

CHAPTER 22.36

OFF-STREET PARKING AND LOADING FACILITIES

22.36.010 Purpose.

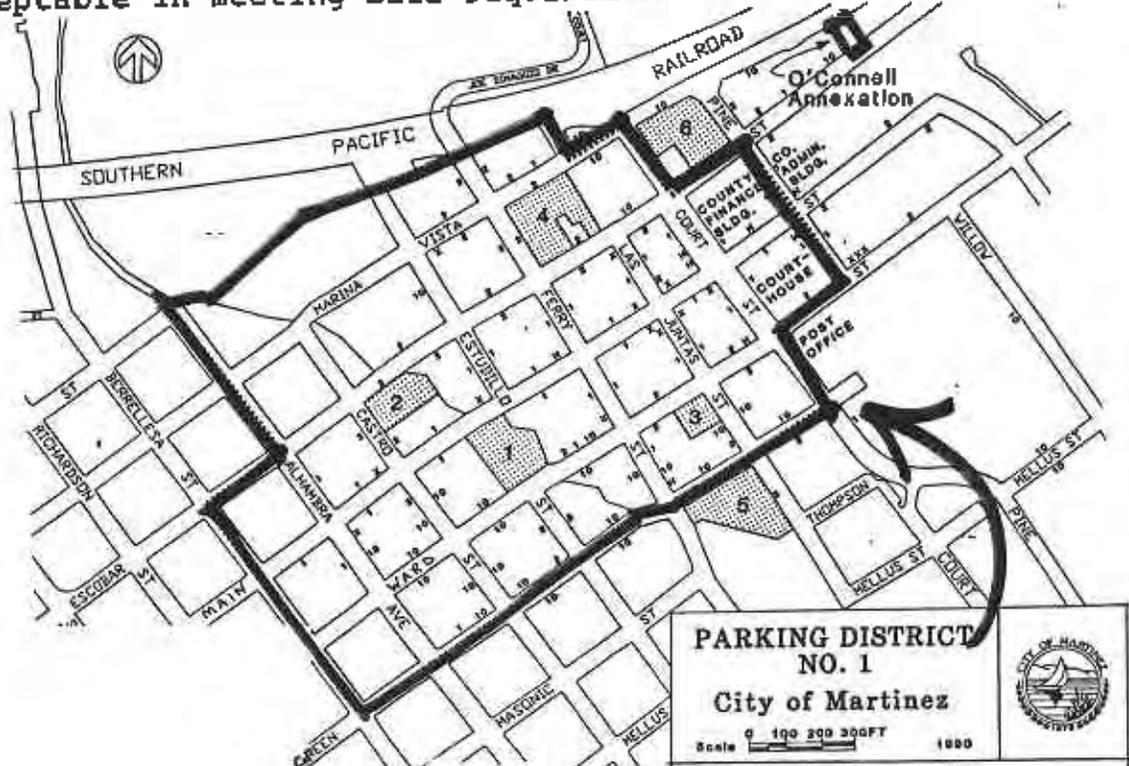
To alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off-street parking and loading facilities are required to be provided incidental to new land uses and enlargements of existing land uses. The number of parking spaces and loading berths prescribed in this title or to be prescribed by the Planning Commission shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking and loading areas are to be laid out in a manner which will ensure their usefulness, protect the public safety and, where appropriate, insulate surrounding land uses from their impact. (Ord. 930 C.S., 1980: Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.0.)

22.36.020 Off-Street Parking Facilities Required.

- A. At the time of initial occupancy of a site or of construction of a structure or enlargement of a site or structure, or whenever a change in use creates an increase in the number of parking spaces, there shall be provided off-street parking facilities for automobiles in accord with the regulations prescribed in this section.
- B. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one half.
- C. If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this chapter for each use.

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- D. Sites and structures located in Martinez Parking District No. 1 shall not be subject to off-street parking facilities' requirements, excepting residential uses, which shall comply with the requirements prescribed in this chapter. The facilities of the municipal parking lots shall not be deemed acceptable in meeting said requirements for residences.



