

**11-07-03: OFF-STREET PARKING AND LOADING STANDARDS:**

**1. General Parking Standards:** This chapter establishes standards for motor vehicle and bicycle parking, on-site circulation, loading areas and parking lot design.

**A. Vehicle Parking Standards:**

(1) Required off-street parking facilities shall be used for vehicle parking only. Automobile sales, storage, and other uses are prohibited with the exception of temporary and/or seasonal uses which are subject to administrative approval.

(2) Required parking spaces shall not be assigned and shall be available on a first come, first served basis, unless otherwise approved by the Commission. In such cases, the number of parking spaces shall be increased by 20 percent of the number of assigned spaces. The number of required parking spaces is based on the primary use of the site. Any fraction will be rounded up.

(3) The Planning Director shall determine the required parking for uses not listed in Table 11.07-1.

(4) The number of off-street parking spaces shall not exceed 1.75 times that required in Table 11.07.1 if the required number is 20 or less; and 1.5 times the amount where more than 20 parking spaces are required. Parking maximums do not apply to single-family residential uses.

(5) Structured parking shall be exempt from the parking maximum requirements.

**2. Table Of Off-Street Parking Requirements:**

Table 11-07.1 Off-Street Parking Requirements					
GFA = Gross floor area					
Land Use	Unit of Measure	General	P-1 District	P-2 District	P-3 District
<b>Residential Uses</b>					
<b>Household living</b>					
Accessory Dwelling Unit	Per accessory dwelling unit	1.0	*	*	*
Caretaker Residence	*	*	*	*	*
Dwelling, Single-family	Per dwelling unit	2.0	0	1.0	2.0
Dwelling, Duplex	Per dwelling unit	2.0	0	1.0	2.0
Manufactured Home	*	*	*	*	*
Manufactured Home Community	*	*	*	*	*
Mobile Home Park	Per lot	1.33	0	1.33	1.33
Multi-Family Dwellings*	Per dwelling unit				
Studio/Efficiency Unit		0.75	0	0.8	1.0
One Bedroom Unit		1.0	0	0.8	1.0
Two Bedroom Unit		1.25	0	0.8	1.0
Three or more		1.5	0	0.8	1.0
Guest Parking	Per 10 dwelling units	1.0	0	0.8	1.0
* Refer to section 11-06-3.2 for parking reductions for multi-family dwellings.					
<b>Group Living</b>					
Boarding or Rooming House	Per room	1	0	0.56	0.8
Convalescent Home, Nursing Home	Per bed	0.25	0	0.20	0.25
Dormitory, University-Owned Housing	Per resident	0.33	0	0.18	0.26
Fraternity or Sorority House	Per resident	1.0	0	0.5	0.75
Group Home	Per dwelling unit	2.0	0	1.0	2.0
Halfway House	Per resident	1.0 per 4	*	0.5 per every 4	0.75 per every 4

		residents		occupants	occupants
Shelter Home	*	*	*	*	*
Retirement Center	Per dwelling unit	0.5	0	0.25	0.5
<b>Public/Institutional Uses</b>					
<b>Child and Adult Care</b>					
Adult Day Care	*	*	*	*	*
Child Care Home (1 - 6 children)	*	*	*	*	*
Group Child Care Home (7 - 12 children)	Per 10 children	1.0	0	1.0	1.0
Group Child Care Center (7 - 12 children)	Per 10 children	1.0 and minimum of 2 total	0	1.0	1.0
Intermediate Child Care Center (13 - 20 children)	Per 10 children	1.0 and minimum of 2 total	0	1.0	1.0
Large Child Care Center (21+ children)	Per 10 children	1.0	0	1.0	1.0
After-school Child Care in school building	*	*	*	*	*
<b>Communication Facility</b>					
Broadcasting or Recording Studio	*	*	*	*	*
Lattice Tower WCF	*	*	*	*	*
Microcell Wireless Communication Facility (WCF)	*	*	*	*	*
Monopole WCF, less than maximum height of zone district	*	*	*	*	*
Monopole WCF, more than maximum height of zone district	*	*	*	*	*
Transmission Tower	*	*	*	*	*
Visually Unobtrusive/Attached WCF	*	*	*	*	*
<b>Community Service</b>					
Cemetery	*	*	*	*	*
Club, Lodge, Social Hall	Per 250 s.f. GFA	1.0	0	1.0	1.0
Government Buildings, non-industrial	*	*	*	*	*
Mortuary	*	*	*	*	*
Mausoleum	*	*	*	*	*
Recreation Center	Per 100 s.f. GFA	1.0	0	1.0	1.0
Religious Institution	Per seat	0.20	0	0.16	0.20
Uses Related to and Operated by a Religious Institution	*	*	*	*	*
<b>Education</b>					
Auditorium, Stadium, or Lecture Hall seating more than 500 people	*	*	*	*	*
College or University Classroom	Per full-time student	0.3 and 0.8 per faculty	0	0.3 and 0.8 per faculty	0.3 and 0.8 per faculty
Library/Museum	Per 400 s.f. GFA	1.0	*	1.0	1.0

