

11. Security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. The use of motion or heat sensors may provide greater security than continuous lighting and are the preferred alternative to continuous nighttime lighting.
12. The use of searchlights, lasers, strip lights, flood or spotlights is prohibited.

Section 12.04.109 Parking

A. Purpose. Parking standards are intended to minimize street congestion and traffic hazards, to provide safe, convenient access to business, public services and places of public assembly, to minimize impervious surfacing, and to visually improve parking area appearances.

B. On-Site Parking Required. At the time of construction of any structure, or at the time any such structure is enlarged, increased in capacity by adding floor area or seats, or at such time that a higher usage is applied, there shall be provided for such new construction, enlargement or increased capacity and use of land, the following minimum off-street parking, including adequate provisions for safe ingress and egress. Said parking shall thereafter be maintained in connection with such structure and use of land

C. Parking Lot Design Standards.

1. Access Driveway Location. Access driveways to parking areas containing three (3) or more spaces shall be located and designed as follows:
 - a. Distance from Street Corner. Parking area ingress and egress driveways shall be located a minimum of 150 feet from the nearest street intersection, measured from the driveway centerline to the intersection centerline.
 - b. Number of Driveways. Ingress and egress driveways crossing the street property line for a single site shall be limited to two (2) driveways along the frontage of any single street on parcels two (2) acres or less in size. The centerline of double driveways along the same property line shall be separated by a minimum of thirty (30') feet.
 - c. Abutting Parcel. Parking area ingress and egress driveways shall be located a minimum of 150 feet from any driveway on the same parcel or adjacent parcel as measured from centerline to centerline, provided, however, that each parcel shall be provided with a driveway.
2. Driveway Encroachment Standards. Driveways shall conform to the County's

commercial approach in Road Standards.

3. **Controlled Access.** Parking areas, except for single-family residences, shall be designed to not allow vehicles to back out into any public right-of-way or pedestrian walk in order to egress the parcel or to maneuver out of the parking space. Parking lots shall be designed and improved to prevent ingress and egress at any point other than designated entrances or exit drives.
4. **Parking Lot Aisle Widths.**
 - a. One-way forty-five (45)-degree parking aisles shall have a minimum width of sixteen (16') feet and sixty (60) degree parking aisles shall have a minimum width of eighteen (18') feet. One-way ninety (90)-degree parking aisles are not permitted.
 - b. All two-way aisles shall have a minimum width of twenty-four (24') feet.
5. **Drop Off Points Required.** Public assembly facilities shall include a designated on-site location for dropping off passengers at an entrance to the facility. Drop-off points shall consist of vehicle turnout lanes located outside of normal traveled lanes. Drop-off points shall be provided for hotels and motels, schools with fifty (50) or more students, churches and restaurants with a capacity for fifty (50) or more, public transportation terminals, public structures, and general retail uses and offices larger than 10,000 square feet.
6. **Bicycle Racks Required.** Parking lots with twenty (20) or more vehicle spaces shall provide one bicycle rack for each twenty (20) spaces required by this section. Bicycle racks shall be designed to provide a minimum four (4) bicycle spaces in each rack, and so that a bicycle can be locked to the rack. The number of required bicycle racks may be reduced if the Planning Agency determines that the use of the site does not warrant one bicycle rack for each twenty (20) stalls.
7. **Shopping Cart Areas Required.** Commercial parking lots with twenty (20) or more vehicle spaces shall provide shopping cart storage areas within the parking lot, outside of parking spaces, driving aisles and fire lanes.

D. **Parking Space Standards.** All required parking shall be designed to comply with the following space dimensions and standards:

1. **Parking Space Sizes.**
 - a. Standard spaces shall be a minimum nine (9') feet in width and eighteen (18') feet in length, except that retail commercial uses shall provide spaces that are

nine (9') feet in width and twenty (20') in length.

- b. Compact spaces shall be a minimum eight (8') feet in width and fourteen (14') feet in length and are allowed at a maximum forty (40%) percent of the required spaces. All compact spaces shall be clearly marked.
- c. Parallel spaces shall be a minimum nine (9') feet in width and twenty- two (22') feet in length. Parallel spaces may only be used when a through traffic flow is designed into the parking lot circulation pattern.
- d. Accessibility and Usability. All required parking spaces shall be designed, located, constructed, and maintained to be fully and independently accessible and usable during hours of operation, except when the closure of such spaces is authorized by the Planning Director to provide for the security of the property in question or for public safety purposes. Required spaces and driveways shall not be used for any purpose that at any time would preclude the parking of motor vehicles. No owner or tenant shall lease, rent, or otherwise make a space unavailable to the intended users of the space. (Subsection amended by Ord. 2057. (05/08/2001); Ord. 2533. (12/05/2023))

E. Wheelchair Accessible Parking.

- 1. General. All parking facilities required by this Section for uses other than a single-family dwelling shall provide accessible parking. Accessible parking shall be provided in accordance with Title 24 of the California Code of Regulations, as amended, including the number of parking spaces, dimensions and location, signage at the entrance, at the space and on the ground, vertical clearance, loading zones, curb ramps and slopes. Accessible parking spaces shall be located as near as practical to a primary entrance. When there are multiple entrances to structures adjacent to parking areas, accessible spaces shall be located closest to accessible entrances. Unless amended by Title 24, the required number of accessible spaces shall be in accordance with Table 12.04.180.E:

Table 12.04.180.E
Required Wheelchair Accessible Parking Spaces

Number of Parking Spaces*	Number of Required Accessible Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6

201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of total
Over 1,000	20 + 1 for each 100, or fraction thereof over 1,001

*Accessible parking for multi-family residential uses shall meet the requirements established by the State of California Department of Housing and Community Development.

