking lot landscaping or toward the overall minimum landscape requirements for the site. Concrete wheel stops shall be installed for each shortened parking space.
- (3) **Long-term parking.** The width of parking spaces may be reduced to 8.5 feet for standard spaces in parking areas for employee parking only where vehicles are not moved during a work shift. These spaces shall be identified by signage and striping as "employee parking" and they shall be located farthest from the building entrance.

(d) **Access to parking.** For all parking areas other than individual single-family lots and duplexes, access to parking shall be provided as provided below. Site design shall minimize the amount of paved surfaces and driveway lengths and widths while providing for safe and suitable access for vehicular circulation.

- (1) **Direction of travel.** Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives.
- (2) **Stacking area.** Nonresidential parking lots designed to provide 20 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way to provide a stacking area for vehicles entering and exiting the parking area.

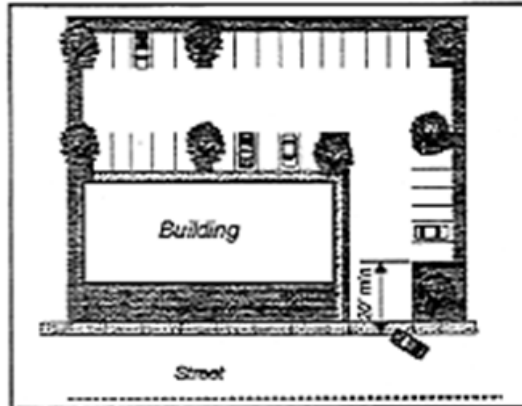


FIGURE 122-390.3 STACKING AREA

- (3) **Queuing area.** The number of parking spaces required by Table 122-385.1 does not include queuing space required for vehicles and customers waiting in vehicles for service at drive-through facilities, pump stations, auto service bays, or similar uses.
- (4) **Shared Access.** Access for two or more dwelling units to a street through a shared private driveway may be approved by the Planning Division if the shared access meets safety requirements and the following conditions:
 - a. Each lot is granted access by legal easement;
 - b. A shared driveway maintenance agreement shall be approved by the City and recorded; and
 - c. No more than four residences shall share a single driveway.
- (5) **Access to Landlocked Parcels.** Access to landlocked parcels without direct frontage on a public or private street may be created for up to four lots or parcels if the developer or property owner records an access easement that meets the following conditions:
 - a. Access to one lot shall be at least 16 feet wide with a 14 foot wide travel surface connecting the landlocked parcel to a public or private street through an intervening lot or parcel. The easement shall provide emergency access with no parking;
 - b. A maximum of four homes may be served by the access easement;
 - c. For more than on lot the easement shall be as follows:

Table 122-390.4 Width of Access Easement		
Number of lots	Width of access easement	Parking Allowed
1	16 feet	No
2	20 feet	No
3 or 4	28 feet	One Side
3 or 4	36 feet	Both Sides

- d. For shared access, a shared driveway maintenance agreement with all property owners utilizing the shared access easement shall be approved by the City and recorded;
 - e. The address of all properties without direct street frontage shall be displayed at the street entrance of the driveway and again at the entrance to each property from the driveway;
 - f. The maximum length of an access easement shall be 600 feet;
 - g. The access easement shall be recorded against the property and shall be applicable to any future owner of the property; and
 - h. A turn-a-round approved by the Fire District shall be required for all private access drives over 150 feet in length.
- (6) **Clear height.** A minimum unobstructed structural clearance height of 14 feet shall be maintained in all parking areas within multifamily and non-residential uses.
- (7) **90 degree single-loaded parking aisles.** A parking lot aisle that provides access only to a single row of parking spaces on one side may be reduced to 22 feet, provided a landscape planter at least five feet in width or a two-foot planter with a three foot walkway is installed adjacent to the aisle.
- (8) **Dead-end aisles.** Dead-end aisles are discouraged. When used, 90-degree angle stalls with adequate turning space are required, as approved by the Planning and Engineering Divisions.
- (9) **Safety.** Parking lot design shall maximize the safety of vehicles and pedestrians. Where appropriate, the Planning and Engineering Divisions may require angled parking and one-directional parking aisles as a safety enhancement feature.
- (e) **Access to adjacent sites.** The City may require vehicle and pedestrian connections to parking areas on adjacent properties or to adjoining public walkways to provide convenience, safety, and efficient circulation. In the event it is not immediately feasible to establish such connections, the City may require the reservation of land for an eventual connection, and may require the completion of such connection upon development of the adjacent property. Where required, a joint access agreement running with the land shall be recorded by the owners of the abutting

properties to guarantee the continued availability of the shared access between the properties, as approved by the Planning Division.

