

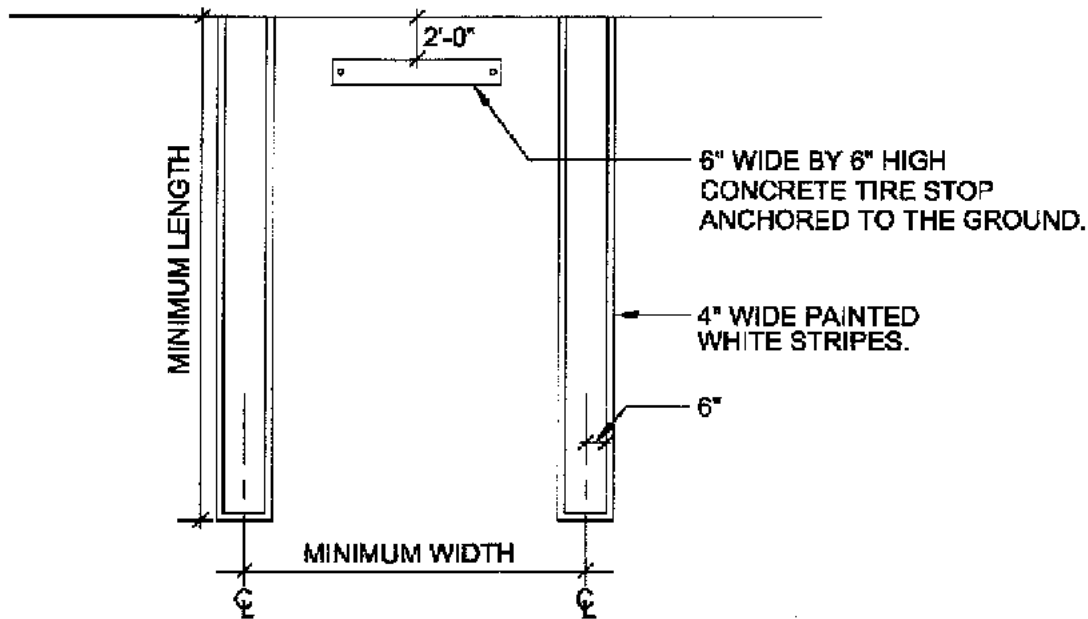
15-15-5: PARKING AREA DEVELOPMENT STANDARDS:**A. Access And Circulation:**

1. Design: Parking facilities must be designed so that a car within a facility will not have to enter a street to move from one (1) location to any other location within the same facility.
2. Exit: Parking facilities in nonresidential zones must be designed in such a manner that any vehicle on the property will be able to maneuver as necessary so that it may exit from the property traveling in a forward direction. However, vehicles may exit onto an alley traveling in a reverse direction.
3. Administrative Adjustments: The Director of Planning and Building Safety may approve administrative adjustments from the site access and circulation standards as provided in chapter 24, "Adjustments", of this title. (Ord. 1444, 8-3-2010)

B. Driveway And Parking Area Paving And Surfacing: All permanent on site parking, loading, vehicle storage and vehicle sales areas must be paved with approved concrete or asphaltic concrete. On site parking areas to be used for not longer than one (1) year must be surfaced and maintained with an impervious material acceptable to the Director so as to eliminate dust and mud. All on site parking areas must be graded and drained so as to dispose of all surface water in accordance with the applicable stormwater regulations. The Director may at his discretion, approve alternative paving material such as decorative concrete, permeable concrete, grasscrete, brick, or similar material of equivalent durability. The Director may approve administrative adjustments from the driveway and parking area paving standards for non-standard roadbed construction and alternative roadway surfaces (such as drivable reinforced turf) as provided in chapter 24, "Adjustments", of this title. (Ord. 1551, 8-15-2017)

C. Parking Area Striping: All parking spaces must be clearly striped with white, double four inch (4") wide stripes, one foot (1') apart. The Director of Planning and Building Safety may approve administrative adjustments from the parking area striping standards as provided in chapter 24, "Adjustments", of this title. The alternative designs may include, without limitation, the use of colored concrete and other decorative materials. Approved striping alternatives must clearly identify parking spaces and distinguish them from adjoining walkways and drive aisles.

FIGURE 1 - PARKING AREA STRIPING

**D. Parking Space Location:****1. Residential Spaces:**

- a. Guest Spaces: No required guest parking space for any residential use may be located, in whole or in part, in any required front yard or front two-thirds ($\frac{2}{3}$) of any required side yard.
- b. Required Spaces: Required parking spaces, excepting required guest parking spaces, for any residential use must be located within a required garage or carport as required in subsection S of this section. (Ord. 1444, 8-3-2010)

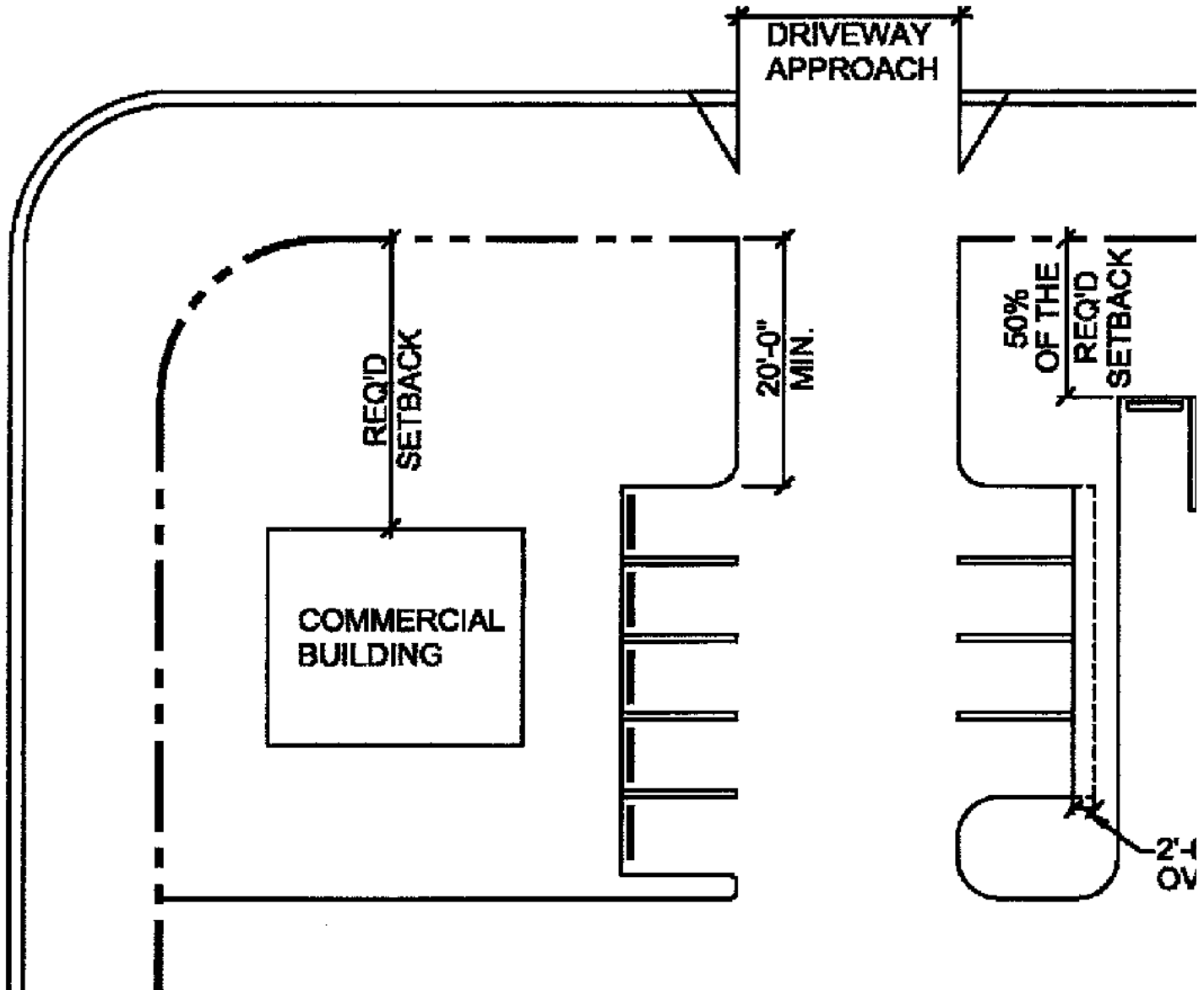
2. Nonresidential Spaces:

- a. Encroachment: Parking spaces may encroach into a required street-facing setback up to a maximum of fifty percent (50%) of the required setback area, provided a minimum landscaped setback of five feet (5') is maintained. Parking spaces may encroach into a required interior side and rear

setback up to the interior side or rear property line, provided that the interior side and rear property line does not abut a public or private street.

- b. Minimum Landscaped Setback: Parking spaces that back up directly into a driveway entrance must maintain a minimum landscaped setback of twenty feet (20') from any street facing property line.
- c. Access By Alley: Where vehicular access is provided by an alley, parking may intrude into the required rear yard; provided, however, the amount of setback intruded upon must be replaced by increasing the other required yards on site by an equivalent amount. (Ord. 1551, 8-15-2017)

FIGURE 2 - PARKING SPACE LOCATION

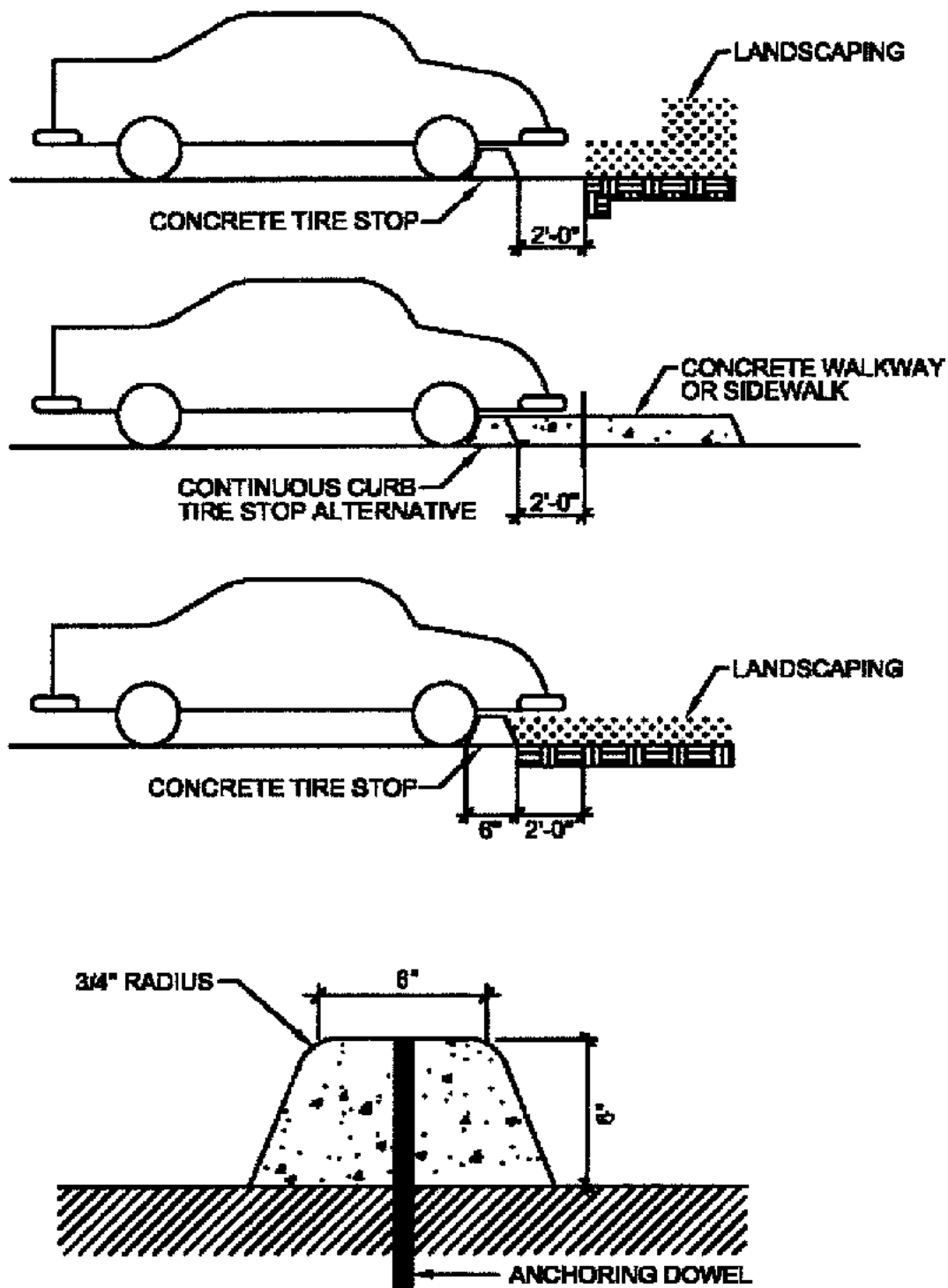


E. Parking Lot Slope: The maximum slope for parking lots is five percent (5%). The Director of Planning and Building Safety may approve administrative adjustments from the parking lot slope standard as provided in chapter 24, "Adjustments", of this title.

F. Tire Stops:

1. Dimensions: Tire stops must be a minimum of six inches (6") wide by six inches (6") in height.
2. Location: Concrete tire stops must be provided in all parking lot areas abutting a building, structure, sidewalk, planting area, street or alley. Tire stops shall be located two feet (2') from the front of a parking space.
3. Continuous Curb: In lieu of a tire stop, a continuous concrete curb may be provided. The vehicle overhang area may be landscaped, however this landscaped area does not count toward the required vehicle use area landscaping.

FIGURE 3 - TIRE STOP DESIGN AND LOCATION



4. Adjustment Approval: The Director of Planning and Building Safety may approve adjustments from the tire stop standards as provided in chapter 24, "Adjustments", of this title. (Ord. 1444, 8-3-2010)

G. Lighting:

1. Lights provided to illuminate any parking area or vehicle sales areas as permitted by this Code must be arranged so as to direct the light away from any premises upon which a residential dwelling unit is located.
2. Parking area light standards located within fifty feet (50') of a property line must not exceed twenty five feet (25') in height.

3. The Director may approve administrative adjustments from the lighting standards as provided in chapter 24, "Adjustments", of this title. (Ord. 1551, 8-15-2017)

H. Landscaping:

1. All new or substantially redesigned parking areas must provide landscaping as provided in [chapter 2](#), "General Provisions", of this title.

I. Parking Space Dimensions:

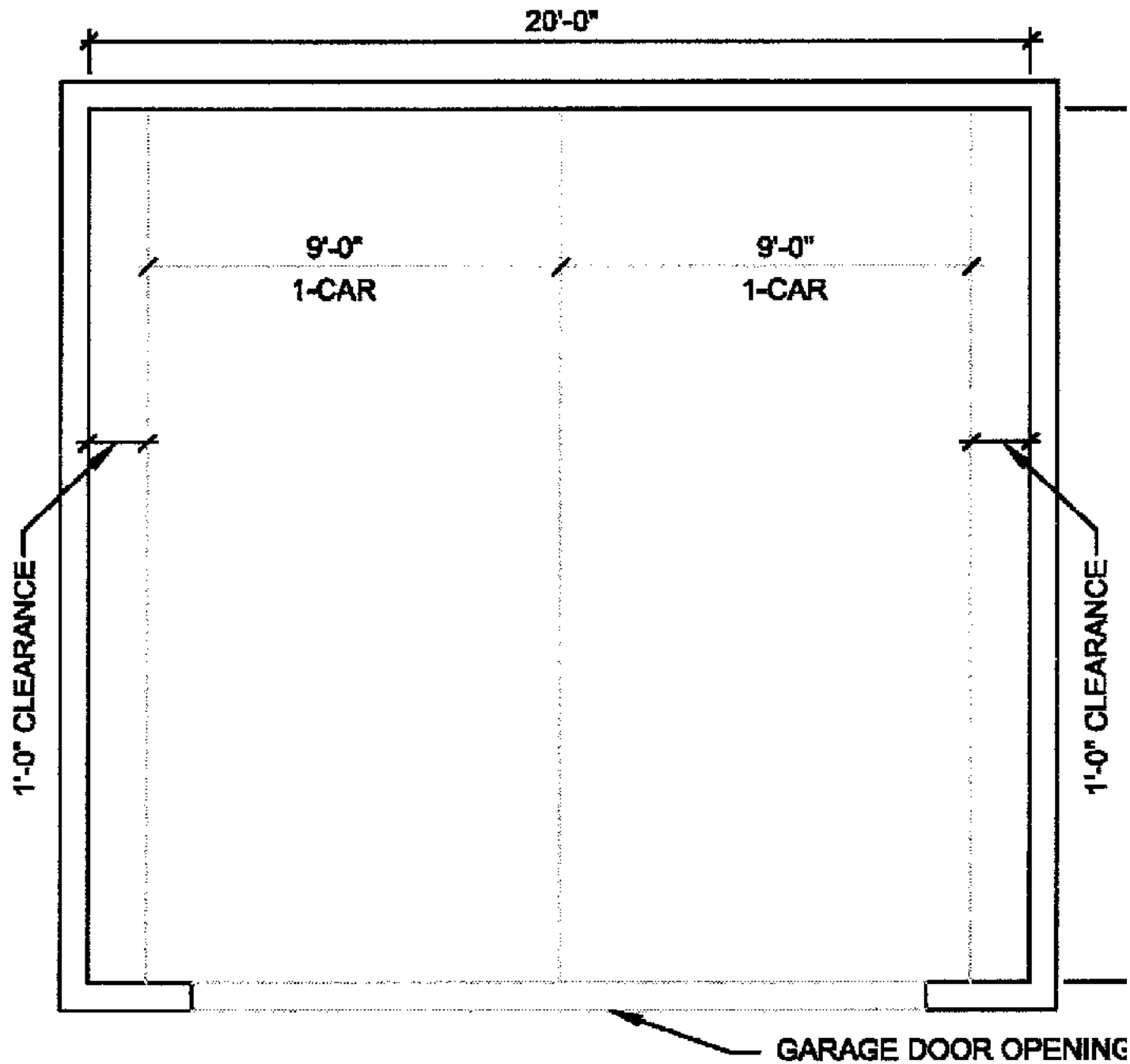
1. Minimum Parking Space Interior Dimensions:

Space Type	Minimum Width	Minimum Length
Commercial standard	8.5 feet	18 feet
Residential standard	9 feet	20 feet
Residential - narrow lots ¹	8.5 feet	20 feet
Vehicle lift	11 feet	21 feet
Compact	8.5 feet	15 feet
Parallel	8.5 feet	24 feet
Accessible	See note 2	See note 2
Motorcycle	5 feet	9 feet
Bicycle	2 feet	5 feet

Notes:

1. Lots under 40 feet in width.
 2. The dimensions of accessible parking spaces must comply with the Americans With Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24.
2. Single-Family Dwelling Minimum Garage Dimensions: Two (2) car garages for single-family dwellings must have minimum interior dimensions of twenty feet by twenty feet (20' x 20'), except for narrow lots as indicated above.

FIGURE 4 - SINGLE-FAMILY DWELLING GARAGE



- 3. Single-Family Dwelling Maximum Garage Dimensions: Individual garages for single-family dwellings must not exceed nine hundred (900) square feet in size or a four (4) car capacity, whichever is less. Subterranean garages and semisubterranean garages that meet the definition of a basement are exempt from this requirement.
- 4. Adjustment Approval: The Director of Planning and Building Safety may approve adjustments to the parking space dimensions standards as provided in chapter 24, "Adjustments", of this title.

J. Compact Spaces Permitted: Compact parking is allowed for office, industrial, hotel, and recreational uses up to a maximum of twenty percent (20%) of required parking spaces. Parking provided in excess of the required number may be compact in size. Compact spaces cannot be allowed for retail uses. (Ord. 1444, 8-3-2010)

K. Tandem Spaces Permitted: All tandem parking spaces, where allowed, must be clearly outlined on the surface of the parking facility.

TANDEM SPACES PERMITTED

Use	Percentage	Percentage Of Total	Maximum Depth
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	Of Total Required Spaces	Required Spaces In Smoky Hollow	
Single-family and two-family dwellings	100	n/a	2 spaces ¹
Multiple-family residential	Prohibited ²	Prohibited ²	n/a
Retail uses and services	Prohibited	30	2 spaces
Industrial uses ³	20	85	2 spaces
Offices	20	85	2 spaces
Restaurants	Prohibited	10	2 spaces

Notes:

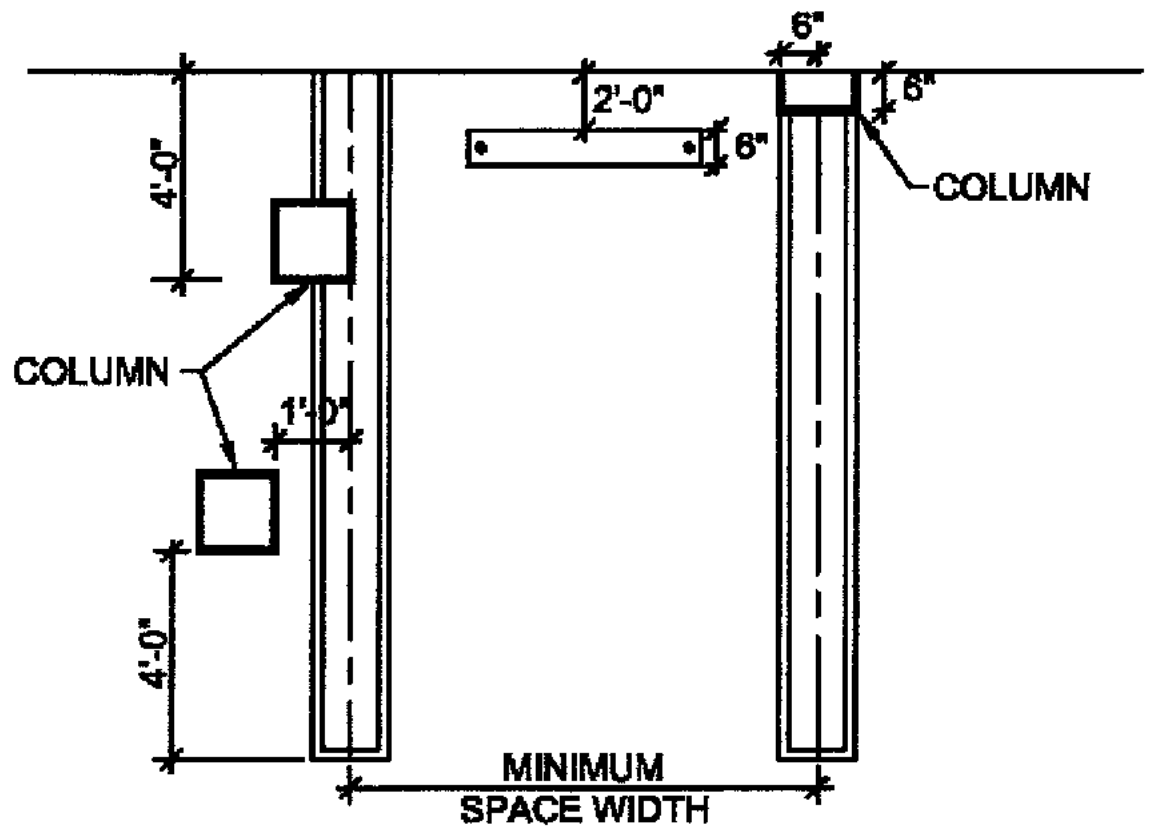
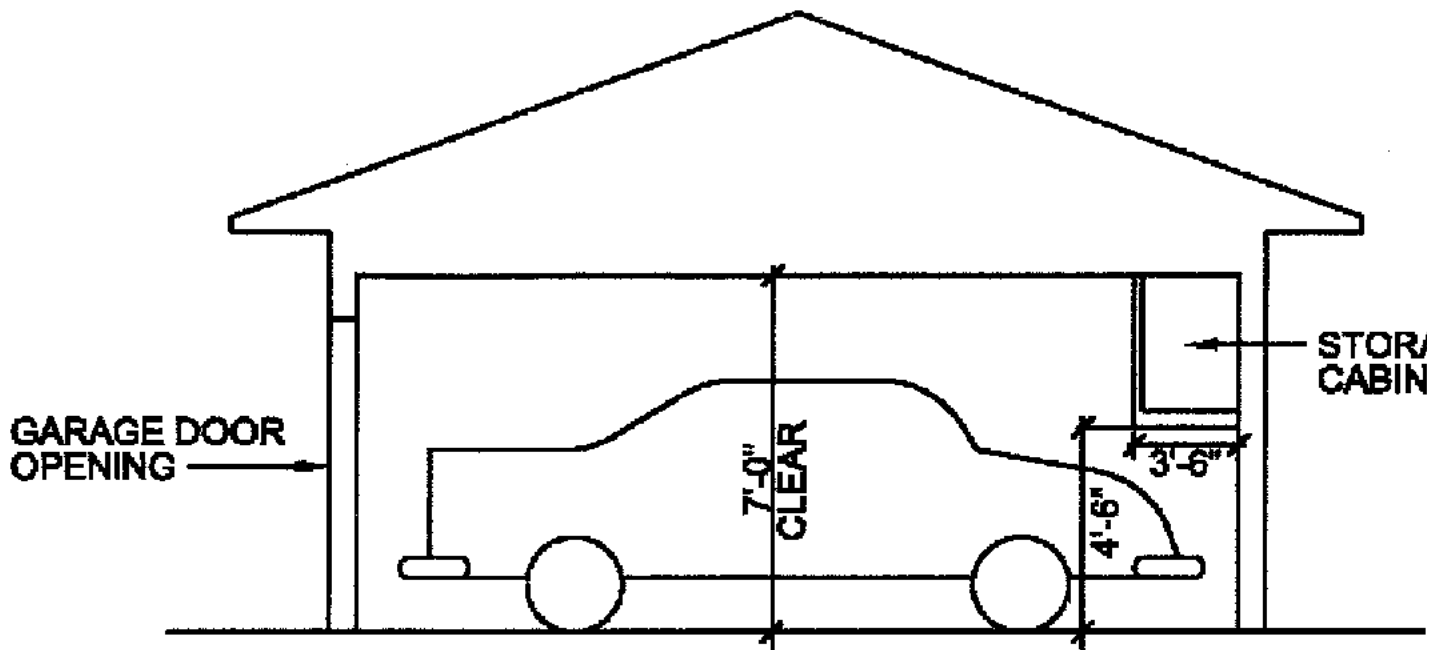
1. Tandem spaces for single- and two-family dwellings must be assigned to the same unit.
2. Tandem parking is permitted for multiple-family residential developments involving density bonuses, pursuant to Government Code section 65915.
3. Includes manufacturing, warehousing, and research and development uses.

