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OFF-STREET PARKING

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ARTICLE 1. GENERAL

6-601 Purpose.

It is the intent of this chapter, together with other parking regulations contained in this title, that all land uses shall be provided with sufficient space located off-street for the parking of vehicles to meet the needs of persons employed or residing at or patronizing such land uses. No use shall be established or expanded and no building or structure shall be erected, enlarged or structurally altered, unless adequate parking is provided as required by this chapter. The provisions of this chapter are intended, collectively and in an equitable manner, to:

- (a) Alleviate existing parking shortages, and prevent an aggravation of those shortages, especially in the downtown business district;
- (b) Encourage property owners and tenants to provide for their own sufficient parking;
- (c) Foster assistance from the city, and from residential and business owners and occupants, in correcting parking shortages, which discourage orderly use of properties, including associated tenancy and patronage; and
- (d) Establish the foundation for viable development of supplemental off-site parking areas where needed.

(Ord. 181 § 2 (part), 1977)

6-602 Nonconforming uses.

- (a) It is the policy of the city that land uses in the land use districts for which regulations are prescribed in Chapters 6-9 and 6-10 of this title, and which do not comply with the parking requirements prescribed in this chapter, shall be brought into compliance by the owners of such land at the earliest practical time. In order to help such owners comply with said parking requirements, the city will encourage, and try to assist in, the establishment of off-site parking facilities. Primary purposes of the off-site parking facilities so established shall be (1) to provide a means to offset existing parking shortages, and (2) to the extent possible, to provide for the parking needs resulting from the application of the provisions of Section 6-603 of this chapter.
- (b) Methods of financing individual off-site parking facilities shall include, but shall not be limited to, (1) exclusive use of parking development payments; (2) special districts and authorities; (3) tax increments; and (4) any combination of the foregoing. Whenever a public parking facility is provided at the expense of any owner of benefited property, on behalf of which a parking development payment has previously been paid to the city, the owner shall be given credit against his share of the cost up to the amount of his parking development payment (or any remaining portion thereof not previously used for a prior parking facility).

(Ord. 181 § 2 (part), 1977)

6-603 Parking shortages.

- (a) Whenever one of the following situations pertains to a particular parcel of land, and the required parking spaces under Article 3 of this chapter for the proposed new, expanded or reestablished occupancy, combined with the required parking spaces under Article 3 of this chapter for the other continuing occupancies, if any, exceed the number of parking spaces existing on the parcel, or serving the parcel as provided in Sections 6-604 and 6-609, the provisions of this section shall apply:
- (1) A proposed change of use, to a use enumerated in a different section of Article 3 of this chapter, unless the parking requirements of the new use are less than the parking requirements for the previous use;
 - (2) A proposed expansion of an existing use, with no enlargement of any building, such as adding beds in a hospital or seats in a restaurant, or adding to an outdoor use some previously unused land;
 - (3) A proposed change from one type of outdoor use to a different type of outdoor use, both of which are subject to the provisions of Section 6-641(n);
 - (4) A proposed use for premises in which the immediately prior use, even though the same, has been abandoned for at least 120 days;
 - (5) A proposed action affecting land or improvements which requires a land use permit, a rezoning, land acquisition or site plan and building elevations approval (except site plan and building elevations applications which pertain to exterior building facade changes only).
- (b) Whenever one of the situations enumerated in subsections (a)(1) through (a)(5), inclusive, of this section pertains, the property owner or tenant shall apply to the planning commission for approval of the proposed use, expansion or occupancy. All such applications which involve parking shortages shall be referred to the planning commission for decision with regard to the off-street parking.
- (c) The planning commission, after notice and hearing, shall approve, conditionally approve or deny the request for approval of the proposed parking. In making its decision the commission shall consider the present and probable future availability of off-street parking in the immediate vicinity of the subject property, the extent of the parking deficiency on the subject property and other pertinent facts. If parking shortages exceed 20 percent, the commission shall impose the payment requirements of Section 6-604.
- (d) Appeals from the decision of the planning commission shall be to the city council, using the same procedure as applies to appeals from decisions of the sign commission on applications for sign permits (see Section 6-2548 of this title).

(Amended during 10-98 supplement; Ord. 457 § 1, 1996; Ord. 378 § 1, 1989; Ord. 291 § 1, 1983; Ord. 261 §§ 1, 2, 1982; Ord. 181 § 2 (part), 1977)

6-604 Parking development payment.

- (a) Whenever the parking shortage exceeds 20 percent, the planning commission shall and for lesser shortages the commission may, impose, among other reasonable conditions, as a condition of approval, a requirement that the applicant pay to the city off-street parking account an amount of money, referred to as a parking development payment (“PDP”).
- (b) The PDP is \$36,900.00 for a parking space in the Downtown Core area, and \$19,200.00 for a parking space in the East End Commercial or West End Commercial areas of the Downtown. The Downtown Core, East End Commercial and West End Commercial areas are shown on Map I-1 Land Use in the general plan.

The PDP fee is based on the cost of land and improvements for a 350 square foot parking space. The \$19,200.00 surface parking fee is based on the assumption that the unit cost of land is \$44.25 per square foot and the cost of improvements is \$10.31 per square foot. The \$36,900.00 structured parking fee is based on the assumption that half an acre of land is utilized to construct a two-level parking structure with one level underground, and one at grade, containing 124 stalls. The total cost of land equals \$963,765.00 and the total cost of improvements equals \$3,611,512.00. The total project costs of \$4,575,277/124 = \$36,900.00. The estimate of land cost at \$44.25 per sq. ft. is based upon a survey of properties sold in Downtown Lafayette between the years of 1997 and 2004, after trending for time.

- (c) Upon approval of an application, the tendered PDP becomes nonrefundable.
- (d) The amount required under subsection (b) of this section shall be reviewed every two years and revised as appropriate.
- (e) The number of parking spaces for which a PDP has been made shall be taken into account in processing any subsequent applications under Section 6-603 for the subject property.

(Ord. 552 § 2, 2005; Ord. 457 § 2, 1996; Ord. 431 § 1, 1994; Ord. 403 §§ 1, 2, 1993; Ord. 239 § 1, 1981; Ord. 181 § 2 (part), 1977)

6-605 Off-street parking account.

An off-street parking account is established in the general fund. Revenues credited to the account under Section 6-604 shall be used only for the acquisition, construction, operation and maintenance of municipally-owned or leased public parking facilities. (Ord. 431 § 2, 1994; Ord. 181 § 2 (part), 1977)

6-606 Fractional parking space.

Where the computation of required off-street parking spaces results in a fractional number, only the fraction of one-half or more shall be counted as one. (Ord. 181 § 2 (part), 1977)

6-607 Combined uses.

When two or more uses are proposed for a property, with differing parking requirements, the number of parking spaces shall be calculated separately for each use, and the results shall be totaled to determine the number of parking spaces required for the property, except as otherwise provided in Section 6-608 of this chapter. Nothing in this chapter shall be construed to prevent joint use of off-street parking for two or more land uses if the total of such spaces when used together shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the requirements of this chapter, except as otherwise provided in Section 6-608. (Ord. 181 § 2 (part), 1977)

6-608 Shared parking.

When two or more uses proposed for a property have differing hours of operation, or differing peak time parking needs, the parking commission may, pursuant to an application therefor, authorize a reduction in the total number of parking spaces required by Section 6-607 of this chapter, provided that the number of parking spaces is adequate for the peak needs of the property. (Ord. 181 § 2 (part), 1977)

6-609 Location of off-street parking.

- (a) Required off-street parking shall normally be provided on the same lot or premises as the main use it serves, but, separated from said use by the exterior walls of the building, or if within the same building, by a wall of minimum one-hour construction; or on an adjoining lot. Where this is impractical, the parking commission may, pursuant to an application therefor, authorize provision for parking on any parcel of land, except parcels in single-family residential zoning districts (see Section 6-612) located within 200 feet of the lot containing the main use.
- (b) Whenever any required off-site parking facilities are located on a lot other than the lot containing the activity served, the owner or owners of both lots shall prepare and execute to the satisfaction of, and on a form provided by, the city, an agreement guaranteeing that such facilities will be maintained and reserved for the activity served, for the duration of said activity.

