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## OFF-STREET PARKING REQUIREMENTS

**Sec. 41-1300. Location of required off-street parking.** Parking facilities shall be located on the same lot or site or on a lot or site contiguous thereto. Any property used for required parking shall be under the same ownership as the uses served or shall be restricted in such a manner as to prevent the severance of the parking facilities and use by sale, trade, lease or any other conveyance.

**Sec. 41-1301. Prohibition against display of vehicles, trailers, vessels and other personal property for sale.**

- (a) No person shall park or place a vehicle, trailer, or vessel or other personal property upon a public or private street, parking lot or any public or private property for the purpose of displaying such vehicle, trailer, vessel or other personal property thereon for sale, hire or rental, or for other advertising purposes, unless said property is properly zoned by the city for such purpose and the vendor is duly licensed to transact such business at that location.
- (b) Subsection (a) shall not prohibit any person from parking or placing a vehicle or vessel or other personal property on private residential property belonging to or occupied by the owner of such vehicle, vessel or other personal property, for the purpose of displaying the same for sale, hire or rental.
- (c) "Vehicle" as used in this section shall mean a "vehicle" as defined in Section 670 of the California Vehicle Code, as the same now reads or may hereafter be amended.
- (d) "Vessel" as used in this section shall mean a "vessel" as defined in Section 9840(a) of the California Vehicle Code, as the same now reads or may hereafter be amended.
- (e) The parking or placing of any vehicle or vessel or other personal property with a sign or other advertising device thereon or proximate thereto, indicating such vehicle or vessel or other personal property is for sale, hire or rental, shall constitute prima facie evidence that such vehicle, vessel or other personal property was parked or placed for the purpose displaying same for sale, hire or rental, or other advertising.
- (f) A violation of this section shall constitute an infraction punishable in the same manner as provided in section 36-27 of this Code, as the same now reads or may hereafter be amended.

**Sec. 41-1302. Prohibition against use of required parking spaces for other purposes.**

- (a) No person shall use or allow the use of any parking space or area designed for the parking of vehicles, and necessary to provide parking spaces in full or partial satisfaction of the off-street parking requirements of this chapter, for any purpose which obstructs or prevents the use of such parking space or area for the parking of vehicles on a regular basis.

- (b) The use of a required parking space for the storage of any automobile for more than seventy-two (72) hours, or for the storage of equipment, shall be deemed to be an obstruction or activity which prevents the use of such parking space for the parking of vehicles on a regular basis within the meaning of subsection (a) of this section.
- (c) Subsection (b) does not apply to the parking of a vehicle at a residence provided the vehicle is operational and the parking of the vehicle does not conflict with access and parking of other vehicles.

**Sec. 41-1303. Dimension of parking area and access.**

- (a) Parking stalls shall not be less than eight (8) feet six (6) inches wide and eighteen (18) feet long, except as noted in subsections 41-1320(c) and (d). Where double-striping is required, the width of stalls shall be measured from lines midway between each pair of stripes. Structural, mechanical, utility or similar appurtenances are only permitted adjacent to required stall areas if the required width of the stall is increased at least six (6) inches and if the appurtenance is not located so as to interfere with safe and free parking movement or car door opening or of visibility. No appurtenance shall be permitted in the area in front of a parked car unless located in its entirety at least four (4) feet above surface level. Parking lot lights and tree wells, however, may encroach no greater than eighteen (18) inches into a front corner of a parking stall.
- (b) Aisles to and from parking stalls shall not be less than:
  - (1) Thirteen (13) feet wide for one-way aisles with 30-degree parking.
  - (2) Fifteen (15) feet wide for one-way aisles with 45-degree parking.
  - (3) Eighteen (18) feet wide for one-way aisles with 60-degree parking.
  - (4) Twenty-three (23) feet wide for 90-degree parking.
- (c) Circulation within a parking area must be such that:
  - (1) A car entering the parking area need not enter a street to reach another aisle except on a street with a standard industrial street cross section.
  - (2) A car need not enter a street backwards. This provision shall not apply to off-street parking required in sections 41-1320 and 41-1321, or prohibit the backing of motor vehicles into a street which has a standard industrial street cross-section regardless of the use on the lot abutting said industrial street.
  - (3) All parking stalls and garages shall be accessible and usable.

