

## Chapter 16.144

### PARKING AND LOADING

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#### **16.144.010 Purpose.**

The purpose of the parking and loading requirements are to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles, and to enhance the appearance of parking areas. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.020 General Requirements.**

The provisions of this section apply throughout this chapter.

A. Applicability of Chapter. The provisions

of this Chapter apply whenever:

1. A new building is constructed;
2. An existing building, including a legal nonconforming structure, is enlarged for any purpose; or
3. The use of any building is changed.

#### B. Computation of Required Parking.

Whenever the computation of the number of required off street parking spaces results in a fractional parking space, one (1) additional space will be required for a fractional space of one half (2) or more. A fractional space of less than one half (2) shall not be counted.

C. Parking Not Required. Floor area devoted exclusively to parking shall have no off street parking requirements.

D. Motorcycle and Bicycle Spaces. For every four (4) motorcycle or six (6) bicycle parking spaces provided, credit for one (1) parking space will be given toward the requirements of this Chapter, but the credit for each shall not exceed one tenth (1/10) of the total number of vehicle spaces required.

E. Front Yard Parking. Parking spaces necessary to meet off street parking requirements are not permitted within the required front yard setback of a residential unit, except as approved by a discretionary permit. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.030 Required Parking Spaces.**

All site plans for development must include a table showing that off street parking spaces will be provided in quantities:

1. Required by provisions in this Chapter and also as indicated in Tables 16.144.1, 16.144.2, 16.144.3, and 16.144.4; and/or
2. In compliance with the ITE Parking Generation Manual, Latest Edition; or
3. Determined by the Planning Director when not defined in either method as identified

above.

A. Descriptions of Uses. Uses are described in Chapter 16.12 (Definitions and Use Classification Systems) of this Code.

B. Requirements Cumulative. In the cases of mixed uses in a building or on a lot, the total requirements for off street parking facilities are the sum of the requirements of the various uses computed separately.

C. Spaces Based on Square Footage. The square footage requirements used to calculate parking spaces refer to the total enclosed areas of all buildings or uses on the lot.

D. Spaces Based on Employees. Employee off street requirements used to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.035 Required Parking Spaces for Shopping Centers in any District.**

A. For shopping centers classified as Neighborhood Commercial centers as defined in Chapter 16.20, section 16.20.015 of this Title, the parking ratio shall be 4.4 spaces per 1,000 square feet of Gross Leasable Area, rounded up to the next whole parking space.

B. For shopping centers classified as Community Commercial centers as defined in Chapter 16.20, section 16.20.015 of this Title, the parking ratio shall be 5.3 spaces per 1,000 square feet of Gross Leasable Area, rounded up to the next whole parking space.

C. For shopping centers classified as Regional Commercial centers as defined in Chapter 16.20, section 16.20.015 of this Title, the parking ratio shall be 6.1 spaces per 1,000 square feet of Gross Leasable Area, rounded up to the next whole parking space.

D. For shopping centers where multiple uses/businesses are located on multiple parcels within a shopping center, the required off-street parking for the center shall be as follows:

1. Each parcel shall be self parked, meaning that each parcel shall contain the appropriate amount of required off-street parking spaces on their parcel at a ratio as defined herein in this Title (per the ITE Parking Generation manual, Latest Edition) for their particular Shopping Center classification, or

2. Each parcel does not have to be self parked, so long as there is a recorded parking easement for the entire shopping center. The required off-street parking spaces for the center shall be at a ratio as defined herein in this Title (per the ITE Parking Generation manual, Latest Edition) for their particular Shopping Center classification. (Ord. 782, 2011)

#### **16.144.040 Location of Required Parking Spaces.**

A. On Same or Adjacent Lot. For dwellings, motels, schools and vehicle oriented uses the required parking spaces must be provided on the same lot as the main building(s) or on an adjoining lot or lots zoned for the main use of the property.

B. Other Uses. For uses not listed in Subsection (A), required parking spaces shall be located within three hundred (300) feet of the lot the main building is located.

C. Not Within Specified Yards. Parking spaces required for dwellings are not to be located within any required front or side yards. The number of vehicles parked within required front yard shall not exceed one and one-half (1.5) the number of spaces required by the use, except where otherwise approved by the City. (Ord. 606, 1999; Ord. 782, 2011)

**16.144.050 Design of Parking Areas.**

Design standards are established for the development of off street parking facilities as follows:

A. Parking Lot Design, Including Access. Parking lot design shall be in accordance with the City of Ripon's Standard Specifications and Standard Details and shall comply with the State Building Code.

B. For multiple family projects containing five (5) dwelling units, no more than twenty five (25%) percent of required parking spaces shall be compact stalls; and

C. For nonresidential uses requiring twenty (20) or more spaces, no more than ten (10%) percent of the required spaces shall be compact spaces.

