

CITY OF

Goleta

MODULE 3:

Regulations Applying to Multiple Districts

Chapter 17.28 - General Site Regulations

Chapter 17.36 - Landscaping

Chapter 17.39 - Parking and Loading

DRAFT
FOR PLANNING COMMISSION
REVIEW

Prepared for

CITY OF GOLETA by:

DYETT & BHATIA

Urban and Regional Planners

JUNE 3, 2014

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Introduction

Module 3: Regulations Applying in All Districts, is the third and final module that outlines the framework of Goleta’s revised Zoning Ordinance. Module 3 includes regulations that apply in multiple Zoning Districts. The proposed standards and requirements are based on a review of General Plan policies, existing development regulations and guidelines, regulations in peer communities, and comments from city staff, the Planning Commission, and the public on the Annotated Outline and Modules 1 and 2. The overarching objective is to create a complete set of standards to implement the General Plan, consistent with applicable law. Work on these regulations also has been coordinated with concurrent work on the Housing Element.

Due to the large amount of material included in Module 3, chapters and topics will be presented in groups to enable a more detailed review and analysis of the proposed regulations. The three subjects included in this document are General Site Regulations, Landscaping, and Parking and Loading.

CHAPTER 17.28: GENERAL SITE REGULATIONS

This Chapter provides additional development standards that apply to all Zoning Districts. Topics such as required setbacks, open space requirements, screening, and refuse and recycling storage areas are covered. These sections will be cross-referenced in each Zoning District Development Standards Table, allowing for easy access to the additional regulations.

CHAPTER 17.36: LANDSCAPING

Standards for landscaping are located in this Chapter. We have referenced and incorporated the relevant components from the General Plan and the 2011 *Urban Forest Management Plan*. It should be noted that detailed tree protections and regulations are not included in this Chapter; rather, they are located in Chapter 17.45: Tree Protection, which will be presented at a later hearing. The standards present new and forward-thinking regulations for required landscaping, mandating a certain percentage of ground coverage, encouraging native species, permeable surfaces, and water-efficient plantings and systems. Parking lot landscaping is also included in this Chapter.

CHAPTER 17.39: PARKING AND LOADING

This Chapter includes updated standards and requirements for off-street parking and loading. Each use presented in Module 2 has its corresponding parking, and where applicable, loading requirement. Layout and design standards are included. To encourage the dependence on automobiles, reductions of parking are provided. Bicycle parking standards, both short and long-term, are detailed.

NEXT STEPS

This Module will be presented over several hearings so that each topic can be reviewed in detail by the Planning Commission and the public. Comments made at public meetings or received in writing will be reviewed with the Director and other City Staff, and then revisions made and presented for final Commission review. Following review of the modules, an “Administrative Draft” of the entire zoning regulations will be prepared, incorporating Modules 1 through 3, with updates and revisions, as discussed with the Commission. This draft document will then be subject to environmental review prior to the City’s formal adoption process.

PART IV
REGULATIONS APPLYING TO
MULTIPLE DISTRICTS

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Chapter 17.28 General Site Regulations

Sections:

17.28.010	Purpose and Applicability
17.28.020	Accessory Structures
17.28.030	Building Projections into Yards
17.28.040	Development on Lots Divided by District Boundaries
17.28.050	Development on Substandard Lots
17.28.060	Exceptions to Height Limits
17.28.070	Fences and Freestanding Walls
17.28.080	Open Space
17.28.090	Outdoor Storage
17.28.100	Right to Farm Covenants
17.28.110	Right to Research Covenants
17.28.120	Screening and Buffer Yards
17.28.130	Solar Installations
17.28.140	Swimming Pools and Spas
17.28.150	Refuse and Recycling Storage Areas
17.28.160	Truck Docks, Loading, and Service Areas
17.28.170	Underground Utilities
17.28.180	Visibility at Intersections and Driveways
17.28.190	Affordable Housing Density Bonus Program

17.28.010 Purpose and Applicability

The purpose of this Chapter is to prescribe development and site regulations that apply, except where specifically stated, to development in all Zoning Districts. These standards must be used in conjunction with the standards for each Zoning District located in Part II, Base Zoning District Regulations. In any case of conflict, the standards specific to the Zoning District will override these regulations.

17.28.020 Accessory Structures

A. **Applicability.** These provisions apply to:

1. Structures over six feet in height, including garages, carports, sheds, workshops, gazebos, greenhouses, cabanas, trellises, play structures, aviaries, and covered patios, that are attached or detached from and accessory to the main building on the site; and
2. Decks and patios that are 30 inches above the ground elevation.

B. **Relation to Other Structures.**

1. A detached accessory building may be constructed on a lot on which there is a permitted main building to which the accessory building is related.
2. Where two contiguous and immediately adjoining residential lots are under the same ownership, and one lot contains a single family home, an accessory building may be permitted on the adjoining vacant lot subject to compliance with all underlying development standards. The owner must sign a statement, which will at a minimum require that any on-site improvements be removed should either of the parcels be sold separately. The signed statement must be in a form approved by the City Attorney, and be recorded with the County Recorder.
3. A temporary accessory structure may be constructed prior to the construction of the development of the site, provided that the underlying development has received all permits from the City. The temporary accessory structure cannot be used for more than one year in connection with the construction of the development. The property owner must sign a statement, which requires that the temporary accessory structure be removed in the event that the main building is not constructed. The signed statement must be in the form of approved by the City Attorney, and be recorded with the County Recorder.

C. **Residential Districts.**

1. For Second Dwelling Unit or Accessory Living Quarters, refer to Section 17.43.370.
2. An Accessory Structure may have plumbing for a washer, dryer, utility sink, toilet, shower and sink. A bathtub and/or stove is not permitted, unless approved for use as a part of the adjacent habitable dwelling. The applicant must sign an agreement that would prohibit the structure from being used habitable space. The signed statement must be in the form approved by the City Attorney, and be recorded with the County Recorder.

D. **Setbacks.** Accessory Structures that provide habitable space must comply with Section 17.43.370, Second Dwelling Units. Accessory Structures must comply with the following standards:

1. ***All Districts.***
 - a. *Front and Street-Side Yards.* Accessory Structures may not be located within required front yard or street-side setback areas.
 - b. *Alleys.* Accessory Structures must be setback a minimum of five feet from the edge of a public alley if the Accessory Structure utilizes the alley for vehicle access.
2. ***Single Family Districts.***
 - a. *Front Yards.* Accessory Structures must be located to the rear of main buildings.
 - b. *Interior-Side and Rear Yards.* Accessory Structures must be setback from interior side and rear property lines as follows:
 - (1) If the Accessory Structure is located less than six feet from the main building: five feet
 - (2) If the Accessory Structure is located six feet or greater from the main building: three feet
3. ***Multiple Family Districts.***
 - a. *Front Yards.*
 - (1) Accessory Structures must be located to the rear of main buildings and be screened from public streets pursuant to Section 17.28.120.
 - (2) Detached garages and/or carports must be located away from adjacent public roadways, to the rear, or must be perpendicular to adjacent roadways to the greatest extent feasible.
 - b. *Interior-Side and Rear Yards.* Accessory Structures must be setback from interior side and rear property lines as follows:
 - (1) If adjacent to Single Family Districts. Accessory structures, including garages and covered parking spaces, must be setback per the underlying district or operative Plan, whichever is greater.
 - (2) All other Districts. Five feet.
4. ***Non-Residential Districts.*** Accessory Structures must comply with the setbacks per the underlying Zoning District or operative Plan, whichever is greater.

E. **Height.** Accessory Structures are subject to the height limitations specific to the Zoning District in which they are located except as provided below in Residential Districts.

1. **Residential Districts.**

- a. Parcels 10,000 square feet and less: Accessory Structures must be no greater than 12 feet high measured from the ground level to the finished height of the structure.
- b. Parcels greater than 10,000 square feet: Accessory Structures located a minimum of 10 feet from all property lines can be no greater than 16 feet in height.

2. **Additional Height.** The Planning Commission may allow additional height not to exceed the height of the main building provided the Accessory Structure is designed to match the main building.

17.28.030 Building Projections into Yards

Building projections may extend into required yards, according to the standards of Table 17.28.030, Allowed Building Projections into Yards, are subject to all applicable requirements of this Title. The “Limitations” column states any dimensional, area, or other limitations that apply to such structures when they project into required yards.

TABLE 17.28.030: ALLOWED BUILDING PROJECTIONS INTO YARDS				
<i>Projection</i>	<i>Front or Street Side Yard (ft.)</i>	<i>Interior Side Yard (ft.)</i>	<i>Rear Yard (ft.)</i>	<i>Limitations</i>
All projections	Notwithstanding any other subsection of this Section, no projection may extend closer than three feet to an interior lot line or into a public utility easement.			
Cornices, canopies, eaves, and similar architectural features; chimneys.	2	2	2	
Bay windows	3	2	3	Must not occupy more than one-third of the length of the building wall on which they are located.
Fire escapes required by law or public agency regulation	4	4	4	
Uncovered stairs, ramps, stoops, or landings that service above first floor of building	3	2	3	
Depressed ramps or stairways and supporting structures designed to permit access to parts of buildings that are below average ground level	3.5	3.5	3.5	
Basketball Rims and Backboards	No closer than 10 ft. of a street-facing property line or 5 ft. from an interior side or rear property line			
Decks, porches and stairs				

TABLE 17.28.030: ALLOWED BUILDING PROJECTIONS INTO YARDS				
<i>Projection</i>	<i>Front or Street Side Yard (ft.)</i>	<i>Interior Side Yard (ft.)</i>	<i>Rear Yard (ft.)</i>	<i>Limitations</i>
Less than 18 inches above ground elevation	6	2	8	Must be open on at least three sides. No closer than 7 ft. of a street-facing property line or 3 ft. of an interior property line.
18 inches or more above ground elevation	3	2	3	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 17.53, Modifications and Waivers.			

17.28.040 Development on Lots Divided by District Boundaries

Any lot or parcel of land that can show that it was legally created through a recorded deed, may be used as a building site even when consisting of less area, width, or depth than that required by the regulations for the Zoning District in which it is located. No substandard lot can be further reduced in area, width or depth, unless required as part of a public improvement. A substandard lot will be subject to the same yard and density requirements as a standard lot.

17.28.050 Development on Substandard Lots

- A. **Generally.** Where a lot is divided by a Zoning District boundary, the regulations applicable to each District will be applied to the area within the District, and no use, other than parking serving a principal use on the site, can be located in a District in which it is not a permitted or conditionally permitted use.
- B. **Access.** All access to parking serving a use must be from a street abutting that portion of the lot where the use is allowed. Pedestrian or vehicular access from a street to a non-residential use cannot traverse a Residential District in which the non-residential use is not permitted or conditionally permitted.
- C. **Density and Floor Area.** The maximum permitted number of living units or maximum floor area, if any, will be calculated according to the lot area within each Zoning District and the corresponding density and floor area ratio (FAR) for the District. The resulting maximum permitted number of living units or amount of floor area may be distributed on the lot without regard for zone boundaries, as long as all portions of the project comply with the development standards of the District in which they are located and all other provisions of this Section.
- D. **Minimum Lot Area, Width, and Frontage.** The minimum lot area, width, and frontage requirements of the Zoning District that covers the greatest portion of the lot area will apply to the entire lot. If the lot area is divided equally between two or more zones, the requirements of the District with greater minimum lot area, width, or frontage will apply to the entire lot.

- E. **Exceptions.** If more than 60 percent of a lot is located in one Zoning District, modifications to the provisions of this Section may be granted through Planning Commission approval of a Conditional Use Permit.

17.28.060 Exceptions to Height Limits

- A. **Applicability.** The standards of this Section apply to all new development and/or structures.
- B. **General Standards.** The structures listed in the following Table may exceed the maximum permitted building height for the Zoning District in which they are located, subject to the limitations stated in the Table and further provided that no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

TABLE 17.28.060: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Locational Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit</i>
Skylights	No limitation	1 foot
Solar panels	No limitation	See Section 17.28.130
Other energy production facilities located on rooftop such as wind turbines	No limitation	5 feet
- Chimneys - Decorative features such as domes, cupolas, pediments, obelisks, and monuments - Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures	20% of roof area for all structures	20% of base height limit or 10 feet
Elevator and stair towers (for multi-unit and non-residential buildings only)	N/A	12 feet
Mechanical equipment penthouses	60% of roof area	10 feet
Flagpoles	Must be setback at least to the height of the pole from all lot lines; only one per residential lot	10 feet
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction
Religious facility architectural elements such as spires, bell towers, and domes	20% of roof area	No restriction
Parapets excluding detached residential structures	N/A	4 feet
- Distribution and transmission towers, lines, and poles - Water tanks - Windmills - Airway beacons	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the District	10 feet as an accessory structure; none as a primary use
- Building-mounted telecommunications facilities, antennas, and microwave equipment - Radio towers	Subject to provisions of Chapter 17.44, Telecommunications Facilities. A Conditional Use Permit is required for commercial communication towers that exceed the maximum permitted height of the Zoning	

TABLE 17.28.060: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Locational Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit</i>
	District in which they are located.	
Athletic field lighting	60 feet	

17.28.070 Fences and Freestanding Walls

Fences, walls, dense hedges, and similar structures, collectively referred to as fences for purposes of this Section, must comply with the following standards.

- A. **Fence Setbacks.** Fences must comply with the following setback requirements, unless a greater setback is required in the underlying Zoning District, an adopted policy, or a condition of project approval. Street facing includes all roadways.
1. **Single Family.**
 - a. *Front Yards.* Same as underlying Zoning District, unless the fence is less than six feet in height.
 - b. *Side Street Yards.* Fences may be located on the property line along side street yards.
 - c. *Interior and Rear Yards.* Fences may be placed on property lines.
 - d. *Through Lots.* Both street frontages will be considered Front Yards.
 2. **Multiple Family.**
 - a. *Front Yards.*
 - (1) Local Street.
 - i. Where a parcel is on the same block frontage with parcels that are zoned Single Family, fences must comply with the underlying Zoning District, unless the fence is less than six feet in height.
 - ii. If parcel is on a block with parcels zoned for uses other than Single Family, fences may be setback per the underlying Zoning District, minus five feet.
 - (2) Major Street. Same as underlying Zoning District, minus five feet.
 - b. *Street Side Yard.*
 - (1) Lots with a street side yard of 125 feet or less in length: Fences may be placed on the property line.

- (2) Lots with street side yards greater than 125 feet in length: Fences greater than three four feet in height if constructed with wrought iron and must be setback per the main building setback, minus five feet.
 - c. *Interior and Rear Yards.* Fences may be placed on property lines.
 - d. *Through Lots.* Both street frontages will be considered Front Yards.
- 3. ***Nonresidential.***
 - a. *Front.* Same as underlying Zoning District. For fences less than six feet in height or less, refer to Subsection (B).
 - b. *Street Side Yard.* Fences greater than four feet if wrought iron in height, must be setback per the main building setback, minus five feet.
 - c. *Interior and Rear Yards.* Fences may be placed on property lines.
 - d. *Through Lots.* Both street frontages will be considered Front Yards.
- 4. ***Temporary Uses.*** For Temporary or Seasonal uses, including, for example, Urban Agriculture, Farming, and temporary sales, fencing setbacks must comply with the underlying Zoning District.
- 5. ***Vacant Parcels.***
 - a. *Single Family Districts.* Must comply with the underlying Zoning District.
 - b. *Non Single Family Districts.* Fencing must be setback a minimum of five feet from the front property line, however, a greater setback may be required in traffic sightline areas, if determined by the Public Works Department. Upon development of the site, all fencing must comply with the provisions of this Title. .

B. Height.

- 1. ***Front Yards (All Districts).***
 - a. Maximum of three feet within required front yards except a wrought iron or tubular steel type fence may be up to six feet in height. At intersections of streets, alleys and driveways within traffic site areas, fences may not exceed three feet per Section 17.28.180, Visibility at Intersections and Driveways.
 - b. Columns may exceed the maximum height requirements by four inches.

- c. Fences must be open a minimum of 90 percent (e.g., no more than 10 percent opaque) to allow for the passage of light and air.

2. **Other Yards.**

- a. *Residential Districts.* Outside of the required front yard, the maximum height for fences is six feet.
- b. *Nonresidential Districts.* Outside of the required front yard and street side yards, the maximum height for fences is eight feet unless the fence is part of Outdoor Storage per Section 17.28.090.

3. **Fence and Retaining Wall Combinations.** Where a fence is located on top of a retaining wall, and a 6 feet maximum fence height is normally applicable, the Zoning Administrator may allow a combined height of fence and retaining wall up to a maximum of eight feet.

4. **Existing Grade Differences.** Where there is an existing grade difference between two adjacent parcels or a parcel and a street, the Zoning Administrator may allow a deviation of the fence height based on the slope and may measure the overall fence height from the higher parcel. In no case can the retaining wall and fence combination exceed eight feet from the lower side unless a Variance is granted.

- C. **Decorative Features.**

1. On corner lots, the exposed side of the fence must face into the subject parcel, rather than the street.
2. Fences and/walls, greater than 125 feet in length in Residential Districts and/or along major streets, must incorporate decorative pilasters with decorative caps spaced no more than 20 feet apart.
3. Decorative caps, not to exceed four inches, may be added to the columns of walls.
4. A wrought iron entry gate, located outside of required street yard setbacks may be allowed up to eight feet in height with Zoning Administrator approval.

- D. **Materials.**

1. **Limitation on Chain-Link Fencing.** Chain-link fencing may only be used:
 - a. *Residential Districts:* when not visible from off-site;
 - b. *All Other Districts:* when not visible from off-site, as temporary fencing for a construction project, or as approved by the Zoning Administrator.

2. **Limitation on Concrete/Masonry Block.** Plain, concrete block cannot be the primary material along Major Streets. Concrete block must be split face or finished with stucco, and capped with a decorative cap, or other decorative material as may be approved by the Zoning Administrator.
- E. **Recreational Fencing.** Fencing located around tennis courts, basketball or volleyball courts and similar areas up to 12 feet in height may be allowed outside of required setback areas. Lighting of recreational areas must comply with Chapter 17.37, Lighting.
- F. **Intersection and Driveway Visibility.** Notwithstanding other provisions of this Section, fences, walls, hedges, and related structures must comply with Section 17.28.180, Visibility at Intersections and Driveways.

17.28.080 Open Space

- A. The purpose of this Section is to prescribe regulations for the location, development, and maintenance of required public, semi-public, and private open space areas.
- B. **Non-Residential Open Space.**
 1. **Location.** An area counted as open space should be directly accessible to intended users. Rooftop open space is permitted, although any area occupied by rooftop structures, vents, or other mechanical equipment including solar panels, will not be counted as useable open space. Off-street parking and loading areas, driveways, and service areas will not be counted as usable open space.
 2. **Usability.** The open space surface should allow convenient use of the area for outdoor activities. Surfaces may include any practicable combination of groundcover, garden, gravel, paver blocks flagstone, wood planking, concrete, asphalt, permeable paving, or other serviceable material. No open space area should have a horizontal dimension of less than 15 feet. The open space slope should not exceed 10 percent.
 3. **Openness.** No more than 50 percent of at-grade open space should be covered by a private balcony projecting from a higher story. Above-grade open space should have at least one exterior side open and unobstructed, except for incidental railings or balustrades, for a horizontal distance of at least eight feet.
 4. **Enclosure.** At-grade open space should be screened from adjacent lots, streets, alleys, paths, and private ways by a building wall or dense landscaping at least two meters in height and one meter in width, or by a solid fence or masonry wall at least four feet high. When such screening would impair a beneficial outward and open orientation or view, the height of required enclosures may be reduced to no less than two feet, provided no building is located opposite and within 20 feet of the required screening.

5. **Plazas.** All plazas should be permanently maintained, should be located on the same or adjacent lot as the facilities for which it is provided, and should conform to the following regulations:
 - a. *Usability.* The plaza should have an appropriate dust free surface and should be suitable for walking, sitting, and similar activities. At least 40 percent of the plaza area should be occupied by planting, sculpture, or similar features. No plaza area should have a horizontal dimension of less than 15 feet.
 - b. *Shade.* The plaza should be shaded through architectural and landscape means to provide 40 percent shading.
 - c. *Location and Visibility.* The plaza should be located generally not more than 5 feet above or below the sidewalk of the abutting street. It should be clearly visible from the sidewalk. The Zoning Administrator may consider greater grade changes for unique designs and/or lot and grade circumstances.
 - d. *Openness.* There should be no obstructions above the plaza except for awnings, trellises, shade structures, public art, pedestrian amenities, and/or similar facilities.
 - e. *Residential Open Space.* Private and common areas should be provided in compliance with the requirements of the base Zoning District. Private areas typically consist of courtyards, lightwells, balconies, decks, patios, fenced yards, and other similar areas. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items should be developed as common areas with the types of attributes described above.
6. **Minimum Dimensions.**
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) should have no dimension less than 10 feet. Private open space located above ground level (e.g., balconies) should have no dimension less than six feet.
 - b. *Common Open Space.* Common open space should have a minimum horizontal dimension of 20 feet.
7. **Openness.** No more than 50 percent of at-grade open space should be covered by shade structures, building projections, or balconies projecting from a higher story. Above-grade private open space should have at least one exterior side

open and unobstructed, except for incidental railings or balustrades, for a horizontal distance of at least 6 feet.

8. **Usability.** A surface should be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of flagstone, wood planking, concrete, permeable paving, or other serviceable, dust-free surfacing. Slope should not exceed 10 percent.
9. **Accessibility.**
 - a. *Private Open Space.* The space should be accessible to the living units being served by a doorway to a habitable room or hallway.
 - b. *Common Open Space.* The space should be accessible to the living units and be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

17.28.090 Outdoor Storage

Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours must conform to the standards of this Section. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit and to agricultural/farming equipment used for agriculture or farming on the property.

A. **Permitted Locations.** Table 17.28.090.A states where outdoor storage is permitted.

TABLE 17.28.090.A: OPEN STORAGE REGULATIONS BY DISTRICT AND LOCATION	
<i>Base Districts</i>	<i>Permissibility of Open Storage</i>
Agricultural	Permitted if associated with a permitted agricultural use, located outside of all required setbacks, and screened subject to the standards of this Section from adjacent residential properties and public rights-of-way.
Residential, Commercial, and Office	All storage must be within an enclosed building except as specified for accessory outdoor display (garden centers, plant nurseries, lumber supply areas for home centers), subject to screening standards and to review and approval of a Use Permit.
Industrial	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
Public Facilities and Fleet/Truck Terminals	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.

B. **Screening and Setbacks.** Storage areas visible from public streets that are not separated from the street by intervening building(s) must be screened.

1. **Screening Walls.** Screening walls and fences must be at least eight feet in height. If located on a lot line or in a required yard, they must not exceed the maximum allowable fence heights in required yards.
2. **Setback.** A setback must be provided for outdoor stored material at the ratio of 1:1 from all lot lines equal to total height of stored material above required screen wall. Minimum required yards visible from off-site and not enclosed by an eight foot screen wall are required to be landscaped.

17.28.100 Right to Farm Covenants

A. Disclosure Requirement.

1. **Disclosure by Subdivider.** The subdivider of any property located within 1,000 feet of land zoned or used for agriculture within or outside of the City must disclose, through a notation on the Final Map, within Conditions, Covenants and Restrictions (CC&Rs) if prepared, or through the recordation of a separate acknowledgment statement on each individual deed describing the newly created lots, the presence of agricultural and appurtenant uses in the vicinity through the following or similar statement:
 - a. The property within this subdivision is located within 1,000 feet of land utilized or zoned for agricultural operations and residents/occupants of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, including, but not limited to acaricides, fertilizers, fungicides, herbicides, insecticides, predacides and rodenticides; and from pursuit of agricultural operations, including, but not limited to crop protection, cultivation, harvesting, plowing, processing, pruning, shipping, spraying and animal keeping and related activities, which may generate dust, light, noise, odor, smoke and/or traffic. The City of Goleta has adopted policies to encourage and preserve agricultural lands and operations within and in the vicinity of the City. Residents/occupants of property should be prepared to accept inconveniences or discomfort as normal and necessary to properly conducted agricultural operations.
2. **Disclosure Before Issuance of a Building Permit.** Where a new structure intended for human occupancy is to be located on property that is located within 1,000 feet of land zoned or used for agriculture within or outside of the City, the owner of the property will, before the City issues a building permit, sign and record a statement in a form equivalent to that specified in Subsection (B)(1), above. In lieu of signing the statement required above, the owner may submit evidence that the statement in Subsection (B)(1) has been made a part of subdivision documents creating the lot on which the structure is proposed and appears on the deed for each lot.

17.28.110 Right to Research Covenants

- A. **Relationship to Nuisance.** No existing or future research and development operation, defined as a use engaged in the study, testing, design, analysis, and experimental development of products, processes, or services, or any of its appurtenances, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, and all applicable City requirements, will become a nuisance to adjacent land uses when the action was not a nuisance at the time it began. This Section does not apply whenever a nuisance results from the negligent or improper action of any research operation or its appurtenances. This Section will not be construed as modifying existing law relative to nuisances, but only to be utilized in the interpretation and enforcement of the provisions of this Title.
- B. **Disclosure Requirement.**
1. ***Disclosure by Subdivider.*** The subdivider of any property located within 1,000 feet of land with a research facility located on it, regardless of whether it is currently in operation, within or outside of the City must disclose, through a notation on the Final Map, within Conditions, Covenants and Restrictions (CC&Rs) if prepared, or through the recordation of a separate acknowledgment statement on each individual deed describing the newly created lots, the presence research uses in the vicinity through the following or similar statement:
 - a. The property within this subdivision is located within 1,000 feet of land utilized for research operations and residents/occupants of the property may be subject to inconvenience or discomfort arising from activity both inside and outside the facility. Residents/occupants of property should be prepared to accept inconveniences or discomfort as normal and necessary to properly conducted research operations.
 2. ***Disclosure Before Issuance of a Building Permit.*** Where a new structure intended for human occupancy is to be located on property that is located within 1,000 feet of land with a research facility located on it, regardless of whether it is currently in operation, within or outside of the City, the owner of the property will, before the City issues a building permit, sign and record a statement in a form equivalent to that specified in Subsection (B)(1), above. In lieu of signing the statement required above, the owner may submit evidence that the statement in Subsection (B)(1) has been made a part of subdivision documents creating the lot on which the structure is proposed and appears on the deed for each lot.

17.28.120 Screening and Buffer Yards

- A. **Applicability.** The standards of this Section apply to:
1. New development;

2. Replacement equipment that is added to serve existing buildings; or
 3. Condominium Conversions.
 4. **Exceptions.** Existing equipment that serves existing buildings.
- B. **Screening of Mechanical Equipment.** All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, must be screened from public view. Exterior mechanical equipment to be screened includes, but is not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section and similar utility devices. Screening must be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure. Equipment must be screened on all sides, and screening materials must be opaque. When screening with plants, evergreen types of vegetation must be planted and maintained. Plant material sizes and types must be selected and installed so that at the time of building occupancy such plants effectively screen their respective equipment. The use of wood, expanded metal lath, and chain link for the purpose of screening is prohibited. The following additional screening standards apply:
1. **Roof-Mounted Equipment.** Whenever feasible, roof-mounted equipment screening must be constructed as an encompassing monolithic unit or a series of architecturally similar screening units on large roofs, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements will not be permitted). The height of the screening element must equal or exceed the height of the structure’s tallest piece of installed equipment.
 2. **Ground-Mounted Equipment.** Ground-mounted equipment including but not limited to water meters, backflow preventers, and transformers that faces a street or is not separated from the street by intervening building(s) must be screened to a height of 12 inches above the equipment unless such screening conflicts with utility access, in which case reasonable accommodation must be allowed. Screening devices will consist of decorative walls and/or berms (3:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are three feet high or lower, vegetative materials may be substituted for 50 percent of the screening device. This requirement does not apply to equipment in the interior of a lot that is not visible from the street. Electrical sub-stations, water tanks, sewer pump stations and similar utilities are required to be screened and secured with an eight foot high wall.
 3. **Exterior Wall Equipment.** Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry sections, and valves and cabinets that face a street, public parking and are not recessed and/or separated from the street by intervening building(s) or walls or

gates must be screened. Screening devices must incorporate elements of the building design, e.g. shape, color, texture and material. For screen walls that are three feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device. This requirement does not apply to fire related elements.

4. ***Upgrades to Existing Mechanical Equipment.*** The Zoning Administrator may waive or modify screening requirements for upgrades to existing mechanical equipment.
- C. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, delivery, and service bays must be screened according to the standards of Section 17.28.160 and Chapter 17.39, Parking and Loading.
 - D. **Roof Access Ladders and Fire Sprinkler Risers.** In all new construction, roof access ladders and fire sprinkler risers must be located internally.
 - E. **Trash and Refuse Collection Areas.** Latching view obscuring gates must be provided to screen trash enclosure openings where visible from street and/or public parking areas. The trash enclosure must match and compliment the color scheme and architecture of the building.
 - F. **Parking Areas.** Parking areas and drive aisles must be screened from street(s) with a combination of perimeter walls made of masonry and/or perimeter berms or landscape screening materials with supplemental shrubs and ground covers.
 1. The screening device may vary in height from 32 to 40 inches and must be offset or staggered in plan by at least 24 inches at intervals of no more than 30 feet or include a mixture of live and solid walls.
 2. The screening device may vary in height from 12 to 18 inches when lawful display of automobiles, trucks, recreational vehicles, manufactured homes, boats, motorcycles, and utility trailers are adjacent to public streets.
 3. Screen wall and/or berm height must be measured from the finish grade of the parking lot.
 4. A setback of at least five feet must be provided between the screen wall and the edge of the parking area.
 5. A setback of at least 10 feet must be provided between the screen wall and the right of way, which may be reduced to five feet if the parking area frontage is 50 feet or less.
 6. The Zoning Administrator may modify these screening standards for good cause.

- G. **Common Lot Lines.** A screening wall must be provided on the interior lot lines of any lot that contains any commercial use, industrial use, public or semi-public use (except Cemetery or Public Park and Recreation Facilities), or transportation, communication, and utilities use, and abuts a Residential District or residential use. Such screening wall must be provided at the time of new construction or expansion of buildings, or changes from one use classification to another non-residential use classification.
1. **Location.** Screening walls must follow the lot line of the lot to be screened, or be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
 2. **Materials.** Industrial uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, wood or other substantially equivalent material. Chain-link fencing is prohibited.
 3. **Berms.** An vegetated earth berm may be used in combination with the above types of screening walls, but not more than two-thirds of the required height of such screening may be provided by the berm.
 4. **Relationship to Fence and Wall Height Limits.** If the minimum required screening wall height exceeds the maximum permitted height of fences and freestanding walls for the Zoning District, then a screening wall must be provided that conforms with the maximum permitted fence height in the applicable portion of the property.
- H. **Screening Along Residential District Boundaries.** A screening wall six feet in height is required wherever a site located in a Commercial District abuts a Residential District. Openings in the wall are allowed for pedestrian access. The Zoning Administrator may require additional screening elements, up to eight feet in height, if necessary to screen commercial uses.
- I. **Screening and Separation of Parking Areas.** Parking areas located between a building and street must be screened with a screening wall or berm at least four feet high. In addition, parking areas must be separated from on-site buildings by a distance of at least 10 feet, which must be landscaped and may also include a pedestrian walkway.

17.28.130 Solar Installations

- A. This Section establishes ministerial development standards for solar energy systems as regulated under Government Code Section 65850.5. The following standards apply to solar energy systems:
- B. **Height.** The height of solar energy systems is subject to the following standards:

1. *On Single Unit Properties.* Photovoltaic solar energy systems may extend up to five feet above the height limit in the Zoning District. Solar water or swimming pool heating systems may extend up to seven feet above the height limit in the District; and
 2. *On all other Properties.* Photovoltaic solar energy systems may extend up to 5 feet above the roof surface on which they are installed, even if this exceeds the maximum height limit in the District in which it is located. Solar water or swimming pool heating systems may extend up to 7 feet above the roof surface on which they are installed even if this exceeds the maximum height limit in the District in which it is located.
- C. **Required Setback.** Excluding solar collector panels, solar energy system equipment may be installed within the required side and rear setback but must not be closer than 2 feet to any property line..

17.28.140 Swimming Pools and Spas

- A. Swimming pools and spas located in any Zoning District must be developed in compliance with the following standards:
1. ***Exclusive Use.*** If located in a Agricultural or Residential District, the swimming pool or spa is to be solely for the use and enjoyment of residents and their guests, unless it is associated with a Golf Course or Resort.
 2. ***Filtration Equipment.*** Swimming pool or spa filtration equipment and pumps must not be located in the front or street side yard and cannot be closer than 15 feet to the main building on an adjoining lot. All equipment must be mounted and enclosed so that its sound is in compliance with Chapter 17.40, Performance Standards.
 3. ***Pool Setbacks.*** Pool setbacks from water edge to lot perimeter barrier/fence must be a minimum of three feet from the water.
 4. ***Elevated Swimming Pools.*** All elevated swimming pools, constructed on the ground, may not be higher than four feet.
 5. ***Public and Semi-Public Pools.*** A Conditional Use Permit must be obtained from the Planning Commission before the construction of any public pool. All public and semipublic pools must meet all applicable laws.

17.28.150 Refuse and Recycling Storage Areas

- A. **Purpose.** The purposes of this Section are to:
1. Establish design and locational criteria for the construction of solid waste and recycling-container enclosures.

2. Ensure that enclosures are functional, serviceable, durable, unobtrusive, and architecturally compatible with adjacent buildings.
 3. Ensure adequate area for the storage of recyclable materials as required by PUBlic Resources Code §§ 42900, *et. seq.*
- B. **General Requirements and Alternatives.** All trash and garbage must be placed in an appropriate receptacle. All garbage cans, mobile trash bins, receptacles, and all recycling materials and containers for such recycling materials must be maintained and stored in accord with this Section.
1. **Applicability.** Solid waste and recycling-container enclosures are required for new dwelling groups of three or more dwelling units and for all new non-residential development and additions and remodels of non-residential buildings.
 2. **Alternatives.** Projects with 10 or fewer residential units may have individual trash containers for each unit, provided that there is a designated screened location for each individual trash container adjacent to the dwelling unit and provided that solid waste and recycling containers for each unit are brought to the curbside for regular weekly or bi-weekly collection.
- C. **Size.** Trash and recycling enclosures must be sized to accommodate all trash, garbage, and recyclables until such items are picked-up by the City or its contracted solid waste and recycling collector(s).
- D. **Location and Orientation.** All trash and recycling enclosures must meet the following requirements unless the Zoning Administrator determines that compliance is infeasible. A Building Permit will not be issued for a project until documentation of approval of the location is provided by the Zoning Administrator.
1. The solid waste and recycling storage area cannot be visible from a public right-of-way and cannot be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by this Title to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.
 2. Solid waste and recycling areas must be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve. For multi-unit residential projects, there should be a minimum of one trash enclosure per 20 units and the enclosure should be located within 100 feet of the residential units.
 3. Solid waste and recycling storage areas must be accessible so that trucks and equipment used by the contracted solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing.

E. **Materials, Construction, and Design.**

1. ***Minimum Height of Screening.*** Solid waste and recycling storage areas located outside or on the exterior of any building must be screened with a solid enclosure at least six feet high.
2. ***Enclosure Material.*** Enclosure material must be wood, solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
3. ***Gate Material.*** Gate material must be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.
4. ***Access to Enclosure from Residential Projects.*** Each solid waste and recycling enclosure serving a residential project must be designed to allow disposal to the appropriate receptacle without having to open the main enclosure gate.
5. ***Enclosure Pad.*** Pads must be a minimum of four-inch-thick concrete.
6. ***Bumpers.*** Bumpers must be two inches by six inches thick and made of concrete, steel, or other suitable material and must be anchored to the concrete pad.
7. ***Protection for Enclosures.*** Concrete curbs or equivalent must protect enclosures from adjacent vehicle parking and travel ways.
8. ***Landscaping.*** The perimeter of the recycling and trash enclosure must be planted with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
9. ***Clear Zone.*** The area in front of and surrounding all enclosure types must be kept clear of obstructions, and must be painted, striped, and marked “No Parking.”
10. ***Drainage.*** The floor of the enclosure must have a drain that connects to the sanitary sewer system.
11. ***Travelways and Area in Front of Enclosure.*** An adequate base to support a truck weight of 62,000 pounds.

17.28.160 Truck Docks, Loading, and Service Areas

- A. In addition to the requirements outlined in Chapter 17.39, Parking and Loading, all truck docks, loading, and service areas must be located and screened as follows:
1. ***Minimum Distance from Residential District.*** Truck docks, loading, and service areas are not permitted within 50 feet of the boundary of any Residential District or residential use.

2. **Location on Lot.** In all districts except the Agricultural and Industrial Districts, truck docks, loading areas, and service areas must be located at the rear or interior side of buildings, rather than facing a street.
3. **Screening.** Truck docks, loading areas, and service areas located in any Zoning District must be screened from any adjacent Residential Districts or uses. Docks, loading, and service areas in any district except the Industrial Districts must be screened from view of adjacent streets. Screening must consist of a solid masonry wall at least eight feet in height or opaque automated gates.

17.28.170 Underground Utilities

All electrical, telephone, cable television, fiber optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project must be installed underground within the site. This requirement may be waived by the the Department of Public Works upon determining that underground installation is infeasible or the electrical line is otherwise exempt from an undergrounding requirement.

17.28.180 Visibility at Intersections and Driveways

- A. **Street Intersections.** Vegetation and structures may not exceed a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of 10 feet along both lines from their intersection. Trees that are located within this sight distance triangle must have a clearance of seven feet high minimum between the lowest portion of the canopy and the sidewalk, and 13 feet high minimum between the lowest portion of the canopy and street.
- B. **Driveways and Alleys.** Visibility of a driveway crossing a street lot line must not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet. Street trees that are pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.
- C. **Exempt Structures and Plantings.** The regulations of this Section do not apply to existing buildings; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals; or places where the contour of the ground is such that there can be no cross visibility at the intersection.

Chapter 17.36 Landscaping

Sections:

17.36.010	Purpose
17.36.020	Applicability
17.36.030	Areas to be Landscaped
17.36.040	General Landscape Requirements
17.36.050	Supplemental Landscape Requirements
17.36.060	Perimeter Landscaping
17.36.070	Parking Lot and Structure Landscaping
17.36.080	Water Efficient Landscaping and Irrigation
17.36.090	Landscape Plans
17.36.100	Alternative Compliance

17.36.010 Purpose

The purposes of the landscaping regulations are to:

- A. Improve the appearance of the community by requiring aesthetically pleasing landscaping on public and private sites which is permanently maintained;
- B. Preserve, maintain and provide for reforestation of trees for the health and welfare of the City in order to preserve the scenic beauty; provide habitat; prevent erosion of topsoil; protect against flood hazards; counteract the pollutants in the air; promote healthy streams and riparian corridors; enhance the urban forest; minimize the heat island effect; provide shade, store carbon and decrease wind velocities; and promote the general welfare and prosperity in the City;
- C. Aid in energy conservation by providing shade from the sun's rays in summer, allowing the sun rays in winter and providing shelter from the cold wind in winter;
- D. Soften the appearance of parking lots and other development through landscaping;
- E. Encourage the conservation of water resources through the use of native and water-wise climate appropriate plants, and water-conserving irrigation practices; and
- F. Minimize or eliminate conflicts between potentially incompatible but otherwise permitted land uses on adjoining lots through visual screening.

17.36.020 Applicability

- A. **Applicability.** The regulations of this Chapter applies to:
1. **Proposed Developments.** All buildings and uses of land, except active agricultural buildings located further than 100 feet from public rights-of-way.
 2. **Existing Properties.** After the effective date of this Ordinance, any proposed change to the primary exterior features of a building, such as alterations to entranceways, porches, driveways, and front yards, or exterior additions that project into the front yard, an increase in parking, or a change in use or building occupancy designation, the standards of this Chapter apply.
 3. **Compliance with City Guidelines and Regulations.** In addition to the regulations outlined in this Chapter, all landscaping requirements must meet the City's Draft 2011 Urban Forest Management Plan and other guidelines, as amended from time to time.
- B. **Exempt Projects.** The requirements of this Chapter do not apply to:
1. Interior or upper-story additions to existing nonresidential or residential construction that add less than 20 percent to the existing floor area;
 2. The establishment of an accessory use on the same lot as an existing primary use, such as the installation of an accessory office space, with no expansion of floor area or outdoor area occupied; and
 3. A change in occupancy of a building that does not involve a change in the use type (e.g. the use classification).

17.36.030 Areas to be Landscaped

The following areas must be landscaped, and may count toward the total area of site landscaping required by the Zoning District regulations.

- A. **Required Setbacks.** All required front and street-facing side setbacks, except for areas used to exit and entry, must be landscaped.
- B. **Lot Perimeters.** Landscape buffers must be installed and maintained alongside and rear lot lines between different land uses, pursuant to Section 17.36.060.
- C. **Building Perimeters.** The portions of a building that front a public street must have one or more landscape planters installed along a minimum 20 percent of that building face. The minimum width of the planter must be three feet. This standard does not apply where a building is located on the front or street side property line.
- D. **Parking Areas.** Parking areas as required by Chapter 17.39, Parking and Loading.

- E. **Unused Areas.** All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, must be landscaped or left in a natural state.

17.36.040 General Landscape Requirements

- A. **Landscaped Areas.** Required landscaped areas must be maintained free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design, except for the fire hydrants and related fire protection devices, mailbox clusters, pedestals, poles, cabinets, utility-housing boxes, or other permanent fixtures as approved for emergency or service access.
1. Where turf abuts decomposed granite or similar inorganic landscape material, a hardscape edging material such as brick or concrete curb/mowstrip must be provided.
 2. Where vehicular cross-access is provided between adjoining properties that are not part of group commercial, office, industrial development, a 15 foot wide perimeter landscape yard except where drive aisle occurs must be provided.
- B. **Trees.** Trees must be provided as follows:
1. ***RS Districts:*** one tree for every 1000 square feet of lot coverage for residential development; one tree for every 2000 square feet of lot coverage for nonresidential development;
 2. ***RM, RH, and RHMP Districts:*** one tree for every two thousand square feet of lot coverage;
 3. ***Commercial Districts:*** one tree for every 200 square feet of lot coverage;
 4. ***Industrial Districts:*** one tree for every 5000 square feet of lot coverage;
 5. If the lot size or other site conditions make planting of the required trees impractical to comply with, the applicant may request that the trees be planted off site at twice the required ratio.
 6. Street-oriented trees are preferable to meet the requirements for a minimum of one of the required trees.
 7. Passive solar-oriented trees and wind buffer-oriented trees are preferable to meet the requirements of some or all of the additional required trees.
 8. Tree diversity should be promoted by limiting the percent of trees in any one species and avoiding large numbers of genetically identical clones. Trees should not exceed 10 percent Cultivar, 20 percent Genus, and 30 percent

Family. Local native genetic tree types should be used where immediately adjacent to a water corridor/watershed.

- C. **Shrubs.** Required shrubs must have a minimum mature growth height of 18 inches. At least 50 percent of required shrubs must be a minimum of five gallons in size upon installation, but in no case can any shrub be less than one-gallon size.
- D. **Ground Cover.** Required ground cover may be of two types:
1. Vegetative ground cover consisting of living plant materials characterized by horizontal, as well as vertical growth, generally not exceeding 18 inches in height.
 2. Inert ground cover consisting of gravel, decomposed granite, crushed rock, desert tree mulch, or other approved materials. The use of “desert cobble” that looks like the desert floor, consisting of natural desert covers and seed mix, is encouraged. Minimum depth of inert material must be 2.5 inches.
- E. **Permeable Paving and Hardscape Materials.** Permeable paving and ground treatment must be an integral part of site and landscape design.
- F. **Materials.**
1. **General.** Landscaping may consist of a combination of turf, groundcovers, shrubs, vines, trees, incidental features such as stepping stones, benches, fountains, sculptures, decorative stones, and other ornamental features placed within a landscaped setting. Plant materials must be selected from among those species and varieties known to thrive in the Goleta climate. Paved or graveled surface areas may not exceed 25 percent of the area required to be landscaped. Recirculating water must be used for decorative water features. Areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.
 2. **Non-Plant Materials.** Non-plant materials such as gravel, colored rock, cinder, bark, and similar materials may not be used to meet the minimum planting area required by this Section, except with approval of an Alternative Landscape Plan under Section 17.36.090(B).
 3. **Turf Allowance.** Required landscape areas must consist of a minimum of 25% to a maximum of 75% turf except for designs consisting entirely of xeriscaping, or complying with California Model Water Efficient Landscape Ordinance, or are an essential component of a project (e.g., golf courses or playing fields), which are exempt from this limit. The installation of turf on slopes greater than 25 percent or in median or traffic islands, parking lot islands, areas less than eight feet wide except in pedestrian parkways is prohibited. Synthetic lawns may be considered as turf and allowed only in single-family residential uses.

4. **Soils.** Soil must be balanced with amendments to promote healthy plant growth. Hard pan must be pierced at three locations.
5. **Mulch.** A minimum three-inch layer of mulch must be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers or other special planting situations where mulch is not recommended. Stabilizing mulching products must be used on slopes. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.
6. **Size and Spacing.** Plant materials must be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light) and maintenance needs. Plants must be of the following size and spacing at the time of installation:
 - a. **Ground Covers.** Ground cover plants must be at least the four-inch pot size and spaced to provide full coverage within the time frame specified for the species planted.
 - b. **Shrubs.** Spacing of shrubs must be according to local conditions, the species, cultivars, or varieties used, and their mature height, spread and form. When planted to serve as a hedge or screen, shrubs must be spaced at 75% of their mature length.
 - (1) **Small Shrub.** A small shrub must have a mature height of three to less than five feet and must be planted at minimum from one gallon containers.
 - (2) **Medium Shrub.** A medium shrub must have a mature height of between five and eight feet and must be planted at minimum from five gallon containers.
 - (3) **Large Shrub.** A large shrub must have a mature height of greater than eight feet and must be planted at minimum from five gallon containers.
 - c. **Trees.** A minimum of 15 percent of the trees planted must be 24-inch box or greater in size. All other trees must be a minimum of 15 gallons in size. Spacing of trees must be according to local conditions, the species, cultivars, or varieties used, and their mature height, spread and form. Newly planted trees must be supported with stakes or guy wires. A minimum of four feet of continuous open planting area must be provided between trees to ensure adequate root growth and infiltration.
 - (1) **Small Tree.** A small tree must have a mature height of less than 25 feet and be at least 1 inch in diameter at 6 inches above

ground level. Generally, small trees must be planted 25 feet apart.

- (2) Medium Tree. A medium tree must have a mature height of between 25 and 45 feet and be at least 1 1/4 inch in diameter at 6 inches above ground level. Generally, medium trees must be planted 35 feet apart.
- (3) Large Tree. A large tree must have a mature height of greater than 45 feet and be at least 1 1/2 inch in diameter at 6 inches above ground level. Generally, large trees must be planted 45 feet apart.

7. **Landscaping Mound.** Landscaping mounds must be constructed on slopes not to exceed 4:1 with the toe of the mound located a distance of 12 feet or greater horizontally of the top of existing or planned cut slope. The toe of the mound must be set back from buildings and property boundaries as far as necessary for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the slope. In no case can the toe of the mound be within five feet of any building or one foot of the street right-of-way.

- G. **Dimension of Landscaped Areas.** No landscaped area smaller than five feet in any horizontal dimension will count toward required landscaping.
- H. **Prescribed Heights.** The prescribed heights of landscaping will indicate the height to be attained within five years after planting.
- I. **Drivers' Visibility.** Trees and shrubs must be planted and maintained so that at maturity they do not interfere with traffic safety sight areas, or public safety. Notwithstanding other provisions of this Section, landscaping must comply with Section 17.28.180, Visibility at Intersections and Driveways.

17.36.050 Supplemental Landscape Requirements

The following design standards are to be used by decision-makers in evaluating whether landscape plans conform to the requirements of this Chapter:

- A. **Composition.** The quality of a landscape design is dependent not only on the quantity and selection of plant materials but also on how that material is arranged. The City may require that the standards of this Section are met through the review by a licensed landscape architect or the Community Services Parks and Open Space Manager. Landscape materials must be arranged in a manner as to provide the following qualities and characteristics:
 1. **Texture.** Landscape designs must provide a textured appearance through the use of a variety of plant material rather than a single species, by contrasting large leaf textures with medium and small leaf textures, and with a variety of

plant heights. Spacing of key landscaping components, such as trees and shrubs, must be consistent with the overall design approach of the landscape plan. Formal landscape designs benefit from a uniform spacing of plants, whereas varied spacing and clustering of trees is more compatible with a naturalistic design.

2. **Color.** Landscape designs must include a variety of plants to provide contrasting color to other plants in the design. Designs are encouraged to include flowering plants and especially a mix of plants that display colorful flowers throughout the year.
 3. **Form.** Landscape designs must consider the complete three-dimensional form of the landscaping, not simply the form of individual elements. The interrelationship of all landscape elements will be considered so that the final design presents a coherent whole.
- B. **Buffering and Screening.** The use of natural landscape materials (trees, shrubs, and hedges) are the preferred method for buffering differing land uses, buffering walls to prevent graffiti, providing a transition between adjacent lots, and screening the view of parking, storage or service area, refuse collection facility or enclosure, utility enclosure, drive-thru, utility pipe or box visible from a public street, alley, or pedestrian space or walkway. Plants may be used with walls or berms to achieve the desired screening or buffering effect. Plant material needs to be mature enough at the time of planting and appropriately located to provide an effective buffer or screen within five years of planting.
- C. **Water-Efficient Landscaping.** Landscape designs must feature plant species that thrive in the region to take advantage of the adaptability of regionally appropriate plants to local environmental conditions and to conserve water. The use of drought-tolerant or climate adaptive plants should enrich the existing landscape character, conserve water and energy, and provide as pleasant and varied a visual appearance as plants that require more water. Group plants with similar water needs into hydrozones.
- D. **Continuity and Connection.** Landscaping must be designed within the context of the surrounding area, provided that the adjacent landscaping is consistent with the landscape design standards of this section. Where the adjacent property landscaping meets the landscape design standards of this Chapter, plant materials must blend well with adjacent properties, particularly where property edges meet, to create a seamless and natural landscape. Exceptions can be made when seeking to create a transition between uses or Zoning Districts.
- E. **Enhancing Architecture.** Landscape designs must be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape. Major landscape elements must be designed to complement architectural elevations and roof lines through color, texture, density, and form on both vertical and horizontal planes. Landscaping must be in scale with on-

site and adjacent buildings. Plant material must be installed at an appropriate size and allowed to accomplish these intended goals.

17.36.060 Perimeter Landscaping

Landscape buffers must be installed and maintained along both side and rear lot lines between differing land uses, in accordance with the following standards.

- A. **Required Landscape Buffers.** Table 17.36.060(A), Required Landscape Buffers, shows when a buffer treatment is required, and of what type, based on the proposed and the adjoining use. Only the proposed use is required to provide the buffer yard. Adjoining uses are not required to provide the buffer yard. The type of buffer yard required refers to buffer yard-type designations as shown in Table 17.36.060(B), Buffer Yard Requirements. “-” means that a buffer yard is not required unless required by another section of this Ordinance.

TABLE 17.28.060(A): REQUIRED LANDSCAPE BUFFERS					
<i>Use</i>	<i>Park or Open</i>	<i>Single Unit Residential</i>	<i>Multiple Unit Residential</i>	<i>Commercial and Office</i>	<i>Industrial</i>
Single Unit Residential	Type 1	Type 1	-	-	-
Multiple Unit Residential	Type 2	Type 2	Type 2	-	-
Commercial	Type 2	Type 2	-	-	Type 1
Office	Type 2	Type 2	Type 2	-	Type 2
Industrial	Type 2	Type 2	Type 2	Type 2	-

- B. **Buffer-Yard Types.** Table 17.28.060(B), Buffer Yard Requirements, describes the minimum width, plant materials, and wall requirements for each type of buffer yard. The listed number of trees and shrubs are required for each 100 lineal feet of buffer yard. Trees must be planted at least 40 feet on center. Natural areas with native vegetation or alternative planting materials which achieve equivalent buffering effects may be approved by the Director.

TABLE 17.28.060(B): BUFFER YARD REQUIREMENTS					
<i>Buffer Yard Type</i>	<i>Minimum Width (ft.)</i>	<i>Trees: Canopy (Mature Height of 40 ft. or less)</i>	<i>Trees: Understory (Mature height of less than 40 ft.)</i>	<i>Large Shrubs: (Mature spread of 2 ft. or more)</i>	<i>Small Shrubs: (Mature spread of less than 2 ft.)</i>
Type 1	5	2	2	4	8
Type 2	10	2	3	6	8

- C. **Width Reduction for Adjacent Landscaped Buffer.** If an equivalent landscape buffer exists on the adjacent lot, the width of the required buffer may be reduced 50

percent provided that the abutting property owners have provided a written agreement restricting the use of the adjacent landscape buffer.

17.36.070 Parking Lot and Structure Landscaping

- A. **Applicability.** In addition to the requirements of Chapter 17.39, Parking and Loading, the interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces with exceptions where shade structures are provided for parking spaces. They do not apply to readapted residential properties in the OT District or vehicle/equipment storage lots or vehicle and equipment sales lots.
- B. **Landscape Islands.**
1. New parking lots must meet 50 percent shade coverage, as outlined in the 2011 Draft Urban Forest Management Plan.
 2. Parking lot landscape islands must be installed at each end of a row of stalls and in between for maximum six contiguous parking spaces. The distance may be increased to eight contiguous spaces by the Zoning Administrator if it is found that the overall amount of landscaping proposed is increased by at least 10 percent from that required on the entire development site.
 3. Landscape islands must be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. All measurements are to face of curb.
 4. Radius curbing must be provided along drive aisles with a minimum four-foot radius.
 5. For rows of more than 16 parking spaces, landscape islands must be staggered.
 6. The maximum length of a covered parking canopy must be 15 contiguous parking spaces. Landscape islands within a row of parking may be eliminated when a conflict with the covered parking canopy occurs. However, landscape islands must be installed at the end of all parking rows.
 7. When parking canopies are adjacent to each other in a single row, the total length of each canopy must not exceed 15 parking stalls and the adjoining canopies must be separated by at least a 24 foot wide landscape island as depicted in the following illustration.
 8. For parking lots containing more than 200 spaces, one eight-foot-by-15-foot staggered landscape island may be replaced with two landscape islands of at least 25 square feet clear landscape area each. Each landscape island/planter must contain at least one tree and three shrubs. These landscape

islands/planters may be designed in any combination of shape and size provided the minimum clear landscape area dimension is five feet.

C. **Medians.** Where divider medians occur adjacent to head-in parking, vehicle overhang must be as follows:

1. **Single-Row Parking.** A minimum seven foot (or nine feet if a two-foot overhang is provided) landscape area is required. The required median width does not include a sidewalk.
2. **Double-Row Parking.** A minimum eight-foot landscape area (or 11 feet if a two foot overhang is provided on both sides of median) measured from face of curb to face of curb is required where the median width does not include a sidewalk.
3. **Medians with Sidewalks.** When a sidewalk is located within a median, shade trees should be placed so that at least 25 percent of the sidewalk is shaded at noon. The sidewalk can be no less than four feet in width.

D. **Plant Materials.**

1. **Number of Plants.**
 - a. **Parking Lot Landscape Islands.** One shade tree and three shrubs must be provided for every 15-foot parking island.
 - b. **Parking Lot Divider Medians.** In addition to the above requirements, minimum one shade tree and six shrubs must be provided for every eight parking spaces.
2. **Size of Plants.** A minimum 10 percent of the required trees for parking lot interior landscaping must be 36-inch box. 60 percent of the required trees must be at least 24-inch box, and the remaining can be a minimum of 15 gallon box. Substitution based on plant size is not permissible for trees planted within the interior of a parking lot.
3. **Ground Cover.** All landscape planting areas that are not dedicated to trees or shrubs must be permeable. No hardscape materials are permitted in designated planting areas.

17.36.080 Water Efficient Landscaping and Irrigation

A. **General.** New landscaping must have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material.

- B. **Systems.** Irrigation systems must comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

17.36.090 Landscape Plans

A landscape plan must be submitted with the permit application whenever landscaping per section 17.36.020 applies.

- A. **Information Required.** Landscape plans must be drawn to scale and must at a minimum include the following:

1. ***Proposed plant Locations, Species, Sizes, and Plant Factor.*** Plants with similar water needs must be grouped together into hydrozones on the landscape plan. The plant factor according to the California Department of Water Resources study, Water Use Classification of Landscape Species (WUCOLS), must be identified for all landscaped areas on a site. All water features must be identified as high water use and temporarily irrigated areas be identified as low water use.
2. Proposed landscape features (stepping stones, benches, fountains, sculptures, decorative stones, or other ornamental features) locations, dimensions and materials.
3. Proposed landscaping mounds, water features (pools and ponds) and paved surfaces locations, dimensions and materials.
4. Location of any existing trees over six inches in diameter, as measured 48 inches above natural grade, and whether each such tree is proposed for retention or removal.
5. Identification of areas of preservation or incorporation of existing native vegetation.
6. Identification of areas not intended for a specific use, including areas planned for future phases of a phased development, shown landscaped or left in a natural state.
7. Any additional proposed landscape elements and measures to facilitate plant growth or control erosion.

- B. **Landscape Construction Plans.** In addition to the provisions of this Chapter, more requirements may apply to landscape plans at time of plan review submittal for building, landscaping and/or plumbing permits as stipulated in the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended. Where there is

potential conflict between this Chapter and those codes, the other Articles must prevail.

17.36.100 Alternative Compliance

- A. An applicant who can demonstrate that the intent of this Chapter can be exceeded, in whole or in part, may submit an Alternative Landscape Plan (ALP) prepared in accordance with this Section. The ALP must include a narrative that clearly details the modifications being requested and explains how they enhance the landscape design principles listed below.
- B. **Required Elements.** In order to qualify for consideration, an ALP must demonstrate compliance with the following:
1. ***Use of Drought-Tolerance or Native Vegetation.*** Preservation or incorporation of drought-tolerance or native vegetation.
 2. ***Compatibility with Surrounding Uses and Desert Environment.*** A greater degree of compatibility with surrounding uses and the coastal environment than a standard landscape plan would offer. The number of shrubs and trees proposed depends on the type of shrub or tree planted and size at full maturity.
 3. ***Water Efficiency.*** Use of water-efficient irrigation systems and xeriscaping at appropriate locations is essential.
- C. **Approval and Required Findings.** ALPs may be submitted in conjunction with any development application. An ALP may be approved by the reviewing body upon finding that:
1. There are unique characteristics of the property, site design, stormwater management, or use that warrant special consideration to modify or deviate from the requirements of this Chapter and that these characteristics are not self-created.
 2. The ALP meets or exceeds the minimum standards for plant materials of this Chapter, while recognizing the unusual site design or use restraints on the property and specific characteristics of the landscape design justify declaration from specific members or pre-approved plans established for standard landscape plans.
 3. Approval of an ALP will provide for both increased consistency and compatibility with adjacent properties and the natural desert environment.
 4. The ALP demonstrates innovative use of plants and efficient use of water.

Chapter 17.39 Parking and Loading

Sections:

17.39.010	Purpose
17.39.020	Applicability
17.39.030	General Provisions
17.39.040	Required Parking Spaces
17.39.050	Parking Reductions
17.39.060	Parking In-Lieu Fee
17.39.070	Location of Required Parking
17.39.080	Bicycle Parking
17.39.090	On-Site Loading
17.39.100	Parking Area Design and Development Standards

17.39.010 Purpose

The specific purposes of the parking and loading regulations are to:

- A. Ensure that adequate off-street parking and loading facilities are provided for new land uses and major alterations to existing uses;
- B. Minimize the negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots;
- C. Ensure that adequate off-street bicycle parking facilities are provided and promote parking lot designs that offer safe and attractive pedestrian routes;
- D. Establish standards and regulations for safe and well-designed parking, unloading, and vehicle circulation areas that minimize conflicts between pedestrian and vehicles within parking lots and, where appropriate, create buffers from surrounding land uses;
- E. Offer flexible means of minimizing the amount of area devoted to vehicle parking by allowing reductions in the number of required spaces in transit-served locations, shared parking facilities, and other situations expected to have lower vehicle parking demand; and
- F. Reduce urban run-off and heat island effect.

17.39.020 Applicability

The requirements of this Chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section.

- A. **New Buildings and Land Uses.** On-site parking must be provided at the time any main building or structure is erected or any new land use is established.
- B. **Reconstruction, Expansion and Change in Use of Existing Non-Residential Buildings.** When a change in use, expansion of a use, or expansion of floor area creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, additional on-site parking and loading must be provided for such addition, enlargement, or change in use and not for the entire building or site. The existing parking must be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.
- C. **Alterations that Increase the Number of Dwelling Units.** The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires on-site parking to serve the new dwelling units. This requirement does not apply when sufficient on-site parking exists to provide the number of spaces required for the existing and new dwelling units.
- D. **When Constructed.** On-site parking facilities required by this chapter must be constructed or installed before the City issues a Certificate of Occupancy for the uses that they serve.
- E. **Damage or Destruction.** When a use that has been involuntarily damaged or destroyed is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction.

17.39.030 General Provisions

- A. **Existing Parking and Loading to be Maintained.** No existing parking and/or loading serving any use may be reduced in amount or changed in design, location or maintenance below the requirements for such use, unless equivalent substitute facilities are provided. No property owner can sublease, subrent, or otherwise encumber the off-street parking spaces required by this article. Existing off-street parking spaces that are not required can be used for other uses that are allowed in the district consistent with this Title. Required off-street parking must not be used storage or other non-parking related uses, except for the parking of a personal transportation device

B. **Nonconforming Parking or Loading.**

1. An existing use of land or structure will not be deemed to be nonconforming solely because of a lack of on-site parking and/or loading facilities required by this chapter, provided that facilities used for on-site parking and/or loading as of the date of adoption of this Title are not reduced in number to less than what this chapter requires.

C. **Accessibility.** Parking must be accessible for its intended purpose during all business hours.

D. **Stacked Parking.** Stacked or valet parking is allowed if an attendant is present or an automated system is in place to move vehicles. If stacked parking managed by an attendant is used for required parking spaces, an acceptable form of guarantee must be filed with the Director ensuring that an attendant will always be present when the lot is in operation.

E. **Unbundling Parking from Residential Uses.** A Conditional Use Permit is required and the following rules must apply to the sale or rental of parking spaces accessory to new multifamily residential uses of 10 units or more, unless waived by the Director as infeasible:

1. All off-street spaces must be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.
2. In cases where there are fewer parking spaces than dwelling units, the parking spaces must be offered first to the potential owners or renters of three-bedroom or more units, second to owners or renters of two bedroom units, and then to owners and renters of other units. Spaces must be offered to tenants first. Non-tenants may lease with a provision for 30 days to terminate the lease.
3. Renters or buyers of on-site inclusionary affordable units must have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units.

F. **Residential Garage Conversion.** The conversion of single-unit residential garages into additional living space for the primary unit or as a second dwelling unit is allowed only if:

1. The residence was constructed before 1960 (or other date to be determined);
2. One off-street parking space will be provided; and

3. The interior garage dimensions are no more than 10 feet wide by 30 feet deep.

17.39.040 Required Parking Spaces

A. **Minimum Number of Spaces Required.** Each land use must be provided at least the number of on-site parking spaces stated in paragraphs 1 and 2 below.

1. **Mixed-Use Development.** The required numbers of on-site parking spaces are stated in Table 17.39.040.A.1, Required On-Site Parking Spaces, Mixed-Use Development. The parking requirement for any use not listed in Table 17.39.040.A.1 must be the same as required for the land use in other districts as stated in Table 17.39.040.A.3 Required On-Site Parking Spaces, All Districts.

TABLE 17.39.040.A.1: REQUIRED ON-SITE PARKING SPACES, MIXED-USE DEVELOPMENT		
<i>Land Use</i>	<i>Required Parking Spaces</i>	
Residential		
Studio and one-bedroom units	1 space per unit	One covered space must be provided for each unit. One additional guest parking space must be provided for every 4 units for projects greater than 10 units.
Two or more bedrooms	1.5 spaces per unit	
Non-Residential		
Office	1 space per 450 square feet	
Retail	1 space per 400 square feet	
Restaurant	1 space per 250 square feet	

2. **Single-Use Development.** Each land use in all districts must be provided at least the number of on-site parking spaces stated in Table 17.39.040.B, Required On-Site Parking Spaces, All Districts. The parking requirement for any use not listed in Table 17.37.040.A.3 must be determined by the Director based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT			
<i>Land Use Classification</i>	<i>Required Parking Spaces</i>		<i>Additional Regulations</i>
Residential Uses			
Single-Unit Residential	2 spaces per dwelling unit plus 1 space if the units contains 3,000 sq.ft. or more of floor area, excluding the garage	Must be within a garage.	
Second Dwelling Unit	1 space		

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT			
<i>Land Use Classification</i>	<i>Required Parking Spaces</i>		<i>Additional Regulations</i>
Multi-unit Residential			
Studio	1 space per unit	One covered space must be designated for each unit. One additional guest parking space must be provided for every 2 units.	Up to 25 percent reduction allowed for senior housing
One- or two-bedroom	1.5 spaces per unit		
Three or more bedrooms	2 spaces per unit		
Family Day Care			
Small	None in addition to what is required for the residential use.		
Large	1 per employee plus an area for loading and unloading children, on or off-site. (Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements).		
Residential Facility, Assisted Living	1 space per guest room		
Group Residential	1 per unit plus 1 for every 10 units		
Residential Care, Small	None in addition to what is required for the residential use		
Residential Care, Large	0.25 space per guest room plus 0.75 space per employee		
Mobile Home Parks	1 space per site which may be in tandem, 2 space for every 3 sites for guest parking		
Public and Semi-Public Uses			
Clubs and Lodges	1 space per 4 fixed seats		
Colleges and Trade Schools, Public or Private	1 per 3 members of the school population (including students, faculty, and staff) based on maximum enrollment.		
Community Assembly	1 for each 4 permanent seats in main assembly area, or 10 for every 1,000 sq. ft. of assembly area or where temporary or moveable seats are provided.		
Community Garden	As determined by the Zoning Administrator		
Cultural Institutions and Facilities	For theaters and auditoriums: 1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided. Galleries, Libraries and Museums: 1 for every 1,000 sq. ft. of floor area. Other establishments: as determined by the Zoning Administrator		
Day Care Facility	3 per 1,000 sq.ft. of floor area		
Emergency Shelter	As determined by the Zoning Administrator		
Government Offices	1 per 300 sq. ft. of floor area.		
Hospitals and Clinics	3 per 1,000 sq. ft. of floor area		

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT		
<i>Land Use Classification</i>	<i>Required Parking Spaces</i>	<i>Additional Regulations</i>
Instructional Services	2.4 per 1,000 sq. ft. of public or instruction area or 0.25 per student for group instruction; none for individual instruction	
Park and Recreation Facility	As determined by the Zoning Administrator	
Parking, Public or Private	1 per attendant station (in addition to the spaces that are available on the site).	
Schools, Public or Private	Elementary and Middle Schools: 1.5 per classroom, plus 1 per 250 sq. ft. of office area. High Schools: 6 per classroom.	
Social Service Facilities	1 per 200 sq. ft. of floor area.	
Commercial Use Classifications		
Adult Oriented Business	2 per 1,000 sq. ft. of floor area	
Animal Care, Sales and Services		
Animal Sales and Grooming	1 per 300 sq. ft. of floor area.	
Boarding, Kennel,	1 per employee plus an area for loading and unloading animals on-site.	
Veterinary Services	1 per 250 sq. ft. of floor area.	
Automobile/Vehicle Sales and Services		
Auction	3 per 1,000 sq. ft. of floor area	
Automobile Rentals	1 per 500 sq. ft. of office area in addition to spaces for all vehicles for rent.	
Automobile/Vehicle Sales and Leasing	1 per 3,000 sq. ft. of lot area. Any accessory auto repair: 2 per service bay.	
Automobile/Vehicle Repair, Major or Minor	1 space plus 4 per service bay. 1 per 250 sq. ft. of any retail or office on site.	
Automobile/Vehicle Washing	1 per 250 sq. ft. of any indoor sales, office, or lounge areas.	
Service and Gas Station	4 per service bay, if service bays are included on site. 1 per 250 sq. ft. of any retail or office on site.	
Banks and Financial Institutions	1 per 300 sq. ft. of floor area.	
Building Materials, Sales and Service	1 per 1,000 sq. ft. of floor area plus 0.5 per 1,000 sq. ft. of outdoor display area.	
Business Services	1 per 300 sq. ft. of floor area.	
Commercial Entertainment and Recreation	5 space per 1,000 sq. ft. of assembly area or as determined by the Zoning Administrator	
Eating and Drinking Establishments		
Bars/Night Clubs/Lounges; Restaurants	8 per 1,000 sq. ft. of customer seating area; no parking is required for outdoor seating when seats provided equal to 50 percent or less of total indoor seating.	1 space per 300 sq. ft. of space devoted to patrons, 1 space per 2 employees
Restaurant, Full Service	1 per 75 sq. ft. of customer seating area;	
Restaurant, Takeout Only and with Drive Through	1 per 300 sq. ft. of space devoted to patrons plus 1 per 2 employees	
Emergency Homeless Shelter	As determined by the Zoning Administrator	
Food and Beverage Sales	2 per 1,000 sq. ft.	

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT		
<i>Land Use Classification</i>	<i>Required Parking Spaces</i>	<i>Additional Regulations</i>
Funeral Parlors and Mortuaries	1 for each 4 permanent seats in assembly areas, plus 1 per 250 sq. ft. of office area or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided.	
Lodging and Visitor-Services		
Bed and Breakfast	1 per room for rent in addition to parking required for residential use.	
Hotels and Motels; Time Share Uses	1 per guest room, plus 2 spaces adjacent to registration office. Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use.	
Maintenance and Repair Services	1 per 1,000 sq. ft. of floor area, plus one space for each fleet vehicle.	
Media Production Facility	1.5 per 1,000 sq. ft. of floor area	
Nurseries and Garden Centers	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.	
Offices		
Business and Professional; Walk-In Clientele	1 per 300 sq. ft. of floor area up to 100,000 sq. ft. 1 per 350 sq. ft. over 100,000 sq. ft.	
Medical and Dental	1 per 275 sq. ft. of floor area.	
Outdoor Sales, Temporary and Seasonal	As determined by the Zoning Administrator	
Personal Services	3 per 1,000 sq. ft. of floor area.	
Retail Sales		
All other Retail Sales subclassifications	1 per 300 sq. ft. of floor area. 1 per 750 sq. ft. of floor area for appliance and furniture stores.	
Convenience Retail	2.5 per 1,000 sq. ft. of floor area	
General Retail	3 per 1,000 sq. ft. of floor area	
Large Format Retail	4 per 1,000 sq. ft. of floor area	
Industrial Uses		
Construction and Materials Yards	1 per 2,500 square feet up to 10,000 square feet. 1 per 5,000 square feet over 10,000 square feet.	
Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus one per 300 sq. ft. of office.	
General Industrial	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.	
Limited Industrial	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.	
Oil and Gas Facilities	As determined by the Zoning Administrator	
Research, Development and Technology	1 per 600 sq. ft. of manufacturing and assembly; 1 per 300 sq. ft. of office; 1 per 1,500 sq. ft. of warehousing; and 1 per 800 sq. ft. of laboratory	
Salvage and Wrecking	1 per 1,000 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.	
Vehicle/Equipment Facilities	1 per service bay plus 1 per 1,000 sq. ft. of office	
Wholesale Trade, Warehouse, Storage and Distribution		

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT		
<i>Land Use Classification</i>	<i>Required Parking Spaces</i>	<i>Additional Regulations</i>
Chemical, Mineral, and Explosives Storage	1 per 1,000 sq. ft. plus 1 per 300 sq. ft. of office	
Indoor Warehousing and Storage and Outdoor Storage	1 per 2,000 square feet of area up to 10,000 square feet, 1 per 5,000 square feet over 10,000 square feet, plus 1 per 300 square feet of office	
Personal Storage	1 space per 75 storage units, plus 1 space per 300 square feet of office area. A minimum of 5 spaces must be provided.	
Wholesaling and Distribution	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 square feet, plus 1 per 300 sq. ft. of office.	
Transportation, Communication, and Utilities Uses		
Communication Facilities	As determined by the Zoning Administrator	
Freight/Truck Terminals and Warehouses	1 per 1,000 sq. ft. plus 1 per 300 sq. ft. of office	
Light Fleet-Based Services	1 per 300 sq. ft. of office floor area, plus one space for each fleet vehicle.	
Recycling Facilities	1 per 1,000 sq. ft. of floor area	
Utilities, Major	As determined by the Zoning Administrator	
Utilities, Minor	None.	
Agricultural Uses		
Agricultural Processing	As determined by the Zoning Administrator	
Agricultural Support Services	As determined by the Zoning Administrator	
Animal Raising	As determined by the Zoning Administrator	
Crop Cultivation	2 per acre of cultivated land	
Greenhouse	2 per acre of cultivated land	
Urban Farm	2 per acre of cultivated land	
Accessory Uses		
Caretaker Unit	1	

- B. **Calculation of Required Spaces.** The number of required parking spaces must be calculated according to the following rules:
1. **Fractions.** If the calculation of required parking or loading spaces results in the requirement of a fractional space, such fraction, if one-half (0.5) or greater, must be considered one additional space; if the fraction is less than one-half (0.5), it must result in no additional spaces.
 2. **Floor Area.** Where an on-site parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area is assumed to be gross floor area, unless otherwise stated.

3. **Employees.** Where an on-site parking or loading requirement is stated as a ratio of parking spaces to employees, the number of employees must be based on the largest shift that occurs in a typical week.
 4. **Bedrooms.** Where an on-site parking requirement is stated as a ratio of parking spaces to bedrooms, any rooms having the potential of being a bedroom and meeting the standards of the California Building Code as a sleeping room must be counted as a bedroom.
 5. **Students or Clients.** Where a parking or loading requirement is stated as a ratio of parking spaces to students (including children in day care), the number is assumed to be the number of students or clients at the state-certified capacity or at Building Code occupancy where no state-certification is required.
 6. **Seats.** Where parking requirements are stated as a ratio of parking spaces to seats, each 24 inches of bench-type seating at maximum seating capacity is counted as one seat.
- C. **Sites with Multiple Uses.** If more than one use is located on a site, the number of required on-site parking spaces and loading spaces must be equal to the sum of the requirements calculated separately for each use unless a reduction is approved pursuant to this Chapter.
- D. **Exemptions for Small Commercial Uses.** In the Commercial Districts, the following commercial uses are not required to provide on-site parking when they contain less than 1,500 square feet of floor area: Retail Sales, Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices–Walk-in Clientele, and Banks and Financial Institutions. However, when more than four such establishments are located on a single lot, their floor areas must be aggregated with all other establishments located on the lot in order to determine required parking.
- E. **Credit for On-Street Spaces in Old Town Zoning District.** On-street parking spaces located immediately adjacent to the frontage of properties in the Old Town Zoning Districts may be counted toward required off-street parking for non-residential uses. One on-street parking space may be substituted for each required off-street space. These provisions only apply to street frontages where all day on-street parking is allowed.
- F. **Calculation of Parking Requirements for Industrial Uses.** The following standards apply to specified and unspecified tenant spaces in industrial and Research and Development buildings:
1. **Specified Tenants:** Where tenants are specified and listed by name of company, parking is calculated according to uses identified on the floor plan.
 2. **Unspecified Tenants:** Where tenants are not specified, and the use described on the plans is industrial or warehouse, parking is calculated based on twenty-five percent of the floor space being used for office uses, and seventy-five

percent of the space being used for warehouse use, based on the parking ratios for those uses specified in Table 17.39.040.B.

- G. **Uses not Specified.** The parking requirement for any use not listed in Table 17.39.040.B shall be determined by the Zoning Administrator based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. In order to make this determination, the Zoning Administrator may require the applicant to submit a parking demand study or other information, at the applicant's cost.

17.39.050 Parking Reductions

The number of on-site parking spaces required by Section 17.39.040.B, Required Parking Spaces, may be reduced as follows.

- A. **Transportation Demand Management Programs.** The number of required parking spaces may be reduced up to 20 percent for a project with an approved Transportation Demand Management Program..
- B. **Transit Accessibility.** For any land use except residential single-unit and duplex development, if any portion of the lot is located within ¼ mile of a transit stop with regular, scheduled service during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. and 7:00 p.m., the number of required parking spaces may be reduced by 20 percent of the normally required number of spaces.
- C. **Motorcycle Parking.** Motorcycle parking may substitute for up to five percent of required automobile parking. Each motorcycle space must be at least four feet wide and seven feet deep.
- D. **Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 33 percent with Planning Commission approval of a Conditional Use Permit approval, if the Commission finds that:
1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
 2. The proposed shared parking provided will be adequate to serve each use;
 3. A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
 4. In the case of a shared parking facility that serves more than one property, a parking agreement has been prepared consistent with the provisions of Off-Site Parking Facilities.

- E. **Restaurant Parking within the Old Town Zoning District.** The total number of required parking spaces for restaurants with more than 2,500 square feet of floor area located within the Old Town Zoning District may be reduced with Planning Commission approval of a Conditional Use Permit.
- F. **Other Parking Reductions.** Required parking for any use may be reduced through Planning Commission approval of a Conditional Use Permit.
 - 1. **Criteria for Approval.** The Commission may only approve a Conditional Use Permit for reduced parking if it finds that:
 - a. Special conditions—including without limitation, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program—exist that will reduce parking demand at the site;
 - b. The use will adequately be served by the proposed on-site parking; and
 - c. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.
 - 2. **Parking Demand Study.** In order to evaluate a proposed project’s compliance with the above criteria, the Zoning Administrator may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces.

17.39.060 Parking In-Lieu Fee

If a parking assessment district has been established, a fee may be paid to the City in lieu of providing required parking within the district.

- A. **In-lieu Fee Amount.** The amount of the in-lieu fee must be calculated and paid as set forth in a resolution of the City Council.
- B. **Use of Funds.** In-lieu fees must be used for programs to reduce parking impacts including, but not limited to, the costs of any of the following:
 - 1. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the parking assessment district;
 - 2. Mass transit equipment and attendant facilities serving the area in which the buildings for which the payments are made are located;

3. Transit passes and coupons to support employee ride-sharing and transit use; or
4. Transportation system management projects.

17.39.070 Location of Required Parking

A. Residential Uses.

1. **Single-Unit Dwellings, Duplexes, and Second Units.** Required parking for a Single-Unit Dwelling, Duplex, or Second Unit must be located on the same lot as the dwelling(s) served. Required parking cannot be located within required setbacks.
2. **Other Residential Uses.** Required parking for residential uses other than Single-Unit Dwellings, Duplexes, and Second Units must be on the same lot as the dwelling or use they serve or in an off-site facility as provided in Subsection (C). Required parking cannot be located within a required front or street-facing side yard.
3. **Recreational Vehicle Parking/Storage.** Trailers or motorized vehicles that are intended for recreational, camping and travel use, including truck campers, camping trailers, self-propelled motor homes, all-terrain vehicles and boats, may be parked/stored in any yard area except within the front yard setback area, subject to the following provisions:
 - a. The recreational vehicle shall not exceed 15 feet in height or 36 feet in length.
 - b. The recreational vehicle shall be screened by a view of obstructing fence of minimum height of six feet.

B. **Nonresidential Uses.** Required parking spaces serving non-residential uses must be located on the same lot as the use they serve, or in an off-site parking facility as provided in Subsection (C). If located in an off-site parking facility, a parking agreement must be filed as provided in Subsection (C).

C. **Off-Site Parking Facilities.** Parking facilities for uses other than Single-Unit Dwellings, Duplexes, and Second Units may be provided off-site with Director approval provided the following conditions are met.

1. **Location.**
 - a. *Residential Uses.* Any off-site parking facility must be located within 100 feet, along a pedestrian route, of the unit or use served.

- b. *Non-residential Uses.* Any off-site parking facility must be located within 400 feet, along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.
- 2. **Parking Agreement.** A written agreement between the landowner(s) and the City in a form satisfactory to the City Attorney must be executed and recorded in the Office of the County Recorder. The agreement must include:
 - a. A guarantee among the landowner(s) for access to and use of the parking facility; and
 - b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation.

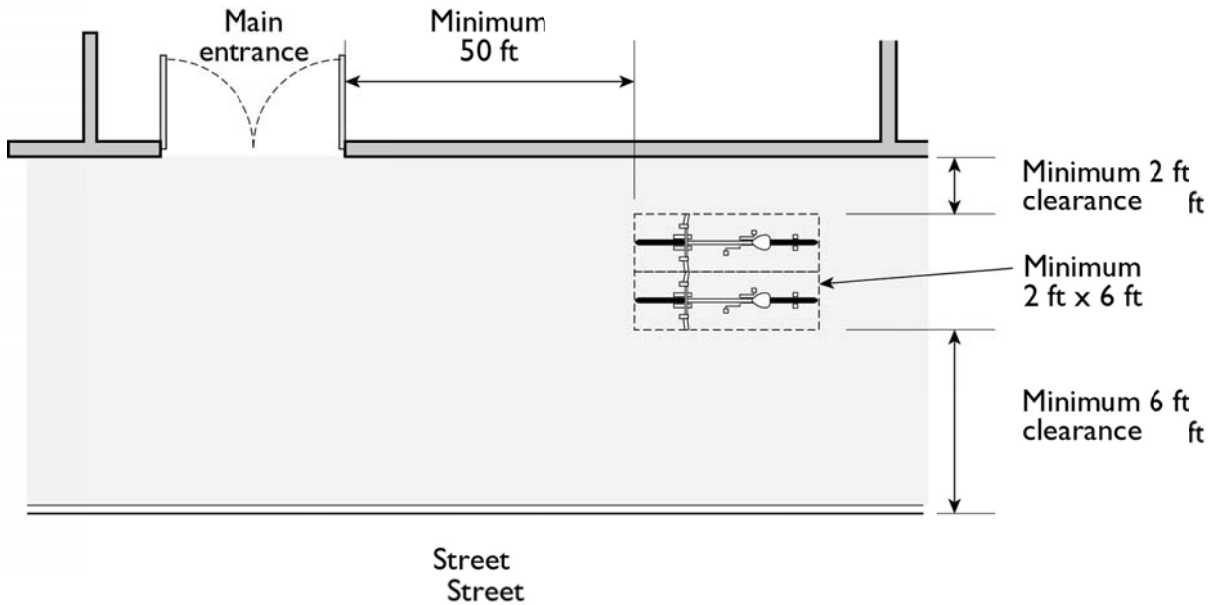
17.39.080 Bicycle Parking

- A. **Short-Term Bicycle Parking.** Short-term bicycle parking must be provided in order to serve shoppers, customers, messengers, guests and other visitors to a site who generally stay for a short time.
 - 1. **Parking Spaces Required.** For the following uses, the number of short-term bicycle parking spaces must be at least 10 percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment.
 - a. Multi-unit Residential, Group Residential, and Single Room Occupancy with five or more units.
 - b. All uses in the Public and Semi-Public Land Use Classification except Cemeteries and Community Gardens.
 - c. All uses in the Commercial Land Use Classification, except Animal Care, Sales, and Services.
 - 2. **Location.** Short-term bicycle parking must be located outside of the public right of way and pedestrian walkways and within 50 feet of a main entrance to the building it serves.
 - a. *Commercial Centers.* In a Commercial Center, bicycle parking must be located within 50 feet of an entrance to each anchor store. Bicycle parking must be visible from the street or from the main building entrance, or a sign must be posted at the main building entrance indicating the location of the parking.
 - b. *Old Town District.* Bicycle parking in the Old Town District may be located in the public right-of-way with an encroachment permit,

provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.

3. **Anchoring and Security.** For each short-term bicycle parking space required, a stationary, securely anchored object must be provided to which a bicycle frame and one wheel can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such object may serve multiple bicycle parking spaces.
4. **Size and Accessibility.** Each short-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving another bicycle. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

FIGURE 17.39.080.A: SHORT-TERM BICYCLE PARKING



B. **Long-Term Bicycle Parking.** Long-term bicycle parking must be provided in order to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

1. **Parking Spaces Required.**
 - a. **Residential Uses.** A minimum of one long-term bicycle parking space must be provided for every five units for multi-unit residential and group residential projects.

- b. *Other Uses.* Any establishment with 25 or more full time equivalent employees must provide long-term bicycle parking at a minimum ratio of one space per 20 vehicle spaces.
 - c. *Parking Structures.* Long-term bicycle parking must be provided at a minimum ratio of one space per 50 vehicle spaces.
 2. *Location.* Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.
 3. *Covered Spaces.* At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
 4. *Security.* Long-term bicycle parking must be in:
 - a. An enclosed bicycle locker;
 - b. A fenced, covered, locked or guarded bicycle storage area;
 - c. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas; or
 - d. Other secure area approved by the Director.
 5. *Size and Accessibility.* Each bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving another bicycle. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

17.39.090 On-Site Loading

- A. **Loading Spaces Required.** Every new building, and every building enlarged by more than 5,000 square feet of gross floor area that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise must provide off-street loading and unloading areas as follows.

TABLE 17.39.090-A: REQUIRED LOADING SPACES	
<i>Gross Floor Area (sq. ft.)</i>	<i>Required Loading Spaces</i>
0 – 6,999	0
7,000 – 30,000	1
30,001 – 90,000	2
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 square feet

1. **Multi-Tenant Buildings.** The gross floor area of the entire building must be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.
 2. **Reduction in Number of Loading Spaces Required.** The loading space requirement may be waived if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such loading space will not be needed.
 3. **Additional Loading Spaces Required.** The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement must be based on the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.
- B. **Location.** All required loading berths must be located on the same site as the use served. No loading berth for vehicles over two-ton capacity must be closer than 50 feet to any property in a residential district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height. No permitted or required loading berth must be located within 25 feet of the nearest point of any street intersection.
- C. **Minimum Size.** Each on-site loading space required by this Chapter must not be less than 10 feet wide, 25 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed.
- D. **Driveways for Ingress and Egress and Maneuvering Areas.** Each on-site loading space required by this section must be provided with driveways for ingress and egress and maneuvering space of the same type and meeting the same criteria required for on-site parking spaces. Truck-maneuvering areas must not encroach into required parking areas, travelways, or street rights-of-way. This requirement may be modified if the Director finds that sufficient space is provided so that truck-maneuvering areas will not interfere with traffic and pedestrian circulation.

- E. **Surfacing.** All open on-site loading berths must be improved with a compacted base, not less than five inches thick, surfaced with not less than three inches of plant-mix asphalt, concrete, or comparable material approved by the City Engineer.

17.39.100 Parking Area Design and Development Standards

All parking areas except those used exclusively for stacked parking, must be designed and developed consistent with the following standards. Parking areas used exclusively for stacked parking are subject only to Subsections I through R. Stacked parking areas which will allow parking at some times without attendants must be striped in conformance with the layout requirements of this section.

- A. **Size of Parking Spaces and Maneuvering Aisles.** Parking spaces and maneuvering aisles must meet the minimum dimensions required by this subsection. Screening walls, roof support posts, columns, or other structural members must not intrude into the required dimensions for parking spaces.
 - 1. **Size of Parking Spaces.** Except for parallel parking, standards spaces must have a minimum width of nine feet and a minimum depth of 18 feet. Up to 20 percent of assigned spaces may be reduced to eight feet by 16 feet and labeled “compact”.
 - a. Parking space dimensions are illustrated in Figure 17.39.100.A.1 and detailed Table 17.39.100.A.1.
 - b. Parallel parking spaces must have a minimum width of eight feet and a minimum depth of 22 feet.

FIGURE 17.39.100.A.1: PARKING STALL DIMENSIONS

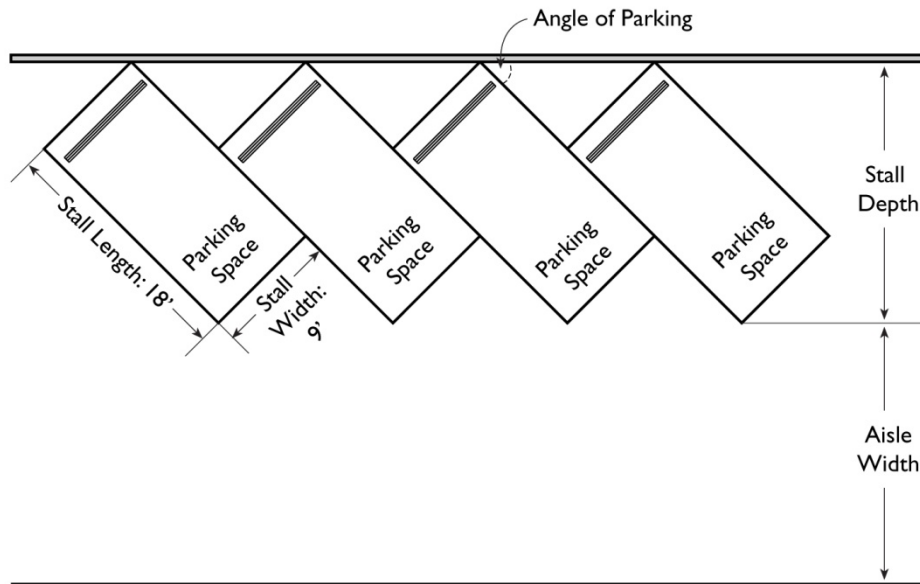
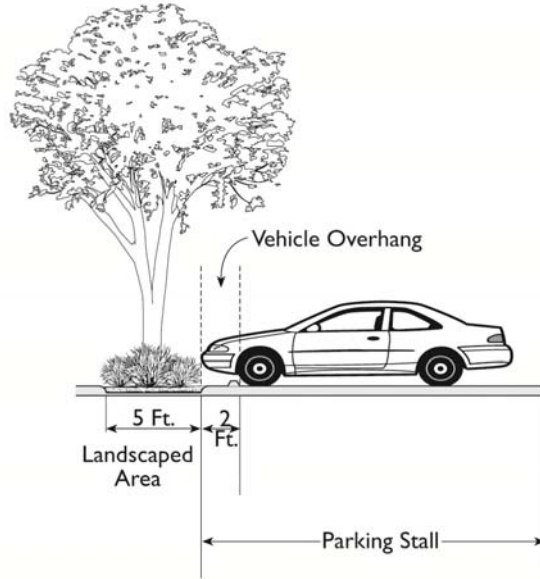


TABLE 17.39.100-A(1): STANDARD PARKING STALL DIMENSIONS							
Angle of Parking (degrees)	Stall Length (ft.)	Stall Width (ft.)	Stall Depth (ft.)	Aisle Width (ft.)			
				Single Loaded		Double Loaded	
				1-way	2-way	1-way	2-way
90	18	9	18	27'4"	27'4"	27'4"	27'4"
60	18	9	20'1"	16'11"	21'1"	16'3"	20'1"
45	18	9	19'1.1"	12'9"	19'9"	12'4"	18'10"
30	18	9	16'9.6"	11'2"	19'2"	10'3"	18'5"

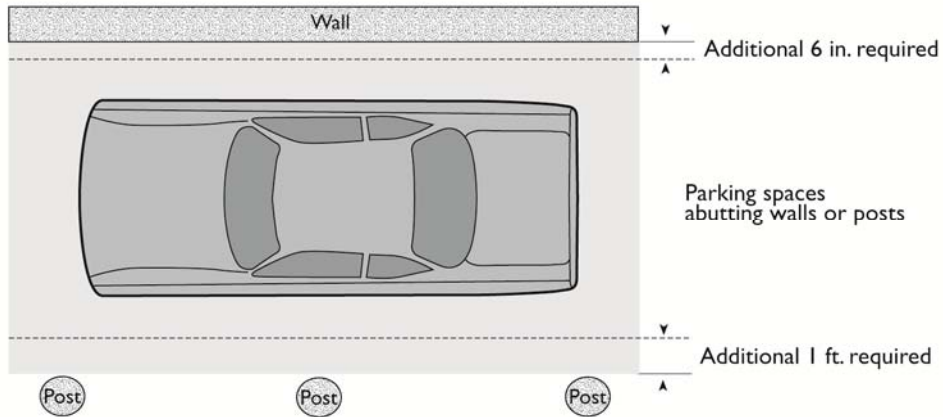
- Overhang.** Parking stall lengths, except for parallel spaces, may be reduced by two feet where the parking stall is designed to abut a landscaped area or sidewalk, a minimum of five feet wide. This landscape area must be protected by a wheel stop (or a curb where one already exists).

FIGURE 17.39.100.A.2: VEHICLE OVERHANG



3. **Spaces Abutting Walls or Posts.** For each side of a parking space abutting a wall or post, an additional foot of width is required.

FIGURE 17.39.100.A.2: SPACES ABUTTING WALLS OR POSTS



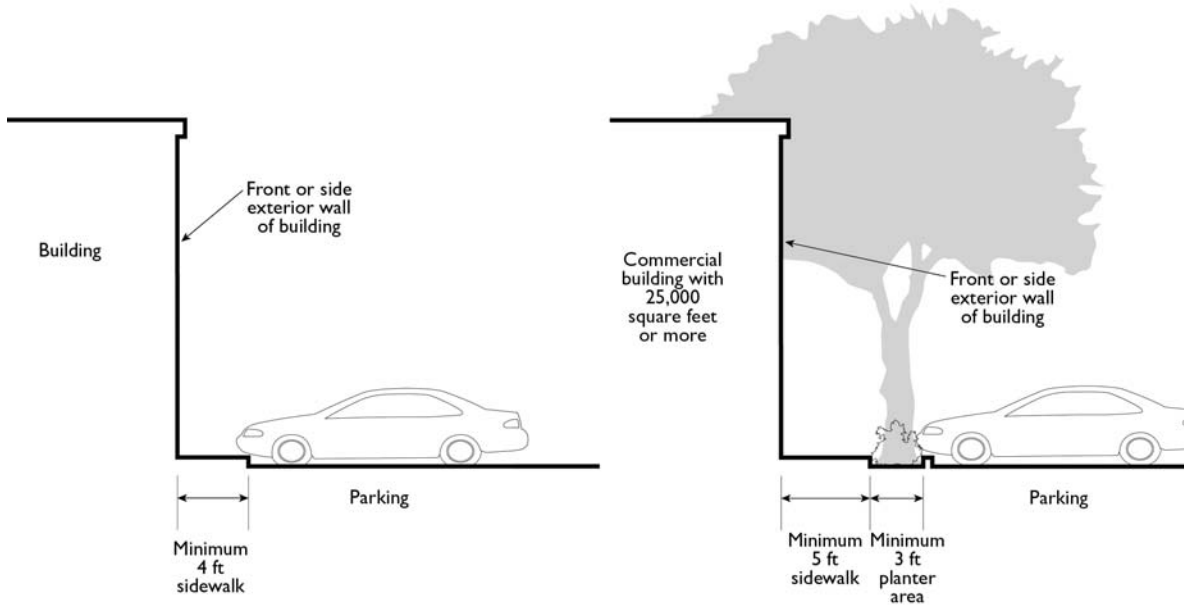
B. Striping and Marking

1. Each parking space must be clearly striped with paint or other similar distinguishable material, except spaces established in a garage or carport having not more than three parking spaces.
 2. Striping for parking spaces may be modified by the Zoning Administrator if there is a dual use of the parking facility or if an alternate surfacing material is allowed pursuant to Subsection (F), below. In approving such modification by site plan the Director is authorized to require suitable alternate means of marking the spaces.
- C. **Wheel Stops.** Wheel stops must be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots that are adjacent to walls, fences or pedestrian walkways and when abutting landscaped areas.
- D. **Vertical Clearance.** Entrances to and vertical clearances within parking structures must comply with applicable law.
- E. **Accessible Parking for Persons with Disabilities.** Parking lots and spaces shall be designed to conform with section 4.6 of the Federal American with Disabilities Act Standards for Accessible Design (Parking and Passenger Loading Zones).
- F. **Maximum Grades Permitted**
1. ***Driveway Entrances for Large Multifamily and Nonresidential Development.*** Driveways or accessways must have a maximum grade of plus twenty percent (+20percent) or minus two percent (-2percent), measured along the driveway centerline, for a distance of not less than 20 feet from the right-of-way line of the street or alley.
 2. ***Parking Spaces.*** All parking spaces and abutting access aisles must have a maximum grade of five percent, measured in any direction.
 3. ***Interior Driveways.*** Ramps or driveways within the interior of a parking area (beyond 20 feet from the right-of-way line) must have a maximum grade of 20 percent. If such ramp or driveway exceeds 10 percent, the ramp or driveway design must include transitions (at each end of the ramp) not less than eight feet in length, having a slope equal to one-half the ramp or driveway slope.
- G. **Accessible Parking.** Each lot or parking structure where parking is provided for the public as clients, guests, or employees must include parking that is accessible to disabled persons as near as practical to a primary entrance.
- H. **Tandem Parking.** Tandem parking may be permitted to satisfy the off-street parking requirement in accordance with the following.

1. No more than two vehicles are placed one behind the other.
 2. Both spaces must be assigned to a single dwelling unit or non-residential establishment.
 3. Tandem parking to meet required parking for non-residential uses may be used for employee parking; the maximum number of tandem parking spaces must not exceed 50 percent of the total number of spaces.
 4. Tandem parking to meet required parking for multi-unit development must be located within an enclosed structure; the maximum number of tandem parking spaces must not exceed 50 percent of the total number of spaces.
 5. Tandem parking must not be used to meet the guest parking requirement.
- I. **Carpool and Vanpool Parking.** At least 10 percent of the required parking spaces for offices and all uses within the Industrial Use Classifications must be designated and reserved for carpools or vanpools. These spaces must be located closest to the main entrance of the project (exclusive of spaces designated for handicapped).
- J. **Shopping Cart Storage.** When there are businesses that utilize shopping carts, adequate temporary shopping cart storage areas must be provided throughout the parking lots. No temporary storage of shopping carts is allowed on walkways outside of buildings.
- K. **Parking Access**
1. **Shared Access.** Non-residential projects are encouraged to provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties approved by the Director must be recorded in the County's Records Office, in a form satisfactory to the City Attorney.
 2. **Forward Entry.** Parking areas of four or more spaces must be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.
 3. **Driveway Length.** Driveways providing direct access from a public street to a garage or carport must be at least 20 feet in depth.
 4. **Driveway Width.**
 - a. The minimum width of a driveway serving one to two residences must be no less than eight feet total width, with a minimum clearance of 10 feet. Maximum width is twenty feet.

- b. The minimum width of a driveway serving three to seven residential unit is: (1) eight feet for a one-way driveway, or (2) 14 feet for a two-way driveway
 - c. The minimum width of a driveway serving seven or more residential or commercial uses is: (1) 10 feet for a one-way driveway, or (2) 20 feet for a two-way driveway.
 - d. The maximum driveway width is 20 feet for a one-way driveway and 33 feet for a two-way driveway.
- L. **Size of Parking Spaces for Motorcycles, Scooters, and Golf Carts.** Motorcycle and Scooter parking spaces must have a minimum dimension of five feet by nine feet. Golf cart parking spaces must have a minimum dimension of five feet by 10 feet. All motorcycle and scooter parking areas must be clearly marked and dedicated to these vehicles.
- M. **Electric Vehicle Charging Stations.** In parking facilities containing 20 or more spaces serving multiple unit dwellings, offices, hotels, and motels, and large scale resorts, at least five percent of parking spaces must be electric vehicle (EV) charging stations.
- 1. Each EV charging must be clearly marked with a sign reading "Electrical Vehicle Charging Station."
 - 2. EV charging stations may be equipped with card readers, controls, connector devices, and other equipment as necessary for public use.
- N. **Surfacing.** All parking areas must be paved and improved, and all sites must be properly drained, subject to the approval of the City Engineer. No unpaved area must be used for parking.
- 1. **Cross-Grades.** Cross-grades must be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.
 - 2. **Landscaping Alternative.** Up to two feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.
 - 3. **Permeable Paving.** Permeable paving must be used in all overflow parking areas and installed in accordance with manufacturer recommended specifications.
 - 4. **Turf Grids/Grassy Pavers.** Turf grids/grassy pavers must be installed in areas of low traffic or infrequent use wherever feasible.

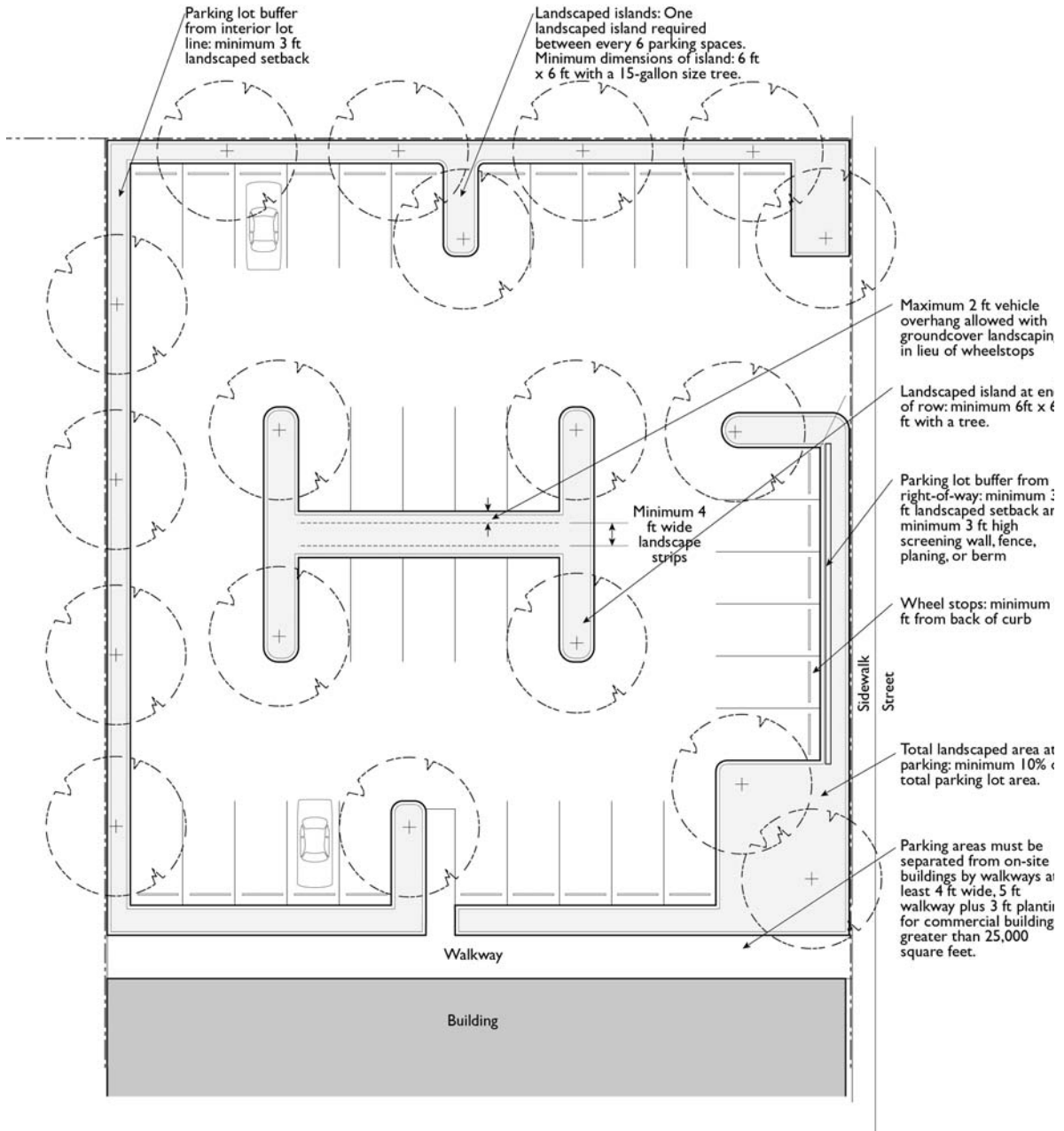
- O. **Perimeter Curbing.** A six-inch wide and six-inch high concrete curb must be provided along the outer edge of the parking facility pavement, except where said pavement abuts a fence or wall. Curbs separating landscaped areas from parking areas must be designed to allow stormwater runoff to pass through.
- P. **Heat Island Reduction.** A heat island is the increase in ambient temperature that occurs over large paved areas compared to natural landscape. In order to reduce ambient surface temperatures in parking areas, at least 50 percent of the areas not landscaped must be shaded, of light colored materials with a Solar Reflectance Index of at least 29, or a combination of shading and light colored materials.
1. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within 15 years.
 2. Trees must be selected from a list maintained by the Zoning Administrator.
- Q. **Lighting.** Public parking areas designed to accommodate 10 or more vehicles must be provided with a minimum of one-half foot-candle and a maximum of 3.0 footcandles of light over of the parking surface during the hours of use from one-half hour before dusk until one-half hour after dawn.
1. Lighting design must be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.
 2. Parking lot lighting must, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Chapter 17.40, Performance Standards.
- R. **Separation From On-Site Buildings.** Parking areas must be separated from the front and side exterior walls of on-site buildings by walkways a minimum of four feet in width. Commercial buildings with 25,000 square feet or more of gross floor area must be separated from on-site parking on all sides by a walkway a minimum of five feet in width, as well as a planter area at least three feet in width. These requirements do not apply to parking areas containing five or fewer spaces.

FIGURE 17.39.100.R: SEPARATION FROM ON-SITE BUILDINGS

- S. **Landscaping.** In addition to the standards of Chapter 17.36, Landscaping, parking areas must provide and maintain landscaping and trees pursuant to the standards of this Subsection for all uses except Single Unit Dwellings and Duplexes.
1. **Applicability.** Interior parking lot landscaping apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to properties in the OT District or vehicle/equipment storage or sales lots.
 2. **Landscape Area Required.** A minimum of 30 percent of any parking lot area must be landscaped.
 3. **Minimum Planter Dimension.** No landscape planter that is to be counted toward the required landscape area must be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing.
 4. **Layout.** Landscaped areas must be well-distributed throughout the parking lot area. Parking lot landscaping may be provided in any combination of:
 - a. Landscaped planting strips at least four feet wide between rows of parking stalls;
 - b. Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian walkways;

- c. Landscaped islands located between parking stalls or at the ends of rows of parking stalls; and
 - d. On-site landscaping at the parking lot perimeter.
5. **Required Landscaped Islands.** A landscaped island at least eight wide and 15 feet in length for single-row and 30 feet in length for double-row parking. At least one 15-gallon-size tree must be provided at each end of each interior row of parking stalls and between every six consecutive parking stalls.
6. **Landscaped Buffer for Open Parking Adjacent to Right-of-Way.** A landscaped area at least five feet wide must be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site.
7. **Landscaped Buffer for Open Parking Abutting Interior Lot Line.** A landscaped area at least three feet wide must be provided between any surface parking area and any adjacent lot for the length of the parking area.
8. **Landscaped Buffer for Parking Garages.** A parking garage that does not incorporate ground-floor nonresidential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least ten feet wide between the parking garage and public street.
9. **Parking Garage Rooftop Planting.** Uncovered parking on the top level of a parking structure must have rooftop planters with a minimum dimension of 24 inches around the entire perimeter of the top floor.
10. **Trees.**
- a. *Number Required.* One for each four parking spaces.
 - b. *Distribution.* Trees must be distributed relatively evenly throughout the parking area.
 - c. *Size.* All trees must be a minimum 15-gallon size with a one-inch diameter at 48 inches above natural grade.
 - d. *Minimum Planter Size.* Any planting area for a tree must have a minimum interior horizontal dimension of five feet. Additional space may be required for some tree species.

FIGURE 17.39.100.N: PARKING LOT LANDSCAPING



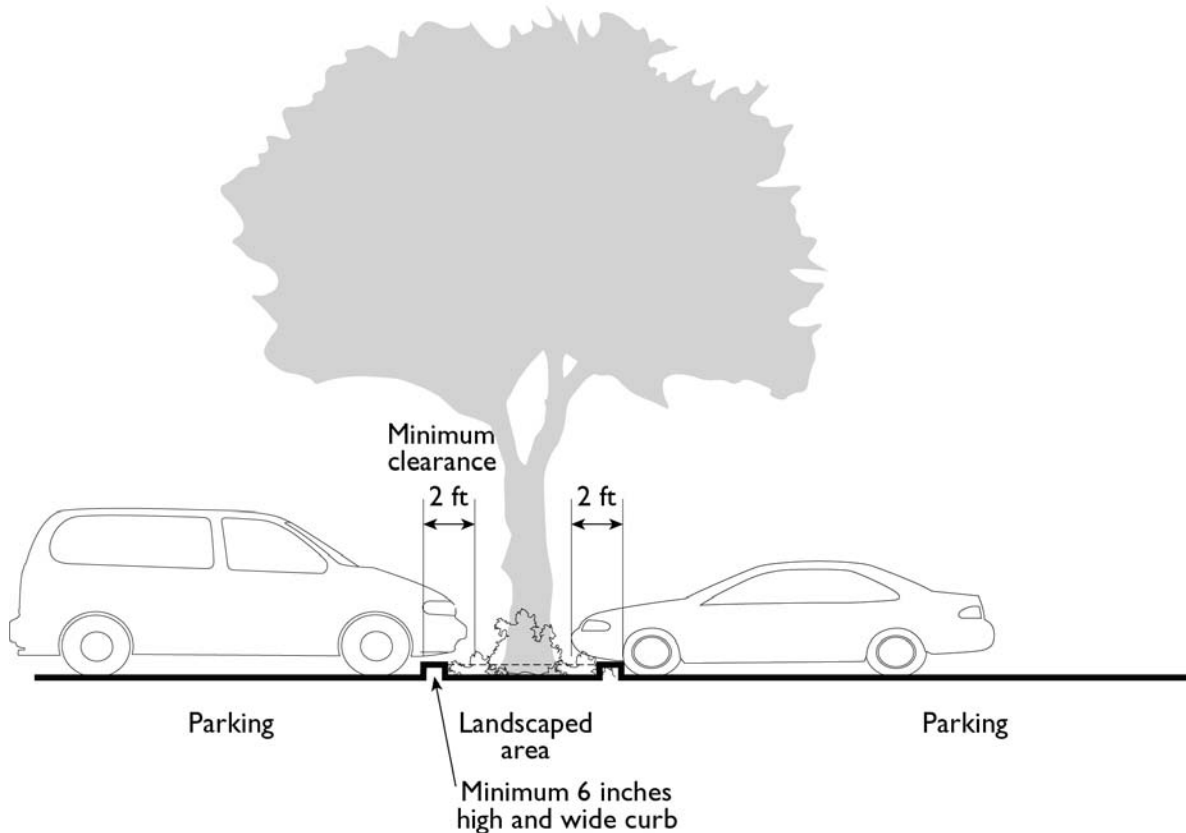
11. **Protection of Vegetation.**

- a. *Clearance from Vehicles.* All required landscaped areas must be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants

where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb.

- b. *Planters.* All required parking lot landscaping must be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas must be designed to allow stormwater runoff to pass through.

FIGURE 17.39.100.N.10: PROTECTION OF VEGETATION



- 12. **Visibility and Clearance.** Landscaping in planters at the end of parking aisles must not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees must have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot must not exceed 30 inches in height.

- T. **Screening.** Parking areas must be screened from view from public streets and adjacent lots in a more restrictive district, according to the following standards.

1. **Height.** Screening of parking lots from adjacent public streets must be three feet in height. Screening of parking lots along interior lot lines that abut residential districts must be six feet in height, except within the required front setback of the applicable zoning district, where screening must be three feet in height.
2. **Materials.** Screening may consist of one or any combination of the methods listed below.
 - a. *Walls.* Low-profile walls consisting of brick, stone, stucco, or other quality durable material approved by the Zoning Administrator, and including a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.
 - b. *Fences.* An open fence of wrought iron or similar material combined with plant materials to form an opaque screen. Use of chain-link or vinyl fencing for screening purposes is prohibited.
 - c. *Planting.* Plant materials consisting of compact evergreen plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within 18 months after initial installation.
 - d. *Berms.* Berms planted with grass, ground cover, or other low-growing plant materials.

U. **Circulation and Safety.**

1. Visibility must be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.
2. Off-street parking areas of four or more spaces must be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only.
3. Parking lots must be designed so that sanitation, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.
4. Separate vehicular and pedestrian circulation systems must be provided where possible. Multi-unit residential developments of five or more units must provide pedestrian access that is separate and distinct from driveways. Parking areas for commercial and mixed-use developments that are 80 feet or more in depth and/or include 25 or more parking spaces must have distinct and

dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to the following standards:

- a. *Connection to Public Sidewalk.* An on-site walkway must connect the main building entry to a public sidewalk on each street frontage. Such walkway must be the shortest practical distance between the main building entry and sidewalk, generally no more than 125 percent of the straight-line distance.
 - b. *Materials and Width.* Walkways must provide at least five feet of unobstructed width and be hard-surfaced.
 - c. *Identification.* Pedestrian walkways must be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method.
 - d. *Separation.* Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
- V. **Alternative Parking Area Designs.** Where an applicant can demonstrate to the satisfaction of the Planning Commission that variations in the dimensions otherwise required by this section are warranted in order to achieve to environmental design and green building objectives, including without limitation achieving certification under the LEED™ Green Building Rating System or equivalent, an alternative parking area design may be approved.
- W. **Maintenance.** Parking lots, including landscaped areas, driveways, and loading areas, must be maintained free of refuse, debris, or other accumulated matter and must be kept in good repair at all times.

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