**Sec. 41-1304. Maintenance and operation.**

- (a) Bumper guards, curbs or other suitable barriers shall be provided to protect public streets and sidewalks, to prevent parking in areas where no parking is permitted, to prevent parked vehicles from extending beyond the parking area boundary line or intruding into any pedestrian walkway, and to prevent vehicles from contacting any wall, fence or landscaped area.
- (b) When the parking area abuts residentially zoned property, property used for residential purposes, or sensitive land uses, a minimum six-foot high masonry wall shall be erected along such property lines, except that such wall shall not exceed four (4) feet in height along any required front yard of the adjacent property.
- (c) Lights used to illuminate the parking area shall be reflected away from any residence or sensitive land use.
- (d) All required stalls shall be clearly outlined with double-striping on the surface of the lot.
- (e) The parking area and driveways shall be paved with asphaltic or concrete surfacing.
- (f) All parking areas shall be accessible to vehicles via driveways and aisles of the size specified herein.
- (g) Cart corrals shall be provided throughout parking lots for uses that rely on shopping carts for normal business operations.
- (h) Sensitive land uses as used in this section are those adjacent land uses such as child care facilities, parks, schools, churches, convalescent homes, and hospitals that will be potentially impacted by the proposed parking lot and ancillary parking activities.
- (i) All parking areas required by this chapter are to be maintained in a safe, clean and repaired state with no potholes, solid paving, and legible striping.

**Sec. 41-1305. Loading space requirements.** Every building involving the receipt or distribution by vehicle of materials or merchandise incidental to carrying on such activity shall be provided with at least one (1) space for standing, loading and unloading of vehicles to avoid undue interference with the public use of on-site travel aisles, streets and alleys. Such space shall be provided at a size sufficient to accommodate the largest delivery vehicle likely for the building and in no case be less than ten (10) feet by twenty-five (25) feet. Loading zones shall be provided at a rate of one (1) for every ten thousand (10,000) square feet of floor area or outdoor storage area. A fourteen-foot minimum height clearance shall be maintained. Loading zones shall not interfere with or be used for off-street parking purposes. Loading zones shall be clearly designated and labeled, and may not be located adjacent to property used or zoned for residential purposes.

**Sec. 41-1306. Handicapped parking.**

- (a) *Number.* A portion of the required off-street parking spaces required for any use by this chapter shall be designed for physically handicapped persons in accordance with state law and the following standards:

Total Number of Parking Spaces	Number of Spaces for Handicapped Persons
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 total
Over 1,000	20 plus 1 for each 100 spaces provided over 1,000

- (b) *Design, designation, and location.* Handicapped persons' parking spaces shall, at a minimum, comply with the requirements of the California Building Code, Division 11, Site Accessibility.

**Sec. 41-1307. Motorcycle spaces** Any site which has five hundred (500) or more parking spaces shall provide, for the first five hundred (500) spaces and one (1) for each two hundred fifty (250) spaces thereafter, a seventeen-foot by eighteen-foot motorcycle parking area, bordered by bumper guards or concrete curb to preclude automobile access to such area. Motorcycle spaces are to be clearly designated and located near the main entrance of the primary structures on-site.

**Sec. 41-1307.1 Bicycle parking spaces.** All development projects (as defined by Section 41.668) shall provide short term bicycle parking on-site as follows:

- (a) Retail and service commercial development shall provide bicycle parking at a rate of five (5) percent of the required automobile parking, but not less than four (4) bicycle spaces.
- (b) Office, industrial and manufacturing development of greater than 15,000 gross square feet shall provide a minimum of two (2) bicycle parking spaces.
- (c) Multifamily residences of five or more units shall provide a minimum of four (4) bicycle spaces.
- (d) Key activity locations and public gathering uses including but not limited to theaters, recreation facilities, libraries, churches/temples, and schools shall provide a minimum of four (4) bicycle parking spaces or eight (8) bicycle parking spaces if more than 50 parking spaces are required.

- (e) If a use conducted in a building or on a site is not clearly defined as it relates to the application of this requirement, determination shall be at the discretion of the planning manager as to the appropriate bicycle parking requirement as listed in subsections a through d above. Such determination may be appealed to the planning commission and city council.
- (f) Any development project located within the Central Business (C3) or Central Business-Artists Village (C3-A) shall be exempt from this section.
- (g) To the extent practicable, the design, site planning, compatibility and lot design for on-site, short term bicycle parking shall be consistent with the City's Bicycle Support Facilities Guidelines. In those situations where said Guidelines cannot be applied due to site constraints or aesthetic considerations, in order to promote the objectives of said Guidelines and the health, safety and general welfare of the City, the Planning Director or designee may in writing authorize use of a portion of the required landscape setback, or the conversion of one required vehicular parking space for on-site, short term bicycle parking.

**Sec. 41-1308. Prohibition against separate charge for parking on multiple-family residential property.**

- (a) No owner or agent of any owner of multiple-family residential property shall impose any charge on any resident for the privilege of parking in the off-street parking spaces on such property which is separate and distinct from the rent charged to such resident for such resident's dwelling unit.
- (b) Any owner or agent of an owner of residential property who is not in compliance with subsection (a) of this section on November 19, 1990, shall have sixty (60) days from and after such date to discontinue such noncompliance. Thereafter any such noncompliance shall be unlawful.

**Sec. 41-1309. Interpretation of standards.** In interpreting the parking standards set forth in this article, the following rules shall govern:

- (1) Wherever required off-street parking is based upon gross floor area, the number of required spaces shall be determined by applying the appropriate mathematical ratio. If the product is not a whole number, the number of required spaces shall be the next lower natural number if the decimal fraction is less than five-tenths (0.5) or the next higher natural number if the decimal fraction is five-tenths (0.5) or more. Wherever required off-street parking is based upon some other factor, the number of required spaces shall be determined by the same arithmetical process.
- (2) Wherever two (2) or more uses identified in this article exist on the same site or within the same building:
  - a. The number of parking spaces required for each use shall be determined separately.

- b. Except as provided in sections 41-1390 and 41-1391, ancillary activities or uses within a single tenant space not exceeding fifteen (15) percent of the gross floor area shall be calculated at the parking ratio of the primary use.
- (3) Wherever a particular use of property can be classified under more than one (1) section of this article which sets minimum parking space requirements, the section which contains the more specific use description shall apply. If two (2) or more equally specific sections apply, the section imposing the higher standard shall apply.
- (4) Wherever required parking is based upon the number of seats in an area, eighteen (18) inches of bench space shall be deemed the equivalent of one (1) seat.
- (5) Reduction in parking due to disabilities upgrade may be granted. When required solely as a need to upgrade existing parking facilities to comply with Americans with Disabilities Act (ADA), Title III and California Code of Regulations (CCR), California Access Code, Title 24, may be reduced at the discretion of the Planning Manager.
- (6) Additions of floor area up to twenty-five (25) percent of a designated historic resource on the Santa Ana Register of Historic Properties shall be exempt from the requirements of this subsection. Additional parking shall be provided only for the floor area being added which exceeds a twenty-five (25) percent increase.

**Sec. 41-1309.1 Change of Use, Exceptions.** Upon the change of use of an existing building, lot, or a portion of a building or lot, additional parking and loading spaces shall be provided for the new use as required by this chapter over and above the number of parking and loading spaces required by this chapter for the prior use only, with the following exceptions:

- (1) Change of use in a historic district or registered historic property. Any change of use permitted in a historic resource shall not be required to provide additional parking to that legally required prior to the change of use.
- (2) Change of use in a space under two thousand five hundred (2,500) square feet. The occupancy of any tenant space of less than two thousand five hundred (2,500) square feet in all zones, may be interchanged among the below land uses without the need to provide additional parking beyond that currently provided on-site or in covenanted off-site spaces. The prior use must have been established with a valid business license and certificate of occupancy. Required parking shall be determined by the last occupancy that did not use this subsection in a space under two thousand five hundred (2,500) square feet in all zones. Parking will be determined by subsection 41-1300.
  - Professional and administrative offices
  - Service uses
  - Medical and dental offices
  - Restaurants/eating establishments
  - Retail and service activities

- Live/work spaces
- Banks and financial institutions
- Gymnasiums and studios operated for commercial or public purposes

**Sec. 41-1310. In-lieu parking fee districts.**

- (a) The city council may, by resolution, establish one (1) or more in-lieu parking fee districts whereby property owners within any such district may receive a credit toward the number of off-street parking spaces otherwise required by this article by the payment of an in-lieu parking fee to be used by the city for the future provision of public parking facilities serving the district.
- (b) Eligibility for the reception of an off-street parking credit shall be limited to: (1) the use and occupancy of existing buildings which lack sufficient parking spaces on site to satisfy the requirements of this article and which no longer have such status as a nonconforming use or nonconforming building which would allow them to be used and occupied without the provision of such parking; and (2) the intensification of use in an existing building. Such eligibility shall not extend to new building construction, or to additions to existing buildings or the reconstruction of existing buildings even if such reconstruction does not increase existing or previous occupant load.
- (c) Any resolution of the city council establishing an in-lieu parking fee district shall set forth the fee to be charged for each parking space for which an off-street parking credit shall be granted to an owner of eligible property within the district. Such resolution may also set forth such provisions as the council may determine appropriate for payment of the fee in installments over a period of years. The responsibility for such installment payments shall run with the ownership of the property.
- (d) All revenues received by the city from the payment of in-lieu parking fees from owners of property within an in-lieu parking district shall be maintained in an account separate and apart from other city funds. Moneys in such account may be expended solely for the purpose of providing additional public parking in the district.
- (e) No owner of property within an in-lieu parking fee district may receive any off-street parking credit pursuant to this section except pursuant to a parking plan approved for that property by the executive director of the community development agency of the city or his or her designated representative. The parking plan shall specify the number of parking spaces required to be provided on the property and the number of parking spaces for which off-street parking credits are granted.
- (f) A parking plan may be revoked by the executive director of the community development agency of the city or his or her designated representative for failure by the owner of that property to pay installment payments on the in-lieu parking fee due for that property, and shall be reinstated upon the payment of all installments due. During such time as a parking plan is revoked: (1) the property shall not be credited with off-street parking credits for purposes of determining its compliance with the off-street parking requirements of this chapter; and (2) no further certificates of occupancy shall be issued for the property under the building code of the city.

## DIVISION 2.

### RESIDENTIAL STANDARDS

#### Sec. 41-1320. Single-family dwellings.

- (a) The minimum off-street parking requirements for single-family dwellings are as follows:
- (1) Four (4) off-street parking spaces for up to five (5) bedrooms;
  - (2) Five (5) off-street parking spaces for up to six (6) bedrooms;
  - (3) Six (6) off-street parking spaces for up to seven (7) bedrooms;
  - (4) Seven (7) off-street parking spaces for up to eight (8) bedrooms;
  - (5) Eight (8) off-street parking spaces for nine (9) or more bedrooms.
- (b) Of the spaces required by subsection (a), no less than one-half (1/2) of the off-street parking spaces shall be in an enclosed garage. The remaining spaces may be tandem spaces in a driveway.
- (c) Each parking stall in a one-car garage shall not be less than twelve (12) feet wide and twenty (20) feet long.
- (d) Each parking stall in a two-car garage or larger shall not be less than ten (10) feet wide and twenty (20) feet long.

#### Sec. 41-1321. Two-family and three-family dwellings.

- (a) The minimum off-street parking requirements for each dwelling unit in a two-family or three-family dwelling are as follows: three (3) spaces plus one (1) additional space for each bedroom in excess of two (2) bedrooms.
- (b) Of the spaces required by subsection (a), two (2) spaces shall be in an enclosed garage. The remaining spaces may be tandem spaces in a driveway, provided such driveway spaces may not obstruct access to parking spaces serving any other unit.

#### Sec. 41-1322. Multiple-family dwellings.

- (a) The minimum off-street parking requirements for each dwelling unit in multiple-family dwellings are as follows: one (1) space in a garage or carport.
- (b) Each multiple-family dwelling site shall provide off-street parking spaces, in addition to the minimum requirements of subsection (a) of this section, in an amount not less than the number of bedrooms on the site. Such spaces may be open or covered and may be assigned to particular units or not so assigned. Bachelor units shall be considered as one-bedroom units.
- (c) In addition to the minimum requirements of subsections (a) and (b) of this section, each multiple-family dwelling site shall provide guest parking, identified as such, in an amount of spaces not less than twenty-five (25) percent of the minimum required spaces under subsections (a) and (b) of this section, but in no case less than three (3) spaces.



- Sec. 41-1323. Care homes.** The minimum off-street parking requirements for care homes are as follows: one (1) space for each three (3) beds.
- Sec. 41-1324. Lodging houses.** The minimum off-street parking requirements for lodging houses are as follows: one (1) space for each guest room or one (1) space for each one hundred fifty (150) square feet of sleeping area, whichever is greater, plus two (2) enclosed spaces for use by the operator of the lodging house and two (2) guest spaces.
- Sec. 41-1325. Senior citizen establishments.**
- (a) The minimum off-street parking requirements for senior citizen establishments, pertaining to spaces reserved for residents who are sixty-two (62) years of age or older, are as follows: one (1) space for each one-bedroom dwelling unit; one and one-half (1.5) spaces for each two-bedroom dwelling unit.
  - (b) Of the spaces required by subsection (a), at least one (1) space per unit shall be in a garage or under a carport.
  - (c) In addition to the requirements of subsection (a) of this section, senior citizen establishments shall provide guest parking spaces, identified as such, in an amount not less than fifteen (15) percent of the minimum number of spaces required under subsection (a) of this section. Such guest parking spaces shall be open and outside of any secured area.
- Sec. 41-1326. Bed and breakfast establishments.** The minimum off-street parking requirements for bed and breakfast establishments are as follows: one (1) space for each guest room, plus two (2) enclosed spaces for the operator of the establishment.
- Sec. 41-1327. Fraternity and sorority houses and dormitories.** The minimum off-street parking requirements for fraternity and sorority houses and dormitories are as follows: one (1) space for each two (2) beds or one (1) space for each eighty (80) square feet of sleeping area, whichever is greater.
- Sec. 41-1328. Trailer and mobile home parks.**
- (a) The minimum off-street parking requirements for trailer or mobile home parks are as follows: two (2) spaces for each trailer unit.
  - (b) Of the spaces required by subsection (a), at least one (1) space for each unit shall be covered.
- Sec. 41-1329. Caretaker quarters.** The minimum off-street parking requirements for caretaker quarters are as follows: two (2) spaces.

