

**CITY-WIDE
PARKING, DRIVEWAY and LOADING SPACES**

Project name and number: _____

Planner: _____

Date: _____

5-38 Purpose:

This ordinance sets forth minimum standards for driveways, parking and loading facilities to minimize interference with traffic flow on the street and highway system of the City and to discourage the establishment of unnecessary impervious surfaces.

5-39 Applicability

This section shall apply to:

- all new development including parking lots; or
- any expansion to, or to include any additional uses, and any change of use which results in increased parking requirements (note: this article applies only to the increased requirement); or
- any intensification of residential use, including rooms which may be used as living space (living space is determined as able to be used for sleeping purposes, such as new bedrooms, game rooms, dens etc.) but not including normal interior or exterior maintenance or remodeling, such as roofing, re-siding, electrical work, etc.

DRIVEWAYS

5-42 Standards:

1. Standard: **New Driveways** shall be oriented 90 degrees to the street centerline and be designed and located so as to cause the least impacts on traffic, water quality and safety.

2. Standard: **The State of California, Department of Transportation:** On state highways the ingress/egress standards of the State of California Department of Transportation, Cal Trans, shall apply as appropriate. (Any conflict between this Article and the State standards, the State standards shall apply.)

3. Standard: **Slope of Driveways:** The maximum grade throughout any portion for access roads shall not exceed five percent measured from the public street flowline perpendicular to a point twenty feet from the property line. Excepting the maximum grade throughout any portion for driveways for single family and duplexes shall not exceed ten percent measured from the public street flowline perpendicular to a point twenty feet from the property line.

4. Standard: Best Management Practices: Driveways shall be managed in accordance with Chapter 25 of the TRPA Code except no infiltration trenches are allowed within the City right-of-way.

5. Standard: Width of Residential Driveways: Driveway widths shall conform to the following standards.

Yes / No / NA **a. Single family without a garage:** The apron, driveway and parking pad shall have a minimum width of 10 feet. (for aprons also see Standard 8).

Yes / No / NA **b. Duplex without a garage:** The apron, driveway and parking pad shall have a minimum width of 18 feet within the 20-foot setback and a parking pad shall be a minimum width of 10 feet behind the 20-foot setback.

Yes / No / NA **c. Single family with a garage:** The driveway shall have a minimum width equal to the width of the garage door but not less than 10 feet. This width shall extend a minimum of 15 feet from the face of the garage door. At this point, the driveway may taper down to a minimum width of 10 feet. The taper shall be no more than a 30 degree angle measured perpendicular to the travelway. In no event shall the driveway exceed 30 feet within the public right-of-way and/or 10 feet back of the property line.

d. Duplex with a garage:

Yes / No / NA i. if each dwelling within the duplex has a two car garage, then the standards shall be the same as a single family with a garage;

Yes / No / NA ii. if the duplex provides for one of its required parking spaces within the driveway, then the standards shall be the same as a duplex without a garage.

e. All other multiple family residential uses shall have either:

Yes / No / NA i. two-way driveways with a minimum width of 20 feet and a maximum of 24 feet; or

Yes / No / NA ii. one-way driveways shall have a minimum width of 10 feet and a maximum of 12 feet.

6. Standard: Width of driveways for Tourist Accommodation, Commercial, Public Service and Recreation uses: Two-way driveways serving tourist accommodation, commercial, public service, and recreation uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of 10 feet and a maximum width of 15 feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of 10 feet and a maximum width 17 feet.

Note: The minimum width of 10 feet shall be increased to 13 feet if the driveway adjoins a state highway.

point
degrees at

7. Standard: **All driveway aprons** shall equal the driveway width at its narrowest Yes / No / NA at front property line, plus three-foot tapered flares, 45 each side of the driveway where it contacts the travelway. In no case shall the apron (excluding flares) exceed 30 feet.

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8. Standard: **Service Drives:** Uses other than single-family houses, including secondary residences, which do not require the preparation of a traffic analysis, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least 10 feet wide and no more than 12 feet wide. Uses which require preparation of a traffic analysis, may be permitted an additional service driveway or driveways for maintenance and garbage removal provided the traffic and air quality impacts of such driveways are mitigated.

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9. Standard: **Onsite Turning Movements:** All offstreet parking shall be served by a driveway as required by this article, and shall provide sufficient area for onsite turning movements so that no vehicles will have to back out onto any public right-of-way or other access road, except for lots which either one or more single-family, duplex or triplex structures on the lot. In these cases, vehicles will be permitted to backout onto the public right-of-way, however, the driveways must conform to Standard 4.