122-391 Additional Standards for Driveways, Access Easements, Curb Cuts, Parking Lots, and Structures

Parking lots and structures shall have directional and regulatory signs, drainage, fire equipment, lighting, litter collection containers, paving/surfacing, ramp grades, space markings, wheel stops, and queuing space for drive-in facilities or ticket dispensing booths or machines in compliance with this section and which shall be subject to the review and approval of a Site Development Permit, Article VII (Permits and Permit Procedures).

- (a) **Limitations on curb cuts and driveways.** On lots less than 100 feet in width, driveways and curb cuts shall be limited to one per frontage. On lots over 100 feet in width, an additional driveway may be allowed for each additional 1,000 feet of frontage. Exceptions for uses such as drive-through facilities and gas stations that have greater circulation requirements may be approved with a Use Permit or Minor Use Permit. On corner lots, curb cuts shall be located on the street frontage with the least pedestrian activity.
- (b) **Prohibited uses.** Parking areas shall not be used for vehicle dismantling, leasing, renting, repair work, sales, storage, or outdoor open sales displays. Sales, storage, signage, and similar uses are prohibited within all parking areas, unless otherwise provided for in the Development Code.
- (c) **Drainage.** Surface water shall be discharged to natural or engineered off-site drainage facilities and may not drain off or across public or private pedestrian sidewalks, walkways, or areas not designed as drainage facilities. All drainage shall comply with the City's current Stormwater Ordinance and the current California Regional Water Quality Control Board NPDES Permit.
- (d) **Stormwater control.** Parking lots shall be designed to comply with Regional Water Quality requirements using the criteria contained in the most recent version of the Contra Costa Clean Water Program C.3. Guidebook or the current requirements.
- (e) **Landscaping.** All parking lots shall be landscaped in accordance with the requirements in Article IV, Division 4 (Landscaping) and Division 5 (Water Efficient Landscaping).
- (f) **Surfacing requirements.** All surfaces of access drives, driveways, parking lots required by this Sub-section, shall be graded and properly drained and permanently maintained in a dust-free manner. All surfaces shall be paved with at least two inches of asphalt, concrete, or paving units, as follows:
 - (1) Pervious paving materials, including pervious interlocking concrete paving blocks, concrete grid pavers, perforated brick pavers, and compacted gravel, and other materials with surface water infiltration rates that exceed 0.2 inches per hour, and other permeable surfaces may be used on all parking spaces and driveways, as approved by the Engineering and Planning Division. The total stormwater surface drainage areas with pervious paving within each parking and driveway area may be subtracted from the required stormwater control calculations for treatment.
 - (2) For driveways serving only one single-family home, the parking area shall be surfaced with a minimum of three inches of asphalt concrete over 10 inches of aggregate base or comparable pavement.

- (3) For driveways serving more than one dwelling or multifamily unit, parking areas shall be surfaced with a minimum of three inches of asphalt concrete over 10 inches of aggregate base or comparable concrete pavement.
 - (4) For heavy traffic (e.g., truck) and commercial driveways, the driveway shall be surfaced with Portland Cement Concrete in accordance with the current standard detail and as approved by the City Engineer.
 - (5) Driveways with a slope of 10 percent or greater shall be paved with asphalt or concrete in all cases
 - (6) All driveways shall be graded and drained to dispose of all accumulated surface water.
 - (7) The Review Authority, in consultation with the City Engineer, may authorize the use of other all-weather surfacing, when it is determined, that the driveway is not needed for pedestrian access and that the alternative surfacing will not impair accessibility for emergency vehicles. For the purpose of this section, alternative all-weather surfacing includes turf block and/or other surfacing materials that provide for water infiltration into the ground while providing adequate support for vehicles.
- (g) **Markings, striping, and identification.** All parking-related markings, parking stalls, striping, and identification shall be clearly outlined with a four-inch wide striping painted on the parking surface to provide for safe traffic movement in compliance this Section.
- (1) Each parking space and parking facility shall be clearly identified by surface markings and shall be maintained in a manner so as to be readily visible and accessible at all times. The markings shall be arranged to provide for orderly and safe parking, loading/unloading, and storage of vehicles. Markings required to be maintained in a highly visible condition include directional arrows, lettering on signs and in disabled-designated areas, striping, and field color.
 - (2) One-way and two-way accesses into required parking facilities shall be identified by directional arrows. Any two-way access located at an angle other than 90 degrees to a street shall be marked with a traffic separation stripe the length of the access. This requirement does not apply to drive aisles.
 - (3) Where the exit may not be clearly recognizable, directional signs shall be provided to the satisfaction of the Engineering Division.
- (h) **Wheel stops/curbing**
- (1) Perimeter curbing. A six-inch wide and six-inch high raised concrete curb shall be provided along the outer edge of the parking facility pavement and adjacent to fences, landscaped areas, property lines, structures, or walls.
 - (2) Individual wheel stops shall be provided when the parking is adjacent to a landscaped area that is not protected by curbing, and the drainage is directed to the landscaped area, subject to the review and approval of the Review Authority.
 - (3) The curbing or individual wheel stops shall be placed two and one-half feet from the adjoining fence, landscaped area, property line, structure or wall.

- (4) As an option to wheel stops, for parking adjacent to a raised sidewalk, the sidewalk may be widened an additional two feet to provide for vehicle overhang.
- (5) When provided, individual wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

122-392 Driveways and Site Access

Driveways providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and permanently maintained in compliance with this section. New and significant expansion or redevelopment of property shall minimize driveway curb cuts and maximize street parking through the use of alleys and/or by spacing driveway curb cuts to maximize the amount of on-street parking spaces between driveways as follows:

(a) **Driveways shall comply with the following standards:**

(1) **Single-family dwellings or duplexes**

- a. Properties within the RR-20 or RR-40 Districts with a frontage of 200 feet or more, may have two separate driveways, or one circular driveway, provided the resulting curb cuts are separated by a minimum distance of 100 feet, unless otherwise approved by the City Engineer based on consideration of site topography and traffic safety.
- b. All other single family residential properties and duplexes shall be allowed one driveway.
- c. Driveways shall be a minimum length of 20 feet, measured from the front property line or the right-of-way if there is no sidewalk, or edge of driveway/roadway or access easement.
- d. The total area of front yard paving (e.g., driveway, parking areas, walks, etc.) shall not exceed 50 percent of the required front setback area or yard area whichever is greater.
- e. A single car garage or tandem garage shall have a minimum driveway width of 12 feet and a maximum width of 20 feet, a two-car garage shall have a minimum driveway width of 22 feet and a maximum width of 24 feet, a three car garage shall have a minimum driveway width of 30 feet at the entrance to the garage which shall taper to 26 feet at the property line.

(2) **Multi-family and non-residential projects**

- a. A multi-family or non-residential project shall have no more than two driveways on the same frontage, unless the Review Authority determines that more than two driveways are required to accommodate anticipated project traffic, based on a traffic study.
- b. Whenever a property has access to more than one street, access shall be limited to the lowest volume street if possible, to minimize traffic impacts of the project.

- c. The minimum width of driveways providing access to multifamily and non-residential parking spaces shall be in compliance with Table 122-392.1 (Minimum Driveway Widths) below. The maximum driveway width shall be 30 feet, exclusive of the width of a median divider.

(b) **Location of driveways**

- (1) **Distance from street corner.** No driveway shall be located less than 60 feet from the nearest street intersection, as measured from the centerline of the driveway to the face of curb of the intersecting street. A greater distance may be required by the City Engineer for collector and arterial streets.
- (2) **Driveway spacing.** Driveways shall be separated along the street frontage as follows:
 - a. **Single-family residential development.** Driveways shall be separated by at least 28 feet, unless a shared, single driveway is approved by the City Engineer. The six-foot separation does not include the transition or wing section on each side of the driveway.
 - b. **Multifamily and non-residential development.** Where two or more driveways serve the same or adjacent multifamily or non-residential development, the centerline of the driveways shall be separated by a minimum of 28 feet. Exceptions to this standard shall be subject to the review and approval of the City Engineer.
 - c. **Parking access.** Each residential development must access its own parking directly from the street or alley, except where single-family residential parcels share a driveway.
- (3) **Spaces shall be accessible without re-entering a public right-of-way**
 - a. All spaces in a parking facility shall be accessible without re-entering a public right-of-way.
 - b. The Review Authority may grant a Use Permit in compliance with Article VII, Division 8 (Minor Use Permits and Use Permits) to allow an exception to the prohibition identified in Subparagraph 1.a, above, but only when it is physically impossible to provide the required access.
 - c. An alley may be used as maneuvering space for access to off-street parking.
- (4) **Access drive required**
 - a. Where an area used for off-street parking does not abut a public street, an access drive shall be provided in compliance with Table 122-392.1 (Minimum Driveway Widths), connecting the off-street parking area with a public street.
 - b. The access drive shall be paved in the manner required for off-street parking lots and may not traverse property in a Residential District unless the drive provides access to a parking area serving a use in that residential district.
- (5) **Median strip required**

- a. An entrance to a parking area accommodating more than 25 vehicles shall include a median strip.
- b. The median strip shall be located to eliminate possible cross-traffic within the parking area within 50 feet of the public right-of-way and the design shall be subject to review and approval by the City Engineer.
- c. The applicant may request approval of a Minor Use Permit modifying this requirement based on the size of the parking area, the circulation plan, and sight and safety considerations of the specific site.

(c) **Driveway widths and clearances**

(1) **Driveway width.** Driveways shall have the minimum widths at the gutter line in compliance with Table 122-392.1 (Minimum Driveway Widths), plus a minimum of one-foot additional clearance on each side of any vertical obstruction exceeding six inches in height.

Table 122-392.1 Minimum Driveway Widths (feet)			
Type of Use Served	Number of Parking Spaces to be Served	Minimum Width of One-Way Driveways	Minimum Width of Two-Way Driveways
Residential Uses	6 or fewer spaces	10 feet	--
	7 to 24 spaces	12 feet	20 feet
	25 or more spaces	15 feet	26 feet
Non-Residential Uses	24 or fewer spaces	12 feet	24 feet ⁽¹⁾
	25 or more spaces	15 feet	30 feet ⁽¹⁾

(1) Obstruction exceeding six inches in height.
Note: Minimum widths of two-way driveways for non-residential uses are for streets with speed limits greater than 25 MPH (i.e., collectors and arterials).

(2) **Additional requirements by Review Authority**

- a. The Review Authority, in consultation with the City Engineer, may require driveways in excess of the above widths where unusual grade, site, or traffic conditions prevail.
- b. The City Engineer may require driveways to be constructed with full curb returns and handicapped ramps as opposed to simple curb depressions.
- c. Driveways, which serve the same parking facility, shall be located at least 25 feet apart.

(3) **Clearances from obstruction.** The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility. Driveways shall have a minimum overhead clearance of 14 feet in height, except within a parking structure, where clearance may be reduced to six feet, seven inches.

- (4) **Driveway visibility.** The visibility of a driveway at its intersection with a street right-of-way shall not be blocked between a height of three feet and seven feet, as required by Section 122-310 (Traffic Visibility at Intersections and Driveways).
- (d) **Lighting.** Public parking areas designed to accommodate ten or more vehicles shall be provided with a minimum of one-half foot-candle of light over the parking surface during the hours of use from one-half hour before dusk until one-half hour after dawn and not more than 3.0 foot candles. Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Section 122-306 (Performance Standards).
- (e) **Parking area circulation**
- (1) **Separation from buildings.** Parking areas for multifamily, retail, service and office uses with ten or more spaces shall be separated from the front and side exterior walls of buildings by walkways. Commercial buildings with 80,000 square feet or more of gross floor area shall be separated from parking on all sides by a walkway and a planter area at least five feet in width.
- (2) **Vehicular and pedestrian circulation.** Separate and distinct vehicular and pedestrian access shall be provided between parking areas, public sidewalks, and private walkways, for multifamily development of ten or more units and for commercial and mixed-use development with parking areas that are 80 feet or more in depth and/or include 50 or more parking spaces in compliance with the following:
- a. An on-site walkway shall connect the main entry to a public sidewalk on each street frontage at the shortest practical distance.
 - b. Pedestrian walkways shall connect all buildings on a site to each other and to on-site automobile and bicycle parking areas.
 - c. All pedestrian walkways shall be constructed with a hard surface that is a minimum of four feet wide.
 - d. Walkways that are parallel and adjacent to a vehicle lane shall be raised or separated from the vehicle lane by a six-inch high curb, bollards, or other physical barrier.
 - e. Pedestrian walkways shall be clearly identifiable and differentiated from driveways, parking aisles, and parking and loading spaces, through the use of elevation changes, a different paving material, or color.
 - f. Accessible routes through the site shall be provided in accordance with the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities (Appendix A to 28 Code of Federal Regulations, Part 36).
- (f) **Alternative parking area design.** If an applicant can demonstrate to the satisfaction of the Review Authority that variations to the standards required by this section are warranted in order to achieve environmental design and green building objectives, such as achieving certification under the LEED Green Building Rating System, the Review Authority may approve revised parking area design standards.

- (g) **Maintenance.** Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

122-393 Bicycle Parking

Bicycle parking shall be provided for all multi-family projects and non-residential uses in compliance with this section.

(a) **Requirements for short-term bicycle parking**

- (1) **Required number of spaces.** Short-term bicycle parking spaces shall be provided equal to five percent of the required vehicle spaces, with a minimum of two spaces per site.
- (2) **Location.** Short-term bicycle parking shall be located within 50 feet of the main entrance to the building it serves. In the case of a multi-tenant shopping center, bike parking shall be located within 50 feet of the main entrance to each anchor store. Bicycle parking shall be located in a safe and secure location in a highly visible area. Bicycle parking should be visible from the main building entrance whenever possible.
- (3) **Anchoring and securing.** Each bicycle parking space shall provide a stationary, parking device to adequately secure the bicycle frame and one wheel with both wheels left on the bicycle. One such structure may provide multiple bicycle parking spaces.
- (4) **Dimensions.** Bicycle parking spaces shall be a minimum of two feet in width and six feet in length and accessible without moving another bicycle. Overhead clearance shall be a minimum of seven feet.
- (5) **Lighting.** Bicycle parking facilities shall provide and maintain adequate lighting for safety and security.

- (b) **Requirements for long-term bicycle parking.** Long-term bicycle parking shall be provided, according to the provisions of this section in order to serve employees, students, residents, and commuters, that stay at a location for more than two hours.

(1) **Required number of spaces**

- a. **Residential uses.** A minimum of one bicycle parking space shall be provided for every four residential units, unless a separate enclosed garage space is provided for each unit.
 - b. **Public facilities, schools, and places of public assembly.** Places of assembly and similar facilities shall provide bicycle parking at a ratio of 10 percent of the required number of vehicle parking spaces.
 - c. **Other uses.** Any establishment with 25 or more employees shall provide long-term bicycle parking at a ratio of 10 percent of the required number of vehicle spaces.
- (2) **Location.** Secure long-term bicycle parking shall be located on the same lot as the use it serves and conveniently located, generally in close proximity to the main or an employee entrance.

- a. **Covered spaces.** At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs, awnings, in bicycle lockers, or within or under other structures.
- b. **Security.** Long-term bicycle parking shall be provided by one of the following facilities:
 - i. An enclosed bicycle locker.
 - ii. A fenced, covered, locked, or guarded bicycle storage area.
 - iii. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas.
- c. **Size and accessibility.** Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible by a five-foot wide aisle without moving another bicycle.
- d. **Required shower and locker facilities.** All new buildings and additions to existing buildings that result in a total floor area as shown in the following table shall provide showers and dressing areas for each gender. A minimum of one locker shall be provided for each required bicycle parking space. Lockers shall be located in each of the shower areas. See Table 122-393.1.

Table 122-393.1 Number of Showers Required for Specified Building Floor Area		
Type of Land Use	1 Shower for Each Gender	1 Additional Shower For Each Gender
Office, Business Park Uses	50,000 to 150,000 (sf)	Each 100,000 (sf) over 150,000
Retail and Personal Service Uses, Restaurants	100,000 to 300,000 (sf)	Each 200,000 (sf) over 300,000
Manufacturing and Light Industrial Uses	50,000 to 150,000 (sf)	Each 100,000 (sf) over 150,000

122-394 Motorcycle Parking

Parking lots with 50 or more parking spaces shall provide motorcycle parking spaces conveniently located near the main entrance of a structure, accessed by the same aisles that provide access to the automobile parking spaces in the parking lot.

- (a) **Number of spaces required.** A minimum of one motorcycle parking space shall be provided for each 50 automobile spaces or fraction thereof.
- (b) **Space dimensions.** Motorcycle spaces shall have minimum dimensions of four feet wide by seven feet long.

122-395 Structured Parking

Multi-level parking structures shall be designed to screen or conceal cars parked on the first and second floors of the structure from view from public streets and walkways by one or more of the following methods:

- (a) **Ground-floor commercial.** The ground-level street frontage shall be developed with retail, restaurants, or personal service uses that are pedestrian friendly as allowed by the applicable district.
- (b) **Landscaping.** Landscaped areas shall be provided around the perimeter including planters and potted plants, hanging baskets, flower boxes or planting vines on trellises.
- (c) **Setback.** A densely planted landscape area with a minimum width of ten feet (or greater if required by the applicable District) landscaped area shall be provided for structures that do not incorporate ground-floor uses prescribed in (a) above.

122-396 Off-Street Loading Area Requirements

- (a) **Number of loading spaces required.** Non-residential uses shall provide off-street loading spaces in compliance with Table 122-396.1 (Loading Spaces Required). Requirements for uses not listed shall be determined by the Planning Division or by the Review Authority based upon the requirements for comparable uses. The Review Authority may waive part or all of the requirements if it is determined that the requirements are either unattainable or unnecessary.

Table 122-396.1 Loading Spaces Required	
Type of Land Use	Loading Spaces Required
Retail and Service Uses, Eating and Drinking Establishments, Personal Services, and Repair Shops	
0 - 3,000 square feet (sf)	0 space
3,001 - 30,000 sf	1 space
30,001 - 60,000 sf	2 spaces
60,0001 - 100,000 sf	3 spaces
100,001 sf and above	TBD (To be determined)
Lodging (Hotel or Motel)	
0 - 5,000 sf	0 space
5,001 - 50,000 sf	1 space
50,001 - 100,000 sf and above	2 spaces
Manufacturing, Processing, Storage Facility, Warehouse, Wholesale Establishments, or other Business Park Uses	
0 - 5,000 sf	0 space
5,001 - 50,000 sf	1 space
30,001 - 60,000 sf	2 spaces
60,001 - 100,000 sf	3 spaces
100,001 sf and above	TBD

Table 122-396.1 Loading Spaces Required	
Type of Land Use	Loading Spaces Required
Meeting Rooms, Office, Public, and Club Uses	
0 - 5,000 sf	0 space
5,001 - 50,000 sf	1 space
50,001 - 100,000 sf and above	2 spaces
Public Building, Installation, Service Structure, or Utility, Art Gallery, Auditorium, Bus Depot, College, Library, Museum, School, Theater, Transit Station, or other place of public assembly or use which requires recurring delivery of goods by truck	TBD

- (b) **Truck docks, loading, and service area design standards.** Loading areas shall be designed and constructed as follows: The Review Authority may reduce the requirements in Table 122-396.1 above, when the Review Authority determines that the delivery, operating, and shipping characteristics of the use do not require the number or type of loading spaces required by this section.
- (1) **Location.** Truck docks, loading, and service areas shall be on the same site for which they are required and shall be located:
- a. A minimum of 50 feet from any residential Zoning District boundary. An exception may be approved by the Planning Division and City Engineer for sites with pre-existing uses where there is no feasible alternative location
 - b. To ensure that loading, unloading, and vehicle maneuvers take place on site;
 - c. To ensure that the loading facility is screened from adjacent streets as much as possible;
 - d. To ensure that loading and unloading takes place on-site and not within the public rights-of-way;
 - e. On sites adjoining an alley, a required loading space shall be accessible from the alley unless otherwise approved by the Review Authority;
 - f. Without backing a truck across a street property line unless otherwise approved due to the determination that providing the turnaround space is infeasible; and
 - g. To allow access to all required parking spaces.
- (2) **Dimensions.** Loading space dimensions shall be a minimum of 12 feet in width, 45 feet in length, with 14 feet of vertical clearance. Loading spaces for offices and other uses that are less than 10,000 square feet may be a minimum of 10 feet in width by 30 feet in length.

- (3) **Lighting.** Loading areas shall have lighting that provides adequate illumination for security and safety, in compliance with Section 122-304 (Outdoor Lighting).
- (4) **Loading area doors and gates.** Loading areas and roll up doors shall be painted to blend with the exterior structure walls. Loading bays and doors, and related trucks shall be adequately screened from view from adjacent streets as determined by the Review Authority.
- (5) **Screening.** Loading areas shall be screened from abutting properties and streets with dense landscaping and/or solid decorative masonry walls with a design and height subject to the review and approval of the Review Authority, and consistent with the requirements in Section 122-311 (Transitional Requirements).
- (6) **Surfacing.** All loading spaces, access driveways, and maneuvering areas shall be graded and properly drained, permanently maintained with dust-free surfacing, and paved with concrete, or other materials in accordance with City Standards or as approved by the City Engineer.
- (7) **Noise.** All loading areas adjacent to residential uses shall provide a wall or other feature to ensure that the noise levels at the property line do not exceed the noise standards in the City's General Plan.
- (8) **Striping.** All loading spaces shall be clearly striped and identified by the words "Loading Only" painted on the paved surface of the space in four-inch wide white block letters. These markings shall be maintained in a highly visible condition at all times.
- (9) **Loading ramps.** Plans for loading ramps and truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances, and shall require City Engineer and Planning Division review and approval.
- (10) **Vehicle repair prohibited.** Off-street loading facilities and areas required by this section shall be maintained for the duration. No repair work or servicing of vehicles shall be allowed in the loading areas.

122-397 Parking and Storage of Recreational Vehicles

Recreational vehicles (See Article IX, General Terms) may only be parked or stored in front yards, side yards, rear yards, setbacks, and driveways under the following circumstances:

- (a) **Storage prohibited.** The storage of recreational vehicles and commercial vehicles are prohibited in the following areas of any parcel of real property, unless set forth in (b) and (c) below:
 - (1) The area between any section of the front wall or foundation of a structure extending to the property line of interior and exterior side yards and the street;
 - (2) Front yard areas;
 - (3) Exterior side yards, unless behind a legally constructed opaque fence not less than six feet tall. At the option of the owner or occupant of the property, lattice not exceeding one foot in height, may be affixed to the top of the fence;

- (4) Interior side yards unless behind a legally constructed opaque fence not less than six feet tall. At the option of the owner or occupant of the property, lattice not exceeding one foot in height may be affixed to the top of the fence;
 - (5) Driveways; or
 - (6) Except as may be permitted by subsections (c)(5) and (c)(6), commercial vehicles may not be stored or parked on any parcel of real property in any Single-Family Residential District, Multifamily Residential District, or Mixed-Use District if the use is a residential use. Commercial vehicles may be parked only during the course of providing a service or making deliveries to the residential property.
- (b) **Recreational vehicles.** Except as provided in subsection (c), recreational vehicles may be parked or stored in a driveway, exterior or interior side yard, or the rear yard under the following circumstances only:
- (1) For the purpose of loading or unloading, not to exceed 72 hours before or after a trip; or
 - (2) For purpose of accommodating visitors who are traveling in the vehicle, not to exceed one week within any consecutive six-month period; or
 - (3) Within the exterior or interior side yard behind a legally constructed opaque, fence not less than six feet tall. At the option of the owner or occupant of the property, lattice not exceeding one foot in height, may be affixed to the top of the fence; or
 - (4) In the rear yard behind a legally constructed opaque, fence not less than six feet tall. At the option of the owner or occupant of the property, lattice not exceeding one foot in height, may be affixed to the top of the fence;
 - (5) No more than two recreational vehicles, including boats and other recreational equipment registered to the owner or occupant of the property may be stored on a parcel of real property, unless otherwise permitted by this Code.
 - (6) In the driveway, if the recreational vehicle is issued a recreational vehicle storage permit as provided in subsection (c).

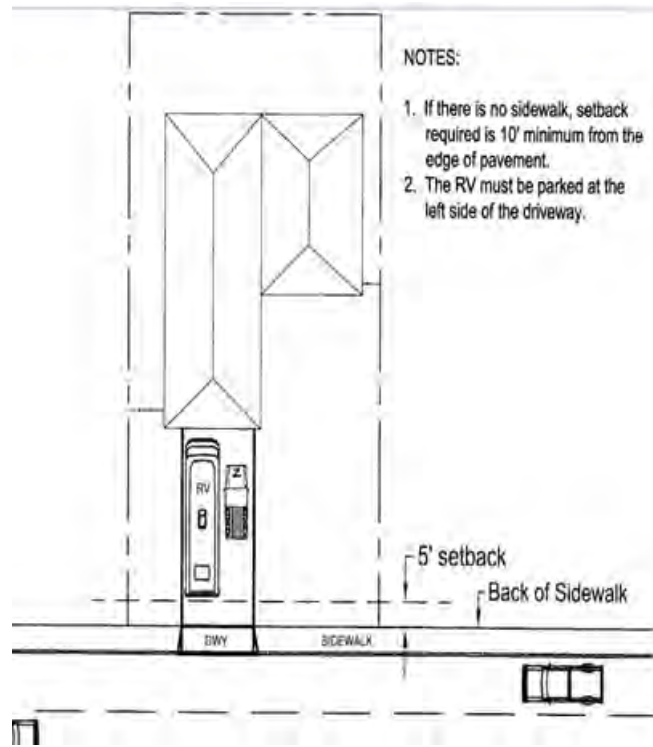


FIGURE 122-397.1 PARKING IN DRIVEWAY WITH VEHICLE STORAGE PERMIT

(c) **Permit required to store recreational vehicle; grandfathering of recreational vehicles on residential properties.**

- (1) For a 12-month period from the effective date of Concord Ordinance No. 08-7, a current owner (i.e., an owner as of the effective date of 12/31/2008) of a recreational vehicle, who is either the property owner or the occupant of the residential property, shall obtain a recreational vehicle storage permit from the City's Neighborhood Services Division to permit recreational vehicle parking on a driveway. The City Council may, by resolution, extend this 12-month period as it deems appropriate. If the recreational vehicle owner does not apply for a recreational vehicle storage permit within the 12-month period of time from the effective date of Concord Ordinance No. 08-7 or any authorized extension thereof, the owner or occupant shall not be entitled to apply for said permit and must otherwise comply with the parking and storage regulations of this DevelopmentCode.
- (2) The recreational vehicle owner shall pay a fee as set forth in the Resolution Establishing Fees and Charges for Various Municipal Services to offset the cost of processing the permit application and monitoring compliance therewith.
- (3) The Neighborhood Services Division shall develop a program for administering the permit application process and enforcement of the permit.
- (4) The recreational vehicle storage permit may only be issued to the present recreational vehicle owner who is either the property owner or occupant of the residential property within the 12-month period following the effective date of Ordinance No. 08-7 (12/31/2008).

- (5) No more than one recreational vehicle storage permit shall be issued for a single recreational vehicle for each residential property.
- (6) The owner or occupant of the residential property may sell and purchase a replacement recreational vehicle so long as it is the original owner or occupant of the residential property that initially obtained the permit.
- (7) Upon sale of the residential real property or the end of occupancy by the original permittee, the permit is deemed expired and shall have no legal force and effect. The new owner or occupant of the residential property shall not be entitled to a recreational vehicle storage permit and must comply with the storage and parking regulations as otherwise required by this Code.

(d) **Maintenance standards for recreational vehicles visible from public view**

- (1) Recreational vehicles visible from public view shall be maintained in proper condition. Recreational vehicles stored or maintained in one or more of the following conditions shall be deemed in violation of the Development Code.
 - a. Recreational vehicles with damaged or broken windows or doors; damaged or torn screens or shades.
 - b. Recreational vehicles that are covered with tarps or other covers, which are deteriorating or torn.
 - c. Recreational vehicles with damaged or broken parts, including but not limited to, tow bars, mirrors, light shields, bumpers, tanks, ladders, soft top cover for pop ups, luggage compartment doors, air handling units, and luggage racks.
 - d. Recreational vehicles with peeling, blistering, rusting, or otherwise deteriorating exterior surfaces.
 - e. Recreational vehicles with open awnings, open slide-outs, and open pop-ups.
- (2) For sight distance purposes, in the driveway, a recreational vehicle shall be parked on the left side (facing the property) at a minimum distance of five feet from the back of the sidewalk; or if there is no sidewalk, no closer than ten feet from the edge of the pavement. (See Figure 122-397.1)
- (3) On the parking pad adjacent to the driveway, a recreational vehicle may not be parked closer than ten feet from the back of the sidewalk; or if there is no sidewalk 15 feet from the edge of the pavement. The City Engineer or his/her designee may make exceptions to these sight distance standards if he/she determines sight distance requirements are met. (See Figure 122-397.2)
- (4) In no case shall the parking of a recreational vehicle in the driveway block the use of the driveway or access to the garage or carport by other vehicles.
- (5) Installation of new secondary driveways or parking pads shall be grasscrete, turf-block, a ribbon driveway, or other similar treatment, and shall not be a standard slab driveway.

- (6) Failure of the owner or occupant of the residential property to abide by the maintenance standards set forth in the subsection (5) shall be subject to nuisance abatement procedures as set forth in subsection (8) below.

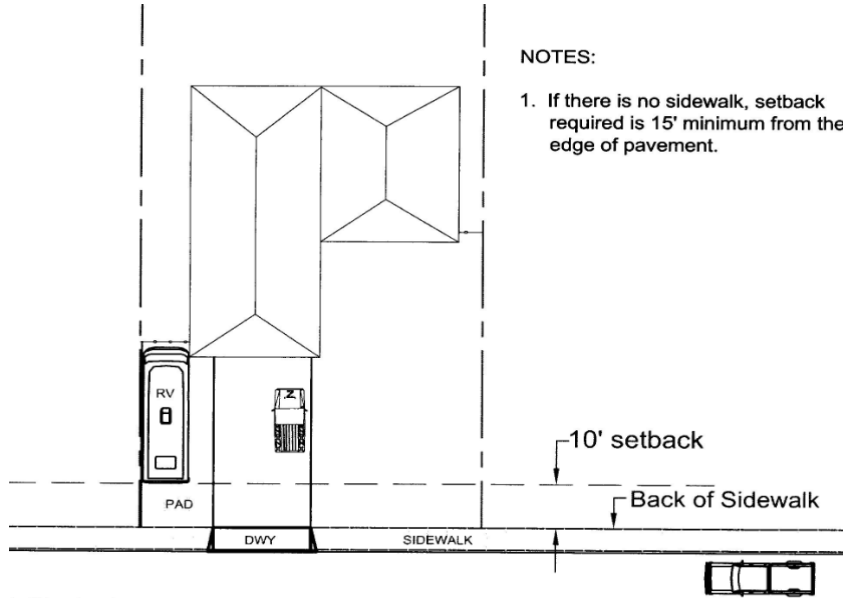


FIGURE 122-397.2 PARKING ADJACENT TO DRIVEWAY

- (e) **Parking. Automobiles,** motorcycles, pickup trucks, and vans three-quarters ton capacity or less, which are in a fully operational condition and which are currently registered with the State Department of Motor Vehicles or the equivalent out-of-state or federal agency, are allowed to park in driveways and other areas lawfully designated for the parking or storage of automobiles or other vehicles and are prohibited from parking in the following areas:
- (1) The area between any section of the front wall or foundation of a structure extending to the property line of interior or exterior side yards and the street;
 - (2) The front yard area;
 - (3) Within an exterior side yard, unless parked behind a legally constructed opaque fence not less than six feet tall. At the option of the owner or occupant of the property, lattice not exceeding one foot in height may be affixed to the top of the fence; and
 - (4) Within an interior side yard unless parked behind a legally constructed opaque fence not less than six feet tall. At the option of the owner or occupancy of the property lattice, not exceeding one foot in height may be affixed to the top of the fence.
- (f) **Garage use allowed.** Nothing in this subsection (c) shall prohibit the use of a garage or carport for storage or parking which is otherwise allowed by the Development Code.
- (g) **Abatement of violations.** Storage or parking in violation of this subsection (c) may be abated by the Chief of Police, pursuant to the notice and hearing procedure hereinafter set forth, which is hereby made applicable to all storage or parking in violation of this subsection:

- (h) **Notice of intention to abate.** A 10-day notice of intention to abate and remove the vehicle, or parts thereof, as a public nuisance, shall be mailed by registered or certified mail, to the owner of the land and to the owner of the vehicle, unless the vehicle is in such condition that identification numbers are not available to determine ownership.
- (i) **Hearing.** The owner of the vehicle may request a hearing as set forth Concord Municipal Code Sections 62-172 and 62-173.
- (j) **Administrative and removal costs.** Administrative costs and the cost of removal that are charged against the owner of a parcel of land and not paid within 30 days of the date of the order shall be assessed against the parcel of land pursuant to Section 62-176 of the Concord Municipal Code.

122-398 - - 122-439 Reserved