- E. All required parking shall be located on the lot containing the use itself; provided, however, in unusual or extraordinary circumstances, the Planning Commission may grant approval through Design Review, Sec. 22.34.040, to allow a portion of all of the required spaces to be located on a lot which is adjacent to the lot containing the use itself. Approval by the Planning Commission shall be based on accessibility and the reasonableness of not requiring all or a portion of the required parking spaces to be provided on the lot containing the use itself. In order to merit favorable consideration by the City, the applicant must provide evidence that a suitable long-term lease or legal agreement can be executed and recorded which would guarantee that the lot containing the use has the irrevocable right to utilize the adjacent lot for off-street parking purposes.
- F. Parking spaces provided to meet the requirement of this chapter shall not be reduced in size or number, modified, eliminated, or transferred to another use without City approval.

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- G. Bicycle parking facilities, as set forth in the Design Criteria in Sec. 22.36.080, shall be provided, with a minimum of one bicycle parking space being required for any use having required parking. This shall be in addition to the requirement for automobile parking, as set forth in Sec. 22.36.020.
- H. Handicapped parking spaces shall be required as follows:
 - 0 - 20 spaces: None required
 - 21 - 50 spaces: One handicapped space
 - 51 - 100 spaces: Two handicapped spaces

One handicapped parking space shall be provided for each additional 100 parking spaces.
- I. For any off-street parking lot or parking area, a maximum of thirty percent (30%) of the required parking may be in compact parking spaces. If fewer than ten (10) parking spaces are required, all of the spaces shall be full-size automobile spaces.
- J. Design Review approval as provided in Sec. 22.34.040 shall be required for any construction, modification or elimination of any parking lots or parking areas. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.1.)

22.36.030 Parking--Residential Uses.

Parking shall be provided for residential development in accordance with the following table:

RESIDENTIAL USES TABLE

Dwelling Type	Zoning Districts	Required Parking Spaces Per Dwelling Unit**	
		Covered	Open
A. Single family	All districts except R-1.5, R-2.5 and R-3.5	2	0
Single family	R-1.5, R-2.5 and R-3.5	1	1

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B. Multiple family*	All districts except sites included in the Downtown Overlay District	1	1 1/4
C. Multiple family* Downtown Overlay District (except projects on streets where bike lanes are proposed)			
studio		1	
1 bedroom		1	1/2
2+ bedrooms		1	1

Guest Parking: Additional required guest parking spaces shall be 1/4 space if there are over 4 units. The required guest spaces shall be additive and rounded off to the higher number. The Planning commission may approve tandem guest spaces if it can be found that residents will not be inconvenienced by this arrangement.

D. Lodging houses, apartment hotels, motels and private clubs providing sleeping accommodations.	All districts	The greater of 1 space per guest room or 1 space per 2 beds.
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Note: Additional off-street parking may be required in amounts to be determined by the Planning Commission.

* Garages shall not be used for storage by any outside party nor used for habitation by any party. There shall be at all times in every garage in the City sufficient space to park at least one automobile.

** Off-street, screened and fenced parking for recreational vehicles may be required in amounts to be determined by the Planning Commission for all projects in excess of 10 dwelling units.

For subsidized or assisted senior citizen housing, there shall be a minimum of .35 parking spaces per dwelling unit.

Driveways shall not be counted as part of any required parking. (Ord. 1230 C.S., § 1 (part), 1996; Ord. 930 C.S., 1980: Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.2.)

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22.36.040 Parking--Office Uses.

Parking shall be provided for office development in accordance with the following table:

OFFICE USES TABLE

Office Use and Required Parking Spaces (per gross floor area).

- A. Professional offices excluding medical/dental--One per 200 square feet.
- B. Public and private administrative offices--One per 400 square feet.
- C. Medical/dental--Five spaces per full-time doctor or dentist. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,115.3.)

22.36.050 Parking--Commercial Uses.

Parking shall be provided for commercial uses in accordance with the following table:

COMMERCIAL USES TABLE

Commercial Use and Required Parking Space (per gross floor area*).

- A. Retail stores, business offices, service establishments--one per 200 square feet.
- B. Commercial service establishments, repair shops, wholesale establishments, furniture, household appliances and automobile sales--One per 500 square feet.
- C. Restaurants, fountains, etc.--One per 100 square feet plus one per three employees.
- D. Establishments whose sales are conducted primarily outside the building--One per three employees plus such additional spaces as may be prescribed by the Board of Adjustments.