10. Standard: **Vertical Clearance:** No entranceway for vehicular access to any garage or parking space, shall have less than seven feet vertical clearance. An entranceway under a porte cochere, canopy or other structure shall have no less than 13 feet unobstructed vertical clearance when such access is to be used by trucks or fire equipment and shall be marked accordingly.

11. Standard: **Residential Apron, driveway, and parking pads** shall be setback from the side property line by a minimum of five feet. This does not include the three-foot apron flares. None of the above, including flares, shall cross the ray of the side property line within the City right-of-way.

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12. Standard: **Development with more than one driveway** shall have all driveways snowstaked in a manner consistent with City policy in order to aid in proper snow removal efforts. The staking should consist of 2 two-inch by eight-foot wooden stakes placed on both sides of each driveway. The stakes should be driven two feet into the soil on the property line and should be painted red on the top two feet of each stake. Stakes shall be installed at the beginning of each snow season (approximately October and shall be removed in the spring (approximately April 1). The stakes shall be of such material so as not to damage the snow removal equipment, such as wood or plastic.

13. Standard: **Multiple Driveways on one lot.** Due to the City snow removal procedures and traffic safety, the following design standards shall apply:

- Yes / No / NA a. **Circular driveways** shall meet the standard of 90 degrees to the centerline of the street but for only a distance of 15 feet behind the property line. At such a point, the drive may have a minimum of a five-foot radius. If no radius is proposed or required by staff due to on-site turning movements, the circular portion of the drive shall start at 20 feet from the property line. In addition, there shall be a minimum of a 30-foot separation between drives as measured at the property line.
- Yes / No / NA b. **Multiple driveways for duplexes, triplexes and above** shall only be permitted where there is a minimum of a 20-foot separation between drives as measured at the property line.

PARKING

5-45 Standards

1. **Standard** **Single family and duplex** aprons, driveways and parking pads shall be paved with asphalt-concrete (AC) with a minimum finished thickness of two (2) inches properly compacted AC over a native subgrade compacted to a relative compaction of 95 percent; or traffic rated interlocking paving stones over a subgrade properly compacted and installed per manufacturer's specifications to the front property line or concrete curb and gutter; or 4 inches of concrete over a properly compacted sub grade of 95 percent.
 Yes / No / NA
2. **Standard:** **All other parking areas** shall be paved with a finished thickness of two (2) inches of asphalt-concrete (AC) properly compacted on a four (4) inch aggregate base compacted to a relative compaction of 95 percent with the approved native subgrade, compacted to a relative compaction of 90 percent, at a minimum slope of two percent and a maximum of five percent. These requirements shall be a standard which may be reduced by the City, provided the following findings are made:
 Yes / No / NA
 Yes / No / NA
- a. The proposed parking space is temporary; or
- b. The soil conditions; moisture conditions, or proposed slope of the pavement warrants the reduction. This shall be verified by a soils report (prepared by a licensed soils engineer) and approved by the City Engineer.
3. **Standard:** **Retain parking spaces:** Off-street automobile parking spaces being required in connection with any existing building or use shall be retained so long as such building or use remains, unless an equivalent substitute number of such spaces are provided and retained thereafter which conform to the requirements of this shall not require the establishment of more automobile parking space than is required herein for a new building or use.
 Yes / No / NA
4. **Standard:** **Encroachment permit required:** An encroachment permit shall be required for providing access to all off-street parking areas or lots. Prior to the issuance of the encroachment permit, the Planning Department
 Yes / No / NA

shall approve the parking design, except for single family and duplexes which shall be approved by the Engineering Department.

5. **Standard:** **Plot plan required:** A plot plan of any proposed off-street parking area, Yes / No / NA other than single family, shall be submitted to either the Planning

Department at the time of the application for design review for the building to which the parking area is an accessory, or to the Engineering Department at such time as an encroachment permit is applied for to use any land for a parking area.

The scale of the plot plan shall be kept to a size so that all information indicated will be legible, but shall be no smaller than one inch equals twenty (20) feet. The plot plan shall be completely dimensioned to scale and shall show all the following details:

- a. Land use classification **Setbacks** and statement of use.
- b. **Scale** of the plot plan.
- c. All **adjacent** street, alleys and points of ingress and egress.
- c. **Sidewalks, curbs and gutters.**
- e. Entire **ownership** of the lot or parcel being developed.
- f. **Use, total floor area**, existing and proposed **structures.**
- g. **Height** of building and number of stories.
- h. Completely **dimensioned** parking layouts.
- i. **Grading and drainage** plan of parking lot, including topography and design typicals using the City's standard plans.
- j. **Landscaping, walls, fences and lighting.**
- k. Type of **pavement**
- l. Existing **tree(s)** to be removed or retained.
- m. Areas of **snow storage.**
- n. Location of **light standards** and proposed **illumination plan** covering entire parking area.
- o. In addition to the above, multiple residential plot plans shall indicate the **number of dwelling units.**
- p. Hospital plans shall indicate the total **number of beds.**
- q. **Assessor parcel number** and **physical address.**

6.) **Standard:** **Location:** All off-street facilities shall be located as follows:
Yes / No / NA All parking facilities shall be located on the same lot parcel or building site project area as the use for which such spaces are provided, except that:

- Yes / No / NA a. Parking for any use **other than a single family detached dwelling** may be located on a different lot or lots, subject to the use permit process, provided that, such lot or lots are located within a **commercial district** and are less than three hundred feet distant from the lot line of the use for which such parking is provided or a vehicle shuttle is provided if lot exceeds 300 feet. Such lot or lots shall be under common ownership with the lot or building site for which such spaces are provided and documented by a deed restriction.

- Yes / No / NA b. Parking for any use **other than a single family detached dwelling** may be located on a different lot or lots in a district **commercial district** subject to the use permit process, provided that, such a lot or lots are within three hundred feet distant from the lot line of the use for which such parking is provided or a vehicle shuttle is provided if lot exceeds 300 feet. Such lot or lots shall be under common ownership with the lot or building site for which such spaces are provided, and documented by a deed restriction.
- Yes / No / NA c. By use permit, off-site parking spaces otherwise complying with the provisions of paragraphs (a) and (b) of this subsection may be approved where the **ownership** of the parking area and the lot or building for which such spaces are provided is **not common**. Before approving such, the City shall find that the control by the applicant of the off-site parking facilities is such that use thereof is assured for reasonable useful life of the building or premises for which the parking is provided, and documented by a deed restriction.
- the
- Yes / No / NA d. When included in a community plan, **parking on the street** may be considered in determining the adequacy of parking facilities. If this occurs, the City shall not be responsible for clearing of snow within the parking stall within this area and a separate private agreement is required to remove the parking lot stall snow in this area subject to the City approval.
- 7. Standard: No parking space shall be located in any required yard adjacent to a public street**, except that only one required parking space shall be permitted in the driveway located within the required yard setback adjacent to a public street for a single family, duplex or triplex use.
- Yes / No / NA
- 8. Standard: Underground Facilities:** Underground parking facilities shall conform to all applicable provisions of this section; except, that when no part of such facility extends more than three feet above the lowest level of the grade, such facility may then project into any required yard area, to the following conditions:
- to
- natural subject
- Yes / No / NA
- a. That yards shall at all times be **accessible** to pedestrians and fire equipment with no structural projections interfering with such access.
- b. Front and exterior side and rear yards shall be **landscaped** above such structures.
- 9. Standard: Offstreet Parking Facility Design:** Parking facilities shall be designed to provide the required parking spaces within a minimum amount of area. Parking facilities should minimize coverage and minimize impacts on water quality. Projects may have imposed, as conditions of approval, appropriate provisions of the Design Manual, as well as the following improvements:
- Yes / No / NA

- Yes / No / NA a. **Size of Spaces:** All parking spaces shall conform in size to the following minimum standards. No parking space shall be less than nine feet wide or less than nineteen feet long except:
- Yes / No / NA i. In areas adjacent to landscaping, the parking space length may be reduced to seventeen feet for vertical or diagonal parking provided an approved wheel stop is located outside the seventeen (17) feet; and
- Yes / No / NA ii. Spaces for compact cars may be reduced to fifteen feet in length (13' with wheel stops) and eight and one half feet wide. Such than ten percent requirement. spaces for compact cars shall not exceed more of the total off-street parking
- Yes / No / NA iii. Compact car parking spaces, in addition to the ten percent allowed by subsection (2) above, may be allowed by special use permit issued by the zoning administrator if:
- Yes / No / NA (A) the parking facility exceeds 20,000 square feet in size;
- Yes / No / NA (B) the designated compact car parking spaces are located together in a portion(s) of the parking facility in a manner consistent with reasonable design standards for such facilities;
- Yes / No / NA signage; (C) the compact car spaces are identified by approved
- Yes / No / NA (D) reasonable provisions have been made for enforcement of restrictions on the use of designated spaces by compact cars only;
- Yes / No / NA (E) the total compact spaces within the parking facility shall not exceed twenty-five (25) percent of the maximum spaces which are authorized by law to be developed.
- Yes / No / NA iv. Parking within a garage or carport: Minimum dimensions are a clear space of nine (9) feet wide and nineteen (19) feet in depth and a height of seven (7) feet.

