

Chapter 10

Parking and Loading

18.10.010 PURPOSE AND INTENT

This Chapter is intended to ensure an adequate provision of parking and loading proportionate to the needs created by the various land uses within the County. In providing adequate parking, it is the intent of this Chapter to:

1. Progressively alleviate or prevent on-site and off-site traffic congestion and hazards;
2. Ensure the maneuverability of emergency and service vehicles;
3. Provide safe, accessible, convenient, attractive, and well-maintained off-street parking areas;
4. Protect residential neighborhoods from the effects of vehicular noise and traffic by uses in adjacent non-residential districts; and
5. Implement General Plan circulation, air quality, and energy conservation policies.

18.10.020 APPLICABILITY

- a. Any new building constructed shall comply with the provisions of this Chapter, unless otherwise authorized pursuant to this Title.
- b. No building or use of land which lawfully existed on the effective date of this Chapter shall be considered nonconforming solely because of the lack of off-street parking and loading facilities required by this Chapter.

18.10.030 CALCULATION OF FLOOR AREAS FOR PARKING AND LOADING REQUIREMENTS

1. The floor area used to calculate required off-street parking and loading spaces in this Chapter shall include all floor area which is devoted to office, retail, service, or other activities and uses including: storage areas, restrooms, lounges, lobbies, kitchens, and outdoor areas that will accommodate a permanent activity that will generate a demand for parking facilities in addition to that which is provided for principal activities and uses within the building or structure, such as patios, decks, balconies, terraces, and kiosks.
2. Floor area shall not include enclosed or covered areas used for off-street parking, loading, or bicycle facilities.

3. Where the application of the schedules for provision of off-street parking and loading spaces of this Chapter result in a fractional space, the fraction shall be rounded to the next lower whole number.
4. In situations where a combination of uses are developed on a site, including multiple uses under single ownership, the number of off-street parking and loading spaces shall be equal to the sum of the requirements for each of the uses, unless otherwise approved through a Modification.

18.10.040 PARKING REQUIREMENTS

Parking requirements shall be as specified in Table 10.A.

**Table 10.A
Parking Requirements**

Use	Requirement
Single-family Residence	2
Multifamily Residence	2 + 1 guest space/4 units
Second Unit	2
Group Residences	1 space/2 units
Commercial/Industrial/Manufacturing/Institutional	1/400 square feet of usable floor area
Commercial Recreation	1/4 seats

18.10.050 PARKING SPACE AND LOT REQUIREMENTS

The following parking standards shall apply to required parking spaces and access to those spaces.

1. Standard parking spaces shall be at least ten (10) feet wide and twenty (20) long.
2. Compact parking spaces shall be at least eight and one-half (8½) feet wide and eighteen (18) feet long.
3. The maximum percentage of all off-street compact parking spaces per lot shall not exceed twenty-five (25) percent of the total required off-street parking spaces.
4. Aisle widths shall be at least fifteen (15) feet wide for the first lane, plus an additional eight (8) feet for each additional lane in either direction.
5. The front yard setback in all R zones shall not be used to satisfy the standards for required parking spaces.
6. Parking lots shall be landscaped to the extent possible.

18.10.070 LOADING REQUIREMENTS

Loading requirements shall be as specified in Table 10.B. Each space shall be a minimum of ten (10) feet in width and twenty (20) feet in length, with twelve (12) feet of vertical clearance

**Table 10.B
Loading Requirements**

Square Feet	Requirement
0-10,000	0
10,001-100,000	1
100,001 or more	2