Grade, Elementary, Middle, Junior High School	Per classroom	1.0 and 1 per employee	0	1.0	1.0
High School	Per classroom	7.0 and 1 per employee	0	1.0	1.0
Private Commercial School	Per 3 students	1.0	0	1.0	1.0
Student Union	*	*	*	*	*
Trade or Vocational School	Per 3 classroom seats	1.0	0	1.0	1.0
<b>Health Care</b>					
Hospital, Sanatorium	Per bed	1.0	0	0.66	0.8
Laboratory, Medical/Dental	*	*	*	*	*
Medical Research Facility	*	*	*	*	*
Office, Medical	Per 300 s.f.	1.0	0	0.66 1st floor; 0.25 other floors	0.8 1st floor; 0.5 other floors
Optician	Per 200 s.f.	1.0	0	0.66 1st floor, 0.25 other floors	0.66 1st floor, 0.25 other floors
Out-Patient Services	*	*	*	*	*
<b>Parks, Recreation and Open Space</b>					
Forest Reserve or Recreation Area	*	*	*	*	*
Golf Clubhouse	*	*	*	*	*
Golf Course	Per hole	4 and 1 per 3 seats of restaurant and bar area	*	4 and 1 per 3 seats of restaurant and bar area	4 and 1 per 3 seats of restaurant and bar area
Golf Driving Range	*	*	*	*	*
Park or Playground	*	*	*	*	*
Public Plaza	*	*	*	*	*
<b>Social Care</b>					
Food Kitchen	*	*	*	*	*
Mission	*	*	*	*	*
Single Resident Occupancy Hotel	*	*	*	*	*
<b>Transportation</b>					
Aircraft Landing Field	*	*	*	*	*
Bus Station	*	*	*	*	*
Transit Terminal, Trucking Terminal	*	*	*	*	*
<b>Utility</b>					
Gas Fired Power Plant	*	*	*	*	*
Utility Facility, Minor	*	*	*	*	*
Utility Facility, Major	*	*	*	*	*
Utility Shop or Storage Facility	*	*	*	*	*
<b>Commercial</b>					
<b>Adult Uses</b>					
Bikini Bar	Per 3 seat	1	0	0.25	0.33

Sexually Oriented Business	Per 3 seat	1	0	0.25	0.33
<b>Agriculture Uses</b>					
Agricultural Uses, Stables	*	*	*	*	*
Hog Raising, Stockyard, Feedlot	*	*	*	*	*
Slaughterhouse, Rendering Plant	*	*	*	*	*
<b>Animal-Related Business</b>					
Animal Daycare	*	*	*	*	*
Animal Hospital	*	*	*	*	*
Boarding Kennel	*	*	*	*	*
Small Animal Grooming	*	*	*	*	*
Veterinary Clinic	Per 300 s.f.	1.0	0	0.66 1st floor; 0.25 other floors	0.8 1st floor; 0.5 other floors
<b>Financial Service</b>					
Bank, Financial Institution (excluding drive-up)	Per 300 s.f.	1.0	*	0.33	0.5
<b>Food and Beverage Service</b>					
Coffee/Esspresso Stand	*	*	*	*	*
Restaurant, no drive-up window	Per 3 seats	1	0	0.25	0.33
Tavern/Lounge	Per 3 seats	1	0	0.25	0.33
Brew Pub	Per 3 seats	1	0	0.25	0.33
<b>Office</b>					
Office, Business or Professional <1,000 s.f.	Per 300 s.f.	1.0	0	0.66 1st floor; 0.25 other floors	0.8 1st floor; 0.5 other floors
Office, Business or Professional >1,000 s.f.	Per 300 s.f.	1.0	0	0.66 1st floor; 0.25 other floors	0.8 1st floor; 0.5 other floors
University Office or Laboratory	Per 300 s.f.	1.0	0	0.66 1st floor; 0.25 other floors	0.8 1st floor; 0.5 other floors
<b>Personal Services</b>					
Personal Service, Barber Shop, Studios, Massage Parlor, Beauty Salon	Per 300 s.f. GFA	1.0	*	0.5	0.8
Laundry and Dry Cleaning Service	Per 300 s.f. GFA	1.0	*	0.5	0.8
Photography Studio	Per 300 s.f. GFA	1.0	*	0.5	0.8
Printing, Lithography, Publishing & Reproductions, Exclusive of Paper Manufacturing	Per 300 s.f. GFA	1.0	*	0.5	0.8
Self-Service Laundry	Per 300 s.f. GFA	1.0	*	0.5	0.8
<b>Recreation and Entertainment</b>					
Bowling Alley	Per lane and per seat in restaurant/ bar area	4 per lane and 1 per 3 seats	*	1 per lane and 1 per 7 seats for restaurant/bar area	2 per lane and 1 per 5 seats for restaurant/bar area
Firing Range, Indoor	*	*	*	*	*
Health Club	Per 250 s.f. GFA	1.0	0	1.0	1.0
Recreation, Commercial - Indoor	Per 100 s.f. GFA	1.0	0	0.33	0.66

Recreation, Commercial - Outdoor	Per acre	20	*	10	15
Private Amusement Park, Ball Park, Race Track, Stadium or other Similar Establishment	Per seat	0.25	0	0.125	0.167
Recreation Center	Per 100 s.f. GFA	1.0	0	1.0	1.0
Social Center	Per 100 s.f. GFA	1.0	0	1.0	1.0
Swimming Pool, Commercial	*	*	*	*	*
Swimming Lessons, Private Pool	*	*	*	*	*
Theater	Per seat	0.25	0	0.14	0.2
Theater, Drive-In	*	*	*	*	*
<b>Retail (Sales)</b>					
Auction Establishment	*	*	*	*	*
Bookstore, University	*	*	*	*	*
Building Materials, Hay, Grain, Bulk Garden Supply, Heavy Materials	Per 600 s.f. GFA	1.0	0	0.5	0.75
Convenience Store with Gasoline Service	*	*	*	*	*
Drive-Up Window	*	*	*	*	*
Grocery	Per 300 s.f. GFA	1.0	0	0.33	0.5
Pharmacy	Per 300 s.f. GFA	1.0	0	0.33	0.5
Retail Store, Local Serving	Per 300 s.f. GFA	1.0	0	0.33	0.5
Retail Store <60,000 s.f. GFA	Per 300 s.f. GFA	1.0	0	0.33	0.5
Retail Store >60,000 s.f. GFA	Per 300 s.f. GFA	1.0	0	0.33	0.5
Seed and Garden Supply	Per 600 s.f. GFA	1.0	0	0.5	0.75
Shopping Center, Convenience Commercial	Per 300 s.f. GFA	1.0	0	0.33	0.5
Shopping Center, Neighborhood Commercial, <70,000 s.f.	Per 300 s.f. GFA	1.0	0	0.33	0.5
Shopping Center, Neighborhood Commercial >70,000 s.f.	Per 300 s.f. GFA	1.0	0	0.33	0.5
Shopping Center, Community Commercial	Per 300 s.f. GFA	1.0	0	0.33	0.5
Shopping Center, Regional Commercial	Per 300 s.f. GFA	1.0	0	0.33	0.5
<b>Vehicles and Equipment</b>					
Auto Emission Van Test Site	*	*	*	*	*
Automotive Sales Lot, surfaced	Per 600 s.f. GFA	1.0	0	0.5	0.75
Battery Rebuilding	*	*	*	*	*
Car Wash	*	*	*	*	*
Heavy Machinery, Trailer, and Equipment Sales or Rental Lot	Per 600 s.f. GFA	1.0	0	0.5	0.75
Motor Vehicle Repair, Minor	Per 500 s.f. GFA	1.0	0	0.5	0.75
Motor Vehicle Repair, Major	Per 900 s.f. GFA	1.0	0	0.5	0.75
Parking Lot, Commercial	*	*	*	*	*

Parking Lot, University	*	*	*	*	*
Parking Lot, Off-Site Accessory	*	*	*	*	*
Parking Garage	*	*	*	*	*
Service Station	Per 300 s.f. GFA	1.0	0	0.33	0.5
<b>Visitor Accommodations</b>					
Bed & Breakfast	*	*	*	*	*
Hotel/Motel	Per Room	1.0	0	0.56	0.8
Recreation Vehicle Park	*	*	*	*	*
Recreation Vehicle Parking, Short Term	*	*	*	*	*
<b>Industrial</b>					
<b>Industrial Service</b>					
Construction Business	*	*	*	*	*
Contractor Shop, Solid Fuel & Lumber	*	*	*	*	*
Laundry, Industrial	*	*	*	*	*
Newspaper & Printing Establishment	*	*	*	*	*
<b>Manufacturing and Production</b>					
Atmospheric Gas Production Plant	Per 750 s.f. GFA	1.0	0	0.5	0.75
Gas Production Plant	Per 750 s.f. GFA	1.0	0	0.5	0.75
Brewery, Distillery, Winery	Per 750 s.f. GFA	1.0	0	0.5	0.75
Food Products, Dairy Products & Wholesale Bakeries	Per 750 s.f. GFA	1.0	0	0.5	0.75
Heavy Manufacturing, General	Per 750 s.f. GFA	1.0	0	0.5	0.75
Light Manufacturing, General	Per 750 s.f. GFA	1.0	0	0.5	0.75
Lumbermill, Sawmill, Pulpmill	Per 750 s.f. GFA	1.0	0	0.5	0.75
Tannery	Per 750 s.f. GFA	1.0	0	0.5	0.75
<b>Mining and Extraction</b>					
Mining, Dredging, Loading & Hauling of Sand, Dirt, Gravel or Other Aggregate	*	*	*	*	*
Rock Crushing, Extractive Uses	*	*	*	*	*
<b>Storage</b>					
Bulk Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products	*	*	*	*	*
Storage of Flammable Liquids or Gases Necessary to the Processes on the Premises	*	*	*	*	*
Outdoor Storage	*	*	*	*	*
Self-Service Storage	Per facility	4	*	2	3
Storage Building, Wholesale Business, Self-Service Storage	*	*	*	*	*
<b>Warehouse and Freight Movement</b>					

Grain Elevator	*	*	*	*	*
Trucking Terminal	*	*	*	*	*
Truck Stop	*	*	*	*	*
Warehouse	Per 2,000 s.f. GFA	1.0	0	0.5	0.75
Wholesale Business	Per 2,000 s.f. GFA	1.0	0	0.5	0.75
<b>Waste and Salvage</b>					
Composting Facility	*	*	*	*	*
Junkyard, Vehicle Wrecking	*	*	*	*	*
Recycling Drop-Off Center	*	*	*	*	*
Sanitary Landfill, Incineration	*	*	*	*	*
<b>Accessory Uses</b>					
Accessory Uses to Allowed Dwellings	*	*	*	*	*
Accessory Uses, <1,000 s.f.	*	*	*	*	*
Accessory Uses, >1,000 s.f.	*	*	*	*	*
Accessory Uses, >2,500 s.f.	*	*	*	*	*
Accessory Indoor Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products	*	*	*	*	*
Accessory Outdoor Storage	*	*	*	*	*
Accessory Retail Sales & Service Related to the Primary Use	*	*	*	*	*
Backyard Composting	*	*	*	*	*
Bee Keeping	*	*	*	*	*
Golf Club Accessory Building	*	*	*	*	*
Home Occupation	*	*	*	*	*
Livestock & Pets	*	*	*	*	*
Uses Accessory to an Allowed Use	*	*	*	*	*
<b>Temporary Uses</b>					
Construction Office, Temporary Dwellings	*	*	*	*	*
Construction Office, Temporary	*	*	*	*	*
Construction Office, Temporary Dwellings	*	*	*	*	*
Sales Trailer	*	*	*	*	*
Seasonal Uses	*	*	*	*	*
Subdivision Office, Temporary	*	*	*	*	*
Temporary Display and Sale of Merchandise	*	*	*	*	*
Temporary Parking Lots	*	*	*	*	*
Temporary Voting Place	*	*	*	*	*
NOTE:					

\* The Director shall determine the parking space requirements, which shall be as for a use that has similar traffic-generating characteristics.

### 3. Additional Parking Standards:

**A. Required Loading Facilities:** Loading spaces shall be provided for commercial and industrial buildings as indicated and defined in this Section.

(1) Quantity: The quantity of loading spaces required shall be as indicated in Table 11-07.2.

Loading spaces are not required for buildings under 20,000 square feet in gross floor area.

<b>Gross Floor Area (Square Feet)</b>	<b>Quantity</b>
20,000 - 50,000	1
50,001+	2

(2) Definitions And Standards:

(a) Loading areas must comply with setback and landscape requirements. Loading areas shall not be orientated toward residential uses or zones and shall not be permitted along the front of a building.

(b) Loading spaces shall be not less than 35 feet in length, 10 feet in width and have 13 feet of vertical clearance. Loading areas shall be clearing posted or marked.

(c) For buildings greater than 20,000 square feet and located within the C-5 zone, applicants shall submit a plan for the provision of loading spaces. This plan may include an onsite loading area or an alley. Loading within a public street right-of-way is discouraged.

(3) The PZC, DRC, or HPC may modify the requirements of this section if it is demonstrated that the site cannot accommodate these requirements and that alternative loading methods or facilities can be provided in a manner compatible with surrounding uses.

#### **B. Required Bicycle Parking:**

(1) One bicycle parking space within an approved rack shall be required for each 10 required automobile parking spaces. Any fraction will be rounded up. If more than 10 bicycle parking spaces are required, 25 percent of the required bicycle parking spaces shall be covered. For multi-family residential, one space is required per dwelling unit.

(2) Bicycle parking spaces shall be a minimum of 6 feet long and 2.5 feet wide and have an overhead clearance of 7 feet if covered. A 4-foot wide aisle is required between rows of bicycle parking spaces or nearby walls. Stationary racks shall be located on improved non-permeable surfaces and anchored to the ground.

(3) Spaces shall be located within 50 feet from the main entrance of the building.

#### **C. Motorcycle Parking:**

(1) Motorcycle parking spaces shall be at least 4 feet wide and 10 feet deep and must be clearly posted or marked.

(2) For every 4 motorcycle spaces provided, the number of standard vehicle spaces may be reduced by one.

(3) A minimum of 10 feet of backup space shall be provided.

**D. Common Facilities For Joint Or Mixed Uses:** Shared use of off-street parking facilities may be approved by the Director subject to the standards of this section.

(1) Location: The distance from the main entrance to the parking shall not exceed the following:

(a) 600 feet for patrons.

(b) 1,500 feet for employees.

(2) Joint Use:

(a) An application for the joint use of parking facilities shall include:

i. A detailed site plan identifying the proposed parking space counts and distance to the parking using traditional walking patterns.

ii. The location of a sign on the premises indicating the location to the additional parking.

iii. A parking study demonstrating sufficient off- street parking for all uses.

iv. A joint parking agreement in a form to be recorded for off-street parking facilities.

(b) Maximum distance from main entrance to parking: 600 feet for patrons; 1,500 feet for employee parking.

(3) Reduction Or Increase Of Parking Requirements: Parking requirements as indicated in Table 11-07.1, *Off- Street Parking Requirements*, may be reduced or increased as follows:

(a) Parking Reductions And Waivers To Exceed The Parking Maximums For Residential Uses:

i. Up to 10 percent of the required parking may be reduced or exceeded by the Planning Director through an administrative approval.



ii. A reduction or waiver to exceed the parking maximums of greater than 10 percent requires a conditional use permit.

(b) Parking Reductions And Waivers To Exceed The Parking Maximums For Office, Commercial And Industrial Uses: When the building size is 5,000 square feet or less, the Planning Director may authorize the parking reduction or grant a waiver to exceed the parking maximum. Otherwise, a conditional use permit is required.

(c) Application Requirements For Parking Reduction:

- i. A parking study documenting a reduced need for parking.
- ii. List and schedule of major parking events.
- iii. A detailed site plan and parking space count.
- iv. A description of available public transit services.
- v. A description of available on-street parking.

(4) Findings To Exceed Parking Maximums:

- (a) The additional parking spaces are required to reduce adverse impacts to the surrounding neighborhood; and
- (b) The additional parking is required due to unique characteristics of the use.
- (c) The additional parking does not harm the site circulation or pedestrian access.
- (d) The additional parking does not increase pedestrian travel distance to the building.
- (e) The additional parking does not cause a conflict between pedestrians and vehicles
  - i. **Acceptable means to demonstrate adequate pedestrian access may include:**
    - A. Placement of buildings and building entrances near the street or near other main pedestrian routes.
    - B. Clearly demarcating pedestrian pathways both through and around parking lots so drive aisle crossings are minimized.
    - C. Addition of landscape between parking facilities and pedestrian paths.

**4. General Design Standards:**

**A. Dimensional Standards:**

(1) Dimensional Standards For Parking Lots:

Table 11-07.3: Minimum Standards for Parking Lot Design				
Parking Angle A	Stall Width B	Curb Length Per Car C	Stall Depth D	Driveway Width E
For Standard Vehicles				
0°	9 ft.- 0 in.	23 ft.- 0 in.	9 ft.- 0 in.	12 ft.- 0 in.
30°	9 ft.- 0 in.	18 ft.- 0 in.	17 ft.- 8 in.	12 ft.- 0 in.
45°	9 ft.- 0 in.	12 ft.- 9 in.	20 ft.- 5 in.	13 ft.- 0 in.
60°	9 ft.- 0 in.	10 ft.- 5 in.	21 ft.- 10 in.	16 ft.- 0 in.
90°	9 ft.- 0 in.	9 ft.- 0 in.	20 ft.- 0 in.	22 ft.- 0 in.
For Compact Vehicles				
0°	7 ft.- 6 in.	14 ft.- 0 in.	7 ft.- 6 in.	12 ft.- 0 in.
30°	7 ft.- 6 in.	12 ft.- 6 in.	14 ft.- 6 in.	12 ft.- 0 in.
45°	7 ft.- 6 in.	10 ft.- 6 in.	16 ft.- 0 in.	13 ft.- 0 in.
60°	7 ft.- 6 in.	8 ft.- 9 in.	16 ft.- 9 in.	16 ft.- 0 in.
90°	7 ft.- 6 in.	7 ft.- 6 in.	15 ft.- 0 in.	22 ft.- 0 in.

(2) Dimensional Standards For Indoor Parking Structures:

- (a) Spaces within parking structures shall be 8.5 feet wide and 18 feet deep.
- (b) Drive aisle dimensions shall be consistent with commercial parking lots.
- (c) Structural columns may encroach up to 6 inches into parking spaces.

## (3) Compact Spaces:

(a) A maximum of 40 percent of the total spaces provided may be designed, designated, and used for compact size vehicles. The dimensional standards for compact vehicle spaces and driveways are indicated in Table 11-07.3, *Minimum Standards for Parking Lot Design*.

(b) Compact spaces shall be clearly marked as such on the pavement or curb.

(4) Tandem Parking: The Director may allow tandem parking for indoor parking or single-family residential upon determination that the following are true:

(a) The tandem parking does not have a negative impact on adjacent properties; and

(b) Tandem parking is required because of physical limitations of the site; and

(c) The standard parking design(s) would have a negative impact on the functional and/or aesthetic value of the site.

**B. Location For Parking Lots And Parking Structures:** Rear or side street setback areas may not be used for off-street parking or loading areas, except rear setback areas may be used where lots are alley loaded. Side yards that do not abut a street may be utilized for off-street parking; provided that a minimum five-foot wide landscape area be constructed and maintained along the adjoining property line. For detached single family residential uses in the A-1, A-2, R-1A, R-1B, R-1C, R-1M, R-2, and R-3 districts, a minimum 3-foot wide landscape area is required.

**C. Parking Area Design:**

(1) Parking In Required Yards: Public or private parking areas and parking spaces shall not be permitted in any required yard of any residential district, except as follows:

(a) Except for working vehicles in daily use parked on driveways, in front of homes, vehicles shall not be parked on:

i. Required yard areas; (except for in structures that comply with setback requirements);

ii. Unimproved parking areas (except per 3(b)) below; or

iii. Other areas not designed for vehicle parking.

(b) Trailers, camp trailers, boats, boat trailers, recreational vehicles, and all other vehicles not in daily use are restricted from parking in the front and street side yard setbacks or unimproved parking areas.

(c) Alley-loaded parking and parking structures may encroach into rear or interior side setbacks per the zone.

(d) Open air public or private parking areas and service drives in a residential use district shall be permitted in side yards that do not abut a street, provided that a minimum five-foot wide landscaping and screening area be constructed and maintained adjacent to the adjoining property line as provided for in Section 11-07-05.5, *Screening*. For detached single family residential uses in the R-1A, R-1B, R-1C, R-2, and R-3 districts, a three-foot wide landscaping and screening area is required.

(e) No commercial vehicle or trailer shall be parked, stored, or otherwise left unattended at any place in a residential district whether on public or private property for over two hours except while engaged in construction or any other permitted activity.

(2) Third-Party Auto Sales Prohibited: With the exception of auto sales lots in commercial districts, it shall be unlawful to maintain or place vehicles on a property of another for the purpose of sale.

## (3) Driveways:

(a) All driveways shall extend into the site in a perpendicular manner. The Director may approve exceptions provided the driveway:

i. Is for access to a garage or parking area and shall not have a negative impact on adjacent properties; and

ii. Is required because of physical limitations of the site; or

iii. Will enhance the aesthetics of the site (including preserving trees); or

iv. Is required for safety reasons such as preventing vehicles from backing into a street.

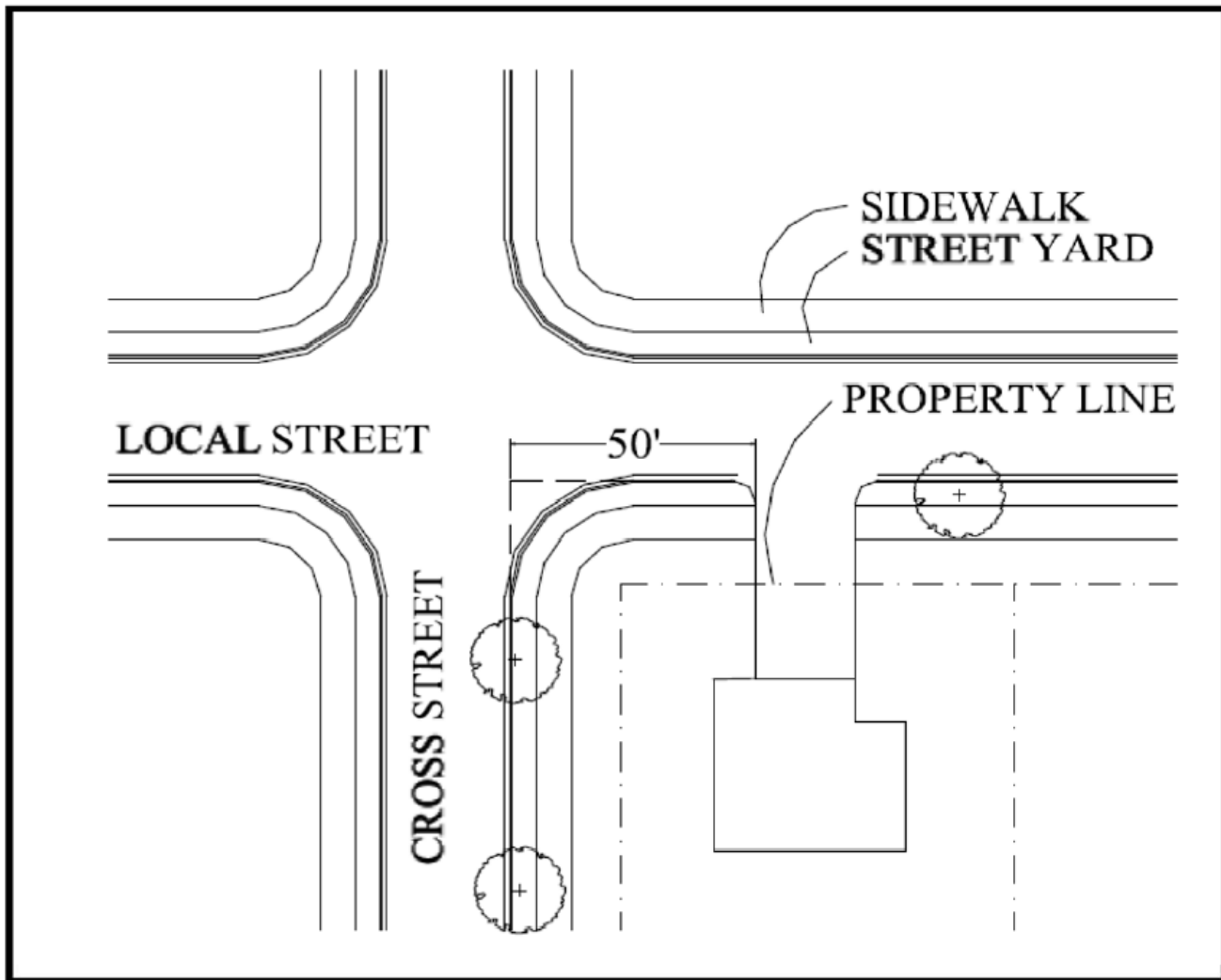
(b) All parking areas, driveways, and other vehicular access for single family or two-family residential uses, may consist of wheel strips, pavers, or other hard surface material approved by the Director. Gravel surfacing is allowed for non-required parking spaces and driveways outside front and side street setbacks. Other residential uses are subject to standards in accordance with subsection (6), *Surfacing*, below.

(c) Driveways for single-family or two-family residential uses shall be a minimum of nine feet in width. For the purpose of this section, individual driveways are those vehicular access ways separated from any other by a minimum of five feet of landscaping or similar material not designed to accommodate vehicles. Driveways or service drives for other residential uses are subject to Section 11-07-04.3.

(d) Driveways are permitted in the front and street side setbacks in accordance with Section 11-07-04.3.B, *Service Drives*.

(e) For single family residential uses, individual driveways in the front or street side setback shall not exceed a width of 33 feet within the setback. For the purpose of this section, individual driveways are those vehicular access ways separated from any other vehicular access way by a minimum of five feet of landscaping or similar material not designed to accommodate vehicles. More restrictive standards shall prevail where applicable.

(f) Residential driveways shall be setback at least 50 feet from an intersection of public streets as depicted in Figure 11-07.2. Under unusual circumstances, the Director may waive this requirement.



## Figure 11-07.2: Service Drive Setback

**Figure 11-07.2: Service Drive Setback**

(g) Parking on substandard lots of record is regulated by Section 11-06-03.3.D(7) of this Code.

(4) Residential Garages:

(a) 22' of back up space is required measured from the back of the parking stall to the far side of the alley.

(b) Street access is prohibited when alley access is available, except where there is an existing curb cut on a corner lot, or as may be approved by the Planning Director for other areas based on findings that such access will not be detrimental to the function and appearance of the affected block frontage and sidewalk system.

(5) Lighting: Lights in public or private parking area or vehicle sales area may not shine directly on adjacent residential land uses.

(6) Surfacing:

(a) Driveways and parking areas must be built with a non-permeable material such as concrete or asphalt. Appropriate alternative may be approved by the Director.

(b) Gravel Surface Exception:

i. A gravel surface may be utilized within industrial zones for enclosed storage yards or grounds maintenance areas. The storage and maintenance areas must be located behind the building and be enclosed by a 6 foot high sight obscuring fence.

ii. Use of gravel parking must be approved by the Boise City Fire Department and the Boise City Public Works Department to ensure compliance with best management practices.

(7) Bumper Overhang: Parking stall length may be reduced to 18 feet when the adjacent sidewalk or landscaping is increased by two feet over the minimum requirement. The minimum width for a sidewalk adjacent to a bumper overhang is 6 feet and the minimum width for a landscape strip adjacent to a bumper overhang is 7 feet.

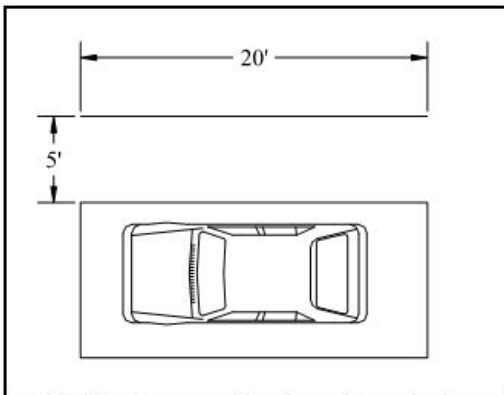
**5. Accessible Parking Spaces:** This section applies only to the quantity, dimensional standards, and location of accessible parking spaces.

**A. Compliance with ADA and IBC standards is required.** Accessible spaces are required according to the following table. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

**B. Quantity:**

(1) The required number of accessible spaces shall be as follows:

Table 11-07.5 Required Number of Accessible Parking Spaces	
Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1,000	2% of the Spaces Provided
1,001 and Over	20 plus 1 for each 100 over 1,000



**Figure 11-07.3: Access aisle at passenger loading zone**

(2) Exceptions:

(a) At facilities providing medical care and other services for persons with mobility impairments, are required to provide additional accessible spaces: Outpatient facilities shall provide accessible spaces equal to 10 percent of the total number of required parking spaces.

i. Facilities that provide services for individuals with mobility impairments shall provide accessible spaces that are equal to 20 percent of the number of required parking.

(b) Valet parking facilities shall provide a passenger loading zone located on an accessible route to the entrance of the facility.

(c) Accessible parking spaces shall not contain slopes in excess of two percent and may not be accessed via steps or from adjoining pedestrian walkway.

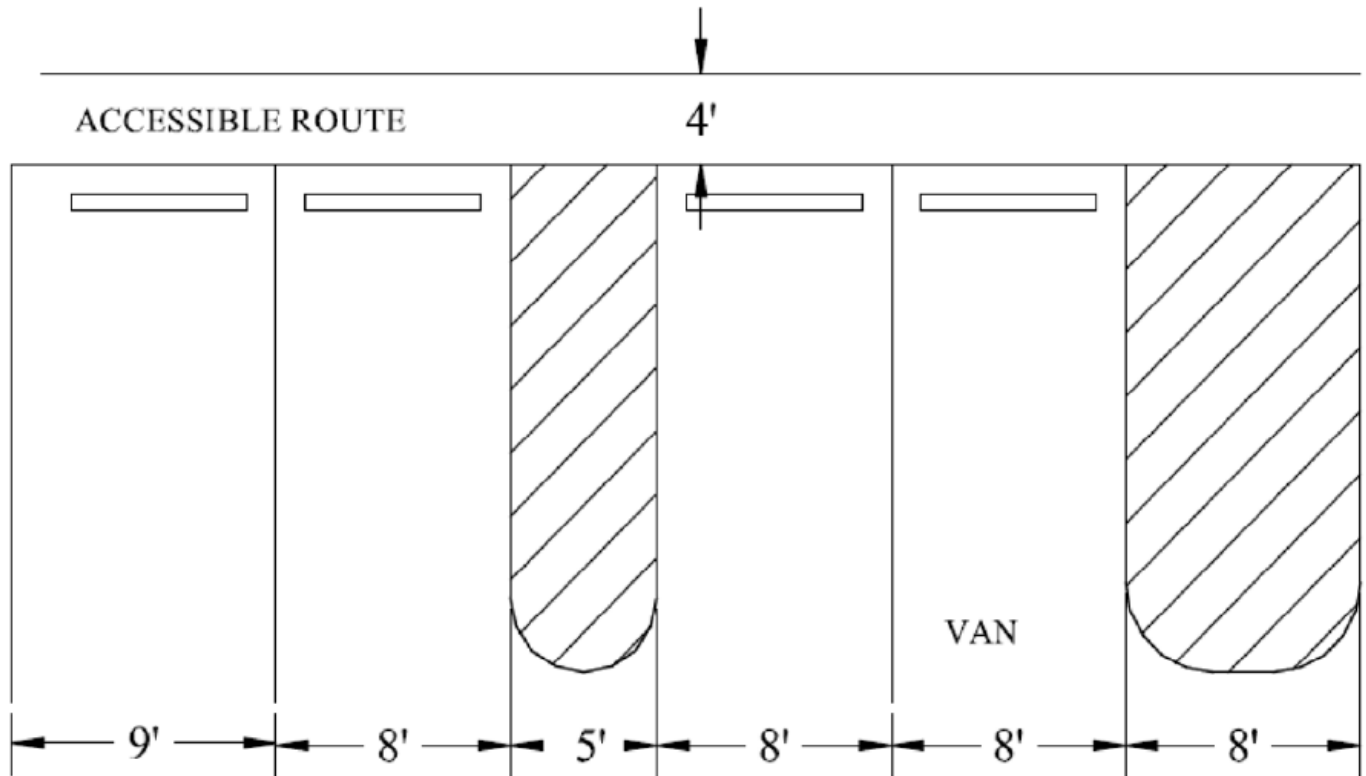
(d) Accessible spaces shall be located closest to main entrance. When there are multiple buildings or main entrances, accessible spaces shall be distributed equally.

(e) Accessible spaces shall be clearly marked as reserved spaces.

**C. DimensionsAnd Design:**

(1) Length: All accessible spaces shall be a minimum of 20 feet in length.

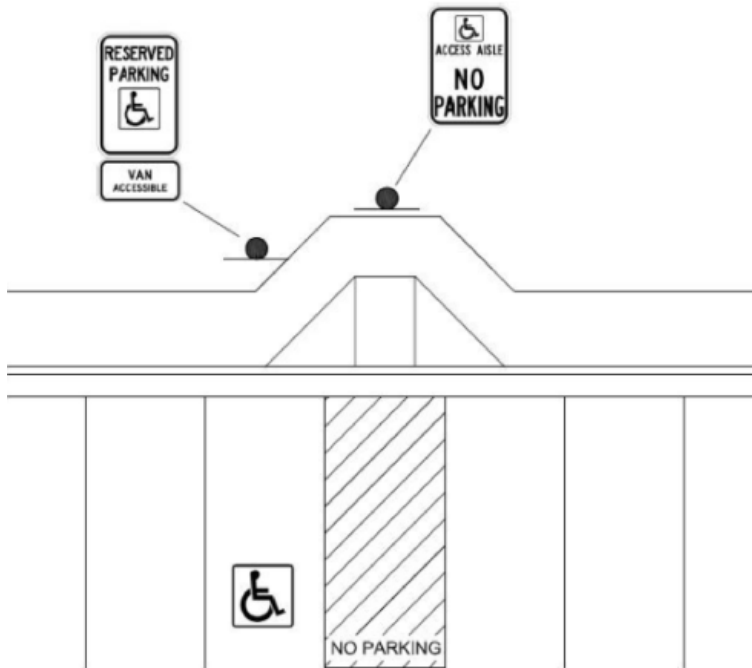
(2) Width: All accessible spaces shall be a minimum of eight feet in width plus a five-foot wide adjacent access aisle.



**Figure 11-07.4: Accessible parking space dimensions**

**Figure 11-07.4: Accessible parking space dimensions**

(3) Signage And Markings: All access aisles shall utilize a sign that states "Access Aisle No Parking." In addition to the signage, the access aisle shall also apply blue pavement markings with "No Parking" and accompanying diagonal striping located within the limits of the access aisle adjacent to the accessible space.



**Figure 11-07.4A**

(4) Van Accessible:

(a) One in every six accessible spaces, but not less than one, shall have an adjacent access aisle eight feet in width and shall be designated as "Van Accessible."

(b) Single van accessible parking spaces shall be located on the left side of the access aisle.

**6. Temporary Parking Lots:** Temporary parking lots are prohibited in the R-1, R-2, N-O zones and the CD, C, HD overlays.

**A. Approval Criteria:** Temporary lots may be permitted for up to 2 years if the following approval criteria are met:

- (1) Use of the land for parking is consistent with the Boise City Comprehensive Plan for the area.
- (2) A minimum of 20 feet width of direct access to the parking lot from a public road right-of-way is provided.
- (3) The parking lot shall be compatible with surrounding uses.
- (4) Existing mature landscaping shall not be displaced by the parking lot.
- (5) A detailed grading and drainage plan shall be submitted for review and approval by the ACHD and the Public Works Department before a building permit is issued.

**B. Minimum Standards:** All temporary parking lots shall meet the following minimum standards:

- (1) Gravel surfacing with a written maintenance plan for dust control measures for the parking lot and access road.
- (2) Site obscuring fencing and landscaping alongside and rear property lines that coincide with a residential use. Landscaping is required along street frontages.
- (3) Wheel stops marking all parking spaces.
- (4) A landscaped area of five percent of the total lot area.
- (5) A temporary irrigation system adequate to maintain the temporary landscaping in a healthy condition.

**C. Procedure:**

- (1) Plans for a temporary parking lot shall be submitted for review and approval by the Director as an administrative-level design review and shall include provisions for removal of the lot upon expiration of the permit. A bond for 110 percent of the cost of removing the temporary parking lot shall be required.
- (2) Three one-year extensions of the permit may be granted by the Director providing the lot is in compliance with the requirements of the permit. (amd. Ord. 31-20, 7-13-2020)