

# RESOURCE MANAGEMENT AGENCY

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Department of Planning and Building

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**PLANNING COMMISSION DATE:** **May 6, 2014**

**AGENDA ITEM: #4**

CZ	#2014-04	Amendment to the County Code, Title 18, to Amend the Parking Ordinance
APN		Applicant: Madera County
CEQA	Countywide	EXEMPT

**REQUEST:**

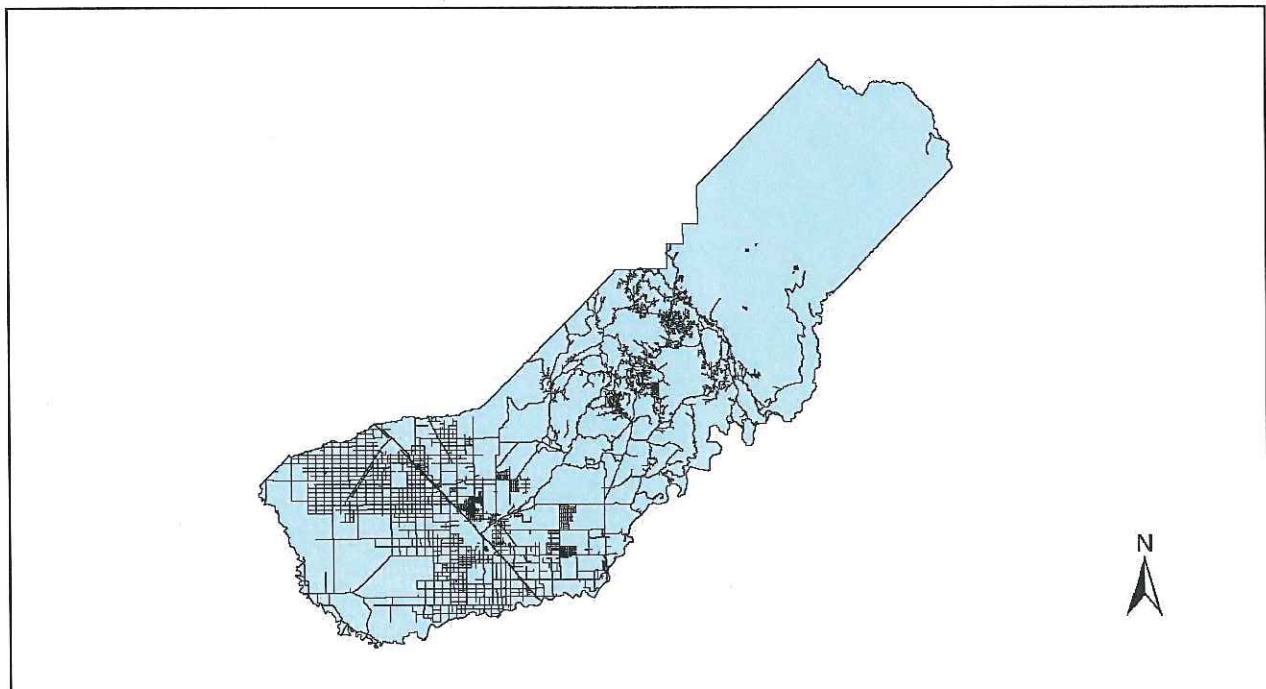
This is a proposal by the County of Madera to amend the parking ordinance (Chapter 18.102) to include Flexible Parking, Mixed-use Shared Parking and to amend the residential parking requirements.

**LOCATION:**

The amendments to the parking ordinance will affect all zone districts in Madera County.

**ENVIRONMENTAL ASSESSMENT:**

Under the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3), and the Madera County Environmental Guidelines, the County has determined that this amendment will not have a significant effect on the environment and is exempt from CEQA.



**RECOMMENDATION:** Recommend approval the proposed amendments to sections of the Madera County Code, Title 18 to the Board of Supervisors.

**PROJECT DESCRIPTION:**

Staff is proposing an amendment to the Zoning Ordinance to amend the parking ordinance (Chapter 18.102) to include Flexible Parking, Mixed-use Shared Parking and to amend the residential parking requirements.

**ORDINANCES/POLICIES:**

Madera County Code Title 18

**ANALYSIS:**

The County is encouraging mixed use development. It reduces auto dependency, roadway congestion, and air pollution by co-locating multiple destinations. Parking requirements for mixed use development can be flexible because spaces can be shared among the uses. For example, a bank with regular daytime hours has no need to provide parking during the evening hours. The bank's parking can be used by people coming home from work or by patrons of nearby cafes or entertainment facilities. Shared parking reduces the amount of surface area devoted to parking, resulting in cost savings for developers, environmental benefits in the form of less stormwater runoff, and aesthetic improvements to neighborhood's appearance. Our current zoning codes need more flexibility to create places that are diverse, sustainable, and supportive of trends in business and technology.

The addition of Section 18.102.065 and 18.102.068 will add criteria for flexible parking and for mixed-use shared parking.

Also included is the submittal of a Parking Master Plan. A parking master plan is an option to promote the safe and efficient design of parking facilities for sites larger than two (2) acres. The strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan allows the property developer to establish a more efficient parking scheme through the following requirements.

Currently, the Parking Ordinance requires two (2) completely enclosed parking spaces for all single family dwellings in a subdivision. This requirement is recommended for amendment to be two (2) covered parking space for all single family dwellings in a subdivision enabling the home owners to build carport instead of a garage which reduces the cost.

**GENERAL PLAN CONSISTENCY STATEMENT:**

The proposed text amendments are consistent with the goals and policies of the General Plan.

**RECOMMENDATION:**

Recommend approval the proposed amendments to sections of the Madera County Code, Title 18 to the Board of Supervisors.

**ATTACHMENTS:**

1. Exhibit A, Flex Parking Ordinance

Title 18 - ZONING\*  
Chapter 18.102 PARKING REGULATIONS

*Sections:*

- 18.102.010 Statement of purpose.
- 18.102.020 Applicability.
- 18.102.030 Definitions and basic regulations.
- 18.102.040 Vehicular parking space requirements.
- 18.102.050 Parking plan and development review.
- 18.102.060 Bicycle parking racks.
- 18.102.065 Flexible Parking Requirements**
- 18.102.068 Mixed-use Shared Parking Programs.**
- 18.102.070 Parking district.
- 18.102.080 Residential parking.
- 18.102.086 Parking master plan**
- 18.102.090 Parking of commercial vehicles.
- 18.102.100 Off-site parking requirements.
- 18.102.110 Loading space requirements.
- 18.102.120 Parking facility design.
- 18.102.130 Parking lot detail.

**18.102.010 Statement of purpose.**

The purpose of this chapter is to require off-street parking and loading spaces for all land uses in the unincorporated area of the county of Madera. Parking spaces required herein shall be sufficient in number to accommodate the vehicles of all owners, occupants, suppliers, customers, or others involved with accessing any parcel during the normal activities associated with its land use. This chapter also seeks to ensure that all parking and loading facilities constructed after the adoption of the ordinance codified in this chapter are properly designed and located in order to meet the needs of various users, to protect public safety and, where appropriate, to provide a buffer between adjacent land uses. (Ord. 525-X § 3(part), 2006).

**18.102.020 Applicability.**

Off-street parking shall be provided in commercial, industrial, institutional, and any other projects requiring parking spaces, excepting single family residential uses subject to the provisions of this chapter for:

- A. Any new building constructed.
- B. Any new use established that would increase the required parking.
- C. Any addition or enlargement of an existing building or use.
- D. Any change in the occupancy of any building or the manner in which any use is conducted that would result in additional parking spaces being required based upon the provisions contained in this chapter.
- E. Any change in the occupancy of a unit within a shopping center that is greater than thirty-three percent of the total square footage of the shopping center. (Ord. No. 641, § 8, 10-27-09; Ord. 525-X § 3(part), 2006).

**18.102.030 Definitions and basic regulations.**

- A. Off-Street Parking. All spaces required by this chapter shall be located on the parcel where the use occurs, except when located in proximity to the use as provided in Section 18.102.100
  - 1. On-street parking spaces within public or private streets, driveways, or drives may not be used to satisfy off-street parking requirements, except where road design has provided for on-street

parking and the planning commission has approved such use in the manner prescribed for a conditional use permit as set forth in Chapter 18.94

2. Off-Site Parking. Parking is either provided by a formal parking district or on a property that abuts the parcel where the building is located; there is no separation by an alley, local street, or highway wider than sixty feet; and the parking spaces are not more than two hundred feet, at the nearest point, from the building served.
- B. Use of Parking Areas. Parking facilities as required by this chapter shall be used for operative vehicle parking only, except that loading or unloading of vehicles shall be permitted in properly designated areas. No sales, storage, repair work, dismantling or similar activities of any type are to be located within required parking facilities. Shopping cart storage, bicycle parking, and trash enclosures shall not be located in required parking or truck loading spaces. Truck loading shall not occur in standard parking spaces, but is restricted to loading areas and truck parking spaces. Tour bus parking, where proposed, shall be designed to function without conflicting with required parking facilities. Joint use of driving aisles and driveways may be approved as part of the parking plan review.
  - C. Fractional Spaces. When the computation of the number of parking spaces required by this section results in a fractional parking space, one additional parking space shall be required when the fraction equals or exceeds one-half of a space.
  - D. Gross Floor Area. Unless otherwise specified, all references to the square footage of a building shall mean the gross floor area (GFA) of the building or structure in question. The term GFA, as used in this section, includes the total square footage of the structure, calculated by measuring the distances along the exterior building walls, including all floors of the building or structure (i.e., two-story building with one thousand square feet on first floor and one thousand square feet on second floor would have a gross floor area of two thousand square feet). The definition for gross floor area shall also apply to areas which are unenclosed but may be sheltered or segmented in some manner such as a patio or breezeway which functions in support of the principle use of the site such as for outside seating, retail sales, or display.
  - E. Mixed Retail. The term "mixed retail" refers to individual or freestanding retail and restricted retail uses which do not rely on adjoining uses or facilities and are not contained within a planned or organized group of structures with common parking and circulation facilities.
  - F. Shopping Center. The term "shopping center" refers to a group of commercial establishments located on a common site which are planned, developed, owned, or managed as a cohesive unit with off-street parking shared among the uses on the site. Shopping centers are allowed to provide parking at a lower rate than what would be required if parking were calculated on a use-by-use basis as with freestanding buildings. The following categories of shopping centers are utilized in this chapter:
    1. Neighborhood Shopping Center. Refers to a site of three to ten acres which is developed with structure of between thirty-five thousand and one hundred thousand square feet of gross floor area.
    2. Community Shopping Center. Shall be located on a site of greater than ten acres and shall contain more than one hundred thousand square feet of gross floor area.
  - G. Standard Parking Space. A standard parking space shall measure no less than nine feet in width by nineteen feet in depth.
  - H. Compact Parking Space. A compact parking space shall be no smaller than eight and one-half feet in width by sixteen feet in depth. A maximum of thirty percent of required off-street parking may be designated for use by compact vehicles when the spaces are clearly designated by pavement markings.
  - I. Handicap Parking Spaces. All parking facilities shall include handicap accessible parking spaces. The required number of spaces, as well as their size, location, and design shall conform to the provisions contained in the Americans with Disabilities Act (ADA) and as otherwise required by state

and federal law. Handicap parking spaces shall be included in the required number of spaces for a project (i.e., ten spaces required—nine standard spaces and one handicap parking space can be provided).

- J. Small Truck Loading Space. A small truck loading space shall measure no less than ten feet in width by twenty-five feet in length.
- K. Large Truck Loading Space. A large truck loading space shall measure no less than twelve feet in width by fifty-five feet in length.
- L. Seats and Seating Capacity. Where the standards for parking set forth in this chapter are based upon seating capacity, the capacity shall be determined by reference to the actual number of seats present within the structure. Where bench seating exists, one seat per eighteen inches will be counted. In those instances where no fixed seating is present, such as multi-purpose auditoriums or banquet rooms, each forty square feet of occupiable floor space shall constitute one seat. When by the interpretation of the zoning administrator both bench seats and other seating may be provided, both the existing bench seats and floor area will be utilized in determining required parking spaces.
- M. Timing of Parking Requirements. All parking facilities shall be installed prior to the final inspection and issuance of an occupancy permit. In all instances, a site plan review approved and signed by the zoning administrator, and a building permit (and grading permit as determined by the engineering department) shall be required to determine that the parking spaces comply with the approved parking plan and the parking lot surface is developed in compliance with the development standards, Americans with Disabilities Act (ADA) standards, and as otherwise required by state and federal law.
- N. Auto Sales Lot. Outdoor vehicle sales lots for new or used motor vehicles, boats, travel trailers, manufactured home sales, motorcycle sales and other uses which continuously occupy a space as determined by the zoning administrator as part of a site plan review are similar to structures inasmuch as the parked vehicles consistently occupy space on the lot equivalent to occupancy by a structure or building. Vehicles (cars, boats, etc.) shall not be parked closer than ten feet to rear and side property lines and cannot be located in the vision setback area as shown in Section 18.102.120
- O. Tour Bus Space. A parking space provided for tour buses shall be a minimum of twelve feet by thirty-five feet.
- P. Existing Parking Lots. Parking lots which were approved or installed prior to adoption of these revised parking standards may continue although such use does not conform to the provisions of this section. Changes in tenant occupancy to a similar or less restrictive use, as determined by the zoning administrator, shall not result in implementation of the new parking lot requirements, except such change in uses shall comply with all requirements of the Americans with Disabilities Act, and as required by state and federal law.

Any increase in building size which would require additional parking spaces based on the parking standards in this section would also require that the entire parking lot comply with the development standards (lot surfacing, parking space sizes, landscaping, etc.) contained in this section.

Any change in tenant use that would be determined by the zoning administrator to increase the parking requirements for the development will require that the entire parking lot comply with the development standards (lot surfacing, parking space sizes, landscaping, etc.) contained in this chapter, except parcels zoned industrial or general commercial. When buildings are increased in size on parcels zoned industrial or general commercial additional parking spaces and landscaping shall be provided to accommodate the existing and proposed uses as required by this chapter.

The additional parking spaces shall be surfaced and maintained with asphaltic, concrete, or other paving materials as approved by the zoning administrator. Any existing parking spaces can continue as developed (paving will not be required) until such time as the building is destroyed or damaged as described in Section 18.86.040, improvements are made to the facility which exceed fifty percent of the building area, or the building is increased in size by fifty percent by either one expansion or cumulative expansions from the date of enactment (December 12, 2006) of this chapter.

When an existing building is destroyed or damaged as described in Section 18.86.040 (Nonconforming uses), parking lot (numbers and design) must comply with the parking standards established by this chapter.

- Q. Building setbacks are established from the road right-of-way edge (front), sides, and rear property lines as specified by each zone district. Nothing in this chapter would allow a parking space overhang into the road right-of-way or onto adjacent parcels.
- R. Parking District. Parking requirements may be modified within a parking district where the district provides adequate parking within the limits of the district and the parking requirements of a new use are accommodated by the parking district. (Ord. 525FF § 1(part), 2008; Ord. 525-X § 3(part), 2006).

**18.102.040 Vehicular parking space requirements.**

Any structure or building hereafter erected or structurally altered or placed on a lot shall be provided with off-street vehicle parking spaces, not more than two hundred feet, at the nearest point, from the building served and to be used exclusively by the residents, patrons, or employees of said structure or building, according to the following schedule:

**Table 18.102.040. Vehicular Parking Space Requirements**

<b>A. Residential Uses</b>	
<b>Type of Residential</b>	<b>Number of Spaces</b>
Single family homes	2 spaces per dwelling unit (covered parking as per <u>Section 18.102.080</u> )
Multifamily dwellings	
Bed and breakfast	2 spaces per dwelling, plus
	1 space for each room available for guest lodging
<b>B. Commercial Uses</b>	
<b>Type of Commercial</b>	<b>Number of Spaces</b>
Neighborhood shopping center	1 space per every 333 sq. ft. of gross floor area
Community shopping center	1 space per every 333 sq. ft. of gross floor area
Retail and Restricted Retail (unless otherwise listed) florist shop	1 space per every 250 sq. ft. of gross floor area
Furniture/large appliance	1 space per every 600 sq. ft. of gross floor area
Unenclosed/open sales area (lumber yard, outdoor nursery)	1 space per every 500 sq. ft. of sales/display area
Convenience store	1 space per 200 sq. ft. of gross floor area
Convenience store with fast food drive-thru	1 space per 150 sq. ft. of gross floor area
Convenience store with gasoline sales	1 space per 200 sq. ft. of gross floor area (50% of spaces at fuel pumps count toward parking space requirements)
Automobile/truck sales (outdoor or enclosed)	1 space per 2,000 sq. ft. of sales area
Boat sales (outdoor or enclosed)	
Recreational vehicle sales	
Video games arcade	1 space per 100 sq. ft. of gross floor area

Video rental	
Hotel/motel	2 spaces for managers office plus
	1 space per each room available for guest lodging
	Add spaces for accessory uses and employees
Meeting halls and other places of public assembly (no fixed seating)	1 space per every 5 permanent seats, or for every 40 square feet of gross floor area within the main auditorium or meeting hall, whichever provides the greater number of spaces
Laundromat (self-service)	1 space per 3 washing machines
Customer Service Establishments (unless otherwise listed)	1 space per every 200 sq. ft. of gross floor area
Eating/drinking establishments	1 space per 100 sq. ft. of gross floor area
Bar, tavern, cocktail lounge	1 space per 100 sq. ft. of gross floor area
Fast food, delivery only, no seating	1 space per every 250 sq. ft. of gross floor area
Business and professional office	1 space per every 500 sq. ft. of gross floor area
Medical/dental office Clinic, optician, or optometrist's office	1 space per every 175 sq. ft. of gross floor area
Barber/beauty shop	1 space per every 250 sq. ft. of gross floor area
Banks and financial institutions	
Child day care centers	1 space per every 250 sq. ft. of gross floor area
	1 passenger loading space (10 feet x 20 feet) per every 5 children licensed by state
<b>C. Places of Public Assembly and Recreational Facilities</b>	
<b>Type of Public Assembly</b>	<b>Number of Spaces</b>
Church, wedding chapel, mortuary, crematorium, funeral home	1 space per every 5 permanent seats, or for every 40 square feet of gross floor area within the main auditorium or meeting hall, whichever provides the greater number of spaces
Dance hall, ballroom, or discotheque	1 space per 30 sq. ft. of gross floor area
Theater, auditorium, stadium	1 space per every 3 seats
Bowling alley	4 spaces per every bowling lane
Billiard hall	2 spaces per every billiard table
Skating rink	1 space per every 200 sq. ft. of gross floor area
Miniature golf	3 spaces per every hole of golf
Golf courses	4 spaces per every hole of golf
Driving range	1 space per tee
Health club	1 space per every 100 sq. ft. of gross floor area
Tennis or racquet clubs	2 spaces per court
Library or museum	1 space per 500 sq. ft. of gross floor area
Ball field	10 spaces per diamond
Batting cage	1 per cage



Skateboard parks	1 per 500 sq. ft. of use area
Soccer fields	20 spaces per field
Public swimming pool	1 space per 100 sq. ft. of pool and deck area
Shooting range or gun club	1 space per shooter station
Sports arena	1 per 3 ½ seats
<b>D. Industrial/General Commercial Uses</b>	
<b>Type of Industrial Use</b>	<b>Number of Spaces</b>
Manufacturing	1 space per employee based on the highest number of employees scheduled to work on-site at any one time
Wholesale	
Other industrial uses	
Warehouse/distribution facility	Number of truck parking spaces required based on operational statement/type of facility*
(unless otherwise listed)	
General commercial (unless otherwise listed)	1 space per employee based on the highest number of employees scheduled to work on-site at any one time
	Number of truck parking spaces required based on operational statement/type of facility*
	(*All industrial and general commercial uses shall provide a minimum of four parking spaces plus one truck parking space)
Heavy equipment sales equipment rental	1 space per every 2,000 sq. ft. of gross floor area
Contractors storage yard	1 space per every 5,000 sq. ft. of storage area
Nursery (indoor display area)	1 space per 250 sq. ft. of gross floor area
Nursery (outdoor sales area)	1 space per 2,000 sq. ft. of display area
Mini-storage	2 spaces for manager's office and
	1 space per every 25 storage units
<b>E. Institutional, Public Use, and Private Facilities</b>	
<b>Type of Institutional Use</b>	<b>Number of Spaces</b>
Elementary and middle schools	1 space per employee and 1 space per every 20 students
Senior high schools	
Arts and craft school and college	
Hospitals	1.5 spaces per each bed and medical office rate for all outpatient services
Retirement home	1 space per four (4) resident beds
Rest home	
<b>F. Uses Not Specified</b>	
The zoning administrator shall determine the required parking for any uses not specified based upon the most similar use noted above. In the event that there is no similar use, the parking standard for the	

specific use or most similar use which appears in the latest edition of Urban Land Institute's parking standards shall be used.

When more than one use is established within a building, the parking space requirements shall be calculated based on the cumulative requirements for each use (i.e., manufacturing use with office (both office standard and manufacturing standard will apply)).

At the time of site plan review, a specific use of a building must be specified sufficient to determine minimum parking requirements.

(Ord. 525FF § 1(part), 2008: Ord. 525-X § 3(part), 2006).

### **18.102.050 Parking plan and development review.**

A parking plan in the form of a site plan review shall be submitted to the planning department/zoning administrator (or planning commission if a conditional use permit or other entitlement is required as part of site development) for evaluation and approval prior to the construction or installation of any parking facility, except for single family dwellings. No buildings permits/foundation plans to allow building construction will be approved until a site plan review of the project is completed. A site plan shall be submitted to the planning department as described in Chapter 18.97. In addition to the standards as established by this chapter, the site plan review shall also include a review of development standards as established by the adoption of area plans. Application fee shall be established by resolution of the board of supervisors. (Ord. 525-X § 3(part), 2006).

### **18.102.060 Bicycle parking racks.**

Parking plans for recreational facilities and other uses that would provide entertainment (i.e., video arcade, etc.) for youth should include bicycle parking racks. It is recommended that all shopping centers provide for bicycle spaces in the project. The number and location shall be determined by the zoning administrator at the time of site plan review. (Ord. 525-X § 3(part), 2006).

### **18.102.065 Flexible Parking Requirements**

A. Shared Parking: Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. A Zoning Permit must be approved by the Zoning Administrator before a shared parking arrangement can occur. Requests for shared parking arrangements can only occur under the following conditions:

1. A parking plan shall be submitted to the Planning Department which identifies hours of operation and peak hour demand for the uses proposed as part of a shared parking arrangement.

2. Shared parking arrangements may reduce required parking by a maximum of 20 percent from the total number of spaces which would be required if parking was calculated on a use by use basis.

3. Parking facilities designated for joint use may not be located further than 500 feet from any structure or use served.

4. A written agreement assuring the continued availability of the parking facilities designated for joint use shall be drawn by the applicant to the satisfaction of County Counsel. The agreement shall be executed by all parties concerned and recorded in the Madera County Recorder's Office. The agreement shall stipulate the duration of the agreement which

must be determined as part of the Zoning Permit process. In no case shall the agreement expire prior to the end of any leases which exist for the uses requesting the shared parking arrangement.

5. Shared parking arrangements shall be possible for all types of uses with the exception of residential uses.

B. Off-Site Parking: Off-street parking required for commercial uses may be located on a separate parcel, provided that the off-site facility is located no further than 500 feet from the perimeter of the parcel where the use occurs. The proposed off-site location may be separated by an alley or local street provided the right-of-way is not greater than 80 feet in width. A covenant shall be recorded securing the use of the off-site parcel for parking.

#### **18.102.068 Mixed-use Shared Parking Programs.**

A. Purpose. A mixed-use shared parking program is presented as an option to reduce the total required parking in mixed-use commercial centers and mixed-use developments in which the uses operate at different times from one another throughout the day. The County recognizes that strict application of the required parking ratios may result in the provision of excessive numbers of parking spaces. This results in excessive pavement and impermeable surfaces and discourages the use of alternate transportation modes. A mixed-use shared parking program allows the property developer to use parking spaces more efficiently by allowing the same spaces to be "shared" by various land uses.

B. Procedure.

1. When a parking plan is required as part of any site plan review or permitting procedure, a mixed-use shared parking program may be requested by the applicant at the same time.

2. The mixed-use shared parking program may also be requested exclusive of any other site plan review or permitting procedure.

3. Mixed-use shared parking plans shall be reviewed by, and are subject to the approval of, the Zoning Administrator.

4. For changes of use in mixed-use projects the applicant must demonstrate that parking necessary for the new mix of uses does not exceed the amount which was required by the previous mix of uses.

C. Limitations on mixed-use shared parking.

1. The total number of parking spaces required by Table 18.102.040 shall not be reduced by more than twenty (20) percent.

D. Performance standards. The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing on-site parking subject to the following criteria:

1. The respective hours of operation of the uses do not overlap, as demonstrated by the application on Table A, Schedule of Shared Parking Calculations. If one (1) or all of the land uses proposing to use joint parking facilities do not conform to one (1) of the land use classifications in Table A, Schedule of Shared Parking Calculations, the applicant

shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses. Such data may include information from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.

2. A parking plan shall be submitted for approval which shall show the layout of proposed parking.
3. The property owners involved in the joint use of on-site parking facilities shall submit a written agreement subject to County approval requiring that the parking spaces shall be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this article. Such written agreement shall be recorded by the property owner with the Madera County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

Table A

<u>General Land Use</u>	<u>Weekdays</u>			<u>Weekends</u>		
	<u>12:00 am to 7:00 am</u>	<u>7:00 am to 6:00 pm</u>	<u>6:00 pm to 12:00 am</u>	<u>12:00 am to 7:00 am</u>	<u>7:00 am to 6:00 pm</u>	<u>6:00 pm to 12:00 am</u>
<u>Office and industrial</u>	<u>5%</u>	<u>100%</u>	<u>5%</u>	<u>0%</u>	<u>60%</u>	<u>10%</u>
<u>Retail</u>	<u>0%</u>	<u>100%</u>	<u>80%</u>	<u>0%</u>	<u>100%</u>	<u>60%</u>
<u>Residential</u>	<u>100%</u>	<u>55%</u>	<u>85%</u>	<u>100%</u>	<u>65%</u>	<u>75%</u>
<u>Restaurant and bars</u>	<u>50%</u>	<u>70%</u>	<u>100%</u>	<u>45%</u>	<u>70%</u>	<u>100%</u>
<u>Hotel</u>	<u>100%</u>	<u>65%</u>	<u>90%</u>	<u>100%</u>	<u>65%</u>	<u>80%</u>
<u>Churches and places of worship</u>	<u>0%</u>	<u>10%</u>	<u>30%</u>	<u>0%</u>	<u>100%</u>	<u>30%</u>
<u>Cinema/theater, and live entertainment</u>	<u>0%</u>	<u>70%</u>	<u>100%</u>	<u>5%</u>	<u>70%</u>	<u>100%</u>

How to use the schedule of shared parking. Calculate the number of parking spaces required by Table 18.102.040 for each use as if that use were free-standing. Applying the applicable land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

**18.102.070 Parking district.**

Parking district to be formed as approved by the board of supervisors and in compliance with state law. (Ord. 525-X § 3(part), 2006).

**18.102.080 Residential parking.**

Parking of automobiles accessory to a residential use shall be limited to those automobiles actually used by the residents, or for temporary parking by guests. The automobiles must be licensed and in working order.

Single family dwellings constructed on subdivision lots after the date of adoption of the ordinance codified in this chapter must provide parking as follows:

- A. Single family dwelling use established on lots four thousand five hundred square feet or less in size shall provide two parking spaces. One of the two parking spaces must be covered ~~and enclosed on all four sides.~~

- B. Single family dwelling use established on subdivision lots greater than four thousand five hundred one square feet ~~or larger~~ shall provide two parking spaces. Both parking spaces shall be covered ~~and enclosed on all four sides~~.

On subdivision lots where a residence exists, any expansion of the dwelling that would result in a fifty percent increase in the size of the dwelling would require that covered parking be provided as outlined in subsection A or B of this section. If an existing single family dwelling is destroyed (fifty percent or more of the dwelling square footage) or removed from the parcel, the repair or replacement of that single family dwelling must provide covered parking as outlined in subsection A or B of this section.

Multiple family developments are required to provide two parking spaces per unit. One of the two required parking spaces shall be covered, either in a garage (enclosed on all four sides) or carport.

- C. All parking enclosures must comply with standard setback requirements. If location of driveway is considered the back or side of parcel, a twenty-foot setback is required. (Ord. No. 641, § 9, 10-27-09; Ord. 525-X § 3(part), 2006).

### **18.102.086 Parking master plan.**

A. Purpose. A parking master plan is presented as an option to promote the safe and efficient design of parking facilities for sites larger than two (2) acres. The county recognizes that strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan allows the property developer to establish a more efficient parking scheme through the following requirements.

B. Applicability. The parking master plan is appropriate to alleviate problems of reuse and is also applicable as an alternative to the above mixed-use shared parking programs.

C. Procedure.

1. When a parking plan is required as part of any site plan review or permitting procedure, the parking master plan may be requested by the applicant at the same time.
2. The parking master plan may also be requested exclusive of any other site plan review or permitting procedure.
3. Parking master plans shall be reviewed by, and are subject to the approval of, the Zoning Administrator.
4. For changes of use in mixed-use projects the applicant must demonstrate that parking necessary for the new mix of uses does not exceed the amount which was required by the previous mix of uses.

D. Limitations on parking master plans.

1. The Zoning Administrator shall only permit reductions of up to twenty (20) percent of the total parking required per Table 18.02.040.
2. Reductions of more than twenty (20) percent of required parking shall be subject to a parking variance.

E. Elements of a parking master plan. The parking master plan shall contain the following:

1. A plan, which graphically depicts where the spaces and parking structures are to be located.
2. A report, which demonstrates how everything shown on the plan complies with or varies from applicable standards and procedures of the County.
3. The plan shall show all entrances and exits for any structured parking and the relationship between parking lots or structures and the circulation master plan.
4. The plan, supported by the report, shall show the use, number, location, and typical dimensions of parking for various vehicle types including passenger vehicles, trucks, vehicles for mobility impaired persons, buses, other transit vehicles and bicycles.
5. The plan, supported by the report, shall include phasing plans for the construction of parking facilities and any interim facilities planned.
6. Parking ratios used within the report shall be based upon uses or categories of uses already listed within Table 18.02.040, Vehicular Parking Space Requirements.
7. Such other information as is determined by the reviewing authority to be necessary to process the parking master plan.

F. Performance standards. Parking shall comply with the requirements of the Zoning Ordinance as amended except where application of the following criteria can show that a modification of the standards is warranted. This shall be determined by the Zoning Administrator pending review of the materials described above.

1. The parking master plan shall provide sufficient number and types of spaces to serve the uses identified on the site.
2. Adequate provisions shall be made for the safety of all parking facility users, including motorists, bicyclists and pedestrians.
3. Parking master plans shall be designed to minimize or alleviate traffic problems.
4. Parking spaces shall be located near the uses they are intended to serve.
5. Adequate on-site parking shall be provided during each phase of development of the district.
6. Surfacing of the lot shall be dust-proof, as provided by 18.02.040.
7. Reductions in the number of parking spaces should be related to significant factors such as, but not limited to:
  - a. Shared parking opportunities;
  - b. Hours of operation;
  - c. The availability and incorporation of transit services and facilities;
  - d. Opportunities for reduced trip generation through pedestrian circulation between mixed-uses;

e. Off-site traffic mitigation measures;

f. Recognized variations in standards due to the scale of the facilities;

g. Parking demand for a specified use; and

8. Reductions in the number of parking spaces for neighborhood-oriented uses may be granted at a rate of one (1) space for every existing or planned residential unit located within two (2) blocks of the proposed use, and one-half (0.5) space for every existing or planned residential unit located within four (4) blocks of the proposed use.

G. Approval. The property owners involved in the parking master plan shall submit a written agreement, subject to County approval, requiring that the parking facility shall be maintained without alteration unless such alteration is authorized by the Zoning Administrator. Such written agreement shall be recorded by the property owners with the Madera County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

### **18.102.090 Parking of commercial vehicles.**

The following regulations shall apply to the parking of commercial vehicles in residential subdivisions:

- A. No commercial vehicle with a manufacturer's gross vehicle weight of ten thousand pounds or greater shall be parked within any residentially zoned parcel or in or on any county road or right-of-way therein, unless actual loading or unloading of the vehicle is in progress; except that one truck-tractor only, without trailer or semi-trailer, may be parked on the driveway of a residence within any residential subdivision if the lot area exceeds fifteen thousand square feet. For purposes of this section, "commercial vehicle" includes truck-tractors, trailers, semi-trailers, motor trucks, straight trucks, bobtails, dromedaries, drays, trailer coaches, well-boring rigs, gantry trucks and logging trucks, but shall not include recreational vehicles or campers, as defined by the motor vehicle code.
- B. No repair or maintenance shall be performed on any truck-tractor while the same is parked pursuant to subsection A of this section.
- C. Notwithstanding subsection A of this section, any combination of two-axle panel trucks and two-axle vans not exceeding a total of two vehicles may be parked at a residence on a residentially zoned parcel.
- D. Agricultural or forestry vehicles may be parked in all agricultural districts.
- E. For purposes of this section, "truck-tractor" means a motor vehicle designed and used primarily for drawing other vehicles (trailer) and not so constructed as to carry a load other than a part of the weight of the vehicle (trailer) and load so drawn. (Ord. 525-X § 3(part), 2006).

### **18.102.100 Off-site parking requirements.**

Off-Site Parking. Up to fifty percent of off-street parking required for commercial uses may be located on a separate parcel, provided that the off-site facility is located adjacent to the parcel where the building is located, there is no separation by an alley, highway, or local street wider than sixty feet, and the parking spaces are not more than two hundred feet, at the nearest point, from the building served. A covenant, cross-parking agreement, or other instrument suitable to the zoning administrator shall be recorded securing the use of the off-site parcel for parking. (Ord. 525-X § 3(part), 2006).

**18.102.110 Loading space requirements.**

In any commercial, industrial, or institutional zone district, at the time of building development, there shall be provided and maintained, on the same lot with such use, loading spaces as follows:

- A. Structures less than ten thousand square feet of gross floor area: All establishments occupying structures of less than ten thousand square feet shall provide a minimum of one small truck loading space (subject to site plan review, the zoning administrator can require one large truck loading space instead of the small truck loading space based on the type of business and deliveries). It is recommended that the space be located within fifty feet of the structure to be served by the loading or unloading vehicles, and clearly marked on the pavement surface. The zoning administrator can grant a greater distance than fifty feet if development constraints warrant such consideration.
- B. Structures ten thousand square feet and larger of gross floor area: A minimum of one large truck loading space for each center shall be provided. The space must be located in a loading dock or adjacent to a service entrance. Additional required spaces must be located within one hundred feet of the service entrance. These spaces must be located in an area where they will not conflict with required parking or circulation areas.
- C. As part of the site plan review process for either large or small shopping center projects (subsection A or B of this section), the zoning administrator can require additional truck parking spaces. (Ord. 525-X § 3(part), 2006).

**18.102.120 Parking facility design.**

- A. Location of Parking Areas. Parking areas shall be located within two hundred feet of the establishment the facility is designed to serve. This distance shall be measured from the nearest point of the parking facility to the nearest point of the building or structure.
- B. Parking Angles and Aisle Widths. The minimum aisle widths shall be calculated according to the angle of the parking stall. See Section 18.102.110 for examples of parking space designs. The following minimum dimensions shall apply:

90 degree angle	
Stall width	9'
Stall length from curb	19'
Aisle width	25'
60 degree angle	
Stall width	9'
Stall length from curb	21'
Aisle width (one-way traffic)	19'
Aisle width (two-way traffic)	24'
45 degree angle	
Stall width	9'
Stall length from curb	20'
Aisle width (one-way traffic)	16'
Aisle width (two-way traffic)	22'



- C. Road Right-of-Way. Parking facilities shall be designed so that vehicles maneuvering out of parking spaces do not back into or across the road right-of-way. All parking facilities shall be designed so that every space is accessible without having to leave the facility and re-entering from the road right-of-way. Public alleys are exempt from this requirement. Where development in any zone abuts a public or private roadway, vehicular access onto the roadway may occur only through a forward movement of the vehicle. This does not apply to single family residential development.
- D. Surfacing Requirements. In all commercial, industrial, multiple family, and public and institutional parking facilities, parking and maneuvering areas shall be surfaced and maintained with an asphaltic, concrete, or other paving materials as approved by the zoning administrator sufficient to prevent mud, dust, loose material, and other nuisances. See Section 18.102.130 for parking lot detail.

Parking areas for single family dwellings and agricultural operations shall be maintained in a dust free condition.

- E. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be installed to preclude the flow of water onto adjacent properties or public rights-of-way, and to preclude standing pools of water within the parking facility.
- F. Striping and Pavement Marking. All parking facilities that are paved shall be striped in such a manner so that individual parking spaces and traffic patterns are clearly delineated. Compact parking spaces and areas to be utilized as loading zones shall be clearly designated on the pavement. Parking facilities not surfaced with such material (i.e., agricultural operations, phased parking lot development, etc.) shall delineate individual parking spaces by using alternative materials such as concrete wheel stops, and traffic patterns shall be designated by the use of upright signage.
- G. In any zone district where a building provides a doorway/entrance that is large enough in size to accommodate a vehicle, a minimum of twenty-seven feet of setback must be provided measured from the entrance/doorway to the closest point on another building or side or rear property line. This section does not apply when the doorway/entrance faces a road right-of-way, street, or alley.
- H. All Setbacks Shall be Landscaped as per the Water Efficient Landscape Ordinance. (This requirement does not apply to single family residential development.) The following landscaping and aesthetic treatment provisions shall be required:
  1. Parking Setbacks. Parking stalls shall be located no closer than ten feet to the property line or edge of the right-of-way, whichever is closer. A minimum five-foot side and rear setback shall be provided. Parking setbacks, including where applicable the public or private right-of-way, shall be landscaped and a permanent, automatic irrigation system installed.
  2. Curbs. A continuous curb, six inches in height, shall be located at the front of all parking spaces located adjacent to landscaped areas, berms, or masonry walls, to prevent vehicle encroachment into these areas. Curbs shall be utilized to prevent overhang onto adjacent properties. Curbs shall be located a minimum of twenty-four inches in front of the areas they are designed to protect. When a raised curb is provided, parking spaces may be permitted a two-foot overhang, except where such an overhang would interfere with the landscape planter as determined by the zoning administrator. No overhang is allowed on the perimeter of a parcel that would allow vehicles to overhang onto adjacent properties or the road right-of-way. No overhang is allowed onto pedestrian walkways or access ways that would interfere with handicap accessible requirements. See Section 18.102.130 for parking lot detail.
  3. Screening. When parking facilities are located within one hundred feet of residentially zoned or developed property, a solid masonry wall no less than six feet in height shall be constructed along the common property line. Screening is not required for residences which have been developed on parcels zoned commercial or industrial. In the vision setback area, the fencing shall not exceed three feet in height. The five-foot parking setback between the wall and the parking area shall be landscaped. When parking facilities are separated from residential

development by a road right-of-way, fencing will not be required. Landscaping shall be installed in such a manner as to limit glare and light impacts. Screening for multifamily facilities may vary depending on access, location of parking, lighting, and design. Requirements will be approved by the zoning administrator.

4. An additional backup area shall be provided at the end of each parking aisle. The area shall be the width of the parking aisle and extend five feet beyond the last parking space.
5. Landscaping Maintenance. Whenever a landscape and irrigation plan is required by ordinance, or as a condition of any action authorized by this code, it shall be a violation of this code if a property owner fails to maintain the property in accordance with that approved landscape or irrigation plan.
6. Shade trees shall be located throughout a parking lot at a ratio of one tree for every six parking spaces.
7. Landscaping requirements are part of the site plan review process. If at the determination of the zoning administrator a drought or low water supply situation exists within a given area of the county, the amount and type of landscaping required can be reduced based upon the existing water situation.
  - I. Driveway Visibility. A vision setback area shall be established whenever a driveway intersects with a street, alley, or highway. The vision setback area shall have a depth of ten feet measured from the property line or road right-of-way edge, whichever is closer, and shall extend to a point thirty feet from the both sides of the driveway along the road frontage. In the vision setback area, no structure of any kind shall be permitted which exceeds a height of three feet except for necessary highway and traffic signs, utility poles, and open fences through which there is clear vision. No plant material shall be permitted which obscures safe vision, or exceeds a height of three feet, of the approaches to the driveway intersection. Applicability of this section is limited to driveways for uses other than single family residential development which allow forward ingress/egress of the project site. Section 18.98.040 pertains to any project where a backing maneuver is required for ingress and egress.
  - J. Lighting. Lights provided to illuminate any parking facility or paved area shall be hooded and designed to reflect away from adjoining property lines and right-of-way, whether public or private.
  - K. Shopping Cart Storage. Developments which utilize shopping carts (i.e., grocery stores, retail uses, etc.) shall provide for either outdoor or indoor shopping cart storage. Design and numbers of cart storage areas shall be evaluated as part of the site plan review process and shall be subject to zoning administrator approval.
  - L. Trash Enclosures. A designated trash enclosure shall be provided for all commercial, industrial, institutional, and multiple family uses. See Section 18.102.130 for design requirements. Trash enclosures shall comply with this standard and all standards as established by state law. Such enclosure shall be screened from adjacent properties through the use of a solid wall. The enclosure shall comply with setback distances from the road right-of-way edges and shall not be located within an easement or the vision setback areas of driveways. The enclosures will not have to comply with side and rear property line setbacks or setback distances from buildings, but will be subject to review and approval by both the planning and engineering departments. Location of the enclosures will be determined by the proximity to residential uses and zones, aesthetic considerations, and reasonable access to the units. Numbers and types of enclosures (single or double) to be provided will be determined by the engineering department based on the size and type of the development proposed. (Ord. No. 641, § 10, 10-27-09; Ord. 525-X § 3(part), 2006).

### **18.102.130 Parking lot detail.**

Parking lot detail, including drawings and supplemental specifications, if any, shall be as established by resolution of the board of supervisors. In the event of a conflict as between the provisions of this

chapter, as codified, and the resolution of the board of supervisors, the terms of this chapter shall be controlling. (Ord. 525-X § 3(part), 2006).