

ORDINANCE NO. 2016-_____

Zoning Code Amendment P2016-0077-ZCA
Exhibit A**17.320.025 - Alternative Parking Provisions**

G. Automated, Semi-Automated, and Stacked Parking. Automated, semi-automated and stacked parking may be provided to meet the on-site or off-site parking requirements of this Chapter for land uses in Commercial, Industrial, Planned Development or Special Purpose Zoning Districts subject to Conditional Use Permit approval pursuant to Chapter 17.530 by the Planning Commission or subject to Site Plan Review approval pursuant to Chapter 17.540 for any parking associated with a new building or a building addition greater than 5,000 square feet and subject to the following:

- a. Site Plan.** Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of required parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.
- b. Operations Plan.** Submittal of a parking operations plan describing the number of parking attendants and working hours; methods for automobile storage and retrieval during non-business hours; provisions for over-sized vehicle parking, handicapped parking, and short term parking (if applicable); vehicle retrieval and through-put times; and other information determined by the Director to be necessary.
- c. Permanent Structure and Screening.** All automated, semi-automated, and stacked parking shall be located within a permanent structure and screened in a manner to mitigate any potential visual impacts to surrounding properties. Alternatives to a permanent structure including but not limited to a freestanding permanent architectural screening structure or landscaping may be considered by the Planning Commission as part of a Conditional Use Permit or Site Plan Review approval on a case by case basis if it can be demonstrated to the satisfaction of the Planning Commission that the alternative provides a sufficient level of screening.
- d. Technical Studies.** Submittal of technical studies demonstrating that the proposed design and operation of the automated, semi-automated, or stacked parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation, and existing on-site improvements.
- e. Back-up Power.** Documentation that the automated, semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.
- f. Inspection Report.** A maintenance inspection report for any automated, semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.
- g. Non-Operation.** In the event the automated, semi-automated, or stacked parking facility is out of operation for more than two business days due to mechanical, operational, computer software, damage, or any other reasons, the owner shall submit an alternative parking plan within three days of non-operation to the Planning Division. The alternative parking plan shall provide parking to meet the required parking of the subject use which the automated, semi-automated, or stacked parking facility serves. The alternative parking may either be on-site or off-site and shall be approved by the Director.