

Department within five days after posting, the Director may issue a letter of approval upon submission of all required information and without further notice or public hearing. (Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(F))

17.16.060 Parking Space Requirements.

- A. Intent.** This section is intended to ensure provision of adequate off-street parking, considering the demands likely to result from various uses, combinations of uses, and settings. It is the City's intent, where possible, to consolidate parking and to minimize the area devoted exclusively to parking and drives when typical demands may be satisfied more efficiently by shared facilities.
- B. Shared parking reduction.** Where two or more uses share common parking areas, the total number of parking spaces required may be reduced by up to 10%, with approval of an administrative use permit. Where shared parking is located on more than one parcel, affected parties must record an agreement governing the shared parking, to the satisfaction of the Director.
- C. Mixed-use parking reduction.** By approving an administrative use permit, the Director may reduce the parking requirement for projects sharing parking by up to 20%, in addition to the shared parking reduction, for a total maximum parking reduction of 30%, upon finding that the times of maximum parking demand from various uses will not coincide.
- D. Mechanical Parking Lifts.** In commercial zones and multi-family developments, by approving an administrative use permit, mechanical parking lifts may be used to satisfy all or a portion of vehicle parking requirements. Additional surface parking up to 25% of the required minimum amount of spaces may be required for lift systems unable to accommodate a range of vehicles including trucks, vans, SUV's, or large sedans. Applications submittals shall include any information deemed necessary by the Director to determine parking can adequately and feasibly be provided and that the following performance standards can be met and the following findings for approval can be made:
1. The use of mechanical lift parking results in superior design and implementation of City goals and policies for infill development.
 2. In existing developments and established neighborhoods, mechanical lift parking will be adequately screened and compatible with the character of surrounding development; and, in new developments, mechanical lift parking shall comply with Community Design Guidelines and be compatible and appropriately considered with overall building and site design.
 3. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements, and Parking and Driveway Standards with the exception of minimum parking stall sizes which are established by lift specifications.
 4. There exists adequate agreement running with the land that mechanical parking systems will be safely operated and maintained in continual operation with the exception of limited periods of maintenance.
 5. There are no circumstances of the site or development, or particular model or type of mechanical lift system which could result in significant impacts to those living or working on the site or in the vicinity.
- E. Automobile trip reduction.** By approving an administrative use permit, the Director may reduce the parking requirement for projects implementing non-auto travel, particularly for commuting, when it can be demonstrated that reduction of on-site

parking will be safe, and will not be detrimental to the surrounding area or cause a decline in quality of life. The applicant shall provide reasonable justification for the reduction, including innovative project design, transportation demand management (tdm), or incentives, which will reduce single-occupant vehicle travel to and from the site. These may include, but are not limited to programs such as carsharing, employer-paid transit passes, cashouts (i.e. trip reduction incentive plans), or off-peak work hours.

- F. Off-site Parking.** The Director may, by approving an administrative use permit, allow some or all of the required parking to be located on a site different from the use. Such off-site parking shall be within a zone where the use is allowed or conditionally allowed, or within an office, commercial or manufacturing zone. It shall be within 300 feet of the use and shall not be separated from the use by any feature that would make pedestrian access inconvenient or hazardous. The site on which the parking is located shall be owned, leased or otherwise controlled by the party controlling the use. (Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(G))
- G. Bicycle and Motorcycle Spaces.** Each use or development, which requires 10 or more spaces, shall provide facilities for parking bicycles and motorcycles as follows:
- 1. Motorcycle Spaces.** Parking for motorcycles shall be provided at the rate of one space for each 20 car spaces. Projects that provide more motorcycle spaces than required may reduce the required car spaces at the rate of one car space for each five motorcycle spaces, up to a 10% reduction, subject to the approval of the Community Development Director.
 - 2. Bicycle Spaces.** Parking for bicycles shall be provided in accordance with Table 6.5. All bicycle spaces shall be located at the ground floor level. Additional City standards and guidelines for bicycle parking can be found in the City's Engineering Standards, Community Design Guidelines, and Bicycle Transportation Plan. Projects which provide more bicycle and/or motorcycle spaces than required may reduce the required car spaces at the rate of one car space for each five bicycle spaces, up to a 10% reduction, subject to the approval of the Community Development Director. All bicycle parking that exceeds the required number of spaces shall be apportioned between short-term and long-term bicycle spaces as stipulated by Table 6.5. Any additional bicycle parking provided for residential uses shall be covered.
- H. Downtown Core:** Within the Downtown-Commercial (C-D) zone the following parking standards and incentives shall apply:
1. Parking space reductions noted in items B through E above shall not be applicable in the C-D zone, as the reduced parking rates established herein are intended to provide flexibility in meeting parking requirements and rely on the consolidation of parking.
 2. Restaurants, sandwich shops, take-out food, bars, taverns, night clubs, other food service or entertainment establishments, theaters, auditoriums, convention halls, and churches: One-half that required in Table 6; provided, however, that in no case the requirement shall exceed one space per three hundred fifty square feet gross floor area.
 3. Dwellings, motels, hotels and bed and breakfast inns: One-half that required in Table 6. In order to support and encourage residential uses in the C-D zone,