b. Offstreet Parking Facility Required Improvements

- i. Aisles shall be improved as follows, except for single family and duplexes

	Angle of Parking	Aisle-Widths One-way (feet)	Aisle-Widths Two-Way (feet)
<input type="checkbox"/>	Parallel*	11	N/A**
<input type="checkbox"/>	30°	11	N/A**
<input type="checkbox"/>	45°	13	N/A**
<input type="checkbox"/>	60°	18	N/A**

90°

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* For parallel spaces, not less than three feet of additional maneuver area per space shall be provided at one end of each space.

** Angle parking can only have one way aisles.

Yes / No / NA	ii. Every parking space shall be clearly marked. All markings shall be maintained so they are always visible and legible.
Yes / No / NA	iii. Traffic circulation within any parking facility shall be designed to insure that no automobile need enter a public street in order to progress from one aisle to any other aisle within the same lot, enter a public street backwards in order to leave such lot. If circulation is not otherwise possible, directional signs or shall be provided in all facilities in which one-established.
nor such markings way traffic has been	
Yes / No / NA	iv. Turning Radius for Access: All areas used for off-street parking, except parking areas serving single family dwellings and duplex residential uses when situated in other than a building group, shall be served by a driveway, as specified in this section and shall provide sufficient area for turning movements so that no traffic will have to back out onto any traveled way.
Yes / No / NA	v. Any such facility shall be prepared, graded, and paved in such manner to insure that all surface waters will drain in accordance with the technical specifications of the city engineer, which shall be provided to insure that no surface waters from such facility shall be discharged across, over or upon any public sidewalk abutting thereto.
Yes / No / NA	vi. Bumper guards or wheel stops shall be provided in such a manner to insure that no portion of any parked vehicle shall any wall, fence or building, nor shall project beyond any bounding such facility; except, that two common area are exempt on the stop types shall be approved by
touch lot lines or more uses utilizing a common boundary. Said wheel the City.	
Yes / No / NA	vii. Where a commercial parking lot abuts property classified for residential uses, a 6' high, sight obscuring, fence shall be constructed.
Yes / No / NA	viii. There shall be a bumper or vehicular barrier provided where such areas abut a sidewalk to keep the cars from encroaching onto the public sidewalk.
Yes / No / NA	ix. Any lights provided to illuminate such parking areas shall be arranged to reflect the light away from adjoining premises.

Yes / No / NA
 than five
 shall pave within five
 that if paving extends
 circumference of the trunk of
 placed within one foot of the tree.

x. No person shall pave within the drip line of a tree that is to be retained unless the drip line extends more than five feet from the trunk of the tree. In the case where the drip line is more feet from the trunk of the tree, no person feet of the trunk of the tree; provided, around less than fifty percent of the the tree, such paving may be

Yes / No / NA
 xi. No vehicle access shall be located within the curb radius of a corner lot or within 15' of the curb radius.

Yes / No / NA
 xii. That a backup turning space 5' deep x 24' wide be provided at the end of 90° parking space which has no access to a driveway.

Yes / No / NA
 xiii. See the standards and guidelines within the City Design Ordinance (Section 32-62 Article VIII) for pedestrian circulation and Driveways, Parking and Loading Spaces for parking lot landscaping.

Yes / No / NA
 xiv. Handicapped/disabled parking: See the Uniform Building Code (UBC) Chapter 11 for standards. The building Department is responsible to check for compliance. (Note: the standards contained within section 14 are no longer applicable and are no longer shown as a part of this checklist and will be removed as a part of future ordinance "cleanup")

c. **Landscape of parking lots:**

Yes / No / NA
 i. **Landscaped perimeter:** Offstreet parking areas for commercial, tourist commercial, industrial, public service, and multi-family residential shall have a landscaped perimeter. The minimum width of the perimeter shall be equal to the required yard setback. Where the perimeter faces a public street, recreation area, or the Lake, a three foot high screen shall be provided.