### DIVISION 3.

#### COMMERCIAL AND OFFICE STANDARDS

- Sec. 41-1340. Retail stores and service uses.** The minimum off-street parking requirements for retail and service uses not otherwise specified in this division are as follows: five (5) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1341. Restaurants, cafes, etc.**

- (a) The minimum off-street parking requirements for restaurants, cafes and other eating establishments are as follows: eight (8) spaces for each one thousand (1,000) square feet of gross floor area and open-air dining area except that an open-air dining area no greater than twenty-five (25) percent of the gross floor area of the restaurant, or one thousand (1,000) square feet, whichever is smaller, is exempt from a parking requirement.
- (b) Each drive-through eating establishment shall have vehicular stacking lanes of at least eighty (80) feet from the pick-up window to the order point, and eighty (80) feet from the order point to the end of the drive-through lane. Such stacking lanes shall be located so that they do not serve as entries to parking spaces.

**Sec. 41-1342. Offices, business and professional.** The minimum off-street parking requirements for business and professional offices, including psychologists, are as follows: three (3) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1343. Open retail.** The minimum off-street parking requirements for plant nurseries (except for those in conjunction with a home improvement store), vehicle sales and other primarily open-air retail uses are as follows: two (2) spaces for each one thousand (1,000) square feet of display and storage area, plus four (4) spaces for each one thousand (1,000) square feet of office area.

**Sec. 41-1344. Hotels and motels.**

- (a) The minimum off-street parking requirements for hotels and motels are as follows: one (1) space for each guest room, plus one (1) space for each ten (10) rooms, plus two (2) spaces for a manager's unit, if provided.
- (b) Except for facilities limited to the exclusive use of guests, parking shall be provided for restaurants, banquet facilities and other retail services or recreational uses included in a hotel or motel building or grounds in accordance with the requirements of this article for such uses.

**Sec. 41-1346. Medical, dental, psychiatric and chiropractic offices and clinics.** The minimum off-street parking requirements for medical, dental, psychiatric, and chiropractic offices and clinics are as follows: five (5) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1347. Automobile repair and automobile servicing.**

- (a) The minimum off-street parking requirements for automobile repair and automobile servicing facilities are as follows: Five (5) spaces for each one thousand (1,000) square feet of gross floor area.
- (b) Vehicle repair bays in automobile repair and automobile servicing facilities shall not be counted as parking spaces.

**Sec. 41-1348. Banks and financial institutions.**

- (a) The minimum off-street parking requirements for banks and other financial institutions are as follows: four (4) spaces for each one thousand (1,000) square feet of gross floor area, plus two (2) spaces for each walk-up automatic teller machine.

- (b) Each drive-in service window in a bank or other financial institution shall have a vehicular stacking lane of at least one hundred twenty (120) feet in length. Such stacking lane shall be located so that it does not serve as an entryway to parking spaces.

**Sec. 41-1349. Furniture and appliance stores.** The minimum off-street parking requirements for furniture and appliance stores are as follows: two (2) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1350. Laundromats.** The minimum off-street parking requirements for laundromats are as follows: six (6) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1351. Hospitals and other medical care facilities.** The minimum off-street parking requirements for hospitals and other medical care facilities [are as follows]: two (2) spaces for each patient bed.

**Sec. 41-1352. Union halls.** The minimum off-street parking requirements for union halls are as follows: three (3) spaces for each one thousand (1,000) square feet of gross floor area of office area, plus one (1) space for each twenty-eight (28) square feet of assembly floor area.

**Sec. 41-1353. Bulk merchandise stores.** The minimum off-street parking requirements for bulk merchandise stores are as follows: eight (8) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1354. Lumberyards.** The minimum off-street parking requirements for lumberyards are as follows: five (5) spaces for each one thousand (1,000) square feet of gross floor area of building space, plus two (2) spaces for each one thousand (1,000) square feet of outdoor sales or storage area.

