

18-5.3 PARKING.**18-5.300 Purpose.**

In order to prevent traffic congestion, off-street parking facilities shall be provided incidental to any new building or structure and alterations and enlargements of existing uses. Off-street parking facilities shall be laid out in such a manner that they will protect the public safety and insulate surrounding land uses from their impact. (Ord. #4-87, § 5.300)

18-5.301 Minimum Parking Requirements for Residential Uses.

a. Single Family Dwellings, Second Residential Units and Granny Residential Units. Single Family Residential: Two (2) spaces per dwelling unit. Second Residential Units and Granny Residential Units: One (1) space per dwelling unit.

b. Duplexes and Multiple Family Dwellings. Two (2) spaces per dwelling unit, except one (1) bedroom units which shall provide one and one half (1.5) parking spaces for each dwelling unit. Any room which could be converted to a bedroom (such as a den) shall be considered a bedroom when computing required parking. At least five-tenths (.5) parking space per unit shall be provided as guest parking. At least one parking space per unit shall be covered. Elderly housing units shall have at least three (3) parking spaces per four (4) units. Elderly housing is housing restricted to persons over sixty (60) through State or Federal housing or financing programs.

c. Transient Lodging including Motels, Hotels, Auto Courts and Resorts. One (1) space for each sleeping room, suite of rooms or housekeeping unit. Where other principal uses are located on the premises such as restaurants, bars and meeting rooms, one hundred (100%) percent of the requirement specified in this section for the principal use requiring the greatest amount of parking shall be provided, and seventy (70%) percent of the requirement specified in this section for the other uses shall be provided in addition.

d. Group Quarters including Boarding Houses, Fraternity and Sorority Houses, Dormitories and Group Care Facilities. One (1) space for every two (2) occupants based upon the maximum occupant load of the sleeping or dining area, whichever is greater.

e. Family Care Homes. In addition to the number of spaces provided pursuant to Section 5.301 (a), a family care home providing care for six (6) or more adults, shall provide two (2) additional parking spaces for every six (6) adults receiving care in the home and one (1) parking space for every two (2) employees.

f. Large Family Day Care Homes. In addition to the number of spaces provided pursuant to Section 5.301 (a), a large family day care home, or other similar uses, shall provide one additional parking space.

g. Nursery Schools and Child Day Care Centers. One (1) parking space for each employee or required adult participant plus three (3) passenger loading space for every eight (8) children.

h. Mobile Home Parks. Two (2) off-street parking spaces for each mobile home space, and at least one (1) additional space for guest parking, for each four (4) mobile home spaces within the park.

i. Recreational Vehicle (RV) Parks. One and one-half (1.5) parking spaces per RV site.
(Ord. #4-87, § 5.301; Ord. #14-88)

18-5.302 Minimum Parking Requirements for Commercial Uses.

a. Retail Stores Not Otherwise Listed. Four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross floor area.

b. Shopping Centers and Mixed Use Development. Four and one-half (4.5) parking spaces for every one thousand (1000) square feet of gross floor area. If the total cumulative gross floor area of any single use within the development exceeds ten (10%) percent of the gross floor area of the development the appropriate parking requirement for that single use applies to that use in lieu of the shopping center parking requirement.

c. Eating Establishments Including Cafes, Cafeterias, Coffee Shops, Fountains and Restaurants. One (1) parking space for every three (3) seats based upon the capacity of the fixed and movable seating area as determined under the Uniform Building Code.

d. Drinking Establishments Including Taverns, Lounges and Bars. One (1) parking space for every two (2) seats based upon the capacity of the

fixed and moveable seating area as determined under the Uniform Building Code.

e. Uncovered Sales Areas Including New or Used Automobile Sales, Boat or Trailer Sales, Lumber or Building Material Yards and Plant Nurseries. Five (5) customer parking spaces for the first five thousand (5,000) square feet of uncovered sales area regardless of the actual area covered; one (1) customer parking space for each additional five thousand (5,000) square feet of additional uncovered sales area, to a required maximum of twenty (20) customer parking spaces.

f. Building Materials. Four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross floor area in the main retail building, plus whatever additional parking is required by the application of subsection 18-5.302e to the balance of the sales area that is not within the main building.

g. Retail Furniture, Major Appliance, Floor Covering, Piano and Organ Retail Sales. One and two-tenths (1.2) spaces for every one thousand (1,000) square feet of gross floor area.

h. Barber Shops. Three (3) parking spaces for each employee or one (1) parking space for every one hundred fifty (150) square feet of gross floor area, whichever is greater, shall be provided.

i. Beauty Shops, Wig Salons and Similar Uses. Four (4) parking spaces for each employee or one (1) parking space for every one hundred fifty (150) square feet of gross floor area, whichever is greater, shall be provided.

j. Dance Halls, Ballrooms, Discos and Dancing Areas. One (1) parking space for every two (2) seats based upon the capacity of the fixed and moveable seating area as determined under the Uniform Building Code or one (1) parking space for every fifty (50) square feet of dance floor area, whichever is greater. Restaurants, bars, and other recreational uses with incidental dancing shall provide parking according to the standard specified above based upon the area of that portion of the premises oriented to the dance floor. The parking required for the portion of the premises not oriented to the dance floor shall be based upon the standards specified in this Chapter for the principal use of the premises. The Building Official shall determine which portions of the premises are oriented to the various uses.

k. Household Appliance and Equipment Repair Shops. One (1) parking space for every two hundred (200) square feet of gross floor area plus one (1) parking space for each employee shall be provided.

l. Automobile Repair and Service Shops. Five (5) parking spaces for every one thousand (1,000) square feet of gross floor area.

m. Collection Facilities. Small collection facilities: One (1) parking space for attendant. Large collection facilities: One (1) parking space for each employee and a minimum of six (6) customer parking spaces.

n. Sidewalk Vendors. Three (3) parking spaces provided either on-site or on the adjacent street. Vendor shall use no more than ten (10%) percent of the host use's required parking spaces.
(Ord. #4-87, § 5.302; Ord. #14-88)

18-5.303 Minimum Parking Requirements for Office and Professional Uses.

a. Professional Offices and Office Complexes Not Otherwise Listed. Four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross floor area. Interior hallways used for access to office suites need not be counted in determining gross floor area.

b. Medical and Dental Offices. Five (5) spaces for every one thousand (1,000) square feet of gross floor area.

c. Financial Services including Banks, Savings and Loans and Credit Unions. Five (5) spaces for every one thousand (1,000) square feet of gross floor area.
(Ord. #4-87, § 5.303; Ord. #ORD-40-93, § 1)

18-5.304 Minimum Parking Requirements for Institutional Uses.

a. Elementary and Junior High Schools. One (1) parking space for each employee or one (1) parking space for every three (3) seats in the auditorium or multipurpose room, whichever is greater, plus off-street loading space for at least two (2) school buses.

b. High Schools. One (1) parking space for each employee and one (1) parking space for every three (3) students in the 11th and 12th grades, or

one (1) parking space for every three (3) seats in the main auditorium or stadium, whichever is the greater.

c. Colleges. One (1) parking space for each employee and one (1) parking space for every two (2) students, or one (1) parking space for every three (3) seats in the main auditorium or stadium, whichever is the greater.

d. Hospitals. Two (2) parking spaces for each bed licensed by the State. Any out-patient facilities shall provide additional parking as required for a medical office.

e. Convalescent Hospitals, Nursing Homes and Sanitariums. One (1) space for every four (4) beds licensed by the County or State.

f. Churches and other places of worship, Mortuaries and Funeral Homes. One (1) parking space for every three (3) seats within the main chapel or assembly room.

g. Cemeteries, Crematories, Mausoleums, Columbariums, and Funeral Establishments When Incidental to a Cemetery. One (1) parking space for every two (2) seats in the main assembly room plus one (1) parking space for each regular employee and one (1) parking space for each vehicle operated on the grounds by the proprietary institution.

h. Public Utilities, Communication Equipment Buildings and Utility Service Yards. One (1) parking space for each employee on the premises at any one time including overlaps in shifts.

i. Private Clubs and Lodges. One (1) parking space for each employee and one (1) parking space for every two hundred (200) square feet of gross floor area.

(Ord. #4-87, § 5.304; Ord. #14-88)

18-5.305 Minimum Parking Requirements for Industrial Uses.

a. Manufacturing Plants, Machine Shops and Contractors and Industrial Facilities. One (1) parking space for each employee and each company operated vehicle or one (1) parking space for every five hundred (500) square feet of gross floor area and each company operated vehicle or two (2) parking spaces for every three (3) employees on each of the two (2)

larger shifts plus one (1) parking space for each company operated vehicle, whichever is greater.

b. Warehouses and Storage Buildings. One (1) parking space for each employee plus one (1) parking space for each company operated vehicle, or one (1) parking space for every two thousand (2,000) square feet of gross floor area, whichever is greater.

c. Aircraft Hangars and Tie-Downs. One (1) parking space for every two (2) aircraft and two (2) passenger loading spaces provided convenient to the storage area which are signed as loading spaces. These spaces may be located in the designated plane spaces, if approved by the Planning Director.

(Ord. #4-87, § 5.305; Ord. #14-88; Ord. #16-89)

18-5.306 Minimum Parking Requirements for Recreational Uses.

a. Physical Fitness Centers, Health Studios, Steam Baths and Similar Uses. One (1) parking space for every two (2) occupants based upon the maximum occupant load as determined under the Uniform Building Code.

b. Bowling Centers. Four (4) parking spaces for each lane. Other principal uses within the bowling center such as restaurants, pool halls, cocktail lounges and other uses shall provide additional parking spaces as required by the provisions of this section for each such use.

c. Skating Rinks. One (1) parking space for every one hundred (100) square feet of skating area. Other uses within the skating center such as seating for observation, game rooms and other uses shall provide additional parking spaces required by the provisions of this section for each use.

d. Tennis and Other Court Games. Two (2) parking spaces for each court.

e. Pools Not Accessory to Residential Uses. One (1) parking space for every one hundred (100) square feet of pool area. Other uses within the pool area or building such as seating for observation, game rooms and other uses shall provide additional parking spaces required by the sum of other uses, as specified in this section.

f. Swimming and Tennis Clubs, Cabana Clubs, Public Neighborhood Pools and Similar Recreational Clubs or Facilities. The number of parking spaces required by the use requiring the greatest parking area plus fifty (50%) percent of the parking required by the sum of other uses, as specified in this section.

g. Golf Courses. Seven (7) parking spaces for each hole. Additional parking spaces are not required for the following accessory uses: driving ranges, putting greens, shower and locker rooms, and maintenance shops or buildings.

h. Driving Ranges and Shooting Ranges. One and one-half (1.5) parking spaces for each tee or shooter station.

i. Miniature Golf Courses and Pitch and Putt Courses. One and one half (1.5) parking spaces for each hole.

j. Game Room/Amusement Arcade. One (1) parking space for every one hundred fifty (150) square feet of floor area.

k. Commercial Stables. One (1) space for each employee and one (1) space for every five (5) stalls.

l. Marinas. One (1) parking space for every two (2) berths and two (2) passenger loading spaces provided convenient to the marina entrances. The spaces are to be paved and signed as loading spaces. These spaces may be located on-street, if approved by the Public Works Department.

m. Parks. Five (5%) percent of the total area for off-street parking facilities for parks over ten (10) acres. Parking requirements for public parks less than ten (10) acres shall be determined by the Planning Director.

n. Stadiums, Ball Parks and Other Outdoor Sports Areas with Fixed Seating. One (1) parking space for every four (4) seats.

o. Pool and Billiard Rooms. Two (2) parking spaces for each table.

p. Card Rooms. One (1) parking space per seat.
(Ord. #4-87, § 5.306; Ord. #16-89)

18-5.307 Parking Requirements of Uses Not Listed.

For uses not listed in this section, off-street parking shall be provided as determined by the Planning Director based on the requirements for the use which is most closely analogous to the use in question. (Ord. #4-87, § 5.307; Ord. #14-88)

18-5.307.50 General Parking Standards, Single Family Dwelling, Second Residential Unit and Granny Residential Unit.

The required parking area is prohibited from being located within the required front yard and street side yard areas. Covered or uncovered parking shall be provided in accordance with the residential housing standards of the base district. Tandem parking spaces are permitted. The driveway shall be a minimum length of twenty (20') feet, so as to provide for the temporary parking of vehicles free and clear of the street right-of-way. (Ord. #14-88)

18-5.308 General Parking Standards, Excluding Single Family Dwellings.

Accessible off-street parking areas shall be provided and maintained as set forth in this section. Off-street parking spaces shall be designed so that vehicles do not back out into a public street. The parking access area shall provide room for motor vehicles to maneuver around structures or areas of land or water. Where there is a combination of principal uses in any one facility, the sum of the parking requirements of these uses shall be provided unless otherwise indicated. If the calculation of parking needs results in the requirement for a fraction of a parking space, such a parking space need not be provided unless the fraction exceeds fifty (50%) percent. This section shall not be construed to prohibit the installation and maintenance of more parking spaces than the minimum required. (Ord. #4-87, § 5.308)

18-5.309 Seats or Seating Capacity.

Where the standards for parking set forth in this section are based upon seating capacity, the capacity shall be determined by the actual seating capacity. Where pews or benches will be used, seating capacity will be based on the following: one (1) seat per eighteen (18") inches of pew or bench length and one (1) seat per thirty (30") inches of booth length for dining. Where actual seating is not identified, the occupant load standards of the

adopted Uniform Building Code shall be used to establish maximum seating capacity. (Ord. #4-87, § 5.309; Ord. #14-88)

18-5.310 Building Permits.

Plans submitted for a building permit to construct a building which has on-site parking areas shall include the design of the required parking area drawn to scale. Such plans shall include all parking spaces and maneuvering areas, curb cuts, landscaping and other improvements required by this Chapter. The building permit shall not be issued until zoning clearance has been approved and no final completion inspection approved until the required improvements are installed in accordance with City standards. No business license shall be approved until final completion inspection is obtained. (Ord. #4-87, § 5.310; Ord. #14-88)

18-5.311 Change of Occupancy.

For a change of occupancy where the parking demand is increased more than ten (10%) percent and where no new construction requiring a building permit is anticipated, but a new business license is required, the Planning Director shall review the parking requirements of the proposed use. No new business license shall be issued until the Planning Director has approved the parking plan. Two (2) copies of such plan drawn to scale shall be submitted to the Division of Planning for approval. The plan shall show the whole property in question and the means of ingress and egress, type of surfacing on the parking and driveway areas, location of the building, parking spaces, landscaping and any other proposed facilities. If the plan conforms to provisions of this section the Planning Director shall approve the parking plan and the business license may be issued. (Ord. #4-87, § 5.311; Ord. #14-88)

18-5.311.50 Nonconforming Parking Facilities.

Excepting existing single family residences, any building or use for which parking facilities become substandard by the adoption of this Chapter shall be considered a nonconforming use. Such nonconforming use may continue, but no enlargement or expansion shall be made in such use or building, unless the required number of parking spaces or parking area as designated by this Chapter are provided. Any change of use or expansion of existing use in an existing building or lot when the parking demand is increased by a cumulative total of ten (10%) percent shall provide the additional parking areas required in this Chapter.

Existing single family residences having nonconforming parking may be replaced, remodelled, rebuilt or enlarged, so long as the off-street parking area is not reduced below that currently existing.
(Ord. #14-88; Ord. #16-89)

18-5.312 Parking Reductions.

An applicant of an office, commercial or industrial project may provide alternative facilities or programs which serve to reduce parking demand in return for a reduction in vehicle parking requirements. Vehicle parking requirements may be reduced in accordance with the following provisions:

a. **Shower/Locker Facilities.** Developments with one hundred (100) or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: two (2%) percent of required parking or five (5) spaces, whichever is greater.

b. **Secure Bicycle Parking.** Developments which provide secure bicycle parking facilities may reduce their parking requirement by one (1) vehicle space for every three (3) bicycle spaces provided. Maximum reduction: two (2%) percent of required parking.

c. **Preferred Carpool/Vanpool Parking Spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one (1) vehicle space for every one (1) space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: two (2%) percent of required parking.

d. **Request For Special Review of Parking.**

1. Parking reductions exceeding the maximums specified in paragraphs a through c above, or modifications of improvement requirements, may be granted whenever such reduction or modification is considered in conjunction with a review of a permit authorized by this Chapter. The project applicant shall submit with the request whatever evidence and documentation is necessary to demonstrate that unusual conditions warrant a parking reduction; such as the multiple use of a parking area by uses having peak parking demands which occur at different times; floor plans which indicate that the floor area devoted to

customer or employee use is less than typical for the size building proposed; or that other programs will be implemented by the developer or tenant(s) which will result in a demand for parking at the site which is less than would otherwise occur. The appropriate authority may require as a condition of approval of the parking reduction the recordation of agreements with the County Recorder prior to issuance of a building permit. This is to assure that appropriate programs are implemented for the duration of the parking reduction.

(Ord. #4-87, § 5.312)

18-5.313 Off-Site Parking.

a. Parking spaces for employees or for places of public assembly requiring more than fifty (50) parking spaces may be located within six hundred (600') feet of the lot line of the parcel containing the business or public assembly use.

b. Parking spaces for other uses may be located within three hundred (300') feet of the lot line of the parcel containing the building or use that the parking is to serve.

c. When a discretionary permit is required for a project for which off-site parking is requested, the off-site parking request shall be considered part of that permit and shall be considered in conjunction with that permit. In all other instances, such parking may be permitted, subject to the approval of the Planning Director. Off-site parking may be approved, provided that a lessee agreement or other guarantee has been recorded that provides that the parking will exist as long as the use it serves, unless the parking is replaced with other spaces that satisfy the requirements of this section.

(Ord. #4-87, § 5.313; Ord. #14-88; Ord. #16-89)

18-5.314 Reserved.*

18-5.315 Compact Car Spaces.

Up to sixty (60%) percent of the spaces in a parking facility may be designated and designed for compact cars. If the calculation of permitted spaces results in a fraction of a parking space, a compact space shall not be

***Editor's Note:** Subsection 18-5.314, Existing Facilities, previously contained herein, has been repealed in entirety by Ordinance No. 14-88.

provided in lieu of a standard space unless the fraction exceeds fifty (50%) percent. (Ord. #4-87, § 5.315; Ord. #14-88; Ord. #ORD-62-95, § 1)

18-5.316 Handicapped Parking.

Parking spaces for the handicapped shall be provided and designed in accordance with the requirements of the Americans with Disabilities Act (A.D.A.). (Ord. #4-87, § 5.316; Ord. #ORD-62-95, § 2)

18-5.317 Off-Street Loading Spaces.

For every building or facility occupied by manufacturing, storage, warehouse, wholesale or retail store, market, passenger terminal, theater, hotel, motel, restaurant, hospital, laundry, dry cleaning plant, or other similar use requiring the receipt or distribution of vehicles or merchandise, adequate space for standing, loading, and unloading shall be provided and maintained on the same lot in addition to the parking requirements of this section.

a. Off-street loading berths may be located within buildings, shall be provided on the same lot as the use they serve, and shall not occupy the required front or street side yard. Off-street loading berths shall not be located within fifty (50') feet of a residential district unless a minimum six (6') foot high concrete masonry wall, fence or other acceptable sound and visual barrier is installed to protect the contiguous residential district.

b. Off-street loading berths shall not be less than fourteen (14') feet wide and twenty-five (25') feet long. Each loading berth, inclusive of the area upon which unloading vehicles are parked, shall have access to a street or alley as to not interfere with existing or projected traffic movement, pedestrian circulation, or ingress to or egress from parking areas or circulation within such parking areas.

c. Each loading berth shall have a well-drained, paved surface.

d. Off-street loading berths shall not satisfy requirements for off-street parking space nor shall they be used for vehicle repairs or servicing.

e. Minimum number of berths required. If more than one (1) use is combined in one structure or development, the combined number of berths shall be provided. Where uses are not specified, or ambiguity arises, the Planning Director shall determine the requirements for the most comparable use.

USE	GROSS FLOOR AREA SQUARE FEET	NUMBER OF BERTHS
1. Multiple family dwelling with more than twenty (20) units and more than thirty-five (35') feet high one (1) berth		1
2. School	over 2,000	1
3. Auditorium, convention hall, sports arena, meeting hall	49,000 - 60,000 60,000 - 100,000 100,000 - 150,000 for each additional 100,000 or fraction	1 2 3 add 1
4. Retail trade and service and personal services	7,000 - 14,000 14,000 - 40,000 40,000 - 80,000 for each additional 50,000 or fraction	1 2 3 add 1
5. Hospital, clinic, sanitorium, jail or welfare institution	10,000 - 100,000 for each additional 250,000 or fraction	1 add 1
6. Hotel or office	25,000 - 40,000 40,000 - 100,000 for each additional 100,000 or fraction	1 2 add 1
7. Freight terminal, truck terminal, industrial plant, manufacturing or wholesale establishment.	10,000 - 40,000 40,000 - 65,000 65,000 - 100,000 for each additional 50,000 or fraction	1 2 3 add 1

(Ord. #4-87, § 5.317; Ord. #16-89)

18-5.318 Parking Design Standards.

All off-street parking facilities shall conform to the following standards:

a. Construction standards shall be as follows:

1. Single family dwelling, second residential unit, granny residential unit, duplex unit, small family day care home and small family care home: Required parking shall have, at a minimum, a compacted all weather surface. Driveways shall be surfaced up to a minimum length of twenty (20') feet from the edge of the property into the lot. Driveways shall, at a minimum, have chip seal surfacing where the driveway encroaches onto a chip sealed road and paving where it encroaches onto an already paved road. Other driveways must be composed, at a minimum, of a compacted all weather surface.

2. All other uses: All parking areas, aisle and access drives shall be paved in accordance with the requirements of the Clearlake Improvement Manual or to the satisfaction of the Public Works Director.

b. Parking stall dimensions shall be as follows:

1. Standard space:

(a) Width; Nine (9') feet.

(b) Length: Nineteen (19') feet.

2. Compact space:

(a) Width: Eight (8') feet.

(b) Length: Eighteen (18') feet.

3. Handicapped space:

(a) Width: Fourteen (14') feet.

(b) Length: Nineteen (19') feet.

4. Parallel space: Length shall be twenty-four (24') feet.

c. Parking aisle dimension shall be as follows:

1. Ninety (90°) degree: Twenty-four (24') feet.

2. Seventy (70°) degree: Nineteen (19') feet.

3. Sixty (60°) degree: Eighteen (18') feet.
4. Forty-five (45°) degree: Thirteen (13') feet.
5. Parallel parking: Twelve (12') feet.
6. Minimum aisle width for two way traffic shall be twenty-four (24') feet.
7. Parking aisle dimensions at other configurations shall be approved by the Public Works Director.

d. Parking lots which are adjacent to sidewalks or landscaped areas or which include landscape planters shall be constructed to prevent bumper or vehicle overhang from damaging the landscaping or reducing the sidewalk width to less than four (4') feet.

e. All parking lots of ten (10) spaces or more shall have at least five percent (5%) of the parking lot area devoted to landscaped planters. Landscaping, irrigation and related improvements shall be provided in accordance with the requirements of subsection 18-5.7.

f. Parking spaces are permitted in the front and street side yard set-back areas in the C-1, C-2, C-3, C-4, VA, PA and DD zone districts.

g. The Public Works Director can approve minor deviations to the standards for parking space and parking aisle dimensions.
(Ord. #4-87, § 5.318; Ord. #14-88; Ord. #ORD-62-95, §§ 3-5)