Yes / No / NA
 ii. **Trees:** All parking areas shall provide random tree planting in the landscape perimeter at a ratio of one tree for every four parking spaces provided. This ratio may be adjusted as a part of the Design Review process to insure adequate site visibility.

Yes / No / NA
 iii. **Landscaped Islands:** Provide landscaped islands within parking areas as a means to break up the visual dominance of parked vehicles. Landscaped islands allow the retention of significant existing vegetation, while providing opportunities to add additional landscaping. Existing vegetation, especially large trees, will benefit from pervious planting beds above root systems. Vegetation in landscaped islands must be adequately protected from vehicle

damage by such methods as curbing, tree wells, changes in grade, boulders and other parking barriers.

Yes / No / NA iv. **Maintain Sight Distances:** In order to allow drivers safe visibility at intersections of driveways and streets, no obstruction in excess of 3' 0" feet high be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection. Trees pruned high enough (8'0"off the ground) to permit driver visibility may be permitted.

Yes / No / NA v. **Emergency vehicle access:** Provide **adequate access for emergency vehicles** and for those persons attempting to render emergency services. Said minimum access shall be twenty feet (20') feet . In the event one-way drives (less than 20 feet wide) are developed, there needs to be an overall clear width of some form of hardscape, twenty feet (20') wide for emergency vehicles.

Yes / No / NA d. **Snow storage:**
i. **Parking areas** shall be sloped at least two percent to prevent ponding and icing.

Yes / No / NA ii. **Snow storage shall not be located** within required parking spaces and their access drives, public right-of-way or public snow storage easements.

10. Standard: Parking demand exceeds requirements:

Yes / No / NA Should the use demand additional parking spaces, above what is required by the parking ratios, and such demand negatively impacts the adjoining neighborhoods, then the [City] TRPA has the right to revisit the use to resolve the parking impact through such methods as requiring an offsite parking lot, Transit Management Plan, and the like. Failure to resolve the impact shall result in a zoning enforcement action subject to the penalties contained therein.

11. Standard: On Street Parking

Yes / No / NA be permitted in locations designated as a part of an adopted community plan where such parking is used to meet the onsite parking requirements.

5-46 ALTERNATIVES

A. EXCEPTIONS:

Yes / No / NA The standards of this Ordinance may be modified subject to the provisions of the introduction section to Appendix B. In addition to those provisions, the City shall also find:

Yes / No / NA 1. The environmental impact will be lessened by the lesser improvement; and

Yes / No / NA 2. Traffic safety for vehicles and pedestrians will be enhanced by the lesser improvement; and

Yes / No / NA 3. The lesser improvement will substantially meet the intent of the requirement.

B. MODIFICATION OF THE PARKING DEMAND RATIOS:

Yes / No / NA 1. In lieu of the parking demand ratios required by this ordinance, an applicant may submit to the [City] TRPA, a technically adequate parking analysis to reduce the ratios. A parking analysis shall include:

Yes / No / NA a. A parking demand ratio estimate.

Yes / No / NA b. Proposed measures or programs (if any) that will be incorporated into the project that are not based on use. Such measures are to be included in a transportation management plan, which would outline such transit incentives as reduced or free bus passes for tenants/employees, shelters, and if not on a bus route, shuttle systems and the like.

Yes / No / NA c. Schedule of funding and cost of implementation of transportation management plan measures.

Yes / No / NA d. Any additional information as deemed necessary.

Yes / No / NA 2. The City shall process this parking analysis as a "use permit" along with the appropriate conditions, to reduce the parking demand ratios when it finds:

Yes / No / NA a. Adequate off-street parking will be provided for the proposed use as determined by a parking analysis;

Yes / No / NA b. The environmental impact of the use will be lessened by the reduction in parking spaces, (staff may condition the use permit);

Yes / No / NA c. Traffic safety for other vehicles and pedestrians will be enhanced by the lesser requirement.

Yes / No / NA 3. In addition to the above, if the parking analysis is done to establish a "shared parking" facility, the City shall also find:

Yes / No / NA a. The uses have different peak periods;

Yes / No / NA b. The parking demand will not overlap;

Yes / No / NA c. The parking facility will meet peak demand;

Yes / No / NA d. The property owners are willing to sign reciprocal agreements "shared parking" approved as to form and substance by the City.

5-47 NONCONFORMING APRONS, DRIVEWAYS and PARKING AREAS

STANDARDS:

1. Standard: Continuation: A nonconforming apron, driveway and parking area may be continued, except as provided in this Section or otherwise provided by law.