**Sec. 41-1355. Car washes.**

- (a) The minimum off-street parking requirements for self-service car washes are as follows: two (2) spaces per washing bay. In addition, an area for vehicles of at least ten (10) feet by twenty (20) feet is to be provided adjacent to each air, water, vacuum and telephone facility.
- (b) The minimum off-street parking requirements for automatic car washes are as follows: two (2) spaces. Automatic car washes shall also have a vehicular stacking lane at least sixty (60) feet long at the entrance. An area for vehicles of at least ten (10) feet by twenty (20) feet shall also be provided adjacent to each air, water, vacuum and telephone facility.
- (c) The minimum off-street parking requirements for full-service car washes are as follows: five (5) spaces. Full-service car washes shall also provide the following:
  - (1) A drying area equal to at least twenty (20) parking spaces.
  - (2) A vehicular approach lane at least one hundred twenty (120) feet in length.
  - (3) An area for vehicles of at least ten (10) feet by twenty (20) feet adjacent to each air, water, vacuum and telephone facility.

**Sec. 41-1356. Indoor swap meets.** The minimum off-street parking requirements for indoor swap meets are as follows: ten (10) spaces for each one thousand (1,000) square feet of gross floor area.

**Sec. 41-1357.**

**Service stations.**

- (a) The minimum off-street parking requirements for service stations which are limited to the dispensing of motor fuel are as follows: two (2) spaces.
- (b) The minimum off-street parking requirements for service stations having repair and/or retail facilities are as follows: one (1) space for each two hundred (200) square feet of gross floor area.
- (c) No additional spaces are needed for an automatic (drive-through) car wash, however, a sixty-foot stacking lane is required. Other types of car washes require parking as specified in this article.
- (d) Service stations shall also provide an area for vehicles of at least ten (10) feet by twenty (20) feet adjacent to each air, water, vacuum and telephone facility.
- (e) Vehicle repair bays in service stations shall not be counted as parking spaces.
- (f) Fifty (50) percent of fuel island vehicle parking area may be counted toward not more than one-half (1/2) of the number of any parking spaces required due to floor area used for retail purposes (auto repair excluded).

**Sec. 41-1358.**

**Motorcycle repair.** The minimum off-street parking requirement for motorcycle, ATV, motor scooter, moped, small engine and similar repair shops are as follows: one (1) space for each two hundred (200) square feet of gross floor area.

**Sec. 41-1359.**

**Banquet facilities.** Banquet facilities, as a freestanding use, shall be parked at the rate of one (1) parking stall per twenty-eight (28) s.f. of activity/assembly area. Whenever the parking requirement for a banquet facility as an ancillary use exceeds the parking requirement for the primary use, the banquet facility shall be parked at the rate of one (1) parking stall per twenty-eight (28) s.f. of activity/assembly area. Provided however, banquet facilities ancillary to a restaurant or eating establishment shall be parked at the restaurant rate of ten (10) parking stalls per one thousand (1,000) s.f. of gross floor area.

**Sec. 41-1360.**

**Car rental agencies.** The minimum off-street parking required for car rental agencies is one (1) space for each two hundred (200) square feet of gross floor area and one (1) space for each rental vehicle stored on-site.

**DIVISION 4.**

**ENTERTAINMENT AND RECREATIONAL USES**

**Sec. 41-1370.**

**Golf driving ranges.** The minimum off-street parking requirements for golf driving ranges are as follows: one (1) space per driving tee.

**Sec. 41-1371.**

**Golf courses, bowling alleys and batting cages.**

- (a) The minimum off-street parking requirements for golf courses, including miniature golf courses, bowling alleys and batting cages are as follows: three (3) spaces per hole, alley or cage.

- (b) In addition, off-street parking for restaurants and other retail, service or recreational uses appurtenant to a golf course, bowling alley or batting cage shall be provided at a rate of seventy-five (75) percent of the requirements of this article for such uses.

**Sec. 41-1372. Theaters and auditoriums.**

- (a) The minimum off-street parking requirements for movie theaters, stage theaters and auditoriums are as follows: one (1) space for each three (3) fixed seats, plus one (1) space for each twenty-eight (28) square feet of assembly area.
- (b) Theaters and auditoriums shall also provide a passenger loading/unloading zone.

**Sec. 41-1373. Stadiums, skating rinks, gymnasiums, sports arenas, convention facilities, etc.**

- (a) The minimum off-street parking requirements for stadiums, skating rinks, gymnasiums, sports arenas, meeting and convention facilities, and similar places of public assembly are as follows: one (1) space for each four (4) fixed seats, plus one (1) space for each twenty-eight (28) square feet of assembly area.
- (b) Stadiums, skating rinks, gymnasiums, sports arenas, meeting and convention facilities and similar places of public assembly shall also provide a passenger loading/unloading zone.