(Ord. 312 § 1 (part), 1984; Ord. 261 § 3, 1982; Ord. 181 § 2 (part), 1977)

6-610 Net floor area.

In calculating the net floor area of a building, each floor area which is permanently set aside and used for the following shall be excluded: corridors, storage areas, mechanical room and toilet. The excluded area must contain permanently installed fixtures or equipment or otherwise be so shaped and constructed that they are unsuitable for work area regardless of the occupancy (such as a corridor in open office space plans where fire codes and uniform building codes make it illegal to occupy this space). (Ord. 431 § 3, 1994; Ord. 261 § 4, 1982; Ord. 181 § 2 (part), 1977)

6-611 Maintenance and operation.

All required parking facilities shall be provided and maintained so long as any uses exist which require the parking facilities. Off-street parking facilities shall not be reduced in total area or in number of parking stalls, except when such reduction is in conformity with the requirements of this chapter. (Ord. 181 § 2 (part), 1977)

6-612 Parking lots in residential areas.

Notwithstanding other provisions in this title to the contrary, parking lots for business purposes may be constructed and used on land in residential zoning districts, subject to the following conditions:

- (a) The parking areas are limited to land contiguous with, and within 150 feet of the boundary of, the district allowing the business use. Any portion of a parcel of land beyond this distance may be used for landscaping and planting in conjunction with the parking lot.
- (b) The parking area may be used for automobile parking only.
- (c) No commercial repair work or sales of any kind are allowed.
- (d) No signs are permitted other than those to guide traffic, to identify the parking lot, and to state the conditions of use.
- (e) The parking area is designed and developed in the manner and with the conditions deemed proper and adequate to protect residences in the vicinity. These conditions shall include, among others, the following:
 - (1) Proper planting and screening shall be provided either with fencing or planting, or both, to protect nearby residences from noise, light and other detrimental effects.
 - (2) The entrances and exits shall be designated and located to minimize conflict with both existing and reasonably foreseeable vehicular and pedestrian traffic.
 - (3) The area used for drives and parking shall be suitably paved to prevent dust and mud.
 - (4) Proper provision shall be made for adequate lighting of entrances, exits and parking areas, with measures to shield adjacent residential areas from the lights.
- (f) Approval shall require a land use permit for the residentially zoned land. The application shall contain a precise plot plan depicting the design details of the parking lot and shall be consistent with requirements for such land use permits.

(Ord. 361 § 1, 1987; Ord. 181 § 2 (part), 1977)

ARTICLE 2. PARKING LOT DESIGN

6-621 General.

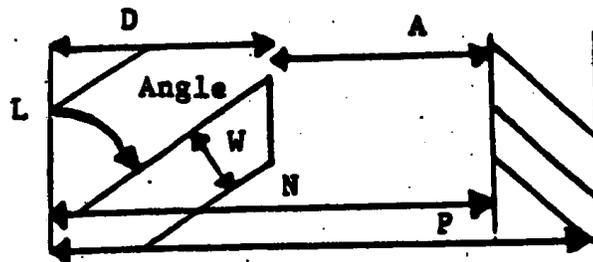
All parking lots which are subject to the provisions of this chapter shall comply with the design standards contained in this article. The purpose of the design standards is to provide adequate parking space size and access drive width to facilitate the use of the parking lots by all sizes of passenger motor vehicles. Parking lots shall be designed so that all parking spaces can be entered with no backing movement required and exited with only one backing movement required. (Ord. 291 § 2, 1983; Ord. 181 § 2 (part), 1977)

6-622 Dimensions.

All off-street parking spaces required under this chapter shall have the minimum dimensions set forth in Table 6-622. All required off-street parking spaces shall have a standardized width of 8.5 feet.

**Table 6-622
OFF-STREET PARKING DIMENSIONS
8.5 Foot Stalls**

Angle	Curb Length L	Depth D	Aisle A	(D+A) N	(D+A+D) P
0	22.0	8.0	*12.0	20.0	28.0
30	17.0	16.3	*12.0	28.3	44.6
35	14.9	17.0	*12.0	29.0	46.0
40	13.2	17.8	*12.0	29.8	47.6
45	12.0	18.5	*12.0	30.5	49.0
50	11.1	19.0	*12.0	31.0	50.0
55	10.4	19.2	*13.0	32.2	51.4
60	9.8	19.8	*15.0	34.8	54.6
65	9.4	19.5	*18.0	37.5	57.0
70	9.1	19.5	**21.0	40.5	60.0
90	8.5	18.0	*26.0	44.0	62.0



- * For one-way aisles only. Minimum width for primary two-way aisles is 26.0 feet and for secondary two-way aisles is 19.0 feet.
- ** For one-way aisles only. Minimum width for primary two-way aisles is 26.0 feet and for secondary aisles is 21.0 feet.

(Ord. 403 § 3, 1993; Ord. 261 § 5, 1982; Ord. 181 § 2 (part), 1977)

6-623 Access driveways.

All off-street parking facilities shall be designed with appropriate maneuvering areas and means of vehicular access to the main and auxiliary streets. Where the parking area does not abut on a street, there shall be provided an access drive not less than 12 feet in width in the case of one-way traffic, and not less than 20 feet in width in all other cases, leading to the parking area in such a manner as to secure the most appropriate development of the land. Curb cuts for driveways shall be so located as to ensure an efficient and safe traffic flow into the parking areas and along the public streets. (Ord. 181 § 2 (part), 1977)

6-624 Paving.

Required off-street parking areas shall be surfaced with an asphaltic or portland cement binder pavement, or similar material so as to provide a durable and dustless surface, and shall be so graded as to prevent the ponding of water. (Ord. 181 § 2 (part), 1977)

6-625 Uses prohibited.

Parking areas shall not be used for automobile sales, storage, repair work, dismantling or servicing of any kind. (Ord. 181 § 2 (part), 1977)

6-626 Parking lot landscaping requirements.

- (a) A planting or landscape strip at least five feet wide shall be provided adjacent to all public street rights-of-way. Low walls, earth berms, dense landscaping, or other similar material shall be used to screen the parking lot from the adjacent street.
- (b) A planting strip not less than three feet wide (exclusive of auto overhangs and curbs) shall be provided between parking lots and adjoining buildings, private road easement lines, fences, property lines or other nonstreet edges of the parking lot, wherever practical.
- (c) Dead corners and other unused areas shall be landscaped to provide a visual break in the paved area.
- (d) Parking areas of more than 15 spaces shall provide, within the interior of the lot and in addition to the required perimeter landscaping, an area of planting strips equal to that shown in the following table:

Size of Parking Lot (sq. ft.)	Minimum of Required Interior Planting (% of total area)
Under 14,999	5.0
15,000—29,000	7.5
30,000+	10.0

To be counted in this calculation the area may not include that portion under car overhangs. In addition, the planting strip must have a minimum dimension of five feet.

Where total parking provided is located in more than one place on a site separated by at least ten feet of nonpaved area, each such area shall be considered a separate facility.

- (e) Rows of 15 or more adjoining parking spaces shall, in addition to other required landscaping, be interrupted by a landscape area at least five feet in width at intervals no greater than every ten spaces.
- (f) Trees shall be a major design feature in all parking lots. Canopy trees shall be provided at a maximum spacing of one tree per 27 lineal feet and with a minimum of one tree per four parking stalls. The final location and spacing of trees is dependent on the type of tree used, but the overall effect should be a relatively consistent tree cover which at maturity will shade the majority of the pavement and vehicles.
- (g) An automatic irrigation system shall be installed within all landscaped planters and strips. In most cases low-volume spray, bubbler or drip systems will be required.
- (h) Where a minimum-width planting strip is required by subsection (a) or (b) of this section, and the planter is proposed to be used as an overhang for vehicles, the planter strip shall be increased two feet in width greater than that otherwise required. Vehicle overhangs shall not be permitted over sidewalks or other pedestrian walkways. Measurement of parking lot landscape areas required by this section shall be exclusive of curbing.
- (i) Site plans and landscape plans for parking lots must also show dumpsters, utility boxes or underground vaults, loading areas, wheel stops if required, and vehicular overhangs.
- (j) Unless specifically excluded by the city in the design review process, all landscaped areas within or abutting parking lots and access driveways shall be protected by a six-inch-minimum-high concrete curb.
- (k) Additional requirements may be imposed through the design review procedure.
- (l) For parking lots of five or less parking spaces, or the addition of five or less spaces to an existing lot the requirements contained in subsection (a) through (k) are advisory rather than mandatory.

(Ord. 403 §§ 4, 5, 1993; Ord. 378 § 2, 1989; Ord. 181 § 2 (part), 1977)

6-627 Pavement marking.

Parking spaces shall be marked and maintained on the pavement and necessary directional markings or signs shall be installed to ensure the maximum utilization of space, convenient traffic

flow, and general safety. Unless otherwise specified in the approved documents, parking stalls shall be double-striped to demarcate the central six and one-half feet of width in each space. (Ord. 403 § 6, 1993; Ord. 181 § 2 (part), 1977)

6-628 Lighting.

Lighting, if provided, shall be directed downward and away from residential areas and public streets so as not to produce a glare as seen from such areas, in order to ensure the general safety of other vehicular traffic and the privacy and well-being of the residential areas, and the lighting intensity shall be no greater than reasonably required to light the parking area. (Ord. 181 § 2 (part), 1977)

6-629 Repealed by Ordinance 378.

6-630 Backing onto streets prohibited.

Within any of the business and commercial, office and multiple-family residential land use districts, and within parking lots created pursuant to Section 6-612, parking areas shall be designed so that vehicles are not permitted to back out of the parking areas onto streets. (Ord. 181 § 2 (part), 1977)

6-631 Boundary walls.

A six-foot-high solid fence, or masonry wall of acceptable design, shall be provided along the edge(s) of any public parking areas adjacent to residentially zoned property to protect these residential properties from the interruption and nuisances of the vehicles using the parking areas (including parking lots created pursuant to Section 6-612). (Ord. 181 § 2 (part), 1977)

6-632 Wheel stops.

A barrier curb or wheel stop firmly attached to the ground at least six inches in height shall be provided adjacent to landscaping, buildings and other structures to prevent damage to these facilities by the vehicles utilizing the parking areas. (Ord. 181 § 2 (part), 1977)

6-633 Abutting obstruction.

Each parking space adjoining a wall, column, landscape planting strips or other obstruction higher than 0.5 feet shall be increased in width by one foot on each obstructed side. (Ord. 378 § 4, 1989)

6-634 End of aisle spaces.

At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle shall extend a minimum of two feet beyond the required width of the parking space. (Ord. 378 § 5, 1989)

ARTICLE 3. NUMBER OF PARKING SPACES

6-641 Parking spaces required.

Off-street parking spaces complying with the applicable provisions of this chapter shall be provided for the various uses enumerated in this section in the indicated amounts:

For a new commercial building or addition over 500 square feet the number of parking spaces shall be the number of spaces indicated in this section but in no case shall the number of spaces be less than one space per 333 gross square feet of constructed building area:

- (a) Administrative activity: one space for each 250 square feet of net floor area;
- (b) Administrative civic activity: one space for each 250 square feet of net floor area;
- (c) Animal care commercial activity: one space for each two hundred square feet of net floor area.
- (d) Automotive repair and/or cleaning activity: One space for each 250 square feet of net floor area for repair/cleaning inside or outside; parts storage/warehouse, not including repair stalls; one space for each 500 square feet of net floor area. One space for each 250 square feet of net floor area for retail parts sales activity and office space.
- (e) Automotive sales, rental and delivery activity: one space for each 250 square feet of net floor area;
- (f) Automotive servicing: one space for each 250 square feet of net floor area;
- (g) Business and communications service activity: one space for each 250 square feet of net floor area;
- (h) Commercial automotive fee parking activity: See Article 2, Chapter 6;
- (i) Commercial laundry activity: one space for each 250 square feet of net floor space;
- (j) Commercial recreation: theaters, sports arenas, auditoriums, and assembly halls, one space for each four permanent seats, plus one space for each 40 square feet of assembly and meeting areas which do not contain permanent seats, except as noted below:
 - (1) Bowling alleys: five spaces for each alley.
- (k) Community assembly and education activity: office use, one space for each 250 square feet of net floor area. Meeting rooms/assembly halls, one space for each four permanent seats plus one space for each 40 square feet of assembly and meeting areas which do not contain permanent seats; shops/repair/miscellaneous, one space for each 500 square feet of net floor area, except as noted below:

- (1) Adult schools: one space for each 100 square feet of net floor area in classrooms and libraries, plus one space for each 250 square feet of office area, plus one space for each 40 square feet of assembly area,
 - (2) Churches: either one space for each four permanent seats in the main auditorium or meeting hall, or one space for each 40 square feet of floor area in the main auditorium or meeting hall, whichever provides the greater number of spaces;
- (l) Consultative service activity: one space for each 250 square feet of net floor area;
 - (m) Construction sales and service activity: office/retail/hardware, one space for each 250 square feet of net floor area. Outdoor sales/service yards, one space for each 1,000 square feet of land area designed for use in the business. Warehouse/storage buildings, areas not used for sales, one space for each 2,000 square feet of gross land area;
 - (n) Convenience market activity: one space for each 250 square feet of net floor area;
 - (o) Day care and educational service activity: one space for each 400 square feet of net floor area, plus additional number of pickup/dropoff spaces, four spaces for first 20 children, plus one space for each additional ten children.
 - (p) Fast-food restaurant activity: one space for each 100 square feet of gross floor area, not including floor area used for customer seating, plus one space for each 45 square feet of gross dining area (both indoor and outdoor areas).
 - (q) Financial service activity: one space for each 200 square feet of net floor area.
 - (r) Full service restaurant activity: including nightclub, cocktail lounge and other alcoholic beverage on-sale activity, one space for every 45 square feet of gross dining area (both indoor and outdoor area), plus one space for every 500 square feet of gross kitchen area;
 - (s) General commercial sales and service activity: retail sales, except as otherwise specified in this section: one space for each 250 square feet of net floor area;
 - (1) Sales and service, bulk item, such as furniture, major appliances, and floor coverings: one space for each 500 square feet of net floor area,
 - (2) Outdoor sales and service yards: one space for each 1,000 square feet of land area designated for use in the business,
 - (3) Offices in conjunction with principal use, one space for each 250 net square feet.
 - (t) General food sales activity: one space for each 250 square feet of net floor area except as noted below:
 - (1) Specialty food sales activity: where there is any form of customer seating such as delicatessen, ice cream, yogurt, gourmet coffee shop, etc., one space for each 100 square feet of gross floor area, not including floor area used for customer seating, plus one space for each 45 square feet of gross dining area (both indoor and outdoor areas),
 - (2) Bakery: one space for each 250 square feet of net floor area.
 - (u) General personal service activity: one space for each 250 square feet of net floor area, except as noted below:

- (1) Beauty parlors, barbershops and nail salons: one space for each 200 square feet of net floor area,
- (2) Exercise studio: one space for each 250 square feet of net floor area of gym or weight room, plus one space for each 100 square feet of net floor area of aerobics or other areas of assembled exercise classes, plus one space for each 250 net square feet of office/retail area.
- (v) General retail sales activity: one space for each 250 square feet of net floor area. (Storage area, one space for each 500 square feet of net floor area.)
- (w) Hospital: One space for each two beds.
- (x) Home/business furnishings: one space for each 500 net square feet of floor area.
- (y) Hotels and motels: one space for each sleeping unit;
 - (1) Roominghouses and lodginghouses service activity: one space for each bedroom;
 - (z) Light manufacturing and research activity: one space for each 500 square feet of net floor area, plus one space for each 250 net square feet of office, plus loading spaces as required in Section 6.651;
 - (1) Non-sales warehousing and storage buildings: one space for each 1,000 square feet of gross building area;
 - (aa) Limited child care: zoning district parking required;
 - (bb) Medical service activity: medical and dental offices: one space for each 200 square feet of net floor area;
 - (cc) Kennel activity: zoning district requirements plus additional spaces as required by land use permit approval.
 - (dd) Multiple pet activity: zoning district requirements plus additional spaces as required by land use permit approval.
 - (ee) Real estate activity: residential sales, one space for each 100 square feet of net floor area; commercial/industrial sales, one space for each 250 square feet of net floor area.
 - (ff) Sales representative — goods broker: one space for each 250 square feet of net floor area.
 - (gg) Self-service laundry activity: one space for each 250 square feet of net floor area.
 - (hh) Undertaking service activity: either one space for each four permanent seats in the main auditorium or meeting hall, or one space for each forty square feet of floor area in the main auditorium or meeting hall, whichever provides the greater number of spaces.
 - (ii) Utility distribution and civic service activity:
 - (1) Utility distribution such as communications equipment installations and exchanges, electrical substations, gas substations: one space for each 500 square feet of net floor area, plus one space for each 250 net square feet of office, plus loading spaces as required in Section 6-651;

(2) Civic service activity: one space for each 250 square feet of net floor area for office use; one space for each 40 square feet of assembly and meeting area; one space for each 500 square feet of net floor area for shop/repair/miscellaneous;

(jj) Warehousing, storage building and other non-sales area service activity: one space for each 1,000 square feet of building area or gross land area used for storage, plus loading space as required in Section 6-651;

(kk) All other uses: the number of spaces deemed most appropriate by the approving authority, based upon the most nearly comparable use category, if any such category is determined to be comparable; and based upon expected parking demand if no comparable category is listed in this section.

(Ord. 378 § 6, 1989; Ord. 312 § 1 (part), 1984; Ord. 277 § 1, 1982; Ord. 181 § 2 (part), 1977)

ARTICLE 4. OFF-STREET LOADING SPACES

6-651 Loading spaces required.

In any district, in connection with every building or part thereof hereafter erected or enlarged, which is to be used for manufacturing, storage, warehousing, goods display, retail sales, wholesaling, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of materials, there shall be provided and maintained on the same lot with such building, or on an adjoining lot, off-street loading spaces as per the following schedules:

- (a) 10,000 to 20,000 square feet of gross floor area: one space;
- (b) 20,001 to 30,000 square feet of gross floor area: two spaces;
- (c) 30,001 to 45,000 square feet of gross floor area: three spaces; and
- (d) 45,001 to 75,000 square feet of gross floor area: four spaces; plus one space for each additional 75,000 square feet of gross floor area.

(Ord. 181 § 2 (part), 1977)

6-652 Design.

The requirements of this section shall apply to the loading spaces required by this article:

- (a) No loading operation for any use required to provide off-street loading space, nor the parking of any vehicle incident to such loading operation shall be permitted within any street right-of-way.
- (b) Each off-street loading space shall have a minimum width of ten feet, a minimum length of 35 feet and a minimum height of 15 feet.

- (c) Off-street loading spaces required by this section shall be separately and permanently maintained as such, and shall be used only for this purpose. No part of a required loading space shall be encroached upon by buildings, storage or any other activity.
- (d) Each off-street loading space shall be accessible from a public street and shall not be located within the required front yard or side yard, nor cause trucks to encroach upon the front yard or side yard during the process of loading or unloading.

(Ord. 181 § 2 (part), 1977)

ARTICLE 5. VARIANCES

6-661 Modifiable sections.

Variance permits to modify the provisions of Sections 6-606, 6-609, 6-612, 6-621 to 6-632 inclusive, 6-641, 6-651 and 6-652 of this chapter may be granted in accordance with the applicable provisions of Part 1 of this title. (Ord. 181 § 2 (part), 1977)