additional options for meeting parking requirements for residential uses are available as listed in subsection 7 below.

4. All other uses: One space per five hundred square feet gross floor area.
5. In determining the total number of required spaces, all fractions shall be rounded to the nearest whole number. Fractions of one-half or greater shall be rounded to one; fractions less than one-half shall be rounded to zero.
6. For existing buildings, only the parking needed for additions thereto or for changes in occupancy which increase parking requirement relative to prior uses shall be required.
7. The parking space requirement may be met by:
 - a. Providing the required spaces on the site occupied by the use;
 - b. The director may, by approving an administrative use permit, allow some or all of the parking to be located on a site different from the use. Such off-site parking shall not be within a residential zone. It shall be within reasonable walking distance and no greater than 500 feet of the use and shall not be separated from the use by any feature that would make pedestrian access inconvenient or hazardous. The site on which the parking is located shall be owned, leased or otherwise controlled by the party controlling the use.
 - c. Participating in a commonly held and maintained off-site parking lot where other businesses maintain their required spaces;
 - d. Participating in a parking district that provides parking spaces through a fee or assessment program.
 - e. Participating in an in-lieu fee program as may be established by the city council. Any parking agreement approved prior to adoption of the parking standards contained in subsections (1) through (3) of this section may be adjusted to conform with those standards, subject to approval by the community development director and city attorney;
 - f. In order to facilitate housing development in the downtown, the Director may reduce the parking requirement for any residential element of a project in the CD district by 10% or one space, whichever is greater. In allowing this reduction, the Director may require a vehicle trip reduction plan be submitted for approval and such other conditions deemed necessary to reduce parking demand. Requests for parking reductions greater than 10% shall be reviewed by the Planning Commission and shall require a use permit. In granting such additional reduction, the Commission must find that the increased demand for parking in the Downtown resulting from the project is not significant due to such considerations as the project's design, location, size or other features. The Commission may require a trip reduction plan and other conditions deemed necessary to reduce parking demand.

- I. Requirements by Type of Use.** Except as otherwise provided in these regulations, for every structure erected or enlarged and for any land or structure devoted to a new use

requiring more spaces according to the schedule set out in this subsection, the indicated minimum number of off-street parking spaces located on the site of the use shall be provided.

The right to occupy and use any premises shall be contingent on preserving the required parking and maintaining its availability to the intended users, including residents, staff, and/or customers. In no case may required parking spaces for a use be rented or leased to off-site uses or used for other purposes.

Parking, in addition to these requirements, may be required as a condition of use permit approval.

J. Uses Not Listed.

The Director shall determine the parking requirement for uses which are not listed. His/her determination shall be based on similarity to listed uses, and may be appealed to the Planning Commission.

K. Parking calculations.

1. The parking requirement is based on the gross floor area of the entire use, unless stated otherwise.
2. When the calculation of required parking results in a fractional number, it shall be rounded to the next highest whole number if the fraction is one-half or more; otherwise it shall be rounded down to the next lowest whole number.
3. Where there has been a reduction in required parking, all resulting spaces must be available for common use and not exclusively assigned to any individual use. In mixed use projects, required residential parking may be reserved, but commercial parking must be made available for guests or overflow from residences.