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*Except for floor area used exclusively for storage or truck loading. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,115.5.)

22.36.060 Parking--Industrial Uses.

Parking shall be provided for industrial uses in accordance with the following table:

INDUSTRIAL USES TABLE

Industrial Use and Required Parking Space (per gross floor area*).

- A. Warehouse and storage buildings--One per 1,000 square feet except for areas used exclusively for truck loading.
- B. Manufacturing plants and other industrial uses--One per 600 square feet except for floor areas used exclusively for storage for truck loading.

* Except for floor area used exclusively for storage or truck loading. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,115.5.)

22.36.070 Parking--Miscellaneous Uses.

- A. For uses other than those listed previously, parking shall be provided in accordance with the following table:

PARKING--MISCELLANEOUS USE TABLE

Use and Required Parking Spaces.

- 1. Parks, playgrounds and other--One per three employees plus additional as prescribed by the Planning Commission.
- 2. Churches, community centers, private clubs and lodges, auditoriums (including school and college auditoriums), theaters, mortuaries and similar places of public assembly--one per each four seats; if no fixed seats, one space for each 40 square feet.

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3. Nursing homes, philanthropic and eleemosynary institutions; religious institutions providing sleeping accommodations--one per five beds.
 4. Hospitals and sanitariums--one per three beds.
 5. Libraries, museums, art galleries, etc.--one per three employees plus additional as prescribed by the Planning Commission.
 6. Colleges, for art, craft, music and dancing schools, business, professional, trade schools and colleges--one per three employees plus one additional per five students.
 7. Public buildings and grounds other than administrative offices--one per three employees plus additional as prescribed by the Planning Commission.
 8. Public utility structures and installations--one per three employees plus additional as prescribed by the Planning Commission.
 9. Bus depots, transit stations, railroad stations, railroad freight stations and yards, airports and heliports--one per three employees plus additional as prescribed by the Planning Commission.
 10. Cemeteries, columbariums and crematories--one per three employees plus additional as prescribed by the Planning Commission.
 11. Other uses not specifically listed above or specific uses which need more parking than the categories listed above, shall furnish parking as required by the Planning Director. In determining the off-street parking requirements for said uses, the Planning Director shall use the above requirements as a general guide and shall determine the minimum number of parking spaces.
- B. The off-street parking facilities requirements of this chapter shall be satisfied by the permanent allocation of the prescribed number of spaces for each use in common parking

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facilities, provided however, that the total number of spaces shall be not less than the sum of the individual requirements and provided further that an attested copy of a contract between the parties concerned setting forth the agreement to joint use of a common parking facility is filed with the application for a certificate of occupancy. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.6.)

22.36.080 Parking--Design Criteria.

A. Off-street parking facilities provided in compliance with this chapter shall meet the following design and dimension criteria:

1. Each parking space shall be not less than 20 feet in length and 9 feet in width exclusive of aisles and access drives, except that a parking space required to be located in an enclosed garage shall be not less than 20 feet in length and 10 feet in width, exclusive of utility areas.
2. Each parking space shall be accessible from a street or alley.
3. Entrances and exits shall be provided at locations approved by the City Traffic Engineer and the Planning Department.
4. The parking area, aisles and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.
5. Wheel stops shall be provided only where needed for safety or to protect property.
6. Lighting provided in off-street parking areas shall be directed away from adjoining premises and streets such that it does not cause off-site glare and nuisance. The type and location of luminaries shall be approved by the Planning Director.
7. Where a parking area adjoins a street or another site, a landscaped strip not less than 5 feet in depth shall be planted with plant materials not less than 5 feet in height and permanently maintained, except that within 50 feet of a street intersection, the height of plant materials including earth berms, other than trees shall be not more than 3 feet above the curb elevation.

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8. a. One parking area, 10 feet in width may be located within the required front yard subject to the granting of a permit under this section. There shall be no fee for this permit, unless heard by the Planning Commission. This parking area shall be limited to use for operative automobiles, recreational vehicles, boats on licensed trailers and licensed travel trailers.
- b. No permit is required for a parking area located in the side yard of the exterior side yard of a corner lot where appropriately screened, as determined by the City Code Enforcement Officer.
- c. Parking within the required front yard shall be allowed by permit issued by the City Code Enforcement Officer. The parking permit shall run with the land and shall be transferable provided all conditions herein stated are complied with by the property owner. Approval of the front yard parking area shall only be granted if the Code Enforcement Officer finds that the following conditions are met, and no objections are filed under Subsection f. below:
- (i) Front yard parking shall be permitted only when it can be demonstrated by the applicant that parking within the side or rear yard would pose a serious hardship or extenuating or exceptional circumstances exist. In all cases, parking within side or rear yards shall be the first consideration.
- (ii) The front yard parking area shall not obstruct, obscure or otherwise restrict sight distances of any intersection. Vehicles and any associated screening shall comply with standards established in Chapter 22.34.090.
- (iii) Parking within the front yard shall not in any way adversely impact adjoining property owners.

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- d. The Code Enforcement Officer shall deliver written notices to residences adjacent to the proposed parking area and to residences across the street and any other residences directly visually impacted by the establishment of a front yard parking area.

The notice shall describe the type of vehicle to be parked, the location and size of the proposed parking pad, and (at the applicant's option) the maximum size of vehicle which could be parked on the pad.

- e. Anyone receiving notice and who is aggrieved by the installation of a parking pad shall file signed, written objections with the Code Enforcement Officer no later than ten working days after notice is delivered.
- f. Objections received within the ten day period shall be submitted to the Planning Commission for hearing and decision.
- g. The applicant may also appeal to the Planning Commission any decision of the Code Enforcement Officer. Appeals should be submitted no later than ten working days after the Code Enforcement Officer makes a determination.
- h. All permits issued by the Code Enforcement Officer or the Planning Commission shall be subject to the following conditions, plus any additional conditions needed to carry out the intent of this section:
- (i) The vehicle permitted above shall be fully licensed as stipulated in the California State Vehicle Code.
 - (ii) Parking surface shall be concrete, gravel, asphalt or decomposed granite.
 - (iii) The parking area must be well maintained and kept free from the accumulation of waste materials including debris, garbage and weeds or other unsightly materials.

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(iv) Utility trailers, camper shells and other non-motorized and/or non-recreational vehicles shall be permitted in the front yard pad for periods of 72 hours or less.

(v) The permit shall be limited to a vehicle the same size and type as stated in the original application, or to the maximum size of vehicle described in the notice given to the affected residences.

- i. Failure to comply with any of the above conditions will result in the revocation of the parking permit by the Code Enforcement Officer and/or possible issuance of a citation.
9. No repair work or servicing of vehicles shall be conducted in a parking area.
 10. Driveways in all residential districts shall have a minimum length of 20 feet (as measured from the property line unless otherwise approved by the Planning Director and the City Traffic Engineer). Driveway elevation differentials between the garage floor and the street gutter shall not exceed 3 feet in 20 feet without prior approval of the building official.
 11. Where a driveway adjoins an alley, access easement or undedicated right-of-way, the driveway shall not be less than that distance which together with the alley width, totals 25 feet.
 12. On-site driveways to single-family residences shall have a minimum width of 8 feet.
 13. Except as provided in the parking space dimension chart, in Subsection 22, the minimum width of a one-way drive shall be 12 feet. No more than four parking spaces may be served with a single-exit, one-way drive.
 14. Except as provided in the parking space dimension chart in Subsection 22, the minimum width of a two-way drive shall be 18 feet.
 15. Where parking is designed adjacent to a landscaped area, parking stalls shall be reduced by 2 feet, allowing for vehicular overhang into the landscaped area.

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16. Parking stalls for the handicapped shall be clearly marked and shall have a minimum width of 12 feet by 20 feet in length. Handicapped parking shall be located as near as possible to the primary entrance of the building and shall be so located that a handicapped individual is not compelled to wheel or walk behind parked vehicles other than his or her own vehicle; and provided further that in all cases, said spaces shall comply with all applicable laws and/or administrative regulations of the State of California.
17. Parking stalls for compact automobiles shall be clearly marked and shall have a minimum width of 8 feet by 16 feet in length.
18. Bicycle parking facilities shall be conveniently located and adjacent to on-site bicycle circulation pedestrian routes.
19. Pavement, landscaping, luminaries and all other parking area components shall be maintained to prevent deterioration and safety hazards.
20. Luminaries shall be installed and operated at times in accordance with a schedule approved by the Planning Director.
21. No parking space shall be located closer than 20 feet of the right-of-way line of a driveway opening.
22. Typical parking layout criteria:
 - a. Stall width, parallel to aisle
 - b. Stall length of line
 - c. Stall depth
 - d. Aisle width between stalls
 - e. Module, interlocking
 - f. Module, wall-to-wall

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MINIMUM DIMENSIONS BASED ON 9' x 20' PARKING STALL (EXCEPT FOR 0 DEGREES PARKING ANGLE)

(degree)	A (feet)	B (feet)	C (feet)	D (feet)	E (feet)	F (feet)
0	22.5	22.5	8.5	12.0	29.0	29.0
30	18.0	20.0	17.5	12.0	39.5	47.0
45	12.5	20.0	20.0	12.0	46.0	52.0
60	10.5	20.0	21.5	18.0	56.0	60.0
75	9.5	20.0	21.5	22.0	63.0	66.0
90	9.0	20.0	20.0	25.0	65.0	65.0

B. Landscaping

1. Landscaping shall be provided, wherever possible, in all parking lots or parking areas.
2. All landscaped areas shall be provided with an approved irrigation system.
3. Vertical landscaping such as trees and shrubs, as well as ground cover, shall be introduced and maintained in all off-street parking facilities.
4. Trees shall include a mixture of 5 gallon and 15 gallon size trees to be installed in the following manner:
 - a. One tree per four spaces for parking along the perimeter of a site.
 - b. Parking not located along the perimeter of the site, one tree per ten spaces.
5. Large areas of parking pavement shall be given visual relief by interspersing of landscaped pockets in unneeded areas, e.g., the ends of parking aisles. Open or carport parking areas shall be divided into areas including no more than ten abutting spaces with intervening areas landscaped with trees and ground cover.
6. When abutting an R District or institutional premises, off--street parking shall be effectively screened by a solid masonry wall or fence of a design approved by the Planning Department.

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7. Every off-street parking area shall be surfaced with asphaltic concrete or comparable material and shall be so graded that it will dispose of all surface water within the area. Design of the pavement section shall be determined on the basis of "R" value and traffic indices as determined by the City Engineer. (Ord. 1147 C.S., § I & II, 1990; Ord. 1135 C.S., § 1., 1989; Ord. 994 C.S., 1983; Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.7.)

22.36.090 Regulation of Driveways.

Placement of curb cuts shall be regulated as follows:

- A. Width of driveways in a residential district shall be a minimum of 12 feet and a maximum of 24 feet. Within a P-A, Commercial or Industrial District, the width of driveways shall be a minimum of 15 feet and a maximum of 35 feet. Measurements to determine compliance with this subsection shall be made at the low point of the driveway, excluding the flare.
- B. Not more than thirty percent (30%) of the width of any lot face shall be utilized for driveways. However, not more than one driveway shall be allowed per 100 feet of frontage, or portion of 20 feet or more thereof. In determining compliance with this provision, the full width of the driveway, including flares shall be considered.
- C. Driveways shall be located not closer than 5 feet from a curb return on a corner lot, nor closer than 25 feet to the intersection of the curb lines of two intersecting streets.
- D. A full six inches of a curb height shall be maintained for a distance of not less than three feet from a side property line.
- E. The distance between driveways whether of the same parcel or on adjacent lots, shall provide a minimum of 22 feet of full curb height in residential districts. In P-A, Commercial or Industrial Districts, the minimum length at full curb height shall be 35 feet. Communal driveways, not exceeding the dimensions specified in Subsection A may be used to serve two parcels in any district.

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- F. Driveway flare, transition from full curb height to driveway depression, shall be a minimum of 3 feet in width.
- G. Maximum driveway width shall be used where a street has a travel lane immediately adjacent to the curb, or for driveways where the City Traffic Engineer has determined that heavy two-way traffic may be expected.
- H. Driveways for rights-of-way easements shall be subject to all provisions of this section, and shall apply towards computations under Subsection E for the parcel which the easement traverses.
- I. Variances from all of the above subsections may be granted by joint approval of the Planning Director and the Traffic Engineer. (Ord. 930 C.S., 1980: Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.9.)

22.36.100 Off-Street Loading Facilities Required.

- A. At the time of initial occupancy of a site or of construction of a structure or enlargement of a site or structure, or whenever a change in use creates an increase in the number of parking spaces, there shall be provided off-street loading facilities for trucks in accordance with the regulations prescribed in this chapter.
- B. Off-street loading berths in addition to those prescribed in this chapter shall be provided if the Planning Commission finds that such additional berths are necessary to ensure that trucks will not be loaded, unloaded or stored on public streets. A finding of the Planning Commission shall be based on an investigation of the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the off-street loading berths are required.
- C. If, in the application of the requirements of this chapter, a fractional number is obtained, one loading berth shall be provided for a fraction of 1/2 or more, and no loading berth shall be required for a fraction of less than 1/2.
- D. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this section for each use. (Ord. 930 C.S., 1980: Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.10.)

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22.36.110 Loading--Residential Uses.

Gross Floor Area	Number of Loading Berths Required
5,000 to 50,000 sq. ft.	1
50,001 to 150,000 sq. ft.	2 + 1 addition berth for each additional 150,000 sq. of gross floor area.

22.36.120 Loading--Office.

A. Public or private administrative offices and business offices:

Gross Floor Area	Number of Loading Berths Required
5,000 to 50,000 sq. ft.	1
50,001 to 150,000 sq. ft.	2 + 1 addition berth for each additional 150,000 sq. ft. of gross floor area.

B. For professional offices and public buildings other than administrative offices, one off-street loading berth shall be provided plus such additional berths as may be prescribed by the Planning Commission. (Ord. 910 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.12.)

22.36.130 Loading--Commercial and Industrial Uses.

A. Off-street loading berths shall be provided for retail stores, commercial enterprises, repair shops, wholesale establishments, storage facilities, manufacturing plants and other industrial uses, if the gross floor area exceeds 5,000 square feet in accordance with the following table:

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COMMERCIAL AND INDUSTRIAL USES TABLE

Gross Floor Area	Number of Loading Berths Required
5,000 to 12,500 sq. ft.	1
12,501 to 20,000 sq. ft.	2
20,001 to 30,000 sq. ft.	3
30,001 to 50,000 sq. ft.	4
50,001 to 75,000 sq. ft.	5
75,001 and greater	5 plus 1 for each additional 75,000 square feet of gross floor area

(Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.13.)

22.36.140 Loading--Miscellaneous Uses.

Loading facilities shall be provided in accordance with the following table:

LOADING--MISCELLANEOUS USES TABLE

- A. For religious, philanthropic and eleemosynary institutions and clubs used for human habitation, nursing homes, hospitals and sanitariums, in addition to spaces for ambulances, one off-street loading berth shall be provided if the gross floor area exceeds 5,000 square feet, but is not more than 50,000 square feet. Two berths shall be provided if the gross floor area exceeds 50,000 square feet, and one additional berth shall be provided for each additional 150,000 square feet of gross floor area.
- B. For schools, colleges, libraries, museums, art galleries and places of public assembly which require the recurring delivery of goods or equipment by trucks, one off-street loading berth shall be provided plus such additional berths as may be prescribed by the Planning Commission.

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- C. For public utility and public service structures and installations, bus depots and transit stations which require the recurring receipt or distribution of goods or equipment by truck, one off-street loading berth shall be provided plus such additional berths as may be prescribed by the Planning Commission.
- D. For railroad stations, railroad freight stations and yard, airports and heliports, three off-street loading berths shall be provided plus such additional berths as may be prescribed by the Planning Commission.
- E. For mortuaries, one off-street loading berth shall be provided if the gross floor area is less than 5,000 square feet, and one additional berth shall be provided for each additional 5,000 square feet of gross floor area.
- F. For cemeteries, columbariums and crematories, one off-street loading berth shall be provided plus such additional berths as may be prescribed by the Planning Commission.
- G. For any other use which requires the recurring receipt or distribution of goods or equipment by truck, one off-street loading berth shall be provided plus such additional berths as may be prescribed by the Planning Commission. (Ord. 930 C.S., 1980: Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.14.)