D. Surfacing. All parking spaces, driveways and maneuvering areas shall be surfaced and permanently maintained with base material and surface material meeting City of Ripon off street parking standards, to provide a durable dust free surface. Concrete bumper guards must be provided when necessary to protect adjacent properties or structures.

E. Circulation. All parking areas shall, to the extent possible, have internal circulation in which no backing movement, except that required to leave a parking space, is permitted. It shall also be possible to maneuver within a parking area without use of street right-of-way. No parking area design shall require an exiting vehicle to back onto a street, except for parking serving single-family houses, duplexes or triplexes.

F. Landscaping and Screening. All parking area landscaping or screening shall be provided and designed in accordance with Chapter 16.148 Landscaping and Irrigation) of this code.

G. Lighting. All off street parking shall have provisions for exterior lighting. (Ord. 606, 1999; Ord. 782, 2011)

H. Overhang. Where parking stalls are located adjacent to landscaped areas, the required depth of such stalls may be decreased by two (2) feet to provide for a vehicle overhang area. The landscaped area shall not be less than five (5) feet in width. In no instance shall a vehicle overhang area encroach into a sidewalk are such that the sidewalk would be reduced to a width of less than four (4) feet. (Ord. 824, 2015)

**16.144.060 Bicycle Parking**

In commercial and industrial projects with twenty (20) or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed. The devices must be provided with a minimum capacity of one bicycle per twenty (20) required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic. (Ord. 606, 1999; Ord. 782, 2011)

**16.144.070 Off Street Loading.**

Off-street loading space must be provided and maintained for all commercial and industrial uses that involve the delivery and distribution of goods by commercial vehicles as established in this section.

A. Commercial Uses. One (1) loading space must be provided for every commercial use with three thousand (3,000) square feet of gross floor area or more.

B. Industrial Uses. Spaces must be provided for industrial uses as follows:

1. One (1) loading space shall be required for each use having three thousand (3,000) to twenty thousand (20,000) feet of gross floor area;

2. Two (2) loading spaces shall be required for each use having twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area; and

3. For each twenty thousand (20,000) square

feet of gross floor area, or major fraction thereof, over forty thousand (40,000) square feet gross floor area, one loading space shall be required.

C. Design Standards. Design of required loading spaces shall be as follows:

1. Spaces shall be a minimum twenty five (25) feet in width, and shall have a minimum height clearance of fourteen (14) feet;

2. Spaces shall be provided and maintained on the same or adjoining lot as the commercial or industrial use creating the need;

3. Spaces shall not interfere with vehicular circulation or parking, or pedestrian circulation; and

4. On site driveways and maneuvering areas may be used in lieu of one (1) of the off street loading spaces required in this Section, as long as maneuvering areas for delivery areas are provided. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.075 Exceptions.**

Exceptions to the determination of the required parking spaces and landscaping area are:

A. No building as it exists on the date of adoption of the ordinance codified in this chapter shall be deemed to be nonconforming solely by reason of the lack of off-street parking spaces; provided, however, any portion of the premises being used for off-street parking in connection with any such building shall not be reduced below the requirements of this chapter.

B. Any part of a parcel used for vehicle sales or rentals, including uses or buildings in existence on or before the date of adoption of the ordinance codified in this chapter, shall conform to the requirements of this chapter, with the exception of subsections 17.61.240(D) and (F), in which case the area of the parcel where vehicles for sale or for rent are parked is exempt from the requirement of tree installation and screening from the public right-of-way.

C. Every building enlarged, reconstructed, remodeled or structurally altered after the date of adoption of the ordinance codified in this chapter shall be provided with parking spaces and landscaping to compensate for the additional parking demand, if any, created by such enlargement, reconstruction, remodeling, or structural alteration, excluding those located in the C3 (Central Business District) zone. Buildings enlarged, reconstructed, remodeled or structurally altered in the C3 (Central Business District) zone shall provide parking, as determined by the planning commission until such time as special parking provisions are adopted for the C3 (Central Business District) zone.

D. Landscaping shall be provided in proportion to the additional parking spaces and commensurate with the landscaping requirements of Section 16.148.050 of this chapter. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.080 Disabled Parking.**

All off street parking lots shall comply with the requirements of the California Administrative Code and with the sign requirements of the California Vehicle Code. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.090 Timing of Installation.**

All parking areas and driveways must be completely installed prior to the issuance of a Certificate of Occupancy or initiation of use. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.144.100 Modification of Requirements.**

The requirements of this Chapter may be modified by the Director in cases that, due to the unusual nature of the establishment proposal submitted for it, the requirements set forth may be considered insufficient or excessive. In making the decision, the Director may consider the

existence of special transit incentives and services, car pooling programs, and significant use of pedestrian and bicycle access. Decisions of the Director of the Section may be appealed using the Staff Review Procedure in Section 16.08.020 and Appeals Section 16.08.060. (Ord. 606, 1999; Ord. 782, 2011)

<b>Table 16.144.1 PARKING SPACE REQUIREMENTS: RESIDENTIAL</b>	
<b>Uses</b>	<b>Spaces Required</b>
Single Family Residential	2 covered spaces per dwelling unit
Two Family Residential	2 covered spaces per dwelling unit
Small multifamily (studio or 1 bedroom)	1.5 spaces with one covered per unit, plus 1 space marked "Guest" for every 5 units
Large multifamily (2 or more bedrooms)	2 spaces with one covered per unit, plus 1 space marked "Guest" for every 5 units
Group Residential	1 space per 2 sleeping rooms
Mobile Home Park	1.5 spaces (nontandem) per unit

<b>Table 16.144.2 PARKING SPACE REQUIREMENTS: PUBLIC AND SEMIPUBLIC</b>		
<b>Uses</b>	<b>Required Spaces (Patio)</b>	<b>Loading Spaces</b>
Banquet Facility	1 per 4 fixed seats or 1 per 50 sqft of assembly area	
Child Care Center	1 per employee or 2 drop-off	
Clubs and Lodges	1 per 100 sq ft	2
Convalescent Facilities	1 per 3 patient beds	3
Day Care, General	1 per 3 clients or 1 per employee	
Detention Facilities	As specified by permit	
Funeral and Interment Services	1 per 3 fixed seats or 1 per 40 sqft assembly area	1
Government Offices	1 per 300 sqft	2
Heliports	As specified by permit	
Hospitals	5 per 1,000 sqft of building	
Maintenance and Service Facilities	1 per 500 sqft	1
Park and Recreation Facilities	As specified by permit	
Public Safety Facilities	As specified by permit	
Religious Assembly	1 per 4 fixed seats or 1 per 50 sqft of assembly area	
Residential Care, General	1 per 3 patient beds	3
Schools, Public and Private		
Elementary and Junior Highs	2 per classroom	1
High School	1 per 4 students	

Table 16.144.3

PARKING SPACE REQUIREMENTS: COMMERCIAL			
Uses	Required Spaces (Ratio)	Loading	Storage
Adult Businesses	1 per 250 sqft	1	
Ambulance Service	1 per 500 sqft		2
Animal Boarding, Grooming, Hospitals	1 per 400 sqft	1	
Animals Retail	1 per 250 sqft	1	
Artists Studio	1 per 1,000 sqft		
Building Materials and Services	1 per 1,000 sqft of building and storage area	3	
Catering Services	1 per 400 sqft	1	
Commercial Recreation and Entertainment	1 per 400 sqft of building or outdoor areas	1	
Communication Facilities	1 per 500 sqft	2	
<b>Eating and Drinking Establishments</b>			
Convenience	6 per 1,000 sqft	1	
Full Service	1 per 100 sqft		
Food and Beverage Sales	1 per 200 sqft	1	
Maintenance and Repair Services	1 per 500 sqft	1	
Medical Marijuana Dispensary	1 per 250 sqft	1	
Mini-warehouse	As specified by permit		
<b>Nursery Sales and Service</b>			
Wholesale	4 per 1,000 sqft		
Retail	5 per 1,000 sqft		
Landscaping Services	1 per employee		
Offices, Business and Professional	1 per 250 sqft		
Pawn Shops	1 per 250 sqft		
Personal Improvements Services	1 per 250 sqft		
Personal Services	1 per 250 sqft		
Retail Sales and Services	1 per 250 sqft	1	
Truck Stops	1 per 3,000 sqft gross site		
<b>Vehicle Sales and Service</b>			
Automotive Rental	1 per 400 sqft		2
Automotive Cleaning	1 per 200 sqft		3 (per wash station)
Service Station	1 per 1,500 sqft of lot area	1	
Vehicle Repair	1 per 600 sqft service and storage area	1	
Vehicle Sales and Rental	1 per 1,000 sqft of lot area		
Vehicles Storage	1 per 500 sqft		
<b>Visitor Accommodations</b>			
Bed and Breakfast Inns	1 per guest room or 1 per 3 employees		
Hotels and Motels	1 per guest room or 1 per 3 employees or 1 per 50 sqft banquet seating area		

Table 16.144.4

<b>Table 16.144.4</b>	
<b>PARKING SPACE REQUIREMENTS: INDUSTRIAL</b>	
<b>Uses</b>	<b>Required Spaces (Ratio)</b>
Custom Manufacturing	1 per 1,000 sqft
Limited Industrial	2 per 1,000 sqft or 1 per 2 employees
Heavy Industrial	2 per 1,000 sqft or 1 per 2 employees
Truck Sales and Service	2 per 1,000 sqft or 1 per 3 employees
Wholesale and Distribution	1 per 1,000 sqft or 1 per 3 employees