L. Tandem parking.

1. For residential uses, when parking spaces are identified for the exclusive use of occupants of a designated dwelling, required spaces may be arranged in tandem (that is, one space behind the other) subject to approval of the Community Development Director. Tandem parking is intended to allow for needed flexibility on constrained lots or where tandem parking is consistent with the existing neighborhood pattern. Tandem parking shall not be used to provide for the conversion of garage spaces.
2. Hotel and Restaurant Projects (New and Existing). Tandem parking may be used for hotel and restaurant development in the Downtown Commercial (C-D) zone where parking service is provided, subject to the approval of a Parking Management Plan by the Public Works and Community Development Directors. A Parking Management Plan is a document that outlines how site parking will be regulated and includes provisions to reduce parking demand, including but not limited to, availability of transit in close proximity, access to a car share program and access to information regarding alternative transportation programs.
3. Tandem parking may be considered in office development if all of the following requirements are satisfied:
 - a. With review of the location and design by the Architectural Review Commission, where adequate maneuverability and access arrangements are provided; and
 - b. When the tandem spaces are set aside for the exclusive use of on-site employees; and

- c. Where the total number of tandem spaces does not exceed 30% of the total parking provided for projects that require 10 vehicle parking spaces or less, and 15% of the total parking provided for projects that require 11 or more vehicle parking spaces; and
 - d. With the approval of a Parking Management Plan by the Public Works and Community Development Directors to insure that proper management and oversight of the use of the proposed tandem spaces will occur.
4. For existing office development where there is a desire to upgrade or modify the parking layout to increase efficiency or better meet standards, and review by the Architectural Review Commission would not be required, the approval of new tandem parking spaces would require the approval of an administrative use permit, where adequate maneuverability and access arrangements are provided.

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
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AGRICULTURE

Crop production and grazing	No requirement
Greenhouse, commercial	No requirement
Livestock feed lot	As provided in approved use permit

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery, wholesale	Same as Manufacturing - Light
Furniture and fixtures manufacturing, cabinet shop	Same as Manufacturing - Light
Industrial research and development	One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area
Laboratory - Medical, analytical, research, testing	One space per 300 square feet gross floor area
Laundry, dry cleaning plant	One space per 500 square feet gross floor area
Manufacturing - Heavy	One space per 500 square feet gross floor area
Manufacturing - Light	One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area
Petroleum product storage and distribution	One space per 300 square feet office areas plus one space per 500 square feet indoor storage area plus one space per 2,000 square feet outdoor storage area
Photo and film processing lab	One space per 300 square feet gross floor area
Printing and publishing	One space per 300 square feet gross floor area
Recycling facilities - Collection and processing facility	One space per 500 square feet of gross floor area plus one space per 10,000 square feet outdoor storage area, but in no case less than 4 spaces
Recycling facilities - Scrap and dismantling yard	One space per 500 square feet of gross floor area plus one space per 10,000 square feet outdoor storage area, but in no case less than 4 spaces
Recycling facilities - Small collection facility	As provided in approved use permit
Storage - Personal storage facility	One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access
Storage yard	One space per 2,000 square feet gross floor area
Warehousing, indoor storage	One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area
Wholesaling and distribution	One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area

LODGING

Bed and breakfast inn	One per room or group of rooms to be occupied as a suite, plus two for resident manager's quarters
Hostel	One space per five beds, plus one for manager. When the hostel is part of a residence: one space per five beds, in addition to two spaces for the residence.
Hotel, motel	One per room or group of rooms to be occupied as a suite, plus one for resident manager's quarters, plus eating/assembly area requirements
Recreational vehicle (RV) park accessory to hotel, motel	As provided in approved use permit

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
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RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Bar/tavern	One space per 60 square feet of customer use plus one space per 100 square feet of food preparation area
Club, lodge, private meeting hall	One space per 300 square feet office area plus one space per four fixed seats or one space per 40 square feet seating area without fixed seats, in the largest assembly room
Commercial recreation facility - Indoor Bowling alleys	One space per 300 square feet gross floor area Two spaces per lane plus one space per four seats spectator/eating area
Commercial recreation facility - Outdoor	One space per 500 square feet outdoor use area
Educational conferences	As provided in approved use permit
Fitness/health facility	One space per 300 square feet gross floor area
Library, museum	One space per 500 square feet storage/display area plus government office and meeting room requirements
Library, branch facility	As provided in approved use permit
Night club	One space per 60 square feet floor or outdoor ground area for customer use, including seating and dancing areas, plus one space per 100 square feet food preparation area
Off-site wine tasting room	One space per 200 square feet gross floor area
Park, playground	One space per 500 square feet
Public assembly facility	One space per four fixed seats or one space per 40 square feet of assembly area without fixed seats
Religious facility	One space per four fixed seats (one space per 40 square feet seating area without fixed seats) in largest assembly room
School - Boarding school, elementary, middle, secondary	As provided in approved use permit
School - College, university - Campus	As provided in approved use permit
School - College, university - Satellite classroom facility	One space per 50 square feet per classroom floor area
School - Elementary, middle, secondary	Two spaces per classroom plus one space per 300 square feet office, assembly or common area
School - Specialized education/training	One space per 50 square feet per classroom floor area
Special event	One space per 500 square feet or as provided in approved use permit
Sports and active recreation facility	One space per 100 square feet of play surface
Sports and entertainment assembly facility	As provided in approved use permit
Studio - Art, dance, martial arts, music, etc.	One space per 200 square feet gross floor area
Theater	One space per four seats
Theater - Drive-in	No requirement

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
RESIDENTIAL USES	
Boarding/rooming house, dormitory	One space per 1.5 occupants or 1.5 spaces per bedroom, whichever is greater
Caretaker quarters	Two spaces per dwelling
Convents and monasteries	One space per five occupants
Fraternity, sorority	One space per 1.5 occupants or 1.5 spaces per bedroom, whichever is greater
High occupancy residential use	The parking requirement shall be greater of: 1. The number of space required for dwellings. or 2. One off-street parking space per adult occupant, less one.
Home occupation	See Section 17.08.090
Live/work units	2 spaces per unit
Mixed-use project	Same as Multi-family dwellings
Mobile home park	1.5 spaces per unit: 1 space to be with unit
Multi-family dwellings	1 per studio apartment, 1-1/2 for first bedroom plus 1/2 for each additional bedroom in a unit, plus 1 for each five units in developments of more than five units. Also see parking reduction paragraphs under 17.16.060.
Residential care facilities - 6 or fewer residents	Same as Rest home
Residential care facilities - 7 or more residents	Same as Rest home
Residential hospice facility	Same as Rest home
Rest home	One space per four beds (adult): one space per five juvenile occupants
Single-family dwellings	2 spaces per dwelling. In the R-1 and C/OS zones, one space must be covered.
Work/live units	2 spaces per unit

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
RETAIL SALES	
Auto and vehicle sales and rental	One space per 300 square feet office area plus one space per 500 square feet parts sales service area, plus one space per 2,000 square feet outdoor sales area
Auto parts sales, with installation	One space per 500 square feet gross floor area
Auto parts sales, without installation	One space per 500 square feet gross floor area
Bakery, retail	One space per 200 square feet gross floor area
Building and landscape materials sales, indoor	One space per 300 square feet office area plus one space per 500 square feet indoor sales area plus one space per 2,000 square feet warehouse area
Building and landscape materials sales, outdoor	One space per 300 square feet office area plus one space per 500 square feet indoor sales area plus one space per 2,000 square feet warehouse or outdoor sales area
Construction and heavy equipment sales and rental	One space per 300 square feet office area plus one space per 500 square feet parts sales service area, plus one space per 2,000 square feet outdoor sales area
Convenience store	Two spaces for employee parking, plus one space per 500 square feet of gross floor area and a minimum of five bicycle parking spaces shall be provided per business
Extended hour retail	Same as specific type of retail
Farm supply and feed store	One per 500 square feet indoor sales/storage area plus one space per 2,000 square feet outdoor sales/storage area.
Fuel dealer (propane, etc)	One per 500 square feet indoor sales/storage area plus one space per 2,000 square feet outdoor sales/storage area.
Furniture, furnishings, and appliance stores	One space per 500 square feet gross floor area
General retail - 2,000 sf or less	One space per 300 square feet gross floor area
General retail - More than 2,000 sf, up to 15,000 sf	One space per 300 square feet gross floor area
General retail - More than 15,000 sf, up to 45,000 sf	One space per 300 square feet gross floor area
General retail - More than 45,000 sf, up to 60,000 sf	A maximum of one space per 200 square feet gross floor area, with the exception for more spaces if structured multi-level parking is used
General retail - More than 60,000 sf, up to 140,000 sf	A maximum of one space per 200 square feet gross floor area, with the exception for more spaces if structured multi-level parking is used
Florists and Photofinishing (retail)	One space per 500 square feet floor area
Retail sales and repair of bicycles	One space per 500 square feet floor area
Groceries, liquor, specialty foods	One space per 200 square feet gross floor area
Mobile home, RV, and boat sales	One space per 300 square feet office area plus one space per 500 square feet parts sales service area, plus one space per 2,000 square feet outdoor sales area
Office-supporting retail, 2,000 sf or less	One space per 300 square feet gross floor area
Office-supporting retail, more than 2,000, up to 5,000 sf	One space per 300 square feet gross floor area
Outdoor temporary and/or seasonal sales	See Section 17.08.020
Produce stand	One space per 300 square feet gross floor area
Restaurant	One space per 60 sq. ft. customer use area, including waiting seating, counter service areas, and dancing areas, plus one space per 100 sq. ft. food preparation, including counter space, pantry storage, and dishwashing areas. Walls, halls, restrooms, and dead storage areas do not count as either customer use or food preparation floor area
Service station (see also "vehicle services")	one space for attendant booth plus two per service bay plus one space per four fuel pumps
Warehouse stores - 45,000 sf or less gfa	Minimum one space per 300 square feet gross floor area
Warehouse stores - more than 45,000 sf gfa	A maximum of one space per 200 square feet gross floor area, with the exception for more spaces if structured multi-level parking is used

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
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SERVICES - BUSINESS, FINANCIAL & PROFESSIONAL

ATMs	No requirement
Banks and financial services	One space per 300 square feet gross floor area
Business support services	One space per 300 square feet gross floor area
Convalescent hospital	Same as Medical service - Extended care
Medical service - Clinic, laboratory, urgent care	Medical, dental, and other health services: one per 200 square feet gross floor area.
Medical service - Doctor office	Medical, dental, and other health services: one per 200 square feet gross floor area.
Medical service - Extended care	One space per four beds (adult): one space per five juvenile occupants
Medical service - Hospital	One space per bed
Office - Accessory	As required for principle use
Office - Business and service	One space per 300 square feet gross floor area
Office - Government	Offices: one per 300 square feet gross floor area. Meeting rooms: one per four fixed seats or one per 40 square feet of seating area without fixed seats.
Post offices	One space per 300 square feet office, sorting, customer service area plus one space per 500 square feet bulk handling
Office - Processing	One space per 200 square feet gross floor area
Office - Production and administrative	One space per 300 square feet gross floor area
Office - Professional	Medical dental and other health services: one per 200 square feet gross floor area. All others: one space per 300 square feet gross floor area.
Office - Temporary	See Section 17.08.010 C
Photographer, photographic studio	One space per 200 square feet gross floor area

TABLE 6 - PARKING REQUIREMENTS BY USE

Type of Use	Number of Off-Street Parking Spaces Required
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SERVICES - GENERAL

Catering service	One space per 100 square feet food preparation area
Cemetery, mausoleum, columbarium	One space per 500 square feet of building area
Day care - Day care center (child/adult)	Two spaces plus one per 14 clients
Day care - Family day care home (small/large)	Small family day care - same as for "Dwellings". Large family day care - One space plus required residential parking.
Equipment rental	One per 300 square feet office area plus 1 per 500 square feet indoor display/storage plus 1 per 1,000 square feet outdoor display/storage
Food bank/package food distribution center	One space per 300 square feet of office plus one space per 1,500 square feet of indoor storage
Homeless shelter	Two spaces for the facility plus one space for each six occupants at maximum allowed occupancy
Maintenance service, client site services	One space per 300 square feet gross floor area
Mortuary, funeral home	1 per four fixed seats or 1 per 40 square feet assembly area, whichever is greater
Personal services	One space per 200 square feet gross floor area
Repair services - Small appliances, shoes, etc.	One space per 300 square feet
Self service laundry/dry cleaner	One Space per each four washers or dryers
Public safety facilities	One space per 500 square feet gross floor area
Public utility facilities	One space per 300 square feet office area plus one space per 1,500 square feet warehouse/service area plus space for fleet vehicles
Repair service - Equipment, large appliances, etc.	One space per 500 square feet gross floor area
Social service organization	One space per 300 square feet gross floor area
Vehicle services - Repair and maintenance - Major	One space per 500 square feet gross floor area
Vehicle services - Repair and maintenance - Minor	One space per 500 square feet gross floor area
Service stations	One space for attendant booth plus two per service bay plus one space per four fuel pumps
Vehicle services - Carwash	Two spaces plus sufficient waiting line(s) or Two spaces plus washing area(s)
Veterinary clinic/hospital, boarding, large animal	One space per 500 square feet gross floor area
Veterinary clinic/hospital, boarding, small animal, indoor	One space per 300 square feet gross floor area
Veterinary clinic/hospital, boarding, small animal, outdoor	One space per 300 square feet gross floor area

TRANSPORTATION & COMMUNICATIONS

Airport	To be determined when use permit is approved
Ambulance, taxi, and/or limousine dispatch facility	One space per 300 square feet office area plus one space per 1,000 square feet garage/warehouse area
Ambulance services	Three spaces per emergency vehicle
Broadcast studio	One space per 300 square feet gross floor area
Heliport	As provided in approved use permit
Railroad facilities	One space per 300 square feet office or waiting room
Transit station or terminal	One space per 300 square feet office/waiting area plus one space per 1,000 square feet house/garage area
Truck or freight terminal	One space per 300 square feet office plus one space per 1,000 square feet garage/warehouse area
Water and wastewater treatment plants and services	One space per 300 square feet office plus one space per 1,000 square feet warehouse/service area
Water and wastewater treatment plants	As provided in approved use permit

TABLE 6.5 BICYCLE PARKING SPACE REQUIREMENTS ^a

Zone	Number of bicycle spaces as a percentage of required auto spaces ^b	Minimum short-term ^c bicycle spaces	Minimum long-term ^{d/e} bicycle spaces
R-2, R-3, R-4	5%	100%	--
C-C, C-R, C-N, C-D	15%	50%	40%
O, BP	15%	10%	80%
C-T	5%	10%	80%
C-S, M	15%	10%	80%
PF (schools, junior high to college)	1 space per 3 students		
Park & ride lots	10%	--	100%

- a. All parking shall be provided on site.
- b. Requirements apply to uses that require 10 or more vehicle parking spaces. When less than ½ space is calculated, one space is required.
- c. “Short-Term” bicycle parking is used by visitors to multi-family housing and by patrons of commercial and institutional uses. Bicycle racks are used to satisfy this need.
- d. “Long-Term” bicycle parking is used by employees of commercial and institutional uses and by residents. Fully enclosed lockers are used to satisfy this need. Lockable rooms reserved for bicycle storage and secured parking areas managed by attendants are other acceptable forms. Bicycles shall be parked vertically or horizontally with at least the rear tire resting at floor level.
- e. In addition to short- and long-term parking required for commercial uses, residential uses in all zones, including the Downtown Commercial (C-D) zone, shall provide bicycle lockers or interior space within each dwelling or accessory structure (e.g. garages) for the storage of at least two bicycles per unit regardless of the number of automobile parking spaces provided.

J. Elderly housing parking.

Housing occupied exclusively by persons aged 62 or older may provide one-half space per dwelling unit or one space per four occupants of a group quarters.

K. Low-income housing parking.

Housing occupied exclusively by very low or low-income households, as defined by the State, may provide one car and one bicycle space per dwelling unit.

L. Additions and changes in use for existing uses or structures which do not meet current parking standards.

- 1. **Minor additions.** Minor additions to existing legal structures or uses, which are non-conforming because they do not meet current parking standards, may be permitted if they meet the following requirements:

- a. The parking spaces required for the addition are provided in conformance with this chapter, in addition to all parking spaces already provided for the existing use or structure; and
- b. All existing parking shall be in substantial compliance with parking and driveway standards; and
- c. The addition is not more than 25 percent of the existing gross floor area or 1000 square feet, whichever is greater; and
- d. For residential projects, at least one legally conforming space is provided for each existing unit in addition to all parking required for the addition itself.

2. Larger additions. Existing legal structures or uses which are non-conforming because they do not meet current parking standards may be expanded more than 25 percent of the existing gross floor area or 1000 square feet, subject to the following:

- a. All existing parking shall be in substantial compliance with parking and driveway standards; and
- b. All required parking for the existing use or structure plus that required for the addition is provided; or an administrative use permit is obtained and parking is provided pursuant to the following chart:

Increase in gross floor area	parking provided for addition in addition existing parking	parking provided for existing use or structure is at least
25 - 49%	100%	50%
50 - 74%	100%	75%
> 75%	100%	100%

For residential projects, at least one legally conforming space is provided for each existing unit, in addition to all parking required for the addition itself.

3. Use changes. Changes in use, which increase the total parking demand from existing legal uses which are non-conforming because they do not meet current parking requirements, may be permitted so long as the number of spaces equal to the difference between the number required by the previous use and the number required by the new use is provided, in addition to all spaces already provided for the previous use. (Ord. 1122 - 1 Ex. A(part), 1988; Ord. 1114 - 1 Ex. A. 1988; Ord. 1102 - 1 Ex. A(10), (11), 1987; Ord. 1085 - 1 Ex. A (part), 1987; Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(G))

17.16.070 Parking and Driveway Design and Exceptions.

- A. Parking and driveway design and requirements for permits shall be as provided in the parking standards adopted by Council resolution.
- B. The Director may grant exceptions to the standards subject to appropriate conditions and upon finding that:
 - 1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity;
 - 2. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity; and

3. The exception is reasonably necessary for the applicant's full enjoyment of uses permitted upon his/her property. (Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(H))

17.16.090 Screening of Outdoor Sales and Storage.

Screening shall be required for all outdoor sales and storage. Such screening shall consist of a solid fence, wall or mature hedge or other screen planting at least six feet high. The Community Development Director may waive the screening requirement when the use customarily is not screened from public view, such as auto sales or displays at service stations. The Community Development Director may defer the screening requirement where the sales or storage is adjacent to vacant land and where it is not visible from a public street. Such waiver or deferral may be by approval of whatever type of use permit may be required for the use. If no use permit is required, the waiver or deferral shall be in writing and shall set forth the circumstances justifying the action. (Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(J))

17.16.100 Utility Services.

Deleted by Ordinance No. 1353 (1999 Series). Now part of the Uniform Administrative Code Amendments, relocated to Chapter 15.04.

17.16.110 Satellite Dish Antenna.

A. Purpose

To establish regulations which regulate the installation of dish-type satellite antenna to help protect public safety and preserve view corridors and neighborhood character.

B. Definition

1. A satellite dish antenna is a device incorporating a reflective surface that is solid, open mesh, or bar-configured and is in the shape of a shallow dish, cone, horn or cornucopia, that is used to transmit and/or receive radio microwave, or other electromagnetic waves between terrestrially and/or orbitally based use.

C. Residential Performance Standards

The installation of dish-type satellite antenna may be permitted in all residential zones subject to the following criteria:

1. **Antenna size:** Maximum diameter to be 10 feet.
2. **Setback:** No part of a satellite dish antenna may be located in any required street or other yard. Antennas located outside a street yard setback but between the residence and the street are prohibited.
3. **Height:** Maximum antenna height to be 13 feet. All satellite dishes higher than side or rear yard fences shall be screened from neighboring properties. Roof-mounted installations or pole-mounted installations attached to eaves are prohibited except by use permit. Any antenna that may block significant views from neighboring buildings or from public areas shall be subject to architectural review.
4. **Number:** One dish type satellite antenna is allowed per site, in addition to normal television and radio antennas.

- ##### **D. Commercial Performance Standards.**
- The installation of dish-type satellite antenna may be permitted in the Office, Commercial, and Industrial zones subject to the following criteria: