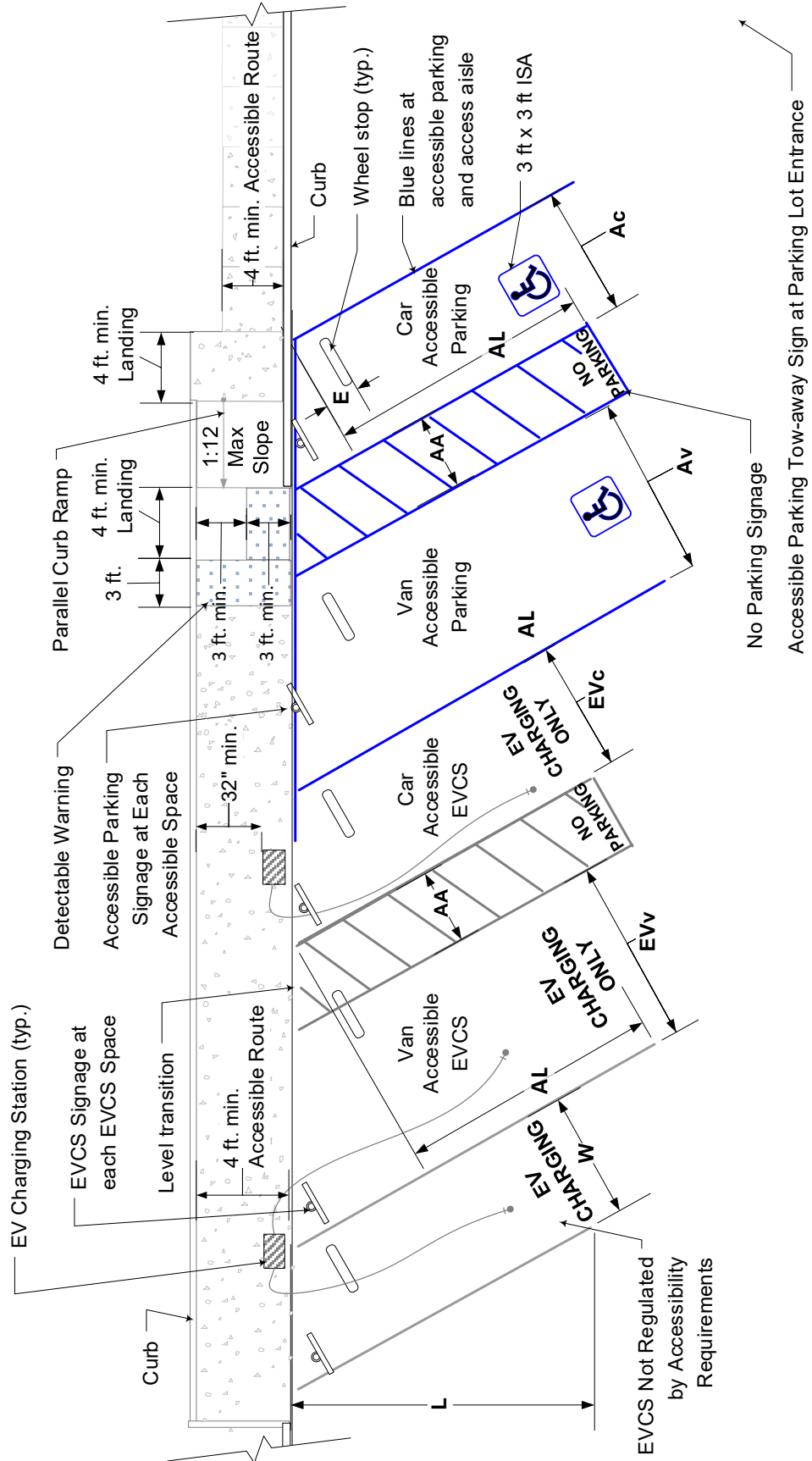


Detailed Example for Accessible Parking and Electric Vehicle Charging Spaces (EVCS)



NOTE: For additional accessibility requirements, see CA Building Code Chapter 11B

Parking Lot Dimensional Standards

		Standard Parking Spaces (min.)					Compact Parking Spaces (min.)			Accessible Parking Spaces (min.)			Access Aisle (min.)	EVCS (min.)	
Parking Angle	Type of Use	D	E	B	W	L	Bc	Wc	Lc	Ac	Av	AL	AA	EVc	EVv
0° Parallel Parking	Commercial	20 ft.	2 ft.	12 ft.	9 ft.	24 ft.	10 ft.	8.5 ft.	22 ft.	9 ft.	12 ft.	18 ft.	5 ft.	9 ft.	12 ft.
	Industrial				9.5 ft.			9 ft.							
	Residential				10 ft.			9.5 ft.							
	Other				9.5 ft.			9 ft.							
45°	Commercial	17 ft.	2 ft.	15 ft.	9 ft.	20.5 ft.	13 ft.	8.5 ft.	18.5 ft.	9 ft.	12 ft.	18 ft.	5 ft.	9 ft.	12 ft.
	Industrial				9.5 ft.			9 ft.							
	Residential				10 ft.			9.5 ft.							
	Other				9.5 ft.			9 ft.							
60°	Commercial	14 ft.	2ft.	19 ft.	9 ft.	21.8 ft.	18 ft.	8.5 ft.	19.8 ft.	9 ft.	12 ft.	18 ft.	5 ft.	9 ft.	12 ft.
	Industrial				9.5 ft.			9 ft.							
	Residential				10 ft.			9.5 ft.							
	Other				9.5 ft.			9 ft.							
90° Perpendicular Parking	Commercial	14 ft.	2ft.	27 ft.	9 ft.	20 ft.	25 ft.	8.5 ft.	18 ft.	9 ft.	12 ft.	18 ft.	5 ft.	9 ft.	12 ft.
	Industrial				9.5 ft.			9 ft.							
	Residential				10 ft.			9.5 ft.							
	Other				9.5 ft.			9 ft.							

LEGEND

- D** = Minimum **driveway** aisle width.
- E** = Dimension from bumper or curb to items that might become damaged from overhanging vehicles (i.e. light poles, other vehicles, fences, etc.).
- B** = Minimum backing area dimension for a **standard** parking space.
- W** = Minimum width for a **standard** parking space.
- L** = Minimum length for **standard** parking space.
- Bc** = Minimum backing area dimension for a **compact** parking space.
- Wc** = Minimum width for **compact** parking space.
- Lc** = Minimum length for **compact** parking space.
- Ac** = Minimum width for a **car** accessible parking space.
- Av** = Minimum width for a **van** accessible parking space.
- AA** = Minimum width for an accessible **access aisle**. The full width of the access aisle shall extend the full length of the accessible parking space.
(NOTE: Where **van** accessible parking spaces are provided, the accessible access aisle shall be located on the passenger side of the van accessible parking space.)
- EVc** = Minimum width for a **car** accessible Electric Vehicle Charging Station (EVCS) space.
- EVv** = Minimum width for a **van** accessible parking EVCS space.

General Parking Notes:

Compact parking spaces. A maximum of 30 percent of the required parking spaces for multi-family, commercial, and industrial uses may be compact spaces.

Number of handicap-accessible spaces. Parking spaces for the disabled shall be provided in compliance with the California Building Code.

Electric Vehicle (EV) Charging Station Parking. EV Charging Station Parking shall be provided when required by the California Green Building Code. (EV) Charging Station Parking shall be made accessible to the disabled when required by the California Building Code

Access. Parking areas shall provide suitable maneuvering room so that vehicles enter an abutting street or alley in a forward direction. The review authority may approve exceptions for single-family homes and duplexes, and for nonresidential uses where parking areas immediately adjoin a public alley.

Traffic Aisles. One-way traffic aisles shall be a minimum of 14 feet wide. Two-way traffic aisles shall be a minimum of 20 feet wide.

Clearance Height. A minimum unobstructed clearance height of 14 feet shall be maintained above vehicle lanes and parking spaces.

Parking Angles. Where two parking angles are to be used in a single lot, they shall be located in separate areas of the lot.

Directional arrows and signs. Parking spaces, driveways, circulation aisles, and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.

Drainage.

1. Surface water from parking lots shall not drain over sidewalks or adjacent parcels.
2. Parking lots shall be designed in compliance with the storm water quality and quantity standards of the City's Best Management Practices.

Setback. Uncovered parking spaces shall be set back from any street a minimum distance of five feet. The setback area shall be fully landscaped.

Proximity to Buildings. Parking facilities shall be separated from buildings by a raised walkway, landscape strip, or preferably a combination of both. Situations where parking aisles or spaces directly abut the building are prohibited.

Striping and identification. Parking spaces shall be clearly outlined with 4-inch wide lines painted on the surface of the parking facility. Parking spaces for the disabled shall be striped and marked according to the applicable State and Federal standards.

Surfacing. Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or other all-weather surfacing in compliance with City standards. Alternative surfaces may be allowed subject to the review and approval of the Planning Commission.

Wheel stops/curbing. In parking lots of more than 10 spaces, continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.

Walkways. Walkways shall be a minimum of four feet in width, and should be designed to be clearly separate physically (e.g., raised sidewalk) or in appearance (e.g., enhanced paving) from parking or driveway areas, and located in a manner that provides convenient access between the public sidewalk and the use.

Required Landscaping for Parking Facilities:

- 1-6 spaces 7% of parking facility shall be landscaped.
- 7 or more spaces 12% % of parking facility shall be landscaped.

Bumper overhang areas. To increase the parking lot landscaped area, a maximum of two feet (2 ft.) of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions. Bumper overhang areas shall not encroach over the required width of a sidewalk.

Parking lot screening. Parking areas adjoining a public street should be designed to provide a five-foot wide landscaped planting strip between the street right-of-way and parking area. The landscaping should be designed and maintained to screen cars from view from the street to a height of 36 inches. Screening materials may include a combination of plant materials, earth berms, wood fences, masonry walls, raised planters, or other screening devices that meet the intent of this requirement. Plant materials, walls, or structures within a traffic safety sight area of a driveway shall not exceed 30 inches in height.

Parking lots adjacent to residential uses. Parking areas for non-residential uses adjoining residential uses shall provide a landscaped buffer yard between the parking area and the common property line bordering the residential use. A solid masonry wall or wooden fence and landscaping shall be provided along the property line. Trees shall be provided at a rate of one for each 30 linear feet of landscaped area.

Lighting. Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structure(s). All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way (see Development Code Section 19.40.030 Exterior Lighting).

Distance from street corners. Driveways to parking areas, except single-family residential drives, shall be located a minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than 150 feet, the minimum distance shall be 100 feet, unless the City Engineer approves a lesser distance.

Driveway spacing for Single-family and duplex residential development. Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the City Engineer. The 6-foot separation does not include the transition or wing sections on each side of the driveway.

Driveway spacing for Multi-family and nonresidential development. Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerlines of the driveways shall be separated by a minimum of 50 feet. Exceptions to this standard shall be subject to the approval of the City Engineer.

Parking Requirements by Land Use

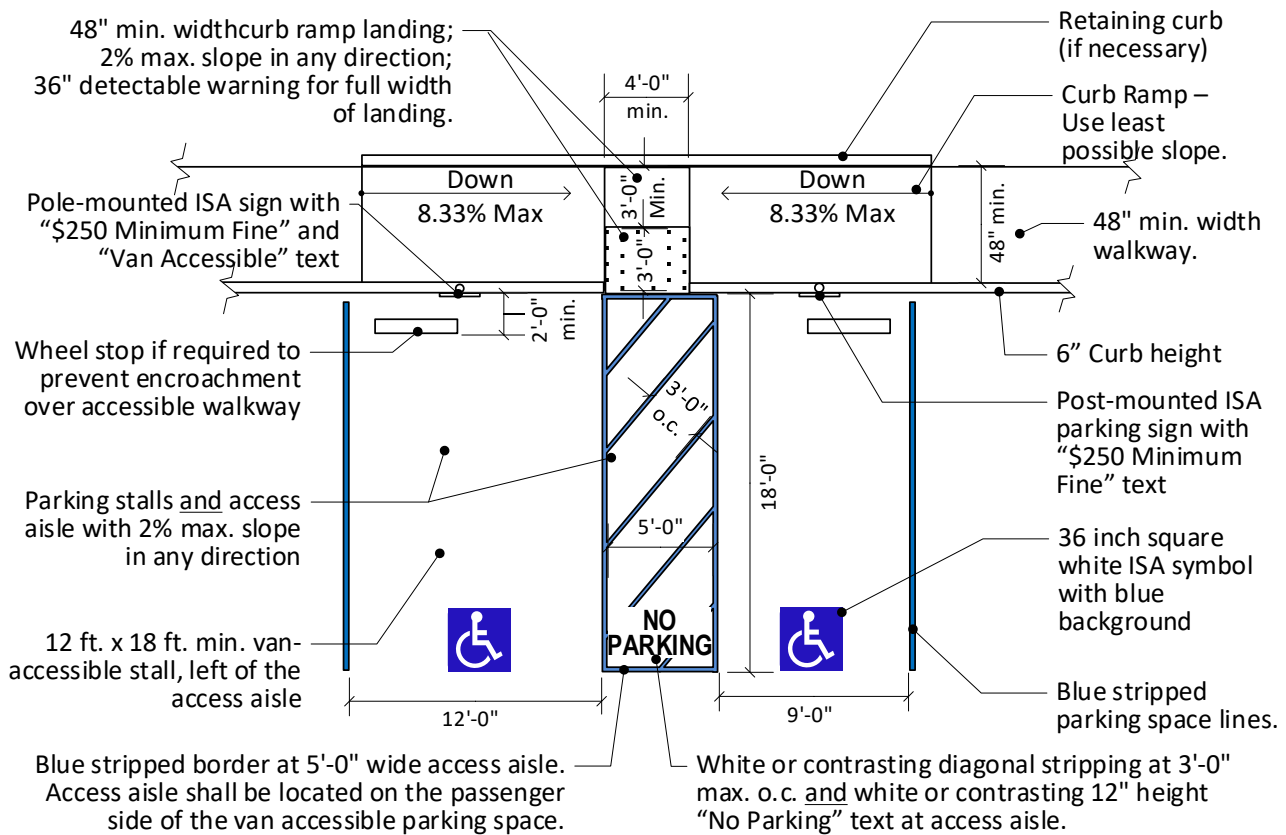
Sonoma Development Code Table 4-4

Land Use Type: Manufacturing, Processing, and Warehousing	Vehicle Spaces Required
General manufacturing, industrial and processing uses	One space for each 500 sq. ft. of gross floor area for the first 20,000 sq. ft.; and one space for each 1,000 sq. ft. thereafter. The gross floor area may include incidental office space comprising less than 20% of the total gross floor area. Parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Recycling facilities	Determined by Use Permit.
Research and development, laboratories	One space for each 600 sq. ft. of gross floor area, plus one space for each company vehicle.
Warehouses and storage facilities	One space for each 1,000 sq. ft. of gross floor area. The gross floor area may include incidental office space comprising less than 20% of the total gross floor area. Parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Land Use Type: Recreation, Education, Public Assembly	Vehicle Spaces Required
Child day-care centers (nursery schools)	One space for each 10 children, plus permanent drop-off area as approved by the City Planner.
Large family day-care homes	One space for each employee, in addition to the required residential spaces.
Churches, other places of worship, and mortuaries, meeting halls, and performance theaters.	One space for each four seats or one space for each 75 sq. ft. of gross floor area, whichever is greater.
Indoor arcades, amusement centers	One space for each 250 sq. ft. of gross floor area.
Health/fitness clubs	One space for each 300 sq. ft. of gross floor area.
Libraries, museums, art galleries, and similar non-assembly cultural uses.	Determined by Commission based on location, nature, and frequency of use.
Outdoor recreation, playgrounds, playing fields, and parks.	Determined by Commission based on location, nature, and frequency of use.
Schools (private) Elementary/Junior High	Two spaces for each classroom
High School	Two spaces for each classroom, plus one space for every seven students
Trade and business schools	Two spaces for each classroom, plus one space for every two students.
Studios for dance and art	One space for each 200 sq. ft. of gross floor area.

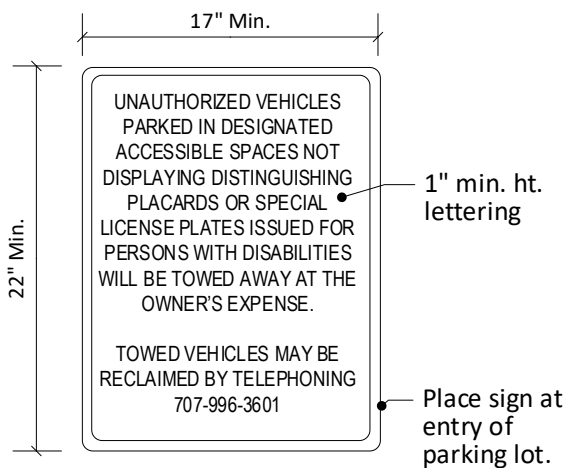
Land Use Type: Residential Uses	Vehicle Spaces Required
Group quarters (Including boarding houses, rooming houses, and dormitories)	One space for each bed, plus one space for each eight beds for guest parking, plus one space for each employee on largest shift.
Duplex housing units	One and one-half spaces for each unit.
Mobile homes (in M.H. parks)	One space for each mobile home, plus one guest parking space for each four units.
Multi-family dwellings, condominiums and other attached dwellings.	One and one-half spaces for each unit with one space for each unit covered, plus guest parking at the rate of 25% of total required spaces.
Mixed-use developments	Determined by Use Permit.
Live-Work developments	One space per 300 square feet of the area devoted to work space, plus one space for every four units.
Accessory Dwelling Units (ADU's)	No parking requirement. <i>(City Ordinance 07-2019)</i>
Secondary residential units (Does not apply to ADU's)	Attached: One covered or uncovered space in addition to that required for a single-family unit. Detached: One covered space in addition to that required for a single-family unit.
Senior housing projects	One space for each two units with half the spaces covered, plus one guest parking space for each 10 units
Senior congregate care facilities	0.5 space for each residential unit, plus one space for each four units for guests and employees.
Single-family housing	One space in a garage or carport per unit.
Land Use Type: Retail Trade	Vehicle Spaces Required
Appliance, building materials, furniture, bulk goods, and plant nurseries.	One space for each 600 sq. ft. of gross floor area and one space for each company vehicle, plus one space for each 1,000 sq. ft. of outdoor display area.
Automobile, construction equipment, mobile home, machinery, and parts sale	One space for each 600 sq. ft. of gross floor area, plus one space for each 3,000 sq. ft. of outdoor display, service area, plus one space for each 300 sq. ft. of gross floor area for a parts department, plus one space for each three employees.
Convenience stores	One space for each 200 sq. ft. of gross floor area.
Restaurants (except fast food), cafes, cafeterias, nightclubs, taverns, lounges or similar establishments for the consumption of food and beverages on the premises.	One space for each four seats. For outdoor seating, no off-street parking shall be required for up to 25% of the approved number of indoor seats.
Retail sales/General merchandise	One space for each 300 sq. ft. of gross sales area, plus one space for each company vehicle, plus one space for each 1,000 sq. ft. of outdoor display area.

Land Use Type: Service Uses	Vehicle Spaces Required
Banks and financial services	One space for each 300 sq. ft. of gross floor area.
Bed and breakfast establishment	One space for each guest room, plus one space for resident manager.
Copy and reproduction centers	One space for each 400 sq. ft. of gross floor area
Consumer products – repair and maintenance	One space for each 300 sq. ft. of gross floor area
Equipment rental	One space for each 300 sq. ft. of floor area, plus one space for each 1,000 sq. ft. of outdoor use area.
Hotels and motels	One space for each guest room, plus one space for each two employees on the largest shift, plus required spaces for accessory uses.
Medical services, clinics, medical/dental offices	One space for each 300 sq. ft. of gross floor area, plus one space for each employee/staff member.
Extended care (convalescent hospitals, nursing homes, and residential care homes)	One space for each four beds the facility is licensed to accommodate
Hospitals	One space for each patient bed the facility is licensed to accommodate plus required spaces for ancillary uses as determined by the City Planner.
Medical/dental labs	One space for each 300 sq. ft. of gross floor area.
Offices, administrative, corporate	One space for each 300 sq. ft. of gross floor area.
Pet grooming	One space for each 400 sq. ft. of gross floor area.
Personal services: Barber/beauty shops (and other personal services)	One space for each 300 sq. ft. of gross floor area.
Dry cleaning pick-up facilities	One space for each 400 sq. ft. of activity area, plus one space for each 1,000 sq. ft. of storage area.
Laundromats	One space for each 300 sq. ft. of gross floor area.
Service stations	One space for each 300 sq. ft. of gross floor area; plus three spaces for each service bay, plus additional spaces for food service or convenience market.
Storage, personal storage facilities	Four spaces for manager office.
Vehicle repair and maintenance/repair garage	Four spaces for each service bay, plus adequate queuing lanes for each bay, plus one space for each two employees on the largest shift.
Full-service vehicle washing	4 spaces, plus 1 space for each wash lane for drying area, plus queuing area for vehicles ahead of each lane.
Vacation Rental	One space per bedroom.
Veterinary clinics and hospitals	One space for each 400 sq. ft. of gross floor area, plus one space for each 800 sq. ft. of boarding area.

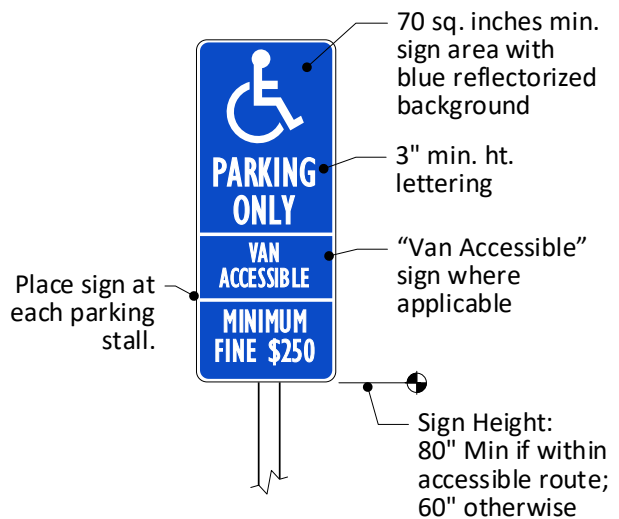
California Building Code – Typical Accessible Parking



Typical Accessible Parking

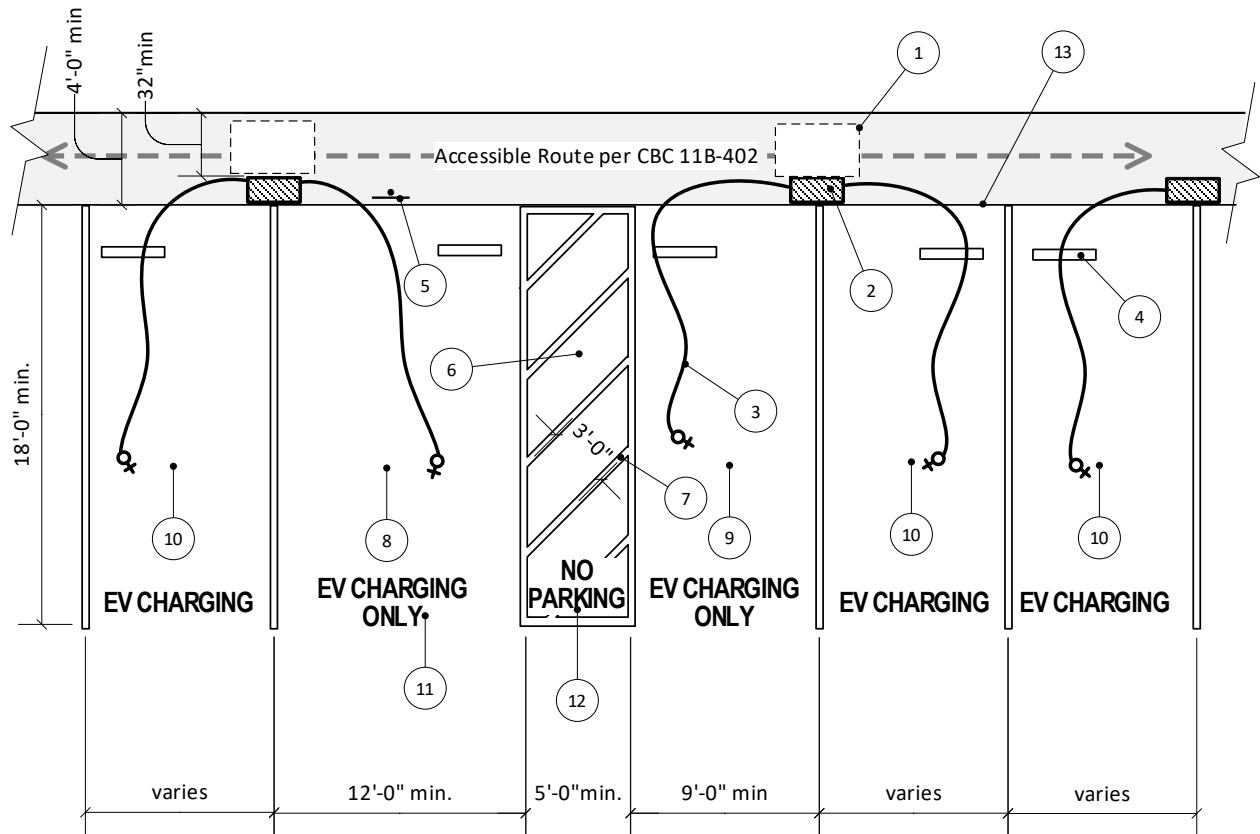


Parking Lot Sign



Typical Accessible Parking Stall Sign

California Building Code – Typical Accessible EVCS



Typical Electric Vehicle Charging Station Configuration for Public Use

CA Building Code Sections 11B-812 for additional requirements

KEY LEGEND	
1	30" x 48" clear space for parallel approach (CBC 11B-302).
2	Electric Vehicle Charging Station (EVCS)(see CBC 11B-228.3 & 11B-812 for requirements).
3	Electric Vehicle Charging Station coupling (nozzle) and conductor.
4	Wheel stop.
5	70 sq. in reflectorized International Symbol of Accessibility (ISA) sign required at van accessible charging station when 5 or more EVCS spaces are provided. "Van Accessible" sign shall also be provided. (see CBC 11B-812.8 for additional requirements)
6	60" minimum width access aisle located on the passenger side of a van accessible space and at the same level as the adjacent vehicle space. (CBC 11B-812.7)
7	Contrasting border and 36" maximum on center diagonal hatched lines designating the access aisle. Access aisles borderlines and hatched lines for EVCS spaces shall not be blue. (CBC 11B-812.7.2)
8	Minimum 144" wide by 216" long van accessible lined EVCS space (ISA sign and "Van Accessible" sign required). (CBC 11B-812.6.1 and 11B-812.8)
9	Minimum 108" wide by 216" standard accessible lined EVCS space (ISA sign <u>not</u> required unless 26 or more EVCS are provided). (CBC 11B-812.6.2)
10	EVCS space not regulated by CBC 11B-812.
11	12" high "EV CHARGING ONLY" surface marking at the end of each EVCS space. (CBC 11B-812.9)
12	12" high "NO PARKING" surface marking within the access aisle. (CBC 11B-812.7.3)
13	Level transition between Electric Vehicle Charging Spaces and accessible route.