

## **ARTICLE 15**

## **OFF-STREET PARKING**

### **15.00 INTENT AND PURPOSE**

All design standards and regulations set forth in this section are for the purpose of creating properly designed off-street parking areas of adequate capacity and circulation as necessary for specific areas of adequate capacity and circulation as necessary for specific uses of land. In addition, these provisions have been established to ensure the usefulness of off-street parking areas and to buffer surrounding land uses from their visual impact.

### **15.01 GENERAL PROVISIONS**

#### **A. Application.**

The standards for providing off-street parking shall apply at the time of the erection of any building or when off-street parking is established. These standards shall also be complied with when an existing building is altered or enlarged by the addition of dwelling units or guest rooms or where the use is intensified by the addition of floor space, or seating capacity. In order to allow previously approved projects to process in an orderly fashion, said previously approved projects shall be given one year from the effective date of adoption of this ordinance to be under construction. In the event of hardship, one (1) twelve (12) month extension may be granted by the Planning Commission upon display of hardship.

#### **B. Provision of Off-Street Parking.**

Off-street parking being provided in connection with any building or use shall be provided so long as said building or use remains, unless equivalent substitute off-street parking is provided and thereafter maintained conforming to the requirements of this Section. Any off-street parking which is permitted but not required by this Ordinance shall comply with all regulations herein governing the location, design, improvement, and operation of such facilities. Nothing shall prohibit the employee of a particular use or building for which off-street parking is being provided, from using said off-street parking.

#### **C. Nonconforming Parking.**

Where off-street parking space is provided and maintained in connection with a building or use at the time this Ordinance became effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then said building or structure may be extended only if off-street parking is

provided for the existing building or use and the extension thereof in accordance with the standards set forth in this Section. No existing parking may be counted as meeting this requirement unless it meets or exceeds the requirements of this Ordinance.

D. **Computation of Required Parking Spaces.**

Whenever the computation of the number of off-street parking spaces required by this Section results in a fractional parking space, one additional parking space shall be required for one-half (1/2) or more fractional parking space and any fractional space less than one-half (1/2) of a parking space shall not be counted.

E. **Off-Street Parking.**

Off-street parking shall mean an area together with the required number of parking spaces and improvements thereon, as required by this Section, for vehicle parking and maneuvering necessary to serve particular land uses, irrespective of the zones in which they occur.

F. **Storage of Trucks.**

The parking and/or storage of trucks exceeding a height of eight (8) feet and/or twenty (20) feet in length shall be prohibited in any residential zone unless within an enclosed building, providing, however, that said restriction shall not apply to trucks used during pickup and delivery or during construction or repair work while in service. Height shall be measured from level ground to the top of the cab or trailer, but excludes camper shells.

G. **Parking and Storage of Vehicles.**

Includes Recreational Vehicles (RVs), Commercial Vehicles, Utility Trailers, Tractors and Wrecked, Junked or Inoperable Vehicles.

Except where permitted elsewhere in Ordinance No. 340, the parking or storage of RVs (including, without limitation, boats, motor homes, travel trailers, campers, camper shells, and similar vehicles), commercial vehicles (including, without limitation, trucks and vans as defined in Section F above), utility trailers, tractors, or wrecked, junked, non-registered, or inoperable vehicles, in the areas designated as required parking or within the required front yard of any residential property is strictly prohibited, except as follows:

1. RVs may be parked in the driveway (said RV shall not extend over the right-of-way) for up to a total of seventy-two (72) hours within any consecutive 120-hour period for the purpose of loading and unloading the RV and for light maintenance and

repair. Upon the expiration of seventy-two (72) hours, should the RV not have been moved to a location as provided below or a distance of at least three hundred (300) feet, the RV shall not be considered as having been moved and will be in violation of this section. Such vehicles shall not be used for living, sleeping, or housekeeping purposes.

2. Agricultural or farming tractors may be temporarily parked in the front yard of parcels whose main use is agricultural in nature.

RVs may be stored in one side yard, extending to the rear property line of any residential property. On corner lots, RVs may be stored only in the interior side yard, extending to the rear property line. Motorized RVs must be stored on an improved surface of concrete or other material as approved by the Community Development Department.

Inoperable vehicles may be stored in an enclosed building on any residential property provided they are constructed to approved City standards as approved by the Community Development Department. An inoperable vehicle is defined as "any car, truck, motorcycle, trailer, boat or vessel, motor home or other conveyance intended to be used on public roadways or waterways that cannot legally and safely be operated on such public roadways or waterways; or any off-road vehicle that cannot be operated on or off public roadways. A "certificate of non-operation" issued by the California Department of Motor Vehicles relates only to the registration fees due and has no bearing on the operable status of any vehicle or vessel".

Violations of this subsection may, in addition to any other remedies available to the City, be addressed through the Administrative Citation process, with an abatement period of not less than one (1) and no more than three (3) days permitted for correction.

- H. **Location.** An off-street parking facility shall be located in relation to the parking generator to provide for the effective use of the parking facility. Where a distance is specified, such distance shall be measured from the nearest point of the parking facility to the nearest point of the building or use served by said parking.
  1. For single or multiple family dwellings, parking facilities shall be located on the same lot or building site as the buildings they are required to serve.

2. For trailer parks, two (2) parking spaces shall be located on each trailer or mobile-home site.
3. For hospitals, rest or convalescent homes, rooming and lodging houses, and fraternity and sorority houses, parking facilities shall be located not more than one hundred and fifty (150) feet from the building they are required to serve.

**Exception:** When approved by the Planning Commission, hospitals may provide parking facilities more than one hundred and fifty (150) feet from the building they are required to serve, provided that an automatic parking gate or similar method of control approved by the Commission shall be installed to insure that the parking lot will not be used by other development in the area.

4. For other uses than those specified above, parking facilities shall be located not more than six hundred (600) feet from the building or use they are required to serve.

I. **Mixed Uses or Occupancies.** In the case of mixed uses or occupancies, the total number of required off-street parking spaces shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, unless a joint use of parking facilities has been approved by the Planning Commission as specified in this Section.

J. **Joint Use of Off-Street Parking Facilities.** In the case of uses which operate at hours not coincident with adjacent uses, parking credit may be given for the use of those adjacent parking spaces under the following conditions:

1. Sufficient evidence shall be presented to the Community Development Director demonstrating that there will exist no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed;
2. The credited space may not exceed the distance authorized in this Section from the subject use;
3. The spaces must be attributed to the user by a covenant running with the land from the owner designating the spaces and their hours of use to the subject use; or

4. A lease agreement from the owner to the subject user specifying the spaces and their hours of use to the subject user, secured by a security bond equal to the number of spaces times the current parking in-lieu payment established at the time of the agreement, forfeitable to the City if the lease is broken or cancelled.

K. **Downtown Parking.** Notwithstanding the requirements of Section 15.03 below, businesses within the downtown area as designated in Exhibit "A" of these regulations shall be required to provide one-third of the number specified in Section 15.03.

A business unable to provide the parking as specified in this section may make in-lieu payments as noted below.

L. **In-Lieu Payments.** In commercial zones, with public parking within six hundred (600) feet of the proposed use, in-lieu of furnishing the parking spaces required by the provisions of this Section, the requirements thereof may be satisfied by the payment of such amount as may be prescribed by resolution of the City Council, into the Parking Fund of the City prior to the issuance of a building permit.

Funds placed in the Parking Fund of the City, pursuant to the provisions above, shall be used and expended exclusively for the purpose of acquiring and developing off-street parking facilities, limited insofar as practicable to the general vicinity of the premises for which the in-lieu payments were made.

M. **Uses Not Specified.** Where the parking requirement for a use is not specifically defined herein, the parking requirement for such use shall be determined by the Community Development Director. Such determination shall be based upon the requirement for the most comparable use specified herein.

N. **Maintenance.** The property owner(s) and/or tenant(s) shall have a continued obligation to maintain the required landscaping, parking surfaces, striping, signing, etc. in good condition.

1. Landscaping shall be kept alive.
2. Parking surfaces shall be kept free of holes and substantial deterioration.
3. Striping shall be visible.
4. Signs shall be kept in place and legible.

- O. **Penalties.** Notwithstanding the provisions of Ordinance 742, violations of this Article of Ordinance 340 shall be considered a misdemeanor. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction be punishable by a fine of not more than five hundred (\$500.00) dollars or by imprisonment not to exceed three (3) months or by both fine and imprisonment. Such person shall be deemed guilty of a separate violation hereof for each day during any portion of which any violation is committed, continued or permitted, and shall be punishable as herein provided.

## **15.02 PARKING LOT DESIGN STANDARDS**

The following design standards and improvements are intended to result in functional, properly designed off-street parking facilities of adequate capacity organized aesthetically to positively relate to the use or building being served.

- A. **Plot Layout Plan.** The layout plan of any proposed parking shall be completely dimensioned on any site plan submitted for Staff or Planning Commission approval and shall include all of the informational requirements as set forth in the appropriate application forms.
1. In addition, the site plan shall indicate the following, when applicable:
    - a. Number of students at ultimate enrollment, number of beds, number of repair bays, number of classrooms, number of fixed seats, total floor areas in each section of the building and total area of outside uses.
- B. **Improvement of Parking Areas.** All parking areas shall be improved per City specifications as follows:
1. Graded for adequate drainage. All drainage flows to be carried by concrete gutters or swales.
  2. Surfaced with Portland-Cement Concrete with a minimum 4 inch thickness over native soil compact to 95% compaction or asphalt concrete with minimum 2 1/2 inch thickness over 4 inches of Class III aggregate base compacted to 95% relative compaction.
  3. Parking stalls clearly delineated with a 4 to 6 inch stripe - "hairpin" or elongated "U" design - or other approved striping or stall delineation.

4. Continuous six (6) inch concrete curbs installed to serve as wheel stops for cars, edging or planting areas, and protection for walls at entrances and exits, located no closer than five (5) feet from any building, hedge, or fence.

C. **Landscape Treatment.** Landscaping shall be incorporated into the design of all off-street parking areas, as follows:

1. Trees, selected for suitability in regard to eventual size, spread and climatic conditioning, shall be so placed throughout the parking area in order to provide shade for pedestrians and vehicles, and to accent the relationship between the parking area and the use being served.
2. Landscaped planters and perimeter treatment. Trees shall be placed in planters that must be fully treated with natural vegetative material such as groundcover or appropriate vines and screen shrubs. Boulders, gravel, bark, and the like, may be integrated into a well-conceived plan; berming or other aesthetic approaches optimizing the overall design concept are encouraged.
3. Labeling the plant material. To facilitate the processing of plot plans, a plant list shall be prepared giving the botanical and common names of the plants to be used. A local landscape architect or nurseryman is a suitable source for plant material information.
4. Landscape maintenance. All planting areas shall be well maintained in perpetuity and the Community Development Department shall periodically review the condition of the parking area.
5. Irrigation system. A satisfactory automatic irrigation system for all planted areas shall be required. The layout of the system should consider water meter pressure, pipe size and length, and type of heads (sprinkler, bubbler, or rain bird). Hose bibs located in each tree well may be considered adequate for irrigation of said trees.

D. **Lighting.** All off-street parking in multiple residential areas shall provide lighting for night illumination throughout the parking area. Commercial establishments and industrial operations shall provide night lighting throughout required parking areas at all hours of customer and employee use.

Entries to parking areas for all multiple residential, commercial, and industrial developments shall be required to provide safety lighting as approved by the Community Development Department.

Lighting shall be indirect, hooded, and so arranged to reflect lighting away from adjoining properties and streets. Light standards shall be a maximum of twenty-five (25) feet in height overall, as measured from the usable parking or driving surface. Up-lighting in landscaping, low level walk lights, and lighting diffused off of wall surfaces is encouraged.

Illumination of parking lots and adjacent pedestrian areas shall be required to provide a minimum of one (1) foot-candle for all parking and pedestrian areas, and shall not exceed one-half (1/2) foot-candle along property lines of a project.

In consideration of the proximity to Palomar Observatory, the installation of low pressure sodium vapor is encouraged.

- E. **Bicycle Parking.** Bicycle racks or bicycle parking facilities shall be required in any development after the effective date of this Code. If required, the location and design of these facilities shall be shown on the site plan.
- F. **Tandem Parking.** Automobile parking so arranged as to require the moving of any vehicle on the premises in order to enter or leave any other stall shall be prohibited in any zone unless specifically allowed herein or approved by the Planning Commission.
- G. **Traffic Circulation Within Off-Street Parking Areas.** Parking stalls, driveways, and landscape planters shall be arranged so that a free flow of vehicular traffic and adequate site clearances are permitted at all times. City standards and specifications relating to curve radii and similar maneuvering requirements shall apply.
- H. **On-Site Turnaround.** Automobile parking so arranged as to require the backing of motor vehicles onto a major or secondary highway shall be prohibited in any zone.
- I. **Pedestrian Walkways.** Pedestrian walkways shall be provided between the parking area and the building or use being served.
- J. **Handicapped Parking Facilities.** Handicapped parking shall be provided in accordance with state law. The space(s) shall be appropriately signed and the properly dimensioned and provisions for

ramp access to the premises shall be made as close to possible to said parking space(s).

- K. **Controlled Access to Off-Street Parking Areas.** All off-street parking areas designed to control public access shall require approval from the Fire and Police Departments and Traffic Engineer. Ingress and egress design Departments and Traffic Engineer. Ingress and egress design should facilitate proper vehicle maneuvering and "stacking" space to avoid internal and external traffic conflict.
- L. **Off-Street Parking Adjacent to Streets.** Where parking areas front, side, or rear on a street, there shall be a landscaped border of not less than ten (10) feet in depth, adjacent to the sidewalk, and any frontage facing a residential zone shall have a decorative solid masonry wall or landscaped berm three (3) feet in height. Any remaining area between the landscaping previously mentioned, and the paved parking area shall also be landscaped. Said wall or berming shall be reduced to thirty (30) inches in overall height within any corner cutoff area.
- M. **Off-Street Parking Abutting Residential Zones.** Where such areas side or rear directly on a residential zone, a solid masonry wall six (6) feet in height shall be installed on the same boundary line. Said wall shall be reduced to a maximum three and one-half (3 1/2) feet in height within the front or side front area of the adjacent property, and a landscape border not less than five (5) feet in width shall be installed between the wall and the paved parking area.
- N. **Off-Street Parking Abutting Non-Residential Zones.** Where parking directly abuts a non-residential zone, the adjacent property shall be protected from vehicles.
- O. **Maneuvering Within Public Right-of-Way.** Along local and collector streets in residential zones, Single Family and Two Family Uses may use the street for maneuvering. Single Family or Two Family uses on secondary highways, lots housing three or more units, and commercial or industrial uses shall provide on-site maneuvering.

No driveway opening allowed by this subsection shall be installed closer than five (5) feet to any side or rear lot line.

- P. **Compact Car Parking.** Up to ten (10) percent of the total parking count may be designed for use by compact cars subject to Community Development Department approval. Space dimension shall be eight (8)

feet by sixteen (16) feet (90 degree parking). Spaces shall be properly marked for compact cars only.

Q. **Drive-through Facilities.** Such facilities shall conform to the following regulations. Exceptions to these regulations may be permitted by the Planning Commission when existing on-site or off-site conditions warrant alternative design solutions.

1. Safe on and off-site traffic and pedestrian circulation. This includes traffic patterns which do not conflict with entering or exiting traffic to the site, parking habits, or pedestrian movements.
2. Each service window or machine shall provide a minimum of seven tandem standing spaces inclusive of the vehicle being serviced. Said standing spaces shall not extend into the public right-of-way nor interfere with any internal circulation patterns. Vehicles at service windows or machines shall be provided with a shade structure.
3. An integrated design of the drive-through facility with an existing or proposed structure shall include roof lines, building materials, signage and landscaping.
4. Sensitivity to abutting properties and public rights-of-way are encouraged through the proper use and placement of amplification equipment, lighting and visibility of the drive-through facility. The service window(s) shall be adequately screened from public view.

### **15.03 MINIMUM PARKING REQUIREMENTS**

The number of off-street parking spaces required shall be no less than the following for all zones within the City of San Jacinto unless otherwise noted:

1. **Auto Dismantling, Junk Yards and Recycling Centers.** One (1) space for each three thousand (3,000) sq. ft. of yard area.
2. **Automobile Rental Agencies.** One (1) space for each two hundred (200) sq. ft. of gross floor area, plus one (1) storage parking space for each vehicle to be stored on the lot. (Number of storage spaces to be determined by the maximum number of vehicles to be stored at any one time.)

3. **Automobile Service Stations and Repair Garages.** Four (4) spaces for each service bay.
4. **Banks, Savings and Loans, and Public Utility Offices.** One (1) space for every one hundred eighty (180) sq. ft. of gross floor area.
5. **Bowling Alleys.** Five (5) spaces for each alley, plus one (1) for each five (5) seats in any gallery.
6. **Cabarets, Cocktail Lounges and Discotheques** as a separate use or within a restaurant. One (1) space for every thirty-five (35) sq. ft. of gross floor area where the public is served.
7. **Car Wash.** As required at a public hearing held by the Planning Commission.
8. **Convenience Markets, Supermarkets and Liquor Stores.** One (1) space for every two hundred (200) sq. ft. of gross floor area.
9. **Drapery Shops, Electrical Stores, Plumbing Stores, Floor Covering Show Rooms.** One (1) space for each five hundred (500) sq. ft. of gross floor area.
10. **Drive-Through Restaurants, Fast Food Restaurants.** One (1) space for each two hundred (200) square feet for up to 2000 square feet and one (1) space for each 60 square feet of gross floor area for those areas in excess of 2000 square feet, including outdoor seating, plus stacking for a minimum of seven (7) cars.
11. **Furniture and Appliance Stores.** One (1) space for every five hundred (500) sq. ft. of gross floor area.
12. **Game Courts.** Five (5) spaces for each court.
13. **Golf Courses.** Five (5) spaces for each hole, plus the requirements for additional uses on the site; For **Driving Ranges,** One (1) space per tee.
14. **Gymnasiums and Health Studios.** One (1) space for each three hundred (300) sq. ft. of gross floor area.

15. **Homes For the Aged, Sanitariums, Children's Homes, Asylums, Nursing and Convalescent Homes.** One (1) space for each three (3) beds.
16. **Hospitals.** One and One-half (1 1/2) spaces for each bed, plus one (1) space for every vehicle owned and operated by the hospital.
17. **Hotels and Motels.** There shall be one and one tenth (1 1/10) garages, carports or parking spaces as an accessory for each guest room.
18. **Libraries, Museums.** One (1) space for each three hundred fifty (350) sq. ft.
19. **Manufacturing and Industrial Uses** (including open industrial uses). One (1) space for each five hundred (500) sq. ft. of gross floor area.
20. **Miniature Golf Courses.** Three (3) spaces for each hole.
21. **Mini-Warehousing, Self-Storage or Dead-Storage.** One (1) space for every one hundred (100) cubicles.
22. **Mortuaries and Funeral Homes.** One (1) space for each four (4) fixed seats, plus one (1) space for each forty (40) sq. ft. of remaining area; plus one (1) enclosed space for each car owned by the establishment.
23. **Motor Vehicle or Machinery Sales.** One (1) space for each five hundred (500) sq. ft. of gross floor area to be clearly delineated as public parking.
24. **Plant Nurseries, Building Materials, Yards and Outdoor Display Sales.** One (1) space for every five hundred (500) sq. ft. of gross floor area and one (1) space for each twenty-five hundred (2500) sq. ft. of outdoor display area.
25. **Offices, Non-Medical.** One (1) space for each two hundred fifty (250) sq. ft. of gross floor area.
26. **Offices, Medical and Dental.** One (1) space for each one hundred seventy-five (175) sq. ft. of gross floor area.

27. **Park and Recreation Uses.** One (1) space for each eight thousand (8,000) sq. ft. of active recreational area within a park or playground, plus three (3) spaces per acre of passive recreational area within a park or playground.
28. **Personal Service Shops.** (General Retail) One (1) space for each two hundred fifty (250) sq. ft.
29. **Places of Public Assembly.** Churches, auditoriums, exhibition halls, theatres, convention facilities, meeting rooms and other places of public assembly:

One (1) off-street parking space for every four (4) fixed seats; and one (1) space for each forty (40) sq. ft. of assembly area, which does not include foyers corridors, restrooms, kitchens, storage and other areas not used for assembly of people. For churches, off-street parking shall be required for primary seating only.

30. **Residential Uses.**
  - a. **Single Family Homes**

Two (2) enclosed spaces for up to five (5) sleeping rooms, and three (3) enclosed spaces for more than five (5) sleeping rooms. A sleeping room shall be defined as any habitable room 70 sq ft or larger and not used for the preparation of food or dining. As an alternate, homes containing more than five (5) sleeping rooms may provide 100 cubic feet of built-in permanent storage within the garage in lieu of the 3<sup>rd</sup> parking space.
  - b. **Mobile-homes or Trailers in Parks**

Two (2) spaces - tandem approved, plus a guest space for each five (5) mobile-home spaces.
  - c. **Mobile-homes on a Private Lot**

Two (2) spaces within a garage.
  - d. **Two Family Dwelling on a Single Lot**

Two (2) spaces for each unit within a garage.
  - e. **Apartments**
    1. **One Bedroom and Studio Apartments.**

One and one-half (1.5) spaces per unit, One and one-fourth (1.25) of which shall be covered.

2. **Two Bedroom Apartments.**

One and three-fourths (1.75) spaces per unit, One and one-fourth (1.25) of which shall be covered.

3. **Three Bedroom Apartments.**

Two (2) spaces, of which one and one-half (1.5) shall be enclosed.

4. **Guest Parking.**

Shall be provided in apartment projects as follows:

0 - 10 units	None
11 - 30 units	One-fourth (1/4) per unit
31 - 60 units	One-fifth (1/5) per unit
61 - and over	One-sixth (1/6) per unit

31. **Restaurants, Tea Rooms and Cafes.** One (1) space for each fifty (50) sq. ft. of gross floor area where the public is served, or one (1) space for every three (3) seats.

32. **Rental Businesses Not Specified.** One (1) space for each two hundred seventy-five (275) sq. ft. of gross floor area.

33. **Schools.**

a. **Day Nurseries**

One (1) space for each four (4) children in attendance.

b. **Elementary and Intermediate**

Two (2) spaced for each classroom.

c. **High Schools**

Nine (9) spaces for each classroom.

d. **Colleges**

Twenty (20) spaces for each classroom.

e. **Trade Schools, Business Colleges, Art and Dance Studios**

One (1) for every one and one-half (1.5) students at maximum enrollment.

34. **Self-Service Laundries**

One (1) space for every three (3) machines.

35. **Skating Rinks**

- One (1) space for each one hundred (100) sq. ft. of rink area.
36. **Swimming Pools** (Commercial)  
One (1) space for every five hundred (500) sq. ft. enclosed area.
37. **Wholesaling and Warehousing**  
One (1) space for each fifteen hundred (1500) sq. ft. of gross floor area, plus one (1) space for each company truck or motor vehicle.

## **15.04 DESIGN DIMENSIONS**

The off-street parking area design criteria as set forth as follows, exemplify minimum dimensions necessary for traffic circulation, ingress and egress, and public safety to and through parking areas, while setting aside ample open space to integrate landscaping, lighting and pedestrian design features into the plan to create an off-street parking area aesthetically complimentary to the urban environment.

In order to allow for innovative designs to be explored, alternate designs shall be considered. While this provision is not intended to allow deviation from the minimums as set forth herein, it is to provide flexibility in the application and structuring of landscaping and related environmental elements.

The following parking lot dimensions shall apply to all parking lots constructed in accordance with this ordinance. In event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent buildings, or an irregular shaped parcel, an administrative variance by the Community Development Director may be given for standards, not to exceed ten (10) percent.

### **A. Design Specifications**

1. On-site traffic aisles shall be a minimum twelve (12) ft. for one (1) way traffic and twenty (20) ft. for two (2) way traffic. Within the parkway all traffic aisles shall be a minimum fourteen (14) ft. for one (1) way traffic and twenty-four (24) ft. for two (2) way traffic.
2. Islands shall have a minimum of six (6) ft. in diameter.
3. Curbs shall be installed at a minimum of five (5) ft. from face of walls, fences, buildings, or other structures. This

requirement excepts driveways that are not a part of the maneuvering area for parking.

4. Curb radius shall be three (3) ft. minimum.
5. Driveway widths shall be twenty-four (24) ft. minimum and constructed to City Standards. The Director of Community Development may require a wider driveway to accommodate needs.
6. First parking space for angle parking shall be ten (10) ft. minimum distance.
7. Distance from wall to curb at driveway entrances shall be two (2) ft. minimum.
8. Concrete walks with a minimum width of two (2) ft. shall be installed adjacent to end parking spaces or end spaces may be increased to eleven (11) ft. wide.
9. Five percent (5%) of the net area of the parking area shall be landscaped. Trees and groundcover shall be installed in each individual planting space.
10. Six (6) inch Portland-Concrete cement curb and gutters shall be installed, except that six (6) inch Portland-Concrete cement vertical curbs may be installed in-lieu of curb and gutters if no drainage is carried along curb line. Where a six (6) inch Portland-Concrete cement vertical curb is used, a two (2) ft. wide concrete gutter section shall be installed along drainage line.

11. Parking Angle Dimensions

Angle in degrees	45	60	90
Parking Space Width	9ft	9ft	9ft
Parking Space Length	19ft	20ft	20ft
Backing Area	18ft	20ft	25ft

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