ARTICLE 23 OFF-STREET PARKING & LOADING

SEC. 25-23-01 PURPOSE

To provide reasonable requirements and standards for off-street parking in amounts related directly to the type of land use in order to provide customers and employees with adequate parking facilities.

SEC. 25-23-10 OFF-STREET PARKING REQUIREMENTS

With the exception of the parking district identified in the Downtown Specific Plan, off-street parking shall be provided in connection with the erection, addition, alteration, expansion, or change of use of any building or structure in the following amounts:

A. Single-family attached, single family detached, and duplex dwellings:

Two (2) parking spaces for each dwelling unit.

B. Apartments and multiple family dwellings:

One and one-half (1 1/2) parking spaces for each dwelling unit plus one (1) guest parking space for each five (5) units.

C. Boarding and rooming houses, group quarters:

One (1) parking space for each two (2) beds, but not less than two (2) spaces.

D. Qualified senior citizens housing:

One (1) parking space for each two (2) dwelling units. (see special provisions, Section 25-23-30(H)).

E. Bowling alleys:

Five (5) parking spaces for each lane.

F. Day care centers:

One (1) parking space for each employee.

G. Hotels, motels, and apartment hotels:

One (1) parking space for each guest room plus one (1) parking space for the manager.

H. Medical and dental offices and clinics:

Five (5) parking spaces for each doctor plus one (1) parking space for each three hundred (300) square feet of lab, x-ray and similar specialty areas.

I. Nursing and convalescent homes, hospitals, and sanitariums:

One (1) parking space for each four (4) beds.

J. Offices (except medical offices and clinics):

Not less than one (1) parking space for each four hundred (400) square feet of gross floor and or more than one (1) parking space for each three hundred (300) square feet of gross floor area, but not less than five (5) spaces.

K. Public assembly with fixed seating:

One (1) parking space for each four (4) seats.

L. Elementary and jr. high school:

One (1) parking space for each employee, plus:

Five (5) visitor spaces if enrollment is one hundred (100) students or less.

Ten (10) visitor spaces if enrollment is more than one hundred (100) students.

M. Senior high schools:

One (1) parking space for each employee plus one (1) parking space for each five (5) students plus (10) visitor spaces.

N. Public assembly without fixed seating:

One (1) parking space for each fifty (50) square feet of assembly area.

O. Restaurants drive-ins, fast foods and self-service and take out:

One (1) parking space for each fifty (50) square feet of gross floor area, but not less than five (5) spaces. This requirement can be reduced when the Public Works Director finds the use shares parking and does provide delivery service.

P. Restaurants, cafes, and coffee shops (except those listed in "N" above), bars and other on sale liquor establishments:

One (1) parking space for each four (4) seats, but not less than five (5) spaces.

Q. Service stations, personal service businesses and other non-retail commercial:

One (1) parking space for each two hundred (200) square feet of gross floor area, but not less than five (5) spaces.

R. Retail stores, banks, and shopping centers:

Not less than one (1) parking space for each three hundred (300) square feet of gross floor area or more than one (1) parking space for each two hundred (200) square feet of gross floor area, except storage and loading areas, but not less than five (5) spaces.

S. Industrial, manufacturing, general storage, and warehousing:

Not less than one (1) parking space for each 2,000 square feet of gross floor area or 1.4 parking spaces per two (2) employees on duty at the same time or no more than one and one-half (1 1/2) parking spaces for each 2000 square feet of gross floor area or one and one-half (1 1/2) parking spaces for each two (2) employees on duty at the same hours, whichever will provide the greater number of parking spaces.

T. Mini-storage:

One (1) parking space for each fifty (50) storage units, but not less than five (5) spaces.

U. Tennis and racquetball courts:

Four (4) parking spaces for each court.

V. Auto Repair and Auto Body Shops:

One (1) parking space for each four hundred (400) square feet of gross floor area but not less than five (5) spaces.

W. OF-street parking and loading requirements for mixed uses and uses not listed above shall be determined by the Zoning Administrator.

SEC. 25-23-20 TRUCK LOADING AND UNLOADING SPACE

Every building or structure used for commercial (except offices), industrial or service uses, or any other building where large amounts of goods are received or shipped, shall be provided with truck loading and unloading space as follows:

- A. One (1) permanently maintained truck loading and unloading space for buildings having a gross floor area of 7,500 square feet or more, plus one (1) additional space for each additional 20,000 square feet or major fraction thereof.
- B. Each loading space shall be not less than ten (10) feet in width, twenty five (25) feet in length and fourteen (14) feet in height.
- C. Loading space, exclusive of driveway and/or corridors leading thereto shall be in addition to required parking space.
- D. Industrial, commercial, and office condominiums having need for only occasional receiving or shipping of goods may use a portion of the driveway or parking area for temporary loading and unloading.

SEC. 25-23-30 SPECIAL PROVISIONS

A. Additions and Conversions

Any building or structure which is enlarged, remodeled or converted to another use shall be provided with off-street parking in the amount required for that enlarged, remodeled or converted building or use.

If said addition, alteration, remodeling or conversion requires an increase in off-street parking paces of 10% or less, no additional off-street parking shall be required. Only one such addition, alteration, remodeling, or conversion shall be exempt from the additional parking required by this section.

Existing off-street parking facilities shall not be eliminated nor reduced to any amount less than that required for new buildings or structures.

B. Bicycle Parking

Bike spaces shall be provided at locations and in amounts to be determined by the Traffic Engineer.

One (1) car space may be omitted for each eight (8) bike spaces up to 5% of the required number of parking spaces in parking lots for commercial and industrial uses only.

C. Compact Car Parking

The percentage of compact spaces permitted, subject to the approval of the Traffic Engineer, may vary from 20% to 40% depending upon whether the parking is short term or long term. (see SEC. 25-23-60B).

D. Day Care Center and School Passenger Loading

- 1. 50 to 100 student enrollment.
 - a. Day care centers shall be provided with one (1) off-street passenger loading and unloading space for each ten (10) students, but not less than two (2) spaces.
 - b. Schools shall be provided with one (1) offstreet passenger loading and unloading space for each five (5) students, but not less than two (2) spaces.

2. More than 100 student enrollment.

Off-street passenger loading and unloading requirements shall be determined by the Traffic Engineer and the Zoning Administrator on a case-by-case basis.

E. Fractional Spaces

When calculations determining the number of required parking spaces result in a fractional space, any fraction over one-half (1/2) shall require one (1) additional parking space.

F. Handicapped Access and Parking

Access and parking for the handicapped shall conform to the requirements of, Chapter 2-71, Title 24 California Admin. Code.

G. Moved Buildings and Structures

Any building or structure which is moved from one lot to another shall be provided with off-street parking in the amount required for a new building or structure as required by this article.

H. Qualified Senior Citizens Housing Parking Requirements

Required off-street parking for senior citizens housing developments may be reduced to one (1) space for each two (2) dwelling units if the project is owned by a public agency, a charitable organization, or is financed by one of the various programs specifically designated for senior citizens housing and committed to said program for a minimum of twenty-five (25) years. Conversion of senior citizens housing to standard housing will not be permitted unless additional off-street parking is provided to comply with the parking requirements for standard housing in effect at the time of conversion.

I. Modifications to Parking Requirements

Under unique circumstances, the Community Development Director may grant modifications to the parking requirements contained in Section 25-23-10. Requests to provide more or less than the required number of parking spaces must be submitted in writing to the Community Development Director. This request shall clearly state the unusual circumstances of the project which justify it not meeting the requirements of Section 25-23-10. This request shall also include a description of the mitigation measures that will be taken to reduce overall vehicle trips. The Community Development Director can only grant a modification to the parking requirements if the developer provides permanent mechanisms that will result in

an overall air quality benefit. (Examples of such include park and ride lots, transit shuttles, etc.)

SEC. 25-23-40 LOCATION OF OFF-STREET PARKING AND LOADING FACILITIES

- A. Each required off-street parking facility shall be located on the same property as the land use it is intended to serve, except as otherwise permitted in the Commercial Land Use Table, SEC. 25-13-10.
- B. Off-street parking facilities may be located in required building setback areas where not in conflict with the landscaping requirements contained in Article 22.
- C. Backing onto a public street shall not be permitted except for driveways and off-street parking areas serving dwelling structures of three (3) units or less on one (1) parcel of land.
- D. Locations of all parking, loading, and unloading facilities are subject to the approval of the Community Development Director and the Traffic Engineer.
- E. Off-street parking facilities, such as carports, may be located in side or rear yards of apartments subject to approval of the Community Development Director.

SEC. 25-23-50 DEVELOPMENT AND REPAIR OF OFF-STREET PARKING AREAS

Every off-street parking area shall be constructed as follows:

A. Parking area improvements general.

Paving, grading, and other parking area improvements shall conform to the City of Woodland Standard Specifications and this Ordinance.

B. Submittal.

In addition to the requirements of SEC. 25-22-10, plans shall show parking stalls, driveways, other paved areas, and provisions for on-site drainage.

C. On-site drainage.

At locations where street drainage facilities are inadequate, do not exist or where unusual topographic conditions exist, the City Engineer may specify such on-site drainage measures as he deems necessary to adequately dispose of the drainage water. (See City of Woodland Standard Specifications for specifics).

D. Alternate parking area surface.

Concrete, asphalt, grouted continuous brick, cobblestone, turf block, or any similar, durable and dustless surface upon approval of the Community Development Director.

E. Repairs and repaving.

Compliance with the provisions set forth in this section shall not be required for the repairing or repaving of an existing parking area. A gravel surfaced parking area, unless previously approved as such, shall not be considered a paved area and does not qualify for this exemption.

F. Reduction in landscaping or parking spaces.

When, in the reconstruction or repair of an existing parking area, compliance with this article and/or Article 22 is required and such compliance would result in a reduced number of parking spaces, the Zoning Administrator may grant a variance in the required number of parking spaces, required landscape area, or both.

G. Fencing.

Any portion of an off-street parking area which abuts a residential zone shall be screened by a fence or wall not less than six (6) feet in height, except within the front setback area where the fence shall be no higher than three and one-half (3 1/2) feet (See SEC. 25-22-10 K, L, and M).

H. Other uses.

Parking areas shall be used for vehicle parking only with no sales, dead storage, repair work, dismantling or servicing of any kind permitted.

SEC. 25-23-60 OFF STREET PARKING AREA DIMENSIONS

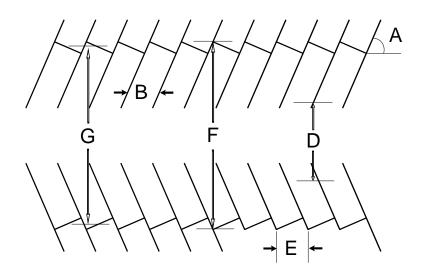
A. All off-street parking facilities required by this article shall comply with the following dimensions:

PARKING LOT DIMENSION TABLE

DIMENSIONS IN FEET (19 FT. STALL DEPTH)

A	В	С	D	Е	F	G
STALL ANGLE DEGREES	STALL WIDTH	VEHCILE PROJECTION FOR 19T. STALL LENGTH	ONE WAY AISLE DEPTH	CURB LENGTH PER CAR	WIDTH FOR DOUBLE AISLE, WALL TO WALL	WIDTH FOR DOUBLE AISLE, OVERLAP CENTER TO OVERLAP CENTER
0	9	9	12	23	30	0
45	9	19.8	13	12.7	52.5	46.5
60	9	21	18	10.4	60	55.5
90	9	19	24*	9	62	0

*TWO WAY AISLE 8 X 16 Compact Space Typical



- B. The Zoning Administrator and the Traffic Engineer shall have the authority to establish and/or approve parking stall and maneuvering area dimensions for parking facilities other than those specified herein.
- C. When off-street parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the required maneuvering space.
- D. A walkway, if provided shall be in addition to the required parking and maneuvering space.
- E. Where off-street parking facilities are provided in excess of the amounts required, or when off-street parking facilities are provided, but not required by this article, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.