The Director may approve tandem parking and/or administrative adjustments to the tandem parking standards as provided in chapter 24, "Adjustments", of this title, subject to conditions. The conditions may include recording of a covenant agreement, requiring a parking attendant, requiring valet service, and other operational conditions. The Director may also approve tandem parking in excess of the above limits for permitted temporary uses and/or special events. (Ord. 1551, 8-15-2017)

L. Parking Clearance And Obstructions:

1. Vertical Clearance: The minimum vertical clearance for all parking areas must be seven feet (7').
 - a. Exceptions: Storage cabinets and other obstructions shall be permitted in an area above the front end of parking spaces that must be at least 4.5 feet above the ground and no more than 3.5 feet from the front end of the space.
2. Horizontal Clearance: Parking spaces located next to walls, columns, or similar obstructions must provide an additional one foot (1') of clearance on the side of the obstruction.
 - a. Exceptions:
 - (1) Columns or similar obstructions are permitted in the one foot (1') clearance area four feet (4') of the front and rear end of a parking space.
 - (2) Walls, columns, or similar obstructions may project six inches (6") into the front end corners of a parking space.
3. Disabled Access: Where necessary to comply with the Americans With Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24, parking facilities may deviate from the parking clearance and obstructions standards.

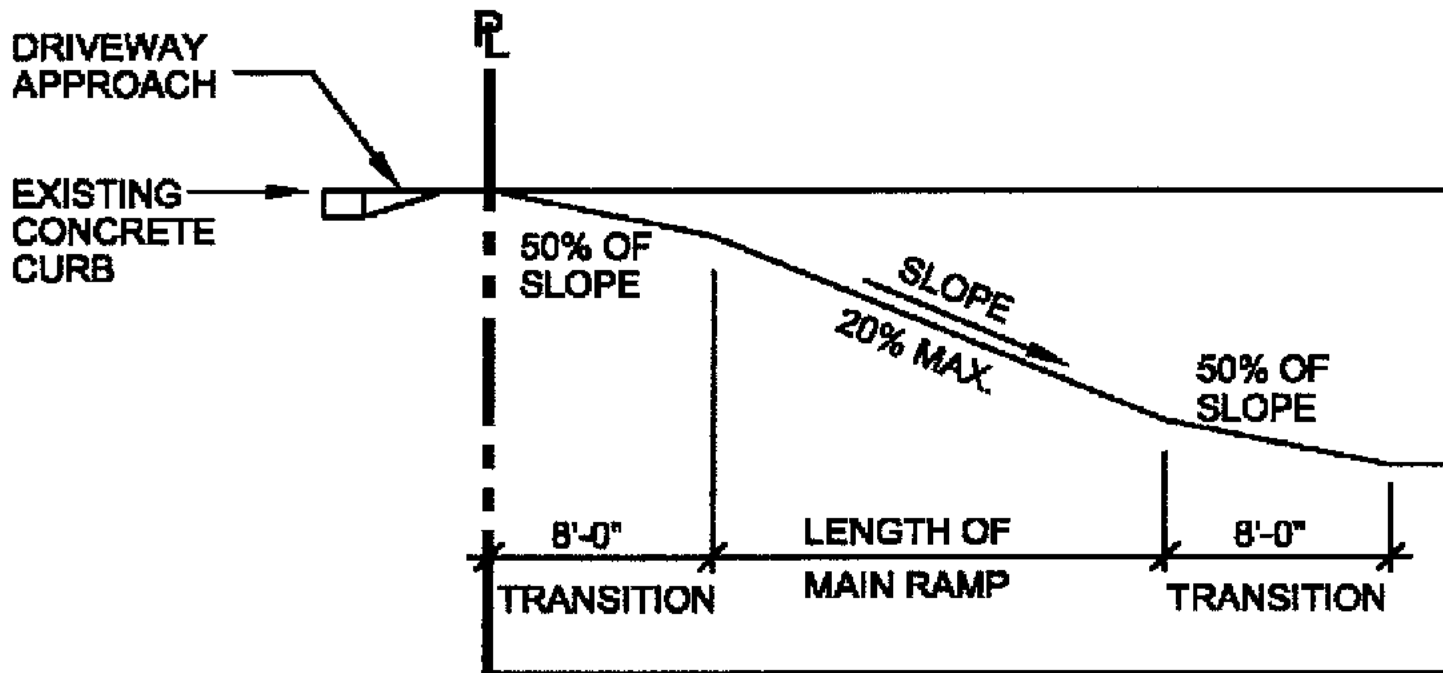
FIGURE 5 - REQUIRED CLEARANCE AND PERMITTED OBSTRUCTIONS



The Director of Planning and Building Safety may approve adjustments to the parking clearance and obstructions standards as provided in chapter 24, "Adjustments", of this title.

Ramp slope	20 percent maximum
Transitions required	At each end of ramps that exceed a 6 percent slope
Transition length	8 feet minimum
Transition slope	At least 50 percent of the main ramp slope

FIGURE 6 - VEHICLE RAMP DESIGN



The Director of Planning and Building Safety may approve administrative adjustments to the vehicle ramps standards as provided in chapter 24, "Adjustments", of this title.

N. Drive Aisle Width And Parking Row Depth:

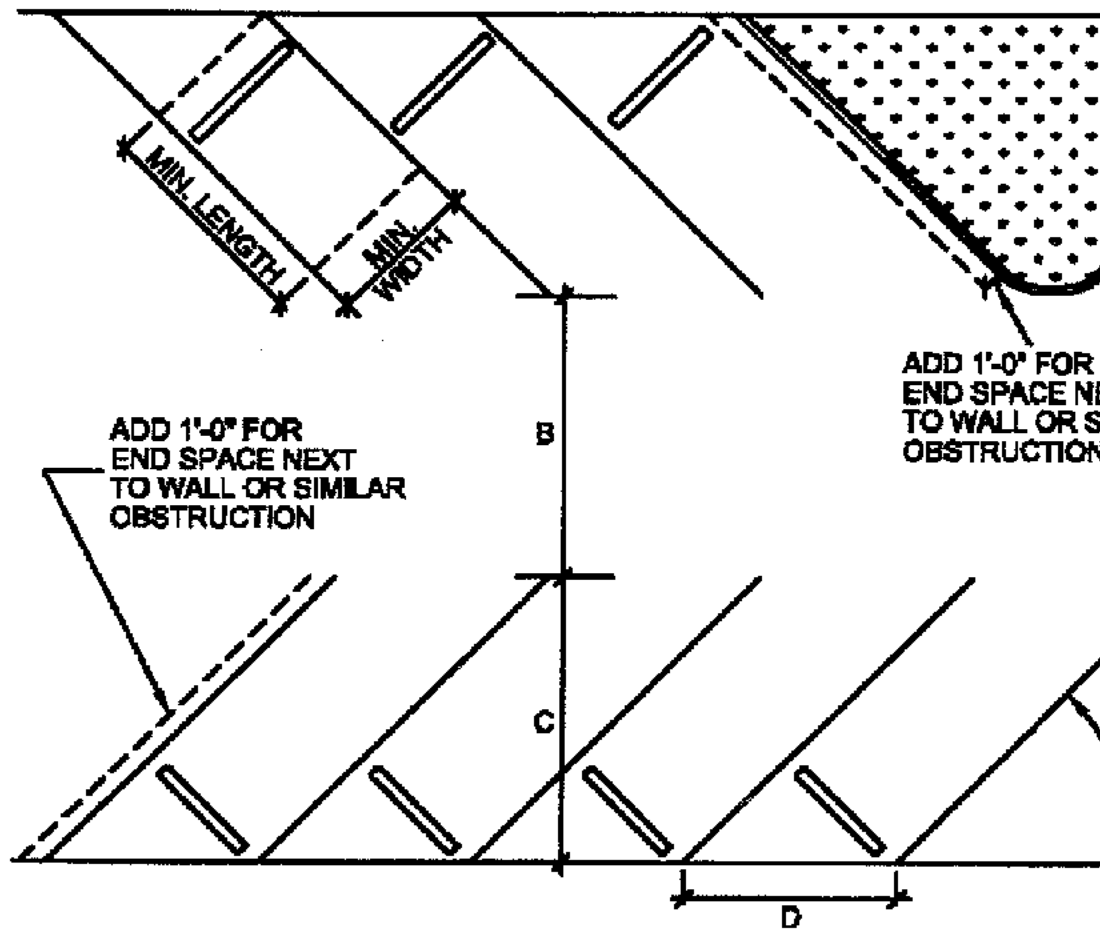
1. Drive Aisle Width And Parking Space Depth: General drive aisle width and parking space depth requirements: (Ord. 1444, 8-3-2010)

Parking Angle	Aisle Width - One-Way	Aisle Width - Two-Way	Standard Space Depth	Compact Space Depth	Space Width
A	B	B	C	C	D
0° - parallel	12'	18'	8 .5'	8 .5'	24'
30°	12'	18'	16 .36'	14 .86'	17'
45°	15'	18'	18 .74'	16 .62'	12 .02'
60°	16'	18'	19 .84'	17 .24'	9 .82'
90°	25'	25'	18'	15'	8 .5'

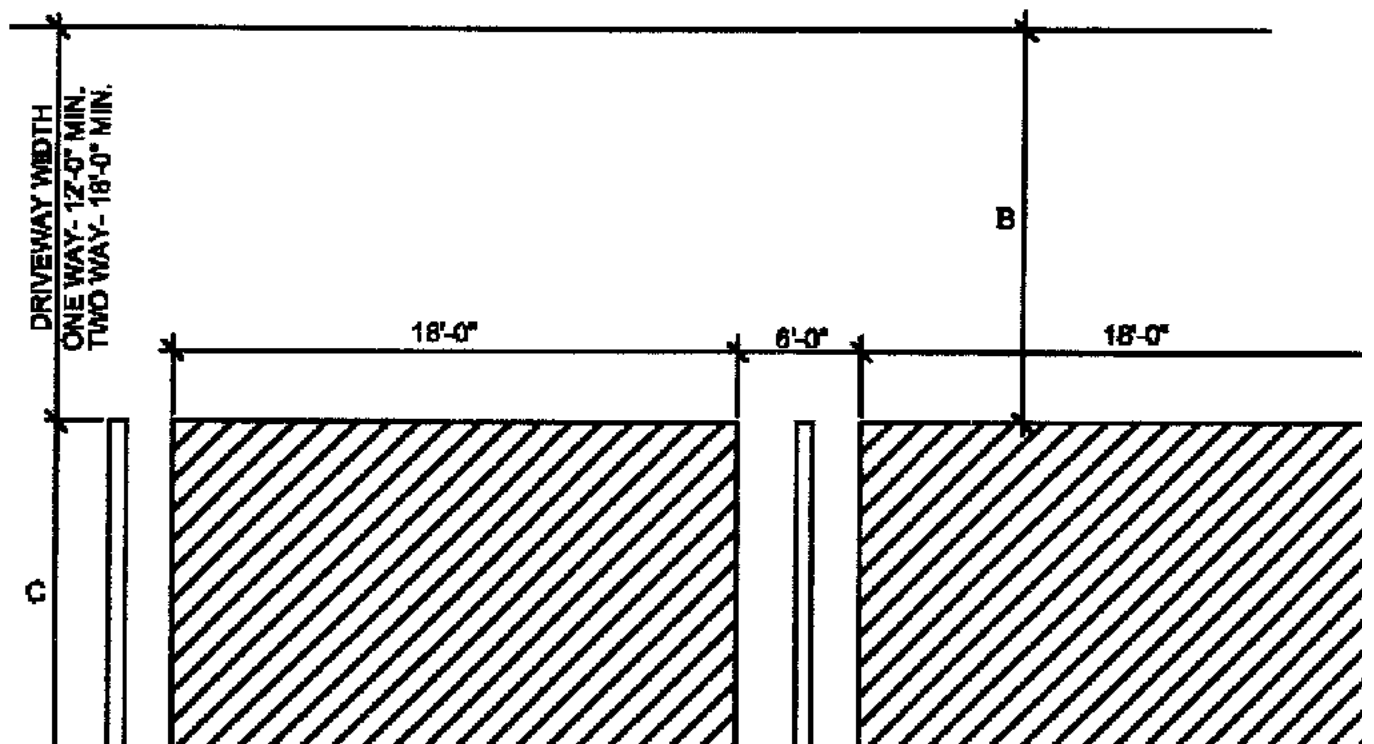
(Ord. 1483, 11-5-2013)

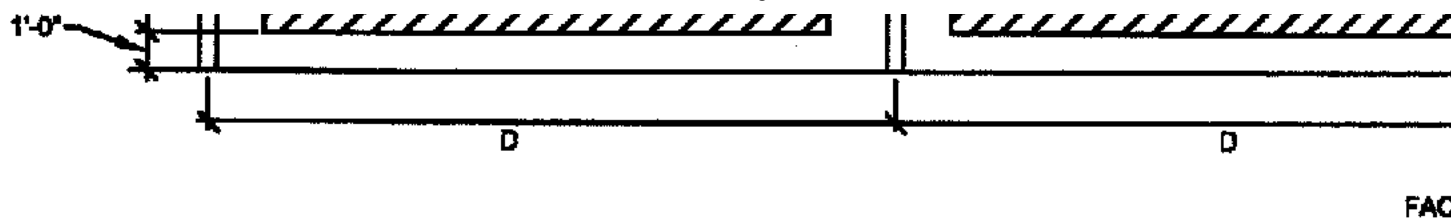
FIGURE 7 - PARKING AISLE AND PARKING SPACE DIMENSIONS

ANGLED PARKING



PARALLEL PARKING





2. Exceptions For Ninety Degree Parking Angle: For ninety degree (90°) parking, the parking aisle width can deviate from the above requirements based on the following table:

EXCEPTIONS FOR 90° PARKING ANGLE
(STANDARD PARKING SPACES ONLY)¹

Parking Space Minimum Width	Parking Aisle Width
8.5 feet	25 feet
9.0 feet	24 feet
9.5 feet	23 feet
10 feet	22 feet

Note:

1. The exceptions for 90 degree parking do not apply to garages for single- and two-family dwellings.

3. Adjustment Approval: The Director of Planning and Building Safety may approve adjustments to the drive aisle width and parking space depth standards as provided in chapter 24, "Adjustments", of this title. (Ord. 1444, 8-3-2010)

- O. Driveway And Curb Cuts: All curb cuts and driveways must lead directly to required parking. Curb cuts not leading to parking, must be removed whenever new buildings are constructed or additions are made to existing buildings. The location and design of all driveway entrances and exits must comply with the standards listed below. The goal of these standards is to: 1) preserve on street parking spaces, 2) improve traffic safety, and 3) improve on site vehicle circulation.

1. Driveway And Curb Cut Width:

Zone	Curb Cut Width ¹		Driveway Width	
	Minimum	Maximum	Minimum	Maximum
R-1 and R-2 - lots less than 50 feet wide	10 feet	20 feet	10 feet	20 feet
R-1 and R-2 - lots at least 50 feet wide	10 feet	25 feet	10 feet	28 feet
R-3 - serving 12 or fewer parking spaces or one-way	12 feet	30 feet	12 feet	30 feet
R-3 - serving 13 or more parking spaces or two-way	18 feet	30 feet	18 feet	30 feet
Nonresidential - one-way	12 feet	30 feet	12 feet	30 feet
Nonresidential - two-way	18 feet	30 feet	18 feet	30 feet

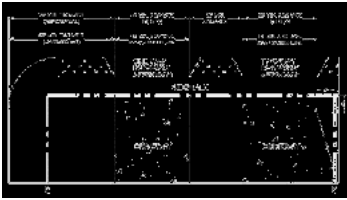
Note:

1. Curb cut width excludes the width of aprons.

2. Curb Cut Locations:

Zone	Minimum Distance Between Curb Cuts On The Same Property	Minimum Distance From Curb Cuts To Street Corners	Minimum Distance From Curb Cuts To Property Lines
Residential	24 feet	20 feet	5 feet
Nonresidential	24 feet	50 feet	5 feet

FIGURE 8 - CURB CUT AND DRIVEWAY LOCATIONS



3. Adjustment Approval: The Director may approve administrative adjustments to the driveway and curb cut standards as provided in chapter 24, "Adjustments", of this title. (Ord. 1551, 8-15-2017)

P. Corner Clearance And Driveway Visibility:

1. All parking areas must meet the corner clearance and driveway visibility standards as provided in [chapter 2](#), "General Provisions", of this title.

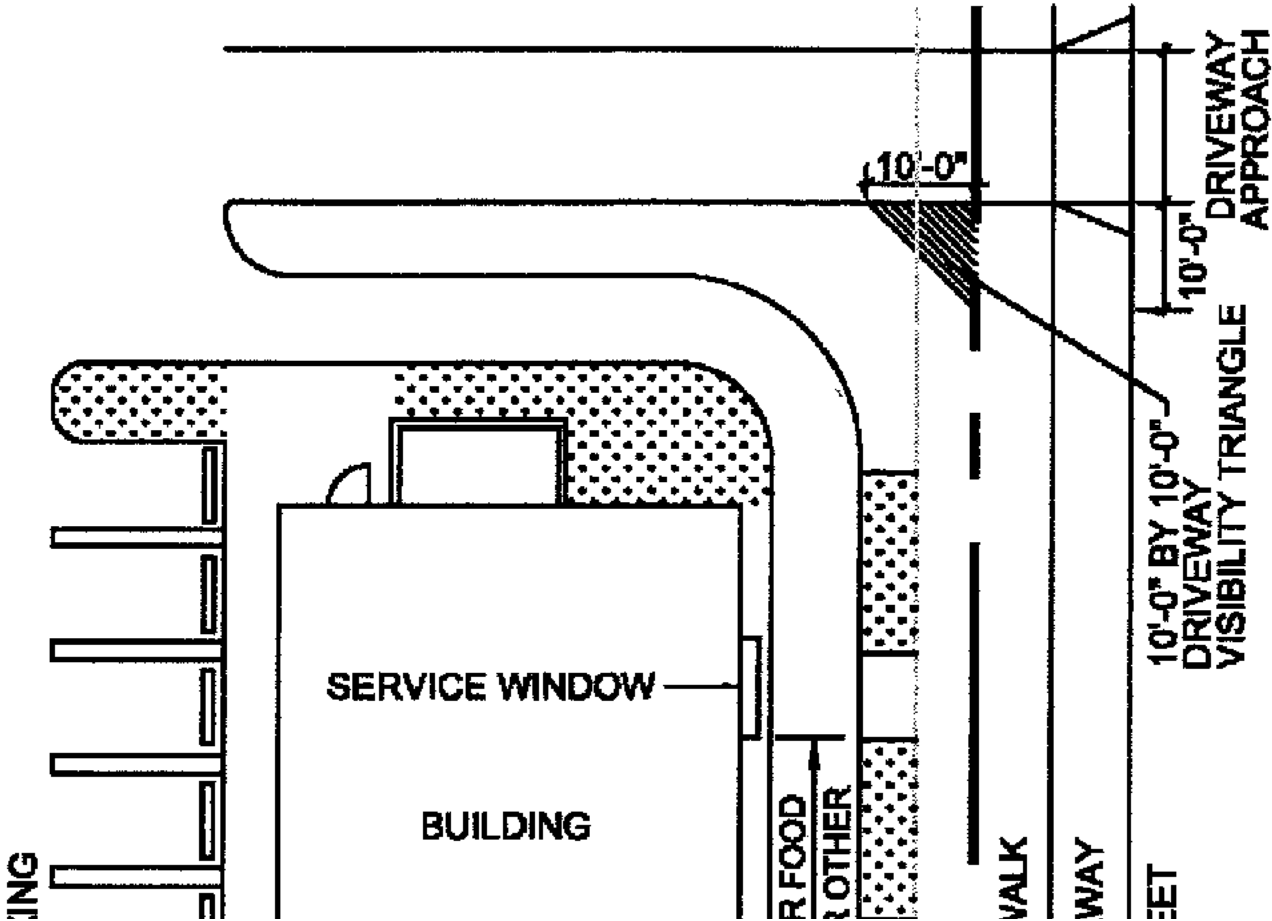
Q. Drive-Through Facilities:

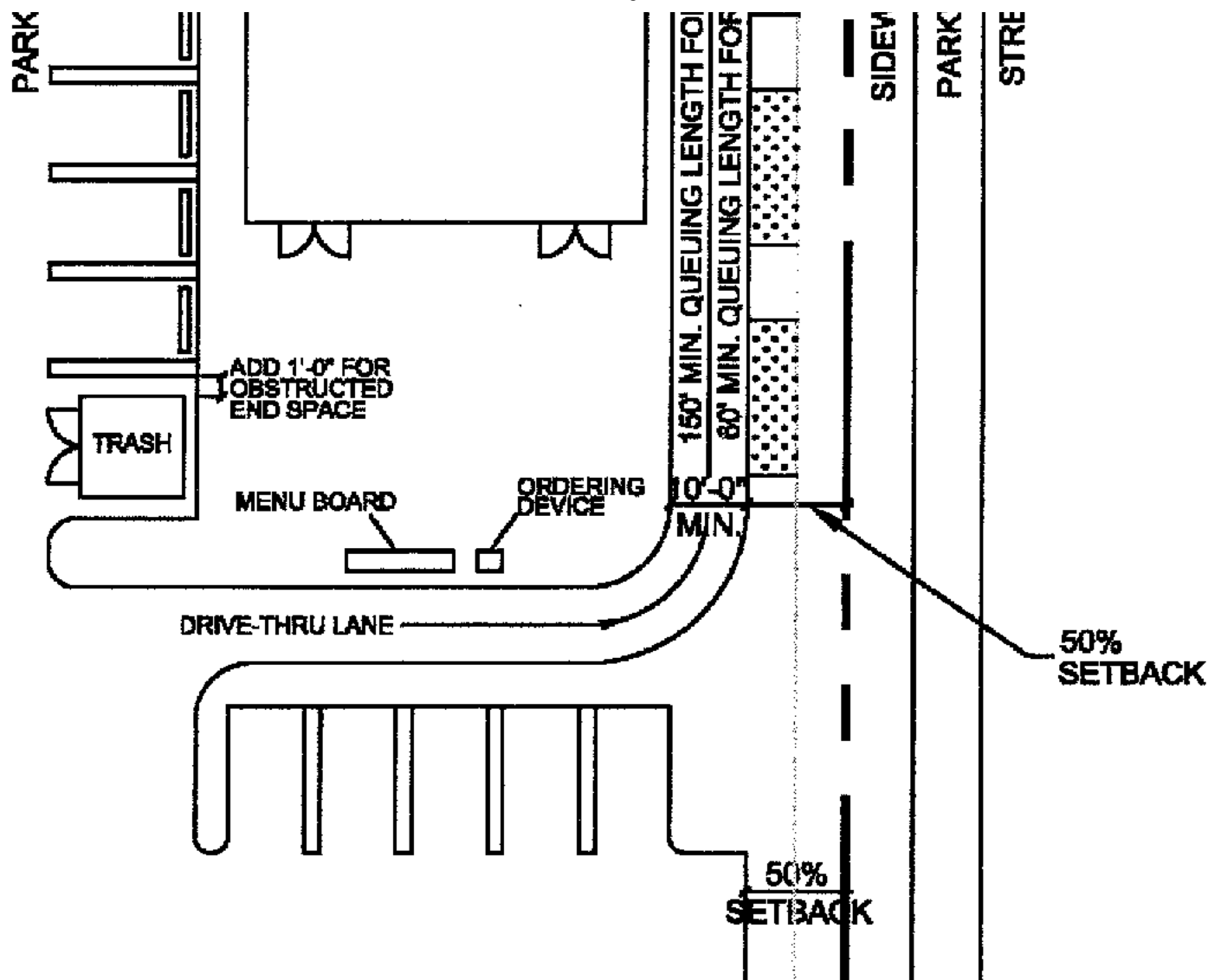
- 1. Drive-through lanes may encroach into required landscaped setbacks up to a maximum of fifty percent (50%) of the required setback area, provided a minimum landscaped setback of five feet (5') is maintained.
- 2. Drive-through lanes must be located and designed in such a manner as to not interfere with on site and off site circulation. The location and design of the drive-through lane must be subject to the review and approval of the Director of Planning and Building Safety.

DRIVE-THROUGH LANE DIMENSIONS

Use	Minimum Length (Continuous)	Minimum Width
Eating and drinking establishments	150 feet	10 feet
Banks, pharmacies, and cleaners	60 feet	10 feet

FIGURE 9 - DRIVE-THROUGH FACILITIES





3. The director of planning and building safety may at his discretion require wider drive-through lanes.
4. The director of planning and building safety may approve adjustments to the drive-through facilities standards as provided in chapter 24, "Adjustments", of this title.

R. Parking Structure Standards:

1. The following setback requirements apply to all subterranean parking facilities:

Zone	Projection Above Grade	Setback
Residential	Completely subsurface	Must meet required front setback
		No rear or side setback required
	No more than 3 feet above grade	Must meet required setbacks
	More than 3 feet above grade	Must meet required setbacks and must be screened from public view
Nonresidential	Completely subsurface	No setbacks required ¹
	Above grade	Must meet required setbacks

Note:

1. The parking structure must be designed in such a manner as to maintain sufficient soil above for landscaping (ground cover, shrubs and trees) to grow above grade.

2. The director of planning and building safety may approve administrative adjustments to allow parking structures that project no more than three feet (3') above grade to encroach into the required setbacks as provided in chapter 24, "Adjustments", of this title.
3. The director of planning and building safety may approve adjustments to the parking structure standards as provided in chapter 24, "Adjustments", of this title.

S. Special Residential Parking Provisions:

1. Covered Parking: All required parking spaces must be covered and enclosed in the following manner:

Use	Minimum Parking Enclosure
Single- and two-family dwellings	Fully enclosed garage
Multiple-family dwellings	Covered structure enclosed on 3 sides
Guest parking spaces	May be uncovered and unenclosed

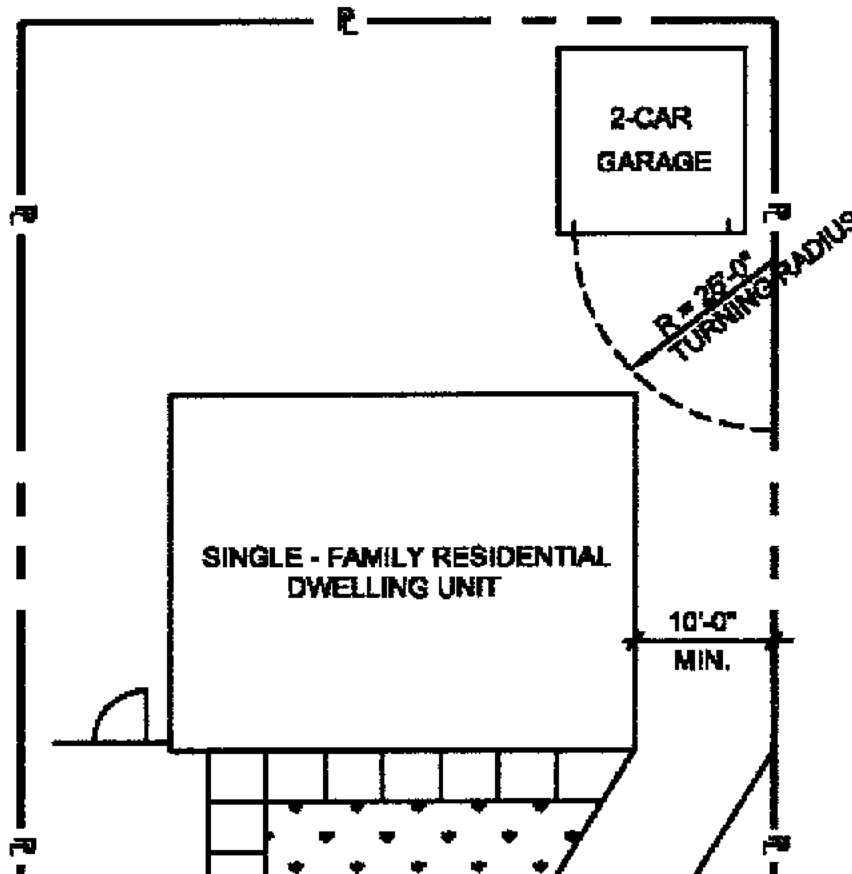
2. Residential Garage Openings: All garages must meet the minimum and maximum widths listed below:

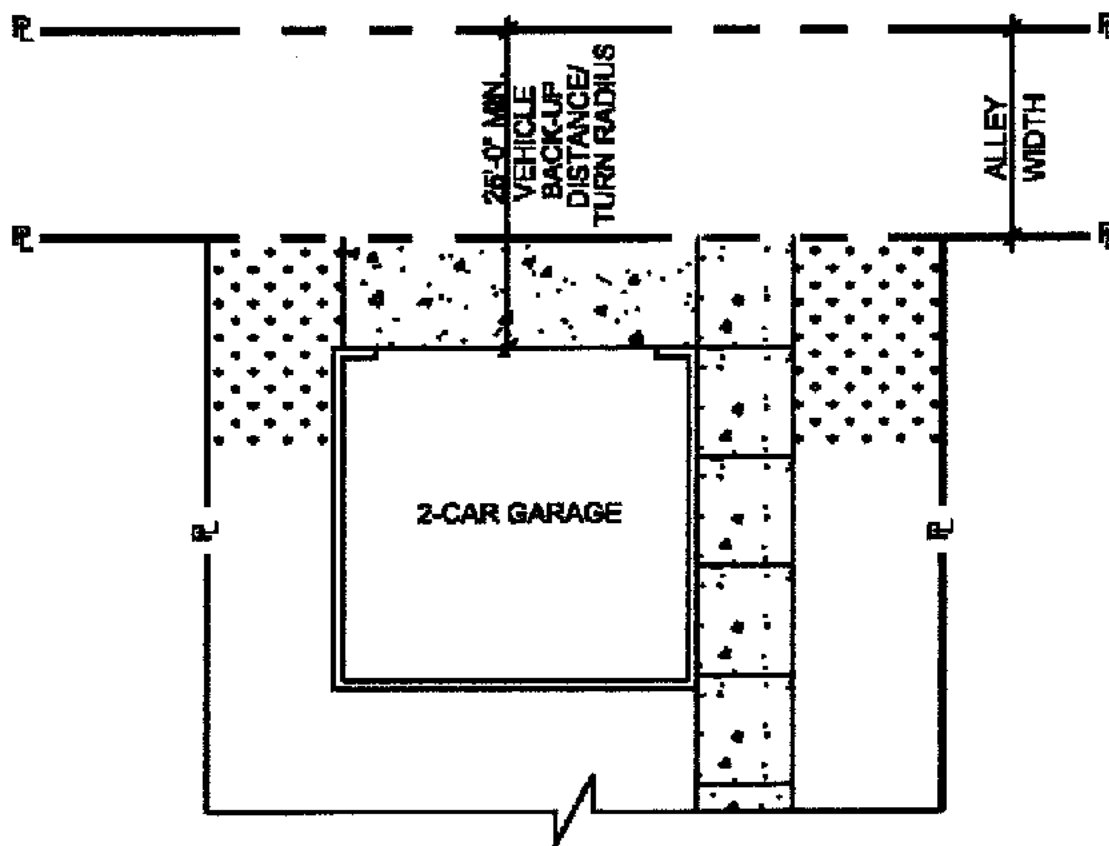
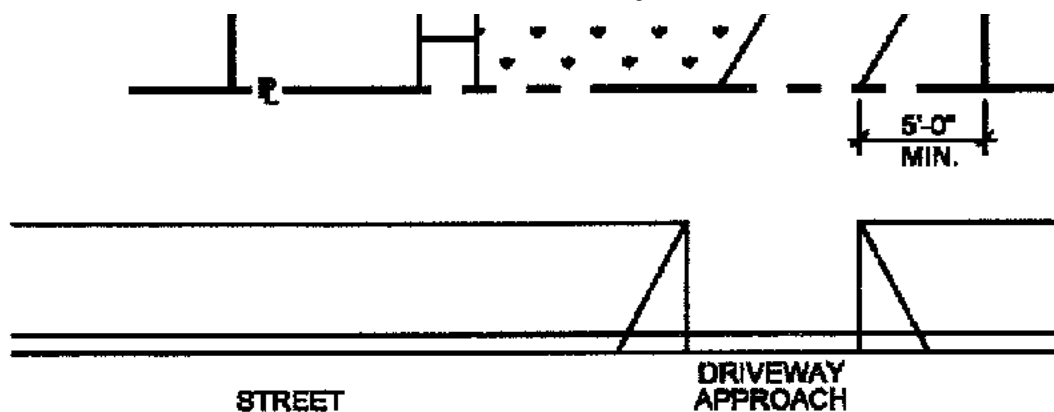
Type Of Garage	Minimum Opening Width	Maximum Opening Width
Single car	8 feet	14 feet
2 car	16 feet	20 feet
Multiple-family residential	16 feet	Equal to the drive aisle width it serves

3. Residential Turn Radius Requirements:

- a. One or two (2) car garages located behind a residence must provide a minimum turning radius of twenty five feet (25').
- b. Residential garages that take access directly from an alley may measure the required turn radius to the opposite side of the alley.

FIGURE 10 - RESIDENTIAL TURN RADIUS AND ALLEY ACCESS





4. Adjustment Approval: The director of planning and building safety may approve adjustments to the special residential parking provisions standards as provided in chapter 24, "Adjustments", of this title.

T. Vehicle Lifts: Vehicle lifts may be used by right to provide off street parking spaces on lots in the single-family residential (R-1) zone and the two-family residential (R-2) zone where the vehicle lifts provide parking in excess of the minimum number of required parking spaces subject to the standards in this section and in this chapter.

1. A conditional use permit is required for vehicle lifts providing required off street parking spaces on lots in the single-family residential (R-1) zone and the two-family residential (R-2) zone subject to the following:

a. The vehicle lift must be located only within a fully enclosed garage.

- b. A vehicle lift may only be used to store two (2) vehicles vertically where a minimum vertical height clearance from the floor to the ceiling plate of the garage is a minimum of fourteen feet (14') clear of obstructions.
 - c. A vehicle lift must be designed and used as a designated parking space for use only by occupants in the same dwelling unit as the parking space located directly below the vehicle lift.
 - d. A vehicle lift must be permitted only with a key locking mechanism.
 - e. A vehicle lift must be permitted only if it is operated with an automatic shutoff safety device and is installed in accordance to manufacturer specifications.
2. In the two-family residential (R-2) zone, vehicle lifts for required off street parking are subject to the following additional requirements:
- a. The vehicle lift must be used only on a lot less than forty five feet (45') in width.
 - b. A vehicle lift must only be used to meet the minimum number of required off street parking spaces in addition to a minimum of two (2) fully accessible parking stalls located on the floor surface within a garage or garages. (Ord. 1444, 8-3-2010)

15-15-6: REQUIRED PARKING SPACES:

The number of on site parking spaces required for the establishment of a building or use must be provided and thereafter maintained at the ratios set forth below. For uses not listed the required number of spaces will be determined by the director of planning and building safety based on most similar listed use or a parking demand study. A parking demand study must include, without limitation, information specifying the number of employees, customers, visitors, clients, shifts, deliveries, parking spaces, or other criteria established by the director of planning and building safety. The director of planning and building safety may at the director's discretion, refer any decision regarding uses not listed to the planning commission for review. Unless stated otherwise, parking must be based on net floor area as defined in this code. Accessible parking spaces must be provided and comply with the Americans With Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24. (Ord. 1444, 8-3-2010)

A. Automobile Spaces Required:

Use	Number Of Parking Spaces Required
Commercial:	
Animal care:	
Animal boarding, kennels	1 space for each 300 square feet of office/retail area, plus 1 space per 1,000 square feet of storage and animal area including outdoor play area
Animal daycare and training (no overnight stay)	1 space for each 300 square feet of office/retail area, plus 1 space per 1,000 square feet of storage and animal area, including outdoor area
Veterinary hospital	1 space for each 300 square feet
Fitness centers, gyms, health clubs	1 space for each 150 square feet
Hotels, motels, auto courts, bed and breakfast inns, motor lodges, and tourist courts	1 space for each of the first 100 rooms, or sleeping units; $\frac{3}{4}$ space for each of the next 100 rooms, or sleeping units; and $\frac{1}{2}$ space for each room above 200 rooms, or sleeping units
Landscape nurseries	1 space for each 300 square feet of interior floor area, plus 1 space for each 1,000 square feet of exterior storage and display area
Medical/dental offices and clinics	1 space for each 200 square feet
General offices (including up to 500 square feet of accessory eating establishments)	1 space for each 300 square feet for the first 25,000 square feet
Retail sales	1 space for each 350 square feet for the second 25,000 square feet
Retail services:	1 space for each 400 square feet for the area in excess of 50,000 square feet
Business and consumer support services	
Financial institutions	
Personal services	
Eating and drinking establishments:	
Cafes:	
Which equal 20 percent or less of the gross floor area of a multi-tenant shopping center, office development or the commercial portion of a mixed use development	1 space for each 300 square feet

	Any portion of a cafe or any cumulative floor area of multiple cafes which exceed 20 percent of a multi-tenant shopping center, office development, or the commercial portion of a mixed use development	1 space for each 75 square feet, including outdoor areas if outdoor dining area exceeds 200 square feet
	Fast food and drive-through restaurants, bars, and cocktail lounges	1 space for each 75 square foot area, including outdoor dining areas. (Parking for outdoor dining areas is required only for the portion that exceeds 200 square feet or 20 percent of the indoor dining area, whichever is less.) Minimum of 3 spaces regardless of size
	Food to go uses	1 space for each 300 square feet, with a minimum of 3 spaces
	Full service restaurants	1 space for each 75 square feet of dining area, including outdoor dining areas (parking for outdoor dining areas is required only for the portion that exceeds 200 square feet or 20 percent of the indoor dining area, whichever is less), and 1 space for each 250 square feet of nondining areas. Minimum of 3 spaces regardless of size
Group care:		
	Daycare (adult and children)	1 for every 7 adults/children, plus 1 space for each employee and faculty member
	Hospitals	1½ spaces for each bed
	Senior communities, rest homes, convalescent homes	1 space for each 2 beds
Industrial uses:		
	Data centers	1 space for each 3,500 square feet
	Heavy industrial:	
	Extraction of raw materials and refining	1 space for each 500 square feet for the first 50,000 square feet
	Factories	1 space for each 1,000 square feet for the area in excess of 50,000 square feet
	Generating stations	
	Heavy manufacturing	
	Light industrial:	
	High and medium bay labs	1 space for each 500 square feet for the first 50,000 square feet
	Light assembly and processing	1 space for each 1,000 square feet for the area in excess of 50,000 square feet
	Light manufacturing	
	Research and development (includes office with on site testing facilities)	
	Wholesaling	1 space for each 300 square feet of office and/or showroom area, plus parking as required for storage/warehouse areas
	Ministorage, personal storage	5 spaces minimum, plus 1 space per 50 storage units or 5,000 square feet
	Warehousing and storage related uses:	
	Freight forwarding	1 space for each 1,000 square feet for the first 20,000 square feet
	General storage	1 space for each 2,000 square feet for the second 20,000 square feet
	Transfer, trucking yards or terminals	1 space for each 4,000 square feet for the area in excess of 40,000 square feet
	Warehouses and storage buildings	
	Warehousing and distribution	
Public assembly:		
	Assembly hall:	
	With fixed seats	1 space for every 4 seats
	Without fixed seats	1 space for every 35 square feet of floor area used for assembly purposes
Recreational uses:		
	Batting cages	2 spaces for each cage
	Billiard parlors/pool halls - primary use (more than 2 tables)	1 space for each 100 square feet
	Bowling alleys	4 spaces for each lane, plus parking for other uses
Residential uses:		

Accessory dwelling units	Refer to chapter 4, article E of this title
Caretaker units	1 space for each unit
Live/work units	2 spaces for each unit plus 1 space per 350 square feet of commercial/work area
Lodging houses, rooming houses, and guesthouses	1 space for each guestroom
Multiple-family dwellings	2 spaces per unit, plus 1 visitor space for every 3 units (3 - 5 units = 1 visitor space, 6 - 8 units = 2 visitor spaces, etc.)
Single-family and two-family dwellings	2 spaces for each unit and 1 additional space for dwelling units exceeding 3,500 square feet of gross floor area
Schools - educational institutions:	
Preschool, elementary through junior high level	1 space for each 1 classroom, plus 1 space for each employee and faculty member
High school level	7 spaces per classroom plus auditorium or stadium parking requirements
Adult level, college, business and trade	1 space for every 50 square feet of gross floor area or 1 space for every 3 fixed seats - whichever is greater; or, as modified by a parking demand study
Vehicle related services ¹ :	
Car washes:	
Automated, and/or accessory to service/gas station	2 space minimum, plus queuing space for 3 vehicles ahead of each wash lane
Full service	10 spaces minimum or 1.5 spaces per 1,000 square feet, whichever is greater, plus 3 space queuing lane ahead of each wash lane
Self-service	1 space minimum per washing stall
Service stations	3 spaces minimum or 1 space per 300 square feet of office/retail area, whichever is greater
Vehicle maintenance/repair, accessories installation, and body shops	2 spaces for each service stall plus 2 spaces for office Additionally, a parking plan must be submitted for automobile service uses that include limited automobile sales. The plan must demonstrate that the area for the display of automobiles for sale will not encroach into required setbacks, parking spaces, driveways, drive aisles, vehicle back up areas, landscaping, and any other required use areas as required by this Code

Note:

1. Repair bays, washing stalls, vacuum stalls, and fuel pump spaces do not count toward required parking.

(Ord. 1551, 8-15-2017)

B. Bicycle Spaces Required:

Use	Number Of Bicycle Spaces Required
Single-family and two-family dwellings	None
Multiple-family residential	10 percent of the required vehicle parking spaces for projects with 6 or more units
Nonresidential	A minimum of 4 spaces for buildings up to 15,000 square feet, plus a minimum of 5 percent of the required vehicle spaces for the portion above 15,000 square feet. Maximum of 25 spaces

The Director of Planning and Building Safety may approve administrative adjustments to reduce or eliminate the requirement for bicycle spaces as provided in chapter 24, "Adjustments", of this title.

C. Reductions In The Number Of Required Parking Spaces:

1. Reductions For Single Uses:

- a. The Director of Planning and Building Safety may approve an administrative adjustment to the required number of parking spaces for any use up to a maximum of ten percent (10%) or twenty (20) parking spaces, whichever is less, based on the submittal of a parking demand study. The Director of Planning and Building Safety may refer any such request to the Planning Commission for review.

- b. The Planning Commission may approve a reduction of the required number of parking spaces in any zone for any use, up to a maximum of twenty percent (20%), based on the submittal of a parking demand study.
- c. Parking studies submitted in conjunction with requests for reductions must include, without limitation, information specifying the number of employees, customers, visitors, clients, shifts, deliveries, parking spaces, or other criteria established by the Director of Planning and Building Safety.

2. Reductions For Joint/Shared Uses:

- a. The Director of Planning and Building Safety may approve an administrative adjustment to reduce the required number of parking spaces in any zone for uses that share parking facilities for a maximum of ten percent (10%) or twenty (20) parking spaces, whichever is less, based on the submittal of a parking demand study. The Director of Planning and Building Safety may refer any request for an administrative adjustment from the required number of parking spaces to the Planning Commission for review.
- b. The Planning Commission may approve a reduction of the required number of parking spaces in any zone for uses that share parking facilities with significantly different peak hours of operation for a maximum of twenty percent (20%), based on the submittal of a parking demand study.
- c. Requests for shared and/or joint uses are subject to the following requirements:
 - (1) A parking study must be submitted by the applicant demonstrating that there will not exist substantial conflict in the peak hours of parking demand for the uses for which joint use is proposed;
 - (2) The number of parking stalls which may be credited against the requirements of the structures or uses involved must not exceed the number of stalls reasonably anticipated to be available during differing hours of operation; and
 - (3) A written agreement, in a form approved by the city attorney, must be executed by all parties concerned assuring the continued availability of the number of stalls designed for joint use.

3. Sites With Transportation Systems Management Plans: The number of required parking spaces in this section may be modified subject to approval of a transportation systems management plan submitted pursuant to the procedures and requirements of [chapter 16](#), "Developer Transportation Demand Management (TDM)", or [chapter 17](#), "Employer/Occupant Transportation Systems Management", of this title.

4. Reduction In Parking Due To Disabilities Upgrade: When required solely as needed to upgrade existing parking facilities to comply with the Americans with disabilities act (ADA), title III and California Code of Regulations (CCR), California access code, title 24, the total number of parking spaces may be reduced at the discretion of the director of planning and building safety.

D. Parking Of Licensed Recreational Vehicles And Habitable Vehicles:

- 1. Parking of any mobile home, camper, house trailer or other habitable vehicle outside of an authorized mobile home park or licensed recreational vehicle parking facility is prohibited except that such vehicles may be parked on any public property or right of way subject to any applicable parking restrictions of this code, or on any developed residential lot as long as the vehicle, if parked in a front yard, is parked on a nonporous surface pad adequate to accommodate the parked vehicle.
- 2. A habitable vehicle parked on private property may be occupied for residential purposes for no longer than seventy two (72) hours (outside of an authorized mobile home park) within any thirty (30) day period. No habitable vehicle may be occupied for commercial purposes except as otherwise provided by this code. (Ord. 1444, 8-3-2010)