

CHAPTER 133
OFF-STREET PARKING, LOADING AND DRIVEWAYS

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133.020. Application to Vehicle Storage Areas. The provisions of SRC 133.200 relating to the improvement of parking areas and driveways serving them shall also apply to areas used for the storage of motor vehicles, farm and garden vehicles, earth moving and heavy construction vehicles, boats, trailers, recreational vehicles, aircraft, and similar vehicles, except that:

- (a) Requirements for size and marking of parking areas and spaces; vehicle maneuvering areas; and wheel barriers shall not apply.
- (b) The provisions of this chapter shall not apply to areas used exclusively for the storage of such vehicles in an IG zone, or where otherwise specifically exempted under the provisions of this zoning code. (Ord No. 186-82)

133.030. Parking And Loading Areas Required.

- (a) Off-street parking areas and off-street loading areas meeting the applicable requirements of this chapter shall be provided and maintained:
 - (1) For each proposed separate use in any new building or structure erected.
 - (2) For additional seating capacity, floor area, guest rooms, or dwelling units added to any existing building or structure.
 - (3) When the use of the building or structure or portion thereof as set forth in Table 133-1 or 133-2 is changed, the changed use would require additional parking areas and off-street loading areas under the provisions of this ordinance.
- (b) Where a building or structure is added to, or a portion thereof changed in use such that additional parking or loading is required, only so many additional spaces as would be required under SRC 133.100 and 133.180 for the area added or changed in use need be provided. Nevertheless, if the building as used prior to the addition or change of use did not have the number of spaces required by SRC 133.100 and 133.180, and such deficiency was not lawfully nonconforming, parking for the entire building or use shall be provided as required by SRC 133.100 and 133.180.
- (c) When additional parking or loading area is required or, in fact, added to an existing

nonconforming parking or loading area, the entire parking and loading area shall be improved as provided in SRC 133.200, and landscaped setbacks from streets shall be provided as required in this zoning code. (Ord No. 186-82; Ord No. 62-95)

133.040. Diminution of Parking Area Prohibited; Exception. Off-street parking and loading areas which existed on February 1, 1983, or which are provided as required by this chapter shall be maintained, or equivalent parking and loading areas provided; except that

- (a) If amendments to this zoning code reduce the number of required off-street parking or loading spaces, an affected use may diminish its parking and loading area to the new requirements; or
- (b) When adjacent to transit service, the number of minimum required parking spaces may be reduced by up to 10% to redevelop the existing parking area for transit related uses including transit stops, pullouts and shelters, park and ride lots, transit oriented developments and similar facilities where appropriate. (Ord No. 186-82; Ord No. 99-96)

133.050. Location.

(a) Off-street parking and loading areas shall be provided on the same lot with the main building or use except that:

- (1) In any R district, automobile parking areas for dwellings and other uses permitted in a residential district may be located on another lot if such lot is within 200 feet of the lot containing the main building, structure, or use.
 - (2) In any other district, except the CB and SWMU districts, the parking area may be located off the site of the main building or use if it is within 500 feet of such site.
 - (3) In the CB district, customer off-street parking may be provided no more than 800 feet from the site of the main building; and employee or resident off-street parking may be provided no more than 2,000 feet from the site of the main building.
 - (4) In the SWMU district, all required parking shall be provided within the district.
- (b) Off-street parking is incidental to the use which it serves. As such, it shall be located in a zoning district appropriate to that use, or where a public parking area is a specific permitted use. (Ord No. 186-82; Ord No. 36-2004; Ord No. 47-08)

133.060. Fractional Measurements. When calculations for determining the number of required off-street parking or loading spaces result in a requirement of fractional space, any fraction of a space less than one-half shall be disregarded, and a fraction of one-half or greater shall be counted as one full space. (Ord No. 186-82)

133.070. Ownership of Parking and Loading Areas. Except as provided for joint use parking in SRC 133.130, the land to be provided for off-street parking and loading areas, including driveways, aisles, and maneuvering areas, shall either:

- (a) Be owned in fee title by the owner of the property served by the parking;
- (b) Be subject of a permanent and irrevocable easement appurtenant to the property served by the parking;
- (c) For uses other than dwellings in all districts except the CB district and for all uses in the CB district, be leased for a minimum term of five years, said lease agreement to have the approval of the city attorney, provided that upon expiration without renewal for an additional term of at least five years, or termination of the lease, the parking requirements of this zoning code shall otherwise be fully met within 30 days or the use discontinued until such requirements are met;
- (d) For uses other than dwellings in all districts except the CB district and for all uses in the CB district, be provided by the lease or rental of the required number and location of parking or loading spaces in an off-street parking facility established pursuant to ORS 223.805 to 223.845,

provided that upon termination of such lease or rental, the parking requirements of this zoning code shall otherwise be fully met within 30 days or the use discontinued until such requirements are met. (Ord No. 186-82; Ord No. 36-2004)

133.100. Off-street Vehicle Parking Requirements.

- (a) Except as otherwise specifically provided in this zoning code, off-street parking spaces shall be provided in amounts not less than those set forth in Table 133-1.
- (b) Off-street parking spaces shall not exceed 2.5 times the amount required under Table 133-1 if such amount is 20 or less; and 1.75 times the amount required if such amount is more than 20.
- (c) For any proposed use not shown on Table 133-1, the administrator shall determine the parking space requirement for the most nearly similar use listed in Table 133-1 with regard to traffic generation, and render such determination as an adjustment pursuant to SRC Chapter 116.
- (d) The provisions of this section shall apply only to residential uses within the boundaries of the Downtown Parking District created by SRC 7.010. (Ord No. 186-82; Ord No. 1-91; Ord No. 36-2004)

133.110. General Bicycle Parking Requirement. Bicycle parking shall be provided for all new multiple family residential developments (4 units or more), commercial, industrial and institutional uses, in the following manner:

- (a) The minimum number of required bicycle parking spaces are listed in Table 133-1.
- (b) Bicycle parking spaces shall be a minimum of six feet long and two feet wide and provide a minimum four foot access aisle unless spaces are provided to store the bicycle in a hanging position. Bicycle racks shall be provided as outlined in sub-section (c) of this section.
- (c) Bicycle racks must accommodate using the bicyclist's own locking device.
- (d) Bicycle parking shall be provided within a convenient distance of, and clearly visible from the primary building entrance as determined by the City. Such parking shall not be further than 50 feet from the public entrance to the building.
- (e) Direct access to the public right-of-way, with access ramps if necessary, and pedestrian access from the bicycle parking to the building entrance must be provided.
- (f) The following uses are exempted from the bicycle parking requirements:
 - (1) Seasonal uses, such as fireworks stands and Christmas tree sales;
 - (2) Drive-in theaters;
 - (3) Self-storage facilities. (Ord No. 1-91; Ord No. 99-96; Ord No. 91-99)

133.130. Joint Use of Parking Areas. The city may authorize the joint use of parking areas by the following uses or activities in every district under the following conditions ("daytime" and "nighttime" uses are classified in SRC 133.140):

- (a) Up to 50 percent of the off-street parking spaces required by this chapter for a theater, bowling alley, dance hall, eating or drinking establishment may be satisfied by the off-street parking spaces provided by daytime uses.
- (b) Up to 50 percent of the off-street parking spaces required by this chapter for any daytime use may be satisfied by the parking spaces provided for nighttime or Sunday uses.
- (c) Up to 100 percent of the parking spaces required by this chapter for a church or for an auditorium incidental to a public or private school may be satisfied by the off-street parking spaces provided by daytime uses.
- (d) All jointly used spaces shall be located with relation to all uses relying on such spaces within the applicable distance set forth in SRC 133.050.
- (e) The planning administrator must find that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint use of off-street parking facilities is proposed.

(f) A properly drawn legal instrument executed by the parties concerned for joint use of off-street parking facilities, approved as to form and manner of execution by the city attorney, shall be filed with the administrator. Joint use parking privilege shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required in this zoning code within 60 days. (Ord No. 186-82; Ord No. 148-84)

133.140. Classification of Uses for Purposes of Joint Use Parking.

(a) The following uses are considered as daytime uses for purposes of SRC 133.130: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings, and other similar primarily daytime uses as determined by the hearings officer.

(b) The following uses are considered as night-time or Sunday uses for purposes of SRC 133.130: auditoriums incidental to a public or private school, churches, bowling alleys, dance halls, theaters, drinking and eating establishments, and other similar primarily nighttime uses as determined by the hearings officer. (Ord No. 186-82)

133.150. Satisfaction of Off-Street Parking Requirements through Alternate Modes of Transportation.

Notwithstanding any other provision of this code, off-street parking requirements for nonresidential uses may be satisfied by implementation of a plan whereby the owner or any lessee will provide for or will increase the use of alternate modes of transportation and thereby decrease the need for off-street parking. Such a plan shall be first approved by the commission as a specific conditional use as provided in SRC Chapter 118. Final approval by the commission shall be conditioned upon full, operational implementation of the plan, including any required payments, within such period as the commission may prescribe. (Ord No. 186-82)

133.160. Small Car Parking.

(a) Small car parking spaces may satisfy up to 75 percent of the spaces required by SRC 133.100.

(b) A small car parking and loading space and maneuvering area size shall be as provided in Table 133-5, with the exception of 90 degree spaces having a side abutting a wall or post, in which case the space shall not be less than eight feet six inches in width.

(c) Each small car space shall be striped on all four sides by a four inch painted line, except those sides which are adjacent to the edge of the paved area, or are adjacent to a wall or curb.

(d) Small car parking areas shall be signed as "Small Car Parking Only." Such signs shall be prominently displayed within or immediately adjacent to each small car parking space or clearly indicated area of two or more such spaces, and shall be composed of letters not less than four inches in height.

(e) Aisles serving small car spaces only shall have a minimum width of 22 feet. Aisles serving both small and standard car spaces shall have a minimum width of 24 feet. (Ord No. 186-82; Ord No. 116-87)

133.165 Car Pool and Van Pool Parking. New non-residential developments with 60 or more parking spaces shall designate at least 5% of the total parking spaces for car pool or van pool parking. These designated car pool and van pool parking spaces shall be preferential in that they shall be the closest employee parking spaces to the building entrance normally used by employees, except for any handicapped parking provided. The car pool/van pool spaces shall be clearly marked "Reserved-Car pool/Van pool Only" with hours of use. (Ord No. 99-96; Ord No. 91-99)

133.170. Construction of Parking Facility - Notification to DEQ. Prior to the construction of any vehicle parking facility for the use of 250 or more motor vehicles, notification shall be made by the developer to the State of Oregon Department of Environmental Quality. (Ord No. 107-86)

133.180. Off-Street Loading.

(a) Except as otherwise specifically provided in this zoning code, off-street loading shall be provided in amounts not less than those set forth in Table 133-2.

(b) An off-street parking area meeting the requirements of this chapter may be used in place of required off-street loading space(s) when the use does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds, and when the parking area is within 25 feet of the building or use which it serves. (Ord No. 186-82; Ord No. 62-95)

133.200. Parking and Loading Area Development Requirements. All parking and loading areas except those for single family dwellings shall be developed and maintained as follows:

(a) **Location on site.** Required yards adjacent to a street shall not be used for such areas unless otherwise specifically permitted in this zoning code. Side and rear yards which are not adjacent to a street may be used for such areas when developed and maintained as required in this zoning code.

(b) **Surfacing.** Except as provided in SRC 133.220, or as an approved conditional use, all parking and loading areas shall be paved with asphalt, concrete or other hard surfacing approved by the director of public works, and shall be adequately designed, graded, and drained to the approval of the director of public works.

(c) **Bumper guards or wheel barriers.** Bumper guards or wheel barriers shall be so installed that no portion of a vehicle will project into a public right-of-way or over adjoining property. The area beyond the wheel barriers or bumper guards shall be paved or covered with evergreen ground cover.

(d) **Size of parking spaces and maneuvering areas.** The parking area, each parking space and all maneuvering areas shall be of sufficient size and all curves and corners of sufficient radius as determined by the director of public works to permit the safe operation of a standard size automobile subject to the following additional minimum requirements:

(1) Parking and loading space and maneuvering area size shall be as provided in Table 133-3.

(2) Maximum 10 percent grade for parking areas and 15 percent for ramps without the specific approval of the director of public works.

(3) Directional signs and pavement marking shall be used to control vehicle movement in the parking area.

(e) **Access.** All parking areas shall be served with either separate ingress and egress driveways or with an adequate turnaround which is always available and usable.

(f) **Lighting.** All outdoor lighting shall be so designed as not to shine or reflect into any adjacent residentially zoned or used property, and shall not cast a glare onto moving vehicles on any public street.

(g) **Landscaping.** Landscaping shall be provided as required in SRC 132.230.

(h) **Underground parking.** Notwithstanding any other provision of this zoning code, parking areas in all districts other than RA and RS may be located underground beneath required yards and setbacks provided that no portion of the structure enclosing the parking area projects into the required yard or setback area, and that all required yards beneath which parking is located are landscaped as provided in SRC Chapter 132.

(i) **Plan approval.** Plans at a workable scale shall be submitted to the director of public works at the time of application for a building permit; or, if no building permit is required, at the time of application for a driveway permit; or, if no such permit is required, prior to commencing any

paving or use of the parking or loading area. No such work or use shall commence prior to approval by the director of public works of the plans required in this subsection.

(j) All parking areas in excess of six (6) required parking spaces shall be screened from all abutting residential districts or uses as required by SRC 131.130. (Ord No. 186-82; Ord No. 70-91; Ord No. 89-92)

133.210. Driveway Development Standards. All driveways shall conform to the following development standards:

(a) **Grade.** The maximum slope between the curblines and finished floor level of the garage or carport for driveways serving individual lots shall be 20 percent; provided that there is no slope exceeding 25 percent between any two points along the midline of the driveway.

(b) **Surfacing.** The surface of driveways shall be of hard surface material meeting the standards of the director of public works. Driveways serving developments on lots created pursuant to SRC 63.039 shall not be required to have a hard surface.

(c) **Drainage.** All driveways shall be well drained and the provisions for drainage shall be approved by the director of public works.

(d) **Street access.** The entries and exits of driveways on a public street shall conform to the provisions of SRC Chapter 80 as well as the specific provisions of this zoning code.

(e) **Width of driveways.** Driveways, other than those which are an integral part of a parking, loading or vehicle storage area and not simply a means of access to such area, shall not exceed the maximum width specified for driveway access to a street in SRC 80.060 to 80.080.

Minimum driveway widths are specified in Table 133-4. Where the driveway street access permitted under SRC 80.060 to 80.090 is less than the minimum driveway width specified in Table 133-4, the width specified in SRC Chapter 80 shall be maintained at the property line, and widened to that specified in Table 133-4 within five feet inside the property line.

(f) **"No Parking" signs.** Where a driveway is an integral part of a parking, loading or vehicle storage area and not simply a means of access to such area, one "no parking" sign for every 60 feet of length of such driveway shall be erected, but in no event shall less than two such signs be erected.

(g) **Turnarounds.** If a driveway serving more than two parking or loading spaces serving a use other than a single family dwelling has only one point of access to a public street, or does not loop to a single street access, a turnaround area approved by the director of public works shall be provided.

(h) The provisions of this section shall be construed as supplementary to and not a modification. (Ord No. 186-82; Ord No. 115-87; Ord No. 48-89; Ord No. 59-2000; Ord No. 28-06)

133.220. Adjustment for Temporary and Seasonal Gravel Surfaced Parking and Loading Areas.

(a) As used in this section, "seasonal" means limited to a period of no more than six months in any twelve month period, but related to a unique or an annually occurring event or condition; and "temporary" means limited to a fixed maximum term not to exceed five years, and related to a condition or need which is expected to cease within that fixed term.

(b) The administrator may grant an adjustment for the use of a gravel surfaced parking or loading area on either a seasonal or temporary basis upon being satisfied that the seasonal or temporary need cannot be otherwise reasonably and economically met; the use will be, in fact, seasonal or temporary; and each of the following conditions is or will be met by the applicant:

(1) A seasonal permit shall be granted for only that period, not to exceed six months in any twelve month period, as is necessary to meet a genuine need for gravel parking, and may be renewed annually upon a new adjustment application;

(2) At the conclusion of the seasonal permit the area used for parking and not paved in accordance with SRC 133.200 will be closed to vehicle access by a physical barrier;

- (3) A temporary permit shall be granted for only that period, not to exceed one year and annually renewable for no more than four additional years, which is necessary to meet a genuine need for gravel parking;
- (4) The seasonal or temporary permit may be renewed annually, up to a total period of five years. The applicant shall be required to submit written findings that the facts upon which the approval was originally based have not changed to an extent sufficient to warrant an entirely new adjustment application. If the administrator finds a substantial change in the circumstances upon which approval was originally granted, he may require a new adjustment application for the renewal.
- (5) Gravel parking and loading areas shall be improved with a minimum of four inches of base rock covered by a minimum of two inches of three-quarter inch or smaller crushed rock as a leveling course, except that, gravel parking and loading areas used exclusively by passenger cars need only be improved with a minimum of three inches of base rock;
- (6) No gravel parking or loading area shall be permitted within 500 feet of any R district or within the CB district;
- (7) Gravel parking and loading areas shall be screened from all adjacent uses by a sight-obscuring fence, wall, or hedge;
- (8) Wheel barriers shall be provided to designate and protect each parking space;
- (9) Parking lot signing shall be provided in accordance with SRC chapter 62;
- (10) No gravel parking area shall exceed 15,000 square feet; provided that any more restrictive area requirement established by state or federal law or administrative regulation as applicable shall be met; and
- (11) A landscaped area at least five feet in depth, which may include the required screening, shall be provided along the perimeter of each gravel parking area. (Ord No. 186-82; Ord No. 148-84)

**TABLE 133-1
MINIMUM PARKING SPACE REQUIREMENTS**

<u>USE (Standard Industrial Classification)</u>	<u>Minimum Number of Automobile Spaces</u>	<u>Minimum Number of Bicycle Parking Spaces</u>
1. Dwelling Units:		
A. Building containing no more than three dwelling units, except two family shared housing	Two spaces per dwelling unit	NA
B. Building containing no more than three dwelling units inside the CSDP area, except two family shared housing.	One space per dwelling unit	NA
C. Two family shared housing	Three parking spaces per dwelling	NA
D. Multifamily dwelling containing four or more dwelling units	One and one-half spaces per dwelling unit	The greater of 4 spaces or .1 spaces per dwelling unit
E. Multifamily dwelling containing four or more dwelling units inside the CSDP area	One space per dwelling unit	The greater of 4 spaces or .1 spaces per dwelling unit
F. Low Income Elderly Housing	One space per four dwelling units	The greater of 4 spaces or .1 spaces per dwelling unit
G. Retirement Centers	One space per two dwelling units	The greater of 4 spaces or .1 spaces per dwelling unit
2. SIC Division A: Agriculture, Forestry and Fishing (SIC 01, 01, 07, 08, 09) except:	Five spaces when retail sales are involved	For each use in Division A: 2 spaces when retail sales are involved
A. Veterinary Services (SRC 074); Animal Services, Except Veterinary (SIC 075)	One space per 400 square feet of gross floor area	
3. SIC Division B: Mining: (SIC 10, 12, 13, and 14)	The greater of the following:	For each use in Divisions B and C:
Division C. Construction: (SRC 15, 16 and 17)	(1) .75 spaces per employee (see SRC chapter 111 for definition of "employee")	4 spaces
Division D. Manufacturing: (SIC 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39)	(2-a) 0-49,999 square feet of gross floor area - one space per 5,000 square feet (2-b) 50,000-99,999 square feet of gross floor area - one space per 10,000 square feet	For each use in Division D and E: The greater of 4 spaces or From 0-49,999 square feet of gross floor area - one space for 10,000 square feet
Division E: Transportation, Communications, Electric, Gas and Sanitary Services (SIC 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49) except:	(2-c) 100,000 or greater square feet of gross floor area - one space per 15,000 square feet	Plus, from 50,000-99,999 square feet of gross floor area - one space for 20,000 square feet Plus, from 100,000 or greater square feet of gross floor area - one space for 30,000 square feet.
A. Water Transportation Services, not elsewhere classified - Marinas Only (SIC 4499)	One space per boat berth or docking space	2 spaces

4.	SIC Division F: Wholesale (SIC 50 and 51)	One space per 1,500 square feet gross floor area	1 space per 15,000 square feet gross floor area
5.	Building Materials, Hardware, garden Supply and Mobile Home Dealers (SIC 52); Automotive Dealers and Gasoline Service Stations (SIC 55); Furniture, Home Furnishings and Equipment Stores (SIC 57)	One space per 900 square feet of gross floor area	The greater of 4 spaces or From 0-49,999 square feet of gross floor area - one space for 10,000 square feet Plus, from 50,000-99,999 square feet of gross floor area - one space for 20,000 square feet Plus, from 100,000 or greater square feet of gross floor area - one space for 30,000 square feet.
6.	General Merchandise Stores (SIC 53); Food Stores (SIC 54); Apparel and Accessory Stores (SIC 56); Miscellaneous Retail (SIC 59)	One space per 200 square feet of gross floor area	The greater of 4 spaces or From 0-49,999 square feet of gross floor area - one space for 10,000 square feet. Plus, from 50,000-99,999 square feet of gross floor area - one space for 20,000 square feet. Plus, from 100,000 or greater square feet of gross floor area - one space for 30,000 square feet.
7.	Eating and Drinking Places (SIC 58)	One space per 250 square feet of gross floor area	The greater of 4 spaces or 1 space per 1,000 square feet gross floor area
8.	Depository Institutions (SIC 60); Nondepository Credit Institutions (SIC 61)	One space per 500 square feet of gross floor area	The greater of 4 spaces or 1 space per 3,000 square feet gross floor area
9.	Security and Commodity brokers, Dealers, Exchanges and Services (SIC 62); Insurance Carriers (SIC 63); Insurance Agents, Brokers and Service (SIC 64); Real Estate (SIC 65); Holding and Other Investment Offices (SIC 67); Business Services (SIC 73); Miscellaneous Repair Services (SIC 76); Legal Services (SIC 81); Corresponding Schools and Vocational Schools (SIC 824); Schools and Educational Services not elsewhere classified (SIC 829);	One space per 350 square feet of gross floor area	The greater of 4 spaces or From 0-49,000 square feet of gross floor area - one space for 3,500 square feet Plus, from 50,000-99,999 square feet of gross floor area - one space for 7,000 square feet Plus, for 100,000 or greater square feet of gross floor area - one space for 14,000 square feet
10.	Hotels, Rooming Houses, camps and other Transient lodging places (SIC 70)	One space per guest room or suite	The greater of 4 spaces or 1 space per 50 rooms
11.	Personal Services (SIC 72) except:	One space per 350 square feet of gross floor area	The greater of 4 spaces or 1 space per 3,500 square feet gross floor area
A.	Laundry, Cleaning and Garment Services (SIC 721);	One space per 1,000 square feet of gross floor area	1 space per 10,000 square feet gross floor area
B.	Funeral Service and Crematories (SIC 726)	One space per five seats or 10 feet of bench length in chapels	1 space per 50 seats or 100 feet bench length

12. Automobile Repair, Services and Garages (SIC 75)	One space per 900 square feet of gross floor area	1 space per 9,000 square feet gross floor area
13. Motion Picture (SIC 78) except:	One space per 350 square feet of gross floor area	The greater of 4 spaces or 1 space per 3,500 square feet gross floor area
A. Motion Picture Theaters (SIC 783)	One space per five seats for 10 feet of bench length	1 space per 50 seats or 100 feet of bench length
14. Amusement and Recreation Services, Except Motion Pictures (SIC 79) except:	One space per 100 square feet of gross floor area	For each use in Division N: The greater of 4 spaces or
A. Commercial Sports (SIC 794)	One space per five seats or 10 feet of bench length or 25 square feet of floor area of assembly space	1 space per 500 square feet gross floor area 1 space per 50 seats or 1 space per 100 feet of bench length
B. Golf Courses, Private or Public	Four spaces per tee	4 spaces
C. Tennis Courts, Racquetball Courts, or Handball Courts	Three spaces per court plus one space per 10 feet of bench length or five seats plus one bicycle rack space per court	1 space per court
D. Amusement Parks (SIC 7996)	Set by special public hearing by Planning Commission	Set by special public hearing by Planning Commission
E. Dance Studios and Schools (SIC 791) for Children 18 Years and Under	One space per 350 square feet of gross floor area	1 space per 3,500 square feet gross floor area
15. Health Services (SIC 80) except:	One space per 350 square feet of gross floor area	For use in Division O The greater of 4 spaces or 1 space per 3,500 square feet gross floor area
A. Nursing and Personal Care Facilities (SIC 805)	One space per three beds	1 space per 30 beds
B. Hospitals (SIC 806)	One and one-half spaces per bed	1 space per 30 beds
16. Elementary Schools (SIC 821)	Two spaces per classroom	8 spaces per classroom
17. Secondary Schools (SIC 821)	One space per six students for which the school is designed to accommodate	8 spaces per classroom
18. Colleges, Universities, Professional Schools and Junior Colleges (SIC 822)	One space per four students for which the school is designed to accommodate	The greater of 4 spaces or 1 space per 10,000 square feet of gross building floor area
19. Libraries and Information Centers (SIC 823)	One space per 400 square feet of gross floor area	The greater of 4 spaces or From 0-49,999 square feet of gross floor area - one space for 3,500 square feet. Plus, from 50,000-99,999 square feet of gross floor area - one space for 7,000 square feet. Plus, from 100,000 or greater square feet of gross floor area - one space for 14,000 square feet.

20. Museums, Art Galleries, Botanical and Zoological Gardens	One space per 400 square feet of gross floor area	The greater of 4 spaces or From 0-49,999 square feet of gross floor area - one space for 3,500 square feet; Plus, from 50,000-99,999 square feet of gross floor area - one space for 7,000 square feet; Plus, from 100,000 or greater square feet of gross floor area - one space for 14,000 square feet.
21. Membership Organizations (SIC 86)	One space per 350 square feet of gross floor area	
A. Religious Organizations (SIC 866)	One space per five seats or 10 feet of bench length	1 space per 50 seats or 100 feet of bench length
22. SIC Division J. Public administration (SIC 91, 92, 93, 94, 95, 96 and 97) except:	One space per 500 square feet of gross floor area	1 space per 5,000 square feet gross floor area
A. Correctional Institutions (SIC 9223)	One space per 2,000 square feet of gross floor area	1 space per 50 beds
23. For any uses not listed above, the parking space requirement shall be determined as provided in SRC 133.100(c).		For any uses not listed above, the parking space requirement shall be determined as provided in SRC 133.100(b).

(Ord No. 186-82; Ord No. 71-91; Ord No. 62-95; Ord No. 99-96; Ord No. 36-2004)

**TABLE 133-2
MINIMUM LOADING SPACE REQUIREMENTS**

USE	MINIMUM NO. OF SPACES	MINIMUM SIZE OF SPACE		
		WIDTH	LENGTH	HEIGHT
(1) Multifamily Dwellings: UNITS				
0-49	0			
50-99	1	12 ft.	19 ft.	12 ft.
100-199	2	12 ft.	19 ft.	12 ft.
200 and over	3	12 ft.	19 ft.	12 ft.

If a recreational or service building is provided, at least one loading space is required to be located in conjunction with the recreational or service building.

(2) For buildings used entirely for office occupancy:

Gross Square Footage of Floor Area				
Under 5,000	0			
5,000-59,999	1	12 ft.	19 ft.	12 ft.
60,000-249,999	2	12 ft.	19 ft.	12 ft.

For each additional 100,000 square feet or any portion thereof over 250,000 square feet, one additional loading space.

(3) Commercial, nonoffice; public and semi-public

Gross Square Footage of Floor Area				
Under 5,000	0			
5,000-59,999	1	12 ft.	30 ft.	14 ft.
60,000-249,999	2	12 ft.	30 ft.	14 ft.

For each additional 100,000 square feet or any portion thereof over 250,000 square feet, an additional loading space.

(4) Industrial

Gross Square Footage of Floor Area				
Under 5,000	0			
5,000-99,999	1	12 ft.	40 ft.	14 ft.
100,000-239,999	3	12 ft.	40 ft.	14 ft.
240,000-319,999	5	12 ft.	40 ft.	14 ft.
320,000-399,999	6	12 ft.	40 ft.	14 ft.
400,000-489,999	7	12 ft.	40 ft.	14 ft.
490,000-579,999	8	12 ft.	40 ft.	14 ft.
580,000-669,999	9	12 ft.	40 ft.	14 ft.
670,000-759,999	10	12 ft.	40 ft.	14 ft.

For each additional 100,000 square feet or any portion thereof over 760,000 square feet, an additional loading space.

TABLE 133-3

Parking Angle (Degree) a	Stall Width b	Stall to Curb (19'-Long Stall) c	Aisle Width d	Curb Length e	Center to Center Width of Two-Row Bin With Access Road Between Overlap	
					Front of Stall to Front of Stall f ¹	Front of Stall - Front of Stall f ²
0°	8'0"	8.0	12.0	22.0	28.0	-
20°	*8'6"	14.5	11.0	24.9	40.0	32.0
	9'6"	15.5	11.0	27.8	42.0	33.1
	10'0"	15.9	11.0	29.2	42.8	33.4
30°	*8'6"	16.9	11.0	17.0	44.8	37.4
	9'0"	17.3	11.0	18.0	45.6	37.8
	9'6"	17.8	11.0	19.0	46.6	38.4
40°	10'0"	18.2	11.0	20.0	47.4	38.7
	*8'6"	18.7	12.0	13.2	49.4	42.9
	9'0"	19.1	12.0	14.0	50.2	43.3
45°	9'6"	19.5	12.0	14.8	51.0	43.7
	10'0"	19.9	12.0	15.6	51.8	44.1
	*8'6"	19.4	13.5	12.0	52.3	46.3
50°	9'0"	19.8	13.0	12.7	52.6	46.2
	9'6"	20.1	13.0	13.4	53.2	46.5
	10'0"	20.5	13.0	14.1	54.0	46.9
60°	*8'6"	20.0	15.5	11.1	55.5	50.0
	9'0"	20.4	15.0	11.7	55.8	50.0
	9'6"	20.7	15.0	12.4	56.4	50.3
70°	10'9"	21.0	15.0	13.1	57.0	50.6
	*8'6"	20.7	18.5	9.8	59.9	55.6
	9'0"	21.0	18.0	10.4	60.0	55.7
80°	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61.0	56.0
	*8'6"	20.8	19.5	9.0	61.1	58.2
90°	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
	10'0"	21.2	18.0	10.6	60.4	57.0
90°	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63.3
90°	9'0"	19.0	24.0	9.0	62.0	-
	9'6"	19.0	24.0	9.5	62.0	-
	10'0"	19.0	24.0	10.0	62.0	-

For two-way circulation the minimum aisle width shall be 20 feet, adequate ingress, egress and turnaround space shall be provided.

No portion of a parking space or aisle shall be located in a required landscaped yard.

*8'6" stall width shall apply only within parking structures of two or more stories.

**TABLE 133-4
MINIMUM DRIVEWAY WIDTHS ¹**

Type of Use and Parking Served	Minimum Width
Dwellings:	
One parking space	10 feet
Two parking spaces	16 feet
Three or more parking spaces	22 feet
All other uses:	
One-way driveway, no parking in driveway ²	12 feet ³
Two-way driveway, no parking in driveway	22 feet ³
Additional width for any side of any driveway where parking is allowed	8 feet ⁴

¹ See SRC 80.060 to 80.090 for maximum driveway widths, based upon property frontage, and measured outside the property line.

² One-way driveways shall be clearly marked or signed as approved by the director of public works.

³ Curves and corners shall have a minimum inside radius of 25 feet at the curb or pavement edge.

⁴ Curves and corners shall have a minimum inside radius of 35 feet at the curb or pavement edge.

**TABLE 133-5
SMALL CAR PARKING DIMENSIONS**

Parking Angle (Degree) a	Stall Width b	Stall to Curb (15'-Long) Stall) c	Aisle Width d	Curb Length e	Center to Center Width of Two-Row Bin With Access Road Between	
					Front of Stall to Front of Stall f1	Overlap Front of Stall Front of Stall f2
0°	8'0"	8.0	12.0	22.0	28.0	----
20°	8'0"	12.6	11.0	23.4	36.2	28.7
30°	8'0"	14.4	11.0	16.0	39.8	32.9
40°	8'0"	15.8	12.0	12.4	43.6	37.5
45°	8'0"	16.3	13.5	11.3	46.1	40.5
50°	8'0"	16.6	15.5	10.4	48.7	43.6
60°	8'0"	17.0	18.5	9.2	52.5	48.5
70°	8'0"	16.8	19.5	8.5	53.1	50.4
80°	8'0"	16.2	22.0	8.1	56.4	55.0
90°	8'0"	15.0	22.0	8.0	54.0	----

For two-way circulation the minimum aisle width shall be 20 feet, adequate ingress, egress and turnaround space shall be provided.

No portion of a parking space or aisle shall be located in a required landscaped yard.