**Sec. 41-1374. Bingo parlors, pool halls and game arcades.** The minimum off-street parking requirements for bingo parlors, pool halls and game arcades are as follows: one (1) space for each four (4) seats in a bingo parlor, plus one (1) space for each video game, plus two (2) spaces for each pool table or other gaming device.

**Sec. 41-1375. Exercise gyms, spas, health clubs, etc.** The minimum off-street parking requirements for exercise gyms, spas, health clubs and similar facilities are as follows: one (1) space for each one hundred and eighty (180) square feet of floor area devoted to physical activity other than racquetball or handball (exclusive of locker rooms, shower facilities, utility rooms and ancillary public areas).

**Sec. 41-1375.5. Martial arts, gymnastics, and dance studios.** The minimum off-street parking requirement for martial arts, gymnastics, and dance studios where no food or beverage service is provided is as follows: one (1) space for each two hundred (200) square feet of gross floor area.

**Sec. 41-1376. Lodges, clubs and dance halls.** The minimum off-street parking requirements for lodges without sleeping quarters, clubs and dance halls are as follows: one (1) space for each twenty-eight (28) square feet of assembly area.

**Sec. 41-1377. Carnivals.** The minimum off-street parking requirements for carnivals are as follows: three (3) spaces for each booth or ride.

**Sec. 41-1378. Circuses.** The minimum off-street parking requirements for circuses are as follows: one (1) space for each four (4) seats.

**Sec. 41-1379. Dance clubs, cabarets, night clubs and bars.** The minimum off-street parking requirements for dance clubs, cabarets, night clubs and bars are as follows: one (1) space for each twenty-eight (28) square feet of assembly area.

## DIVISION 5.

### INDUSTRIAL USES

**Sec. 41-1390. Manufacturing facilities.**

- (a) The minimum off-street parking requirements for manufacturing uses are as follows: two (2) spaces for each one thousand (1,000) square feet of production area.
- (b) Office space exceeding thirty (30) percent of the gross floor area of a manufacturing facility must meet the off-street parking requirements for office use.

**Sec. 41-1391. Warehouses and distribution and wholesale uses.**

- (a) The minimum off-street parking requirements for warehouses and distribution and wholesale uses are as follows: One (1) space for each one thousand (1,000) square feet of gross floor area.
- (b) Office space exceeding thirty (30) percent of the gross floor area of the warehouse or wholesale use must meet the off-street parking requirements for office use.
- (c) For purposes of this section, "distribution" means a facility which dispenses, divides, and/or deals goods or materials on a regular basis, other than sales at retail.

**Sec. 41-1392. Bulk storage yards and wholesale lumberyards.** The minimum off-street parking requirements for bulk storage yards and wholesale lumberyards are as follows: one (1) space for each ten thousand (10,000) square feet of lot area.

**Sec. 41-1393. Salvage yards, wrecking yards and impound yards.** The minimum off-street parking requirements for salvage yards, wrecking yards and impound yards are as follows: four (4) spaces for each ten thousand (10,000) square feet of lot area.

**Sec. 41-1394. Mini-warehouses.**

- (a) The minimum off-street parking requirements for mini-warehouses are as follows:
  - (1) For the first nine hundred (900) storage units: one (1) space for each one hundred fifty (150) units.
  - (2) For storage units in excess of nine hundred (900): one (1) space for each three hundred (300) units.
- (b) The spaces required by subsection (a) of this section shall be located outside of any secured storage unit area.
- (c) Two (2) parking spaces shall be provided for any on-site management unit on a mini-warehouse site.
- (d) Vehicular aisles on mini-warehouse sites shall be at least thirty (30) feet wide.

- Sec. 41-1395. Wholesale machinery and office equipment establishments.** The minimum off-street parking requirements for wholesale machinery and office equipment establishments are as follows: two (2) spaces for each one thousand (1,000) square feet of gross floor area.
- Sec. 41-1396. Passenger transportation services.** The minimum off-street parking requirements for passenger transportation services are as follows: two (2) parking spaces per one thousand (1,000) square feet of building area and one (1) parking space for every two (2) fleet vehicles stored and intended for operation in connection with said use.
- Sec. 41-1397. Freight, bus and truck terminals.** The minimum off-street parking requirement for freight, bus and truck terminals is as follows: two (2) parking spaces per 1,000 square feet of building area, and one (1) parking space for every two fleet vehicles stored and intended for operation in connection with said use.

## DIVISION 6.

### EDUCATIONAL USES

- Sec. 41-1400. Elementary schools and junior high schools.** The minimum off-street parking requirements for elementary schools and junior high schools are as follows: one and one-half (1 1/2) spaces for each classroom, plus one (1) space for each three hundred thirty-three (333) square feet of office floor area.
- Sec. 41-1401. High schools.** The minimum off-street parking requirements for high schools are as follows: one (1) space for each one hundred fifty (150) square feet of classroom floor area, plus one (1) space for each three hundred thirty-three (333) square feet of office floor area.
- Sec. 41-1402. Colleges, trade schools, business schools and adult education facilities.** The minimum off-street parking requirements for colleges, trade schools, business schools and adult education facilities are as follows: one (1) space for each forty (40) square feet of classroom floor area, plus one (1) space for each three hundred thirty-three (333) square feet of office floor area.
- Sec. 41-1403. Museums, art galleries, amusement attractions and libraries.**
- (a)** The minimum off-street parking requirements for museums, art galleries, amusement attractions and libraries are as follows: one (1) space for each two hundred (200) square feet of floor area open to the public including assembly or conference facilities, and food facilities for the exclusive use of on-site patrons. Administrative office space is to be parked at one (1) space per three hundred thirty-three (333) feet of floor area. Restaurants open to the public are to be parked as provided for in this article.
  - (b)** Museums and libraries shall also provide one (1) bus parking stall for the first ten thousand (10,000) square feet of public area and one (1) space for each five thousand (5,000) square feet of floor area open to the public thereafter.
  - (c)** Museums, art galleries and libraries shall also provide a passenger loading/unloading zone.
  - (d)** Theaters in conjunction with such facilities shall be parked per the provisions of this article.

## DIVISION 7.

### MISCELLANEOUS USES

- Sec. 41-1410. Mortuaries and funeral homes.** The minimum off-street parking requirements for mortuaries and funeral homes are as follows: one (1) space for each four (4) fixed seats, plus one (1) space for each thirty-five (35) square feet of floor area in any seating area without fixed seats, plus one (1) space for each business vehicle.
- Sec. 41-1411. Churches, chapels and religious meeting halls.**
- (a) The minimum off-street parking requirements for churches, chapels and religious meeting halls are as follows: one (1) space for each three (3) fixed seats, plus one (1) space for each fifty (50) square feet of floor area in seating areas without fixed seats.
  - (b) For purposes of this section, "seating areas" shall include congregation seating, prayer and cry rooms, pastor and choir areas, and similar areas.
- Sec. 41-1412. Child care facilities.**
- (a) The minimum off-street parking requirements for child care facilities are as follows: one (1) space for each eight (8) individuals, plus one (1) space for each supervisor or teacher.
  - (b) Child care facilities providing care or instruction to ten (10) or more individuals at any one (1) time shall also provide a passenger loading/unloading zone.
- Sec. 41-1412.5. Adult day care facilities.**
- (a) Adult day care facilities shall be parked at the rate of one (1) space for each two hundred (200) square feet of activity or assembly area, plus one (1) space for each supervisor or teacher.
  - (b) Whenever the parking requirement for an adult day care facility, as an ancillary use, exceeds the parking requirement for the primary use, the adult day care facility shall be parked at the rate of one (1) space for each two hundred (200) square feet of activity or assembly area, plus one (1) space for each supervisor or teacher.
  - (c) Adult day care facilities providing care or instruction to ten (10) or more adults at any one (1) time shall also provide a passenger loading/unloading zone.
- Sec. 41-1413. Public utility substations and communication facilities.** The minimum off-street parking requirements for public utility substations and communication facilities are as follows: one (1) combination parking space and loading/unloading zone.
- Sec. 41-1414. Rectories, priories, convents and other residential accessory church uses.** The minimum off-street parking requirements for rectories, priories, convents and other residential accessory church uses are as follows: one (1) garage space per bedroom, plus spaces for guest parking equal to twenty-five (25) percent of the total required for nonguest parking.



**Sec. 41-1420. Unspecified uses.**

- (a)** The minimum off-street parking requirements for any use conducted in a building which cannot reasonably be considered as within the scope of any other section of this article setting minimum parking space requirements are as follows: five (5) spaces for each one thousand (1,000) square feet of gross floor area.
- (b)** The minimum off-street parking requirements for any use conducted outside of a building which cannot reasonably be considered as within the scope of any other section of this article shall be determined by the planning director. Such determination may be appealed to the planning commission and the city council.