

ARTICLE 11 – OFF-STREET PARKING AND OFF-STREET LOADING FACILITIES

SECTION 1101 PURPOSES AND APPLICATION

In order to alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off-street parking and off-street loading facilities shall be provided incidental to new land uses and major alterations and enlargements of existing land uses. The number of parking spaces and loading berths shall be in proportion to the need for such facilities as created by the particular type of land use. Off-street parking and loading areas are to be laid out in a manner which will ensure their usefulness, protect the public safety and, where appropriate, insulate surrounding uses from their impact.

Provisions of this article are also intended to deal with problems, conditions and needs which are apparent in attempting to provide sufficient off-street parking facilities in areas of intense commercial development, including:

- A. The difficulty in assembling land by private means, including the often excessive time required;
- B. The varying financial capabilities and traffic generating characteristics among varying types of commercial enterprise;
- C. The importance of avoiding fragmented patterns of off-street parking facilities which may bear little relation to the needs of a commercial area as a whole;
- D. The importance of having regulations which will not inadvertently discourage private investment while alleviating or preventing traffic congestion; and
- E. The importance of achieving a reasonable distribution of financial burden among private interests and the public at large consistent with their individual and collective responsibilities to provide off-street parking facilities.

SECTION 1102 OFF-STREET PARKING FACILITIES REQUIRED

- A. Parking space definition:

A parking space shall be an area for the parking of a motor vehicle, plus those additional areas and facilities required to provide for safe access to and from said space. The area set aside to meet these provisions must be useable and accessible for the type of parking needs that must be satisfied.

- B. Special limitation and requirements in residential areas:

No semi-truck and trailer, semi-truck, trailer, or other truck exceeding one (1) ton of capacity shall be parked within any residential district. In any residential district, no recreation vehicles (RV's), including motor homes, camping trailer, above-cab campers, boat trailers, boats, pick-up campers, fifth wheel trailers or dune buggies, shall be stored or parked within a side or rear yard, or within front yard driveways or other off-street parking space, except as provided.

1. Parking of RV's within front yard areas shall be wholly within the front yard property line and at least ten (10) feet from the curb line of the street.
2. Parking of RV's within side yard shall not infringe upon the minimum side yard setback unless the RV is less than seven (7) feet in height.
3. Guest parking of RV's along the curb line of the street shall be limited to not more than fourteen (14) days, provided that a permit for such parking is first obtained from the City's Police Department. Such guest parking shall permit use of sleeping quarters, but shall not permit on-site hookups of the RV to on-site water, gas, electricity, or sewage disposal facilities.
4. All other parking of RV's at the street curb line shall be permitted only for the active loading or unloading of such vehicles.

In any residential district, all motor vehicles incapable of movement under their own power, other than in cases of emergency accident or breakdown, shall be stored in an entirely enclosed space, garage or carport. No more than one such vehicle shall be so stored at any time, and no more than one such vehicle shall be allowed to be under repair at any time. Parking on lawns or other areas in front yards, other than on a driveway is prohibited.

C. Time when off-street parking is required:

1. Initial occupancy of a site.
2. A major alteration or enlargement of a use, site or building.
3. A change in use that requires additional parking.

D. Parking space schedule:

1. Residential Uses:
 - a. One-family dwellings, duplexes, triplexes, fourplex and multi-family dwellings – two (2) spaces for each dwelling unit, with at least one (1) space within a garage or carport.
 - b. Except for driveways allowed in the front setback area of a garage or carport, all additional parking for 2-4 unit structures and multi-family units shall be to the rear or side of such units. If parking is located to the side of the units, the first parking space shall be to the rear of the front yard setback line.
 - c. Housing for the elderly – one (1) space for each dwelling unit, provided however that sufficient space shall be set aside and incorporated into the site plan for the number of spaces prescribed under subparagraph 1.b. above, in the event of a change of use to housing for the non-elderly.

- d. Private clubs, lodging and rooming houses – one (1) space for each two (2) beds.
 - e. Motels, hotels, inns and bed and breakfast establishments – one (1) space for each guest room, plus one (1) space for each employee.
2. Uses within the Central Commercial District:
- a. Commercial uses, excluding conditional uses, within the area designated as the Central Commercial District by the General Plan – one (1) space for each eight hundred (800) square feet of floor area.
 - b. Uses within an integrated shopping center located outside of the Central Commercial District involving a combination of three (3) or more retail uses permitted within the CC District for which building area, off-street parking, off-street loading, landscaping, lighting and other features are developed, managed and maintained as if a single unit – three (3) spaces for each one thousand (1,000) square feet of gross lease able area, or four (4) spaces for each one thousand (1,000) square feet of gross lease able area if the center includes a supermarket.
 - c. Other commercial uses within or outside of the Central Commercial District – the number of spaces otherwise required for the type of use.
3. Other Commercial Uses: Industrial Use:
- a. Banks – one (1) space for each three hundred (300) square feet of floor area:
 - b. Offices (not including medically related or public administrative offices) – one (1) space for each four hundred (400) square feet of floor area.
 - c. Retail stores, food – one (1) space for each one hundred-fifty (150) square feet of floor area; mini-market food stores – one (1) space for each three hundred (300) square feet of floor area for stores under two thousand (2,000) square feet of gross floor area.
 - d. Retail stores, other than food and personal service establishments – one (1) space for each three hundred (300) square feet of floor space.
 - e. Retail stores which handle primarily bulky merchandise such as furniture, household appliances, motor vehicles, farm implements, machinery and bulk supplies – one (1) space for each six hundred (600) square feet of floor area.

- f. Service commercial uses, repair shops and wholesale establishments -- one (1) space for each eight hundred (800) square feet of floor area, plus one (1) space for each employee, and one (1) space for each vehicle stored on the property for more than twenty-four (24) hours.
 - g. Commercial and industrial uses conducted primarily outside of buildings – one (1) space for each employee of the maximum working shift, plus one (1) space for each vehicle stored on the property for more than twenty-four (24) hours.
 - h. Manufacturing, indoor storage and other industrial uses – one (1) space for each employee of the maximum working shift, plus one (1) space for each vehicle stored on the property for more than twenty-four (24) hours.
4. Utility Uses:
- Electrical distribution and transmission substations, gas regulator stations, public utility pumping stations, reservoirs, water or gas storage tank farms, sewage treatment plants and other public utility buildings and uses – one (1) space for each two (2) employees of the maximum working shift, plus one (1) space for each vehicle stored at the site. Where the use is un-manned, one (1) space for each service vehicle to be parked at the site.
5. Health Uses:
- a. Medical and dental offices and clinics, including (but not limited to) surgeons, general practitioners, psychiatrists, psychologists, medical specialists, ophthalmologists, dentists, optometrists and similar medically-related professions – three (3) spaces for each practitioner, plus one (1) space for each employee, or one (1) space for each two hundred fifty (250) square feet of floor area, whichever is greater.
 - b. Rest homes, nursing homes, convalescent homes, homes for the aged – one (1) space for each employee of the daytime shift, plus one (1) space for each four (4) beds.
 - c. Charitable and religious institutions providing sleeping accommodations – one (1) space for each employee and one (1) space for each four (4) beds.
 - d. Hospitals – one (1) space for each four (4) beds and one (1) space for each employee of the maximum working shift, plus one (1) space for each staff doctor.

6. Places of Assembly:
 - a. Café, restaurant or other establishment for the sale and consumption of food and beverages on the premises – one (1) space for each four (4) seats.
 - b. Drive-in and fast food restaurants – one (1) space for each two (2) seats, and one (1) space for each employee of the maximum working shift.
 - c. Auditoriums (except school auditoriums), churches, mortuaries, sports arenas and stadiums, dance halls, private clubs and lodges – one (1) space for each fifty (50) square feet of floor area used for seating if seats are not fixed, or one (1) space for each four (4) seats, plus one (1) space for each employee. School classrooms associated with a church do not require parking in addition to that required for church seating.
 - d. Theaters (indoors) – one (1) space for each four (4) seats.
 - e. Bowling alleys – four (4) spaces for each alley, plus one (1) space for each four (4) seats devoted to restaurant and/or cocktail lounge, plus one (1) space for each employee of the maximum working shift.
 - f. Other places of assembly without fixed seats – one (1) space for each fifty (50) square feet of floor areas used for assembly, plus one (1) space for each employee of the maximum working shift.

7. Educational Uses:
 - a. Public and private elementary and junior high schools – one (1) space for each employee, plus sufficient space for safe and convenient bus loading and unloading of students.
 - b. High schools – one (1) space for each employee, one (1) space for each 10 students, plus sufficient space for safe and convenient bus loading and unloading of students.
 - c. Colleges - one (1) space for each employee, plus one (1) space for each five (5) students enrolled.
 - d. Nursery schools and day care centers – one (1) space for each employee, plus sufficient space for convenient loading and unloading of students enrolled.
 - e. Business, professional and trade schools and colleges, and art, craft, music and dancing schools – one (1) space for each employee, plus one (1) space for each three (3) adult students.

8. Public Uses:

- a. City, county, special district, state and federal administrative offices – one (1) space for each employee, plus one (1) space for each one thousand (1,000) square feet of floor area.
- b. Public buildings and grounds other than offices and educational uses – one (1) space for each employee of the maximum working shift, plus the number of additional spaces prescribed by the Planning Commission.

9. Transportation Terminals and Facilities:

Airports, heliports, bus depots, taxi stations, railroad stations and yards – one (1) space for each employee of the maximum working shift, plus sufficient space for loading and unloading of passengers.

10. Miscellaneous Uses:

For a use not specified or covered by the above parking schedule, the same number of spaces shall be provided, as determined by the Planning Commission as are required for the most similar use.

11. Recreation Vehicle Parking within Multi-Family Developments:

Recreational vehicle parking shall not be permitted within multi-family developments unless confined to an area designed for the purpose enclosed by a security fence, and located where it will have the least visual impact on the site as a whole. RV parking within yard spaces of multi-family structures shall be prohibited.

12. Demonstrated Alternative Parking Requirements:

Notwithstanding the parking requirements of subparagraphs D 2 and D 3 of the above schedule, an applicant shall be entitled to submit a parking formula for consideration by the Planning Commission which is based on a demonstrated satisfaction of parking requirements for the same or similar use at another location. Such alternative demonstration shall be submitted in writing, together with photographic and other evidence as may be necessary in support of the request. Evidence from a location outside of the City of Isleton shall include a letter from the Planning Official having jurisdiction corroborating that the evidence supports the alternative formula.

E. Units of Measurement:

1. For purposes of this article, and with the exception of references to “gross floor area”, the term “floor area” shall mean that floor area used, or intended to be used, for direct service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment for the display and

sale of merchandise, or for repair services. It shall not include areas used principally for non-public use, including restrooms, storage areas or administrative offices incidental to a commercial use.

2. In outdoor or indoor places of assembly, in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-four (24) lineal inches of each seating facility shall be counted as one (1) seat for purposes of calculating off-street parking requirements.
4. If, in the application of the requirements of this section, a fractional number is obtained, one (1) parking space shall be provided for a fraction of one-half ($\frac{1}{2}$) or more, and no parking space shall be required for a fraction of less than one-half ($\frac{1}{2}$).

F. Change in Use, Additions and Enlargements:

Whenever there is a change in use or increase in floor area, or change in other unit of measurement specified herein, and such change of increase creates a need for an increase in the number of off-street parking spaces by twenty percent (20%) or more, such increase in parking facilities shall be provided on the basis of the increased requirements of the new or enlarged use; provided however, that in the event a change in use creates a need for an increase of two (1) or less off-street parking spaces, no additional parking facilities shall be required.

G. Remodeling:

No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use, addition or enlargement for which additional facilities are required in accordance with paragraph F of this section.

H. Mixed Uses:

In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use and uses within integrated shopping centers.

I. Joint Use:

The Planning Commission may, upon written application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses and activities, and under the conditions specified herein:

1. Seventy-five percent (75%) of the parking facilities required for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use, or the reciprocal; provided however, that such parking area shall meet the conditions set forth in lieu of payments in paragraph K 3 below.

2. The following uses are typical daytime uses: banks, business offices, retail stores, personal services, manufacturing or wholesale uses and similar uses. The following uses are typical nighttime uses: dance halls, theaters, bars, auditorium and restaurants that only serve dinners.
3. The following are conditions required for joint use:
 - a. The building or use for which application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet from such parking facility.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
 - c. If the building, structure or improvement requiring parking space is in one ownership and the required parking space provided is in another ownership, partially or wholly, there shall be a recording in the office of the Sacramento County Recorder of a covenant by such owners for the benefit of the City, in a form approved by the City, that such owner or owners will continue to maintain such parking space so long as said building structure or improvement is maintained by said owner within said City. The covenant herein required shall stipulate that the title to and right to use the parcel or parcels upon which the parking space is to be provided will be subservient to the title to the premises upon which the building is to be erected and that said parcel or parcels are not and will not be made subject to any other covenant or contract for use without prior written consent of the City.

J. Common Facilities:

Common parking facilities may be provided in lieu of the individual requirements contained herein, but such facilities shall be approved by the Planning Commission as to size, shape and relationship to sites to be served. The total of such off-street parking spaces, when used together, shall not be less than the sum required for the various uses computed separately, except as follows:

1. Where joint use is allowed.
2. When such common parking facility is to occupy a site three thousand (3,000) square feet or more, a fifteen percent (15%) reduction in the total number of spaces shall be permitted.
3. Where the provisions of paragraph D 2 of this section apply.

K. In-lieu Provisions for Uses within the Central Commercial District:

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the Central Commercial District, where space is not available for off-street parking because of physical limitations of the site, the requirements thereof may be satisfied by the provisions of public off-street parking at convenient locations within the Central Commercial District, and by street parking, upon execution of a written agreement satisfactory to the City Attorney regarding applicant and his successors in-interest to waive protest and to join a downtown parking assessment district to be formed in the future.

SECTION 1103 STANDARDS FOR OFF-STREET PARKING FACILITIES

Off-street parking facilities shall conform to the following standards:

- A. All parking areas shall have adequate ingress and egress to and from a street or alley. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the Public Works Director.
- B. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved under Site Plan Review procedures of this code.
- C. Each parking space shall be not less than twenty (20) feet in length and nine (9) feet in width, exclusive of aisles and access drives, except that up to forty percent (40%) of all spaces may be provided for compact cars with such spaces not less than seventeen (17) feet in length and eight (8) feet in width, and marked for compact cars. Spaces for disabled persons shall meet State standards.
- D. Parking lot lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- E. No commercial repair work or servicing of vehicles shall be conducted on a parking site.
- F. The parking area, aisles and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to City standards and the approval of the City Engineer.
- G. The requirements of this section shall apply to all uses for which a site plan must be approved in accordance with the provisions of Articles 14 and 15.

SECTION 1104 OFF-STREET LOADING FACILITIES REQUIRED

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained, on

the same parcel with such building, at least one (1) off-street loading space, plus one (1) additional off-street loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area.

SECTION 1105 STANDARDS FOR OFF-STREET LOADING FACILITIES

Off-street loading facilities shall conform with the following standards:

- A. Each loading berth shall be of a length and width, and shall have an overhead clearance sufficient to accommodate fully the maximum size of vehicles used in loading or unloading operations.
- B. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits shall be provided at locations approved under Site Plan Review procedures of this code.
- D. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to City standards and approval of the City Engineer.
- E. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the Public Works Director.
- F. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- G. A loading area shall not be located in a required front yard. A loading area may be located in a required side or rear yard.
- H. No commercial repair work or servicing of vehicles shall be conducted in an off-street loading area.

SECTION 1106 LOCATION OF OFF-STREET PARKING AND OFF-STREET LOADING FACILITIES

Off-street parking and off-street loading facilities shall be located on the same site with the use for which the berths are required or on an adjoining site, except that within the Central Commercial District, off-street loading is not required. No off-street loading space shall be required where buildings are serviced by a public alley.

SECTION 1107 SCREENING, FENCING AND LANDSCAPING

- A. Where an off-street parking area in a C District adjoins a UR, R, or RM, District, an ornamental solid wall or fence, vine-covered open fence, or compact screening device, as may be required under Site Plan Review, shall be located on the property line common to such districts, except in a required front yard.

- B. In a RM, C, or I District, not less than five percent (5%) of the interior of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Landscaped areas shall be distributed throughout the parking area to the extent practical in consideration of the size and design of the parking area. Shade trees approved by the City shall be provided within off-street parking areas at a ratio of approximately one (1) tree per five (5) parking spaces, placed along the line between parking bays and at both ends of a line of parking spaces, and served by automatic irrigation.

SECTION 1108 EXISTING USES

No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or off-street loading facilities prescribed in this article; provided, however, that facilities being used for off-street parking and off-street loading at the time of the adoption of this ordinance shall not be reduced in capacity to less than the number of spaces or berths or reduced to less than the minimum standards prescribed in this article. Where an existing use is expanded, the parking requirements of this article shall apply only to the addition.

SECTION 1109 REDUCTION OF OFF-STREET PARKING AND OFF-STREET LOADING FACILITIES

No off-street parking or off-street loading facilities provided for a use of land or structure in compliance with this article shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this article.

SECTION 1110 EXCEPTIONS TO OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

None of the provisions of this ordinance which require the provisions of off-street parking and off-street loading spaces in connection with the use of property for commercial or industrial purposes shall apply to any parcel of property which is located within any vehicle parking district hereafter formed and existing under the provisions of any parking district act approved by the City Council, and where parking and loading facilities provided by such district are determined by the City Council to be adequate to serve the district.