22.36.150 Loading--Standards.

- A. Off-street loading facilities provided in compliance with Section 22.36.100 of this chapter shall meet the following standards, except when the berths are located in a structure:
 - 1. Each loading berth shall be not less than 45 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet, except that for mortuaries, cemeteries, columbariums and crematories, a loading berth used exclusively for hearses shall be not less than 24 feet in length and 10 feet in width and shall have an overhead clearance of not less than 8 feet.
 - 2. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

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3. Each loading berth shall be accessible from a street or alley.
 4. Entrances and exits shall be provided at locations approved by the City Engineer and the Planning Department.
 5. The loading area, aisles and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.
 6. Wheel stops shall be provided where needed for safety or to protect property.
 7. If the loading area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
 8. Where a loading area adjoins a street or another site, a landscaped strip not less than 5 feet in depth shall be planted with plant materials not less than 5 feet in height and permanently maintained, except that within 50 ft. of a street intersection the height of plant materials other than trees shall be not more than 3 1/2 feet.
 9. A loading area shall not be located in a required front, side or rear yard in any district. A loading area may be located in a front, side or rear yard other than a required front, side or rear yard provided that the loading area is screened by a solid masonry wall or board fence not less than 6 feet in height, except that in an SC, LI or HI District, a wall or fence shall not be required.
 10. No repair work or servicing of vehicles shall be conducted in a loading area.
- B. Off-street loading berths located in a structure, provided in compliance with Section 22.36.110 of this chapter shall comply with the standards prescribed in subsections 1, 3, 4, 5 and 10 of this section. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.15.)

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22.36.160 Loading--Location.

Off-street loading facilities prescribed in Section 22.36.110 of this chapter shall be located on the same site with the use for which the berths are required or on an adjoining site. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.16.)

22.36.170 Existing Uses.

- A. No existing use of land or structure shall be deemed to be a nonconforming use or a nonconforming structure solely because of the lack of off-street parking facilities or off-street loading facilities prescribed in this title or reduced in area to less than the minimum standards prescribed in this title.
- B. Off-street parking facilities and off-street loading facilities shall be provided for a change in use or enlargement of a site or structure, as prescribed in Sections 22.36.020 and 22.36.100 of this chapter. The number of parking spaces or loading berths provided for a change in use or enlargement of a site or structure shall be in addition to the number existing prior to the change in use or enlargement, unless the preexisting number is greater than the number prescribed in Sections 22.36.020 and 22.36.100 of this chapter, in which instance the number in excess of the prescribed minimum shall be counted in calculating the number provided to serve the change in use. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.17.)

22.36.180 Reduction of Facilities.

No off-street parking facility or off-street loading facility provided for a use of land or structure in compliance with Sections 22.36.020 and 22.36.100 of this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with these regulations. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.18.)

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22.36.190 Facilities to Serve One Use.

No off-street parking space or off-street loading berth provided for a use of land or a structure in compliance with the requirements of this chapter shall be deemed to provide an off-street parking space or an off-street loading berth for a use of a structure on another site, except as otherwise provided in Sections 22.36.020 and 22.36.100 of this chapter. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.19.)

22.36.200 Safety Features.

- A. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
- B. Visibility of and between pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
- C. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety. (Ord. 930 C.S., 1980; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,115.20.)

22.36.210 Deferral of Required Parking.

Where the expected need for off-street parking for a particular use is uncertain, due to unknown or unusual operating characteristics of the use and unavailability of comparable data to establish need, the Planning Commission may authorize that construction and provision of not more than 25% of the required spaces be deferred, and may set such conditions as necessary to guarantee provision of such deferred spaces whenever the Planning Director shall determine the need to exist. Land area required for provision of deferred parking spaces shall be maintained in reserve and shall be landscaped pursuant to a plan approved by the Planning Commission demonstrating that ultimate provisions of the deferred spaces will meet all requirements of this section. (Ord. 930 C.S., 1980.)