2. Standard: Enlargement: No person shall enlarge a nonconforming apron, driveway or parking area in any manner which increases its noncompliance.

- 3. Standard: Expansion, addition or change of use:**
 Yes / No / NA
- a. **Commercial:** No person shall expand, add to or change the use of building that results in the increase in the number of parking spaces without bringing the apron, driveway and increased number of parking spaces into conformance.
- b. **Residential:** No person shall expand, add to a residential building which creates an intensification of residential use without bringing entire apron, driveway and parking area into conformance.

The following improvements are considered an intensification of use: living spaces or garage addition; living spaces do not include bathrooms, kitchens, foyers, closets and the like.

- 4. Standard: Minor maintenance and repair permitted:** The minor maintenance and repair of any non-conforming portion of an apron, drive or parking area is permitted. Minor maintenance and repair are those which maintain repair an existing apron, drive or parking space including such as pothole patching, seal coating and crack repair. considered that maintenance and repair which preserves the condition of the apron, drive or parking area.

- 5. Standard: Major maintenance and repair not permitted.** The major maintenance and repair of any non-conforming portion of an apron, drive or parking area is not permitted. Major maintenance and repair is considered that maintenance and repair which improves the existing condition of the apron, drive or parking area. Examples of major maintenance and repair includes: the removal and replacement of nonconforming portions of apron, driveway or parking lot material that is not considered a pothole, or a seal the resurfacing of an apron drive or parking area not considered coat.

Note: Installation, repair or replacement of walkways whether separate or contiguous to a driveway, within the 10ft setback of any property line fronting a City travelway, is not allowed.

PARKING DEMAND RATIOS

5-48 Resulting Fractions: When calculating the number of off-street automobile parking spaces required by this section for any particular building or structure, or integrated group of uses, buildings or any resulting fraction less than one-half shall be disregarded and any fraction one-half or greater shall be construed as requiring one additional parking space.

5-49 Employee Parking: Each use shall be responsible for developing a program for employee parking at the time of use or project approval. Said program may include such methods as providing additional parking spaces, development of a transit management plan, creating an offsite parking plan, development of staggered work schedules and the like.

Yes / No / NA **5-50 Use definitions:** Use the TRPA Code of Ordinances, Chapter 18 for use definitions.

Yes / No / NA **5-51 Maximum limit:** The maximum number of spaces permitted is 1.25 times the minimum number listed below, with the only exception being for single family, mobile home and summer house.

A. RESIDENTIAL

Yes / No / NA **Employee Housing** (use multiple family dwelling rate)

Yes / No / NA **Mobile Home**
2 spaces/unit; or
1 space/ units and 1 space/unit at a separate facility

Yes / No / NA **Multiple Family Dwelling** (includes duplex, triplex, and above)
2 spaces/unit;

- Yes / No / NA **Multi-person Dwelling** (dormitories, boarding or rooming houses)
1 space/2 beds; and
1 space/10 beds (guest parking)
- Yes / No / NA **Nursing and personal care**
1 space/3 beds; and
1 space/employee
- Yes / No / NA **Residential Care**
1 space/4 beds; and
1 space/live-in employee; and
1 space/5 beds (guest parking)
- Single Family Dwellings**
- Yes / No / NA **Single family house** 2 spaces
- Yes / No / NA **Other** e.g. condos, vacation rentals, guest houses, secondary residences, etc 1 space/unit; and 1/2 space/bedroom
- Yes / No / NA **Summer House** (use single family house rate)

B. TOURIST ACCOMMODATION

- Yes / No / NA **Bed & Breakfast Facilities** (Use hotel/motel rate)
- Yes / No / NA **Hotel, motel and other transient dwelling units** (applies to both redevelopment and non redevelopment projects)
1 space/guest room or unit; and
1 space/6 employees
- Yes / No / NA **Time sharing** (hotel/motel design)
Use Hotel/Motel rate
- Yes / No / NA **Time Sharing** (residential design)
Use Hotel/Motel rate

C. COMMERCIAL

1. Retail

- Yes / No / NA **Auto, mobile home and vehicle dealers**
1 space/500 s.f. gross site area
- Yes / No / NA **Building materials and hardware**
1 space/300 s.f. GFA; and
1 space/2,000 s.f. gross site area
- Yes / No / NA **Eating and drinking places**
1 space/150 s.f. GFA; or
1 space/4 customers or seats
- Yes / No / NA **Food and beverage retail sales**
1 space/150 s.f. GFA
- Yes / No / NA **Furniture, home furnishings and equipment**
Furniture - 1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area

Other - 1 space/300 s.f. GFA

Yes / No / NA **General merchandise stores**
1 space/300 s.f. GFA

Yes / No / NA **Mail order and vending**
1 space/500 s.f. non-storage area; and
1 space/1000 s.f. storage area

Yes / No / NA **Nursery**
1 space/ employee; and
1 space/300 s.f. GFA

Yes / No / NA **Outdoor retail sales** (art and craft shows)
1.5 space/vendor; and
1 space/vendor for vendor parking

Yes / No / NA **Service Stations**
1 space/300 s.f. retail/office area; and
2 spaces/service bay (this space does not include the space within the bay)

2. Entertainment

Amusements and recreation services

Yes / No / NA **Arcade** 1 space/150 s.f. GFA

Yes / No / NA **Bowling** 5 spaces/lane (includes accessory uses)

Yes / No / NA **Health spa/gym** 1 space/300 s.f. GFA
1 space/200 s.f. GFA with organized classes

Yes / No / NA **Ice/roller rink** 1 space/ employee; and
1 space/250 s.f. GFA

Yes / No / NA **Tennis** (indoor/outdoor) & **Raquet Ball**, etc.
1 space/employee; and
3 spaces/court

Yes / No / NA **Theatre** 1 space/3 seats

Yes / No / NA **Other** 1 space/35 s.f. GFA

Privately owned assembly and entertainment

Yes / No / NA **Auditorium** 1 space/ employee; and
1 space/150 s.f. GFA; or
1 space/3 seats

Yes / No / NA **Cabaret** 1 space/ employee; and
1 space/3 seats

Yes / No / NA **Convention** 1 space/ employee; and
1 space/400 s.f. GFA

3. Services

Yes / No / NA **Animal husbandry services**
1 space/200 s.f. GFA outside of kennel

- Yes / No / NA **Auto repair and service**
1 space/300 s.f. retail/office area; and
2 spaces/service bay (this space does not include the
space within the bay)
- Yes / No / NA **Broadcasting studios**
1 space/400 s.f. GFA
- Yes / No / NA **Business support services**
1 space/400 s.f. GFA
- Yes / No / NA **Contract construction services**
1 space/1,500 s.f. GFA storage; and
1 space/300 s.f. GFA office
- Yes / No / NA **Financial services**
1 space/200 s.f. GFA
- Yes / No / NA **Health care services**
1 space/150 s.f. GFA; and
1 space/2 employees
- Yes / No / NA **Laundries and dry cleaning plant**
1 space/400 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Personal services**
Yes / No / NA **Laundromat** 1 space/150 s.f. GFA
Yes / No / NA **Other** 1 space/250 s.f. GFA
- Yes / No / NA **Professional Offices**
1 space/250 s.f. GFA
- Yes / No / NA **Repair services**
1 space/400 .f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Sales lots** 1 space/1,000 s.f. GSA
- Yes / No / NA **Schools, business and vocation**
1 space/150 s.f. GFA
- Yes / No / NA **Schools, preschool**
1 space/employee
1 space/5 students
- Yes / No / NA **Secondary storage**
1 space/1,000 s.f. of storage area

4. Light Industrial

- Yes / No / NA **Batch plants** 1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Food and kindred products**
1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Fuel and ice dealers**
1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Industrial services**
1 space/400 s.f. GFA
- Yes / No / NA **Printing and publishing** (newspaper offices shall be computed as
professional offices)
1 space/500 s.f. non-storage area; and
1 space/1000 s.f. of storage area
- Yes / No / NA **Recycling and scrap**
1 space 400 s.f. GFA
- Yes / No / NA **Small scale manufacturing**
1 space/400 s.f. GFA

5. Wholesale/Storage

- Yes / No / NA **Storage yards** 1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Vehicle and freight terminals**
1 space/employee; and
1 space/bay (does not include bay space)
- Yes / No / NA **Vehicle storage and parking**
1 space/1,000 s.f. storage area
- Yes / No / NA **Warehousing and mini-warehouse**
1 space/employee
other 1 space/1,000 s.f. GFA
- Yes / No / NA **Wholesale and distribution**
1 space/non-storage area; and
1 space/ 1000 s.f. of storage area

D. PUBLIC SERVICE

1. General

- Yes / No / NA **Churches** 1 space/3 seats in the chapel or sanctuary & related
rooms;&
1 space/400 s.f. of gross floor area in all other related
buildings

- Yes / No / NA **Collection station** (temp. collection area, no sorting)
1 space/500 s.f. non-storage area; and
1 space/1,000 s.f. storage area
- Yes / No / NA **Cultural facilities**
1 space/ employee; and
1 space/250 s.f. GFA
- Yes / No / NA **Daycare centers**
1 space/employee; and
1 space/five students
- Yes / No / NA **Government offices**
1 space/250 s.f. GFA
- Yes / No / NA **Hospitals** 1 space/3 employees; and
1 space/2 beds; or
1 space/1,000 s.f. of GFA, which ever provides the
greater number; and
1 space/300 s.f. of GFA of emergency room area
- Yes / No / NA **Local assembly and entertainment**
(Use Privately Owned Assembly and Entertainment rate)
- Yes / No / NA **Local public health and safety facilities**
1 space/employee; and
1 space/1,000 s.f.
- Yes / No / NA **Power generating**
1 space/ employee; or
1 space / maintenance vehicle
- Yes / No / NA **Publicly owned assembly and entertainment**
(Use Privately Owned Assembly and Entertainment rate)
- Yes / No / NA **Public utility centers**
3 space/2,500 s.f. of facility area
- Yes / No / NA **Regional public health and safety facilities**
1 space/employee; and
1 space/1,000 s.f.
- Yes / No / NA **Schools** (the City does not regulate the parking requirements for
schools; the State of California and the TRPA does)

Yes / No / NA

College

1 space/employee; and
1 space/2 full-time students;and
1 space/4 seats in auditorium, stadium or gymnasium;
and
1 space/100 s.f. non-classroom meeting area

Yes / No / NA

**Kindergarten through Secondary
Elementary**

1 space/employee; and
1 space/500 s.f. non-classroom area

Yes / No / NA

High School

1 space/employee; and
1 space/3 students; and
1 space/4 seats auditorium, etc; and
1 space/100 s.f. non-classroom meeting area

E. RECREATION

1. Urban Recreation

Yes / No / NA

Recreation centers

1 space/ employee; and
1 space/300 s.f. GFA

Yes / No / NA

Participant sports facilities

Swimming

1 space/employee; and
1 space/75 s.f. pool area

Yes / No / NA

Tennis

3 space/1 courts

Other

Case-by-case

Yes / No / NA

Sports assembly

1 space/3 seats; and
1 space /employee

2. Developed Outdoor Recreation

Yes / No / NA

Developed campgrounds

1 space/ employee; and
1 space/10 campsites or cabins (guest parking)

Yes / No / NA

Golf courses

Driving range

1 space/ employee; and
1 space/tee

Yes / No / NA

Executive (par 3)

1 space/ employee; and
40 spaces/nine holes

Yes / No / NA

Other

1 space/full-time employee; and
10 spaces/hole

Yes / No / NA

Group Facilities

1 space/1,000 park area

Yes / No / NA

Marinas

1 space/employee; and
1 space/3 moorings or slips

Yes / No / NA

Recreational vehicle

- 1 space/1 employee; and
- 1 space/RV site; and
- 1 space/10 RV sites (guest parking)

F. ALL OTHER USES

Yes / No / NA **All other uses** Case-by-case

Notes:

1. Where used above, "Employee" refers to the number of employees for the largest shift.
2. For the purpose of this article, "floor area" in the case of offices, merchandise or service types of uses, shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall include all areas for public and non-public purposes, including, but not limited to, storage, incidental repair, processing or packaging of merchandise, shop windows, offices incidental to the management or maintenance of stores or buildings, toilet or restrooms, utilities, or dressing, fitting or alteration rooms.

G. LOADING SPACE REQUIREMENTS:

Yes / No / NA

warehousing,
dry

street

In any district, in connection with every building or part thereof hereafter erected which is to be occupied for manufacturing, storage, goods display, retail sales, hotels, hospital, mortuary, laundry, cleaning establishment or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, off-loading spaces in accordance with the following schedule:

Gross Floor Area (sq. ft.)	Loading Space (sq. ft.)
<input type="checkbox"/> 10,000 - 15,000	1
<input type="checkbox"/> 15,001 - 25,000	2
<input type="checkbox"/> 25,001 - 40,000	3
<input type="checkbox"/> 40,001 - 60,000	4
<input type="checkbox"/> Each additional 75,000	1

Yes / No / NA

A 12' vertical clearance shall be maintained in all loading space areas and access thereto.

STAFF NOTES: