

CHAPTER 26 - PARKING & LOADING

11-26-1: PURPOSE:

This chapter provides standards for off-street parking and loading that are intended to:

- Reduce congestion on the CITY'S streets by requiring safe, adequate off-street parking and loading areas where needed.
- Require accessible off-street parking to serve those who need it.
- Ensure that off-street parking and loading areas meet the City's standards for landscaping and stormwater management.
- Prevent the provision of excessive parking due to its impacts on surface runoff and groundwater recharge, microclimate, walkability, affordability and community character.

11-26-2: APPLICABILITY:

All applications for permits must show how parking and loading will be provided in compliance with this chapter and the other requirements of THESE REGULATIONS.

11-26-3: LOCATION:

The off-street parking required by this chapter must be on the same LOT or PARCEL as the USE it serves or an adjacent lot or parcel that shall remain in the same ownership. An exception to this standard may be made where a SHARED PARKING AGREEMENT is approved, as provided by Section 11-26-8.

11-26-4: ACCESS:

- A. The off-street parking required by this chapter must be safely accessible from a public street or alley. Please see Chapter 11-20 regarding access.
- B. Off-street parking areas must not rely on adjoining streets or highways as part of their internal circulation. Parking areas must be designed so that vehicles do not back directly onto a street or highway. Backing directly onto an alley will ordinarily be permitted, but may be prohibited where it would constitute a safety hazard.
- C. There must be a safe, all-weather pedestrian route of three hundred (300) feet or less from all off-street parking spaces to an entrance to the use they serve.
- D. Any route providing pedestrian access from accessible parking spaces required by this chapter must be to an accessible entrance and meet the standards of Section 11-26-7.

11-26-5: OFF-STREET PARKING SPACES IN THE DBD:

Off-street parking is not required in the DBD except is established in Section 11-13-7. Off-street parking in the DBD must otherwise comply with all requirements of this chapter.

Revised for clarity.

11-26-6: OFF-STREET PARKING SPACES REQUIRED OUTSIDE THE DBD:

- A. The required number of off-street parking spaces outside the DBD shall be as shown in Table 11-26-6.1.
- B. Parking demand must be met, as required by A, above, but the City will not approve an application for a permit that proposes more parking than is permitted by Section 11-26-9.
- C. Any questions about how to categorize a proposed use to determine its off-street parking requirement will be answered by STAFF. Staff decisions may be appealed to the BOA as provided in Chapter 11-7.

11-26-7: ACCESSIBLE PARKING:

- A. Parking areas containing one to twenty-five (1-25) spaces shall provide at least one (1) accessible parking space that meets the standards of B, below. At least one (1) additional accessible parking space shall be provided for each additional twenty-five (25) parking spaces or fraction thereof, as required by the standards cited in B, below.
- B. Standards for accessible parking spaces may be found at: <https://www.ada.gov/topics/parking/>, as amended.

11-26-8: SHARED PARKING:

Shared parking may be permitted to serve dwellings and/or lodging in the DBD, to allow landowners who have more parking than they need to lease parking spaces to neighboring uses, and for uses with different peak hours of operation, all in compliance with A-F, below.

- A. A SHARED PARKING AGREEMENT must be approved by CUP. Please see Chapter 11-6 for the CUP procedure. If approved, the shared parking agreement must be made part of the chain of title for all properties involved by recording with the County Recorder before a zoning permit is valid.
- B. All shared parking agreements must include specific provisions for sharing the costs of maintenance and repairs.

- C. Proposals for shared parking based on different peak hours of operation shall be accompanied by a written analysis of the potential for sharing. The PBZC may require professional review of the proposal at the applicant's expense. In no case, shall sharing result in a reduction of more than 50% of the requirements of Table 11-26-6.1.
- D. Shared parking agreements may be approved only when the PBZC finds that there will be safe parking sufficient for all uses served by the shared parking.
- E. As with any CUP, the PBZC may impose conditions to ensure compliance with specifically cited requirements of these regulations.

11-26-9: MAXIMUM OFF-STREET PARKING:

No development may create more than 120% of the number of off-street parking spaces required by Table 11-26-6.1.

11-26-10: FREIGHT LOADING:

Freight loading areas may be required as a condition of approval for any commercial or industrial use. Please see the zoning district chapters for details.

11-26-11: PASSENGER LOADING:

One (1) safe off-street passenger loading area must be provided for any PLACE OF ASSEMBLY, school, or CHILDCARE center that has a capacity of more than 75. This standard does not apply in the DBD.

11-26-12: PARKING AREA CONSTRUCTION AND DESIGN:

- A. Off-street parking must comply with the dimensional standards of Figure 11-26.1.
- B. Parking spaces (stalls) shall be ten by twenty (10 X 20) feet. Aisles intended for two-way circulation shall be twenty-four (24) feet wide. Aisles intended for one-way circulation shall be sixteen (16) feet wide.
- C. Parking and passenger loading areas required by these regulations must be paved and properly striped, except as provided by D, below. A TEMPORARY CERTIFICATE OF COMPLIANCE (TCC) may be issued as provided by Section 11-5-9.C to allow a use to rely on gravel parking to open before paving.
- D. The parking spaces required for single family dwellings, duplexes, and triplexes may be surfaced with compacted gravel. Striping is not required.
- E. Parking and loading areas must be included in stormwater management plans required by Section 11-25-6.

- F. Off-street parking and loading areas must comply with the landscaping requirements of Chapter 11-23.
- G. There shall be safe pedestrian circulation within off-street parking areas that include sixteen (16) or more spaces.

11-26-14: MAINTENANCE:

Continuing maintenance of off-street parking areas, pedestrian ways serving them, associated landscaping and stormwater management measures, and freight loading areas is required by Chapter 11-9.

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