Required number of Parking Spaces per use

Table 12.04.180.b – Parking Required Number of Parking Spaces by Use

Use	Required Number Of Spaces ⁽¹⁾⁽³⁾
Agricultural, Resource, and Open Space	
General	1 space per 1,000 sf of use area
Resource Extraction	No improved parking is required, provided that sufficient area is available to accommodate all employee and visitor vehicles entirely on the site.
Commercial	
Offices	
General	1 space per 200 sf of gfa
Financial	1 space per 300 gfa
Post Offices	5 spaces per service window plus 1 space per office
Medical/Dental	1 space per 175 sf of gfa
Hospitals	1.5 spaces per bed
Skilled Nursing/Intermediate Care Facilities/Convalescent Hospitals	1 space per 4 beds
Restaurants	
Restaurants	1 space per 150 sf of gfa including outdoor seating and eating areas
Fast Food	1 space per 100 sf of gfa
Bars	1 space per 100 sf of gfa plus 1 space per 35 sf of dance floor area if Provided
Retail	
General	1 space per 200 sf of gfa plus 1 space per 600 sf of outdoor use area
Building Materials	1 space per 250 sf of gfa plus 1 space per 10,000 sf of outdoor use area

Plant Nursery	1 space per 500 sf of gfa, plus 1 space per 2500 sf of outdoor use area
Vehicle Sales	1 space per 400 sf of gfa plus 1 space per 2000 sf of outdoor use area plus repair uses
Service Uses	
General	1 space per 400 sf of gfa plus 1 space per 1000 sf of outdoor use area
Laundromat	1 space per 200 sf of gfa
Barber/Beauty Salons	2 spaces per chair but not less than 1 space per 400 sf of gfa
Veterinarian	1 space per 300 sf of gfa
Mortuaries	1 space per each 4 fixed seats in each assembly room plus 1 space for each 200 sf of gfa
Vehicle Repair	1 space per 800 sf of gfa plus 2 spaces per service bay
Lodging	
Bed & Breakfast Inns	1 space per each guest room plus 1 space for the residential use
Hotels/Motels	1.1 spaces per room plus 1 space per 50 sf of assembly area
Industrial	
General	1 space per 600 sf of gfa plus 1 space per 1000 sf of outdoor use area
Research & Development	1 space per 500 sf gfa
Manufacturing/Fabricating	1 space per 800 sf of gfa, plus 1 space per 1,000 sf of outdoor use area
Wholesaling/Distribution	1 space per 1,000 sf of gfa
Warehousing	1 space per 2,000 sf of gfa
Mini-Storage	3 spaces plus 2 spaces for residential use if provided
Vehicle/Freight Terminals	2 per loading bay plus office uses
Recreational, Institutional, and Public	
Recreational Uses – Indoor	
General	1 space per 300 sf of gfa
Bowling Alley	4 spaces per lane plus incidental uses
Fitness Centers/Health Clubs	1 space per 200 sf of gfa
Recreational, Institutional, and Public (cont'd)	
Recreational Uses – Indoor (cont'd)	
Video Arcade	1 space per 3 persons at maximum capacity
Dance Clubs/Studios	1 space per 35 sf of dance floor

Recreational Uses – Outdoor	
General	As determined by the Planning Agency
Golf Course	4 spaces per hole plus incidental uses
Use	Required Number Of Spaces⁽¹⁾⁽³⁾
Driving Range	1 space per tee plus 1 space for every 20 tees
Miniature Golf	3 spaces per hole plus incidental uses
Tennis/Racquetball Courts	3 spaces per court plus 1 space per 300 sf of use area
Ski Lifts	80% times (number of people per hour times vertical rise of lift facility in feet, divided by 4,000)
Cultural	
Libraries, Museums, Galleries	1 space for each 300 sf of gfa
Theaters	1 space for each 4 seats
Institutional Uses	
Daycare	1 space per 8 children ⁽¹⁾
Elementary/Junior High Schools	1 space per classroom and office plus 1 space per 200 sf of assembly area
High Schools	7 spaces per classroom and 1 space per office plus 1 space per 100 sf of assembly area
Community College	10 spaces per classroom and 1 space per office plus 10 spaces per 100 sf of assembly area
Trade Schools	1 space per 1.5 students
Churches/Auditoriums	1 space per each 4 fixed seats or 35 sf of use area, plus any incidental uses
Service Organizations	1 space per 60 sf of use area plus incidental uses
Community Care Facilities	1 space per every 2 persons cared for plus 2 spaces for the residence
Public	
Communication Towers and Transmission Facilities	No improved parking is required, provided that sufficient area is available to accommodate all employee and visitor vehicles entirely on the site. Required parking for public agencies shall be determined by the Planning Agency in conjunction with a land use permit, consistent with the most similar use provided for by this Section.
Public Uses	
Residential (may be modified by Sections 12.03.160 and 12.03.200 of this Title)	
Single-Room Occupancies (SROs)	1 space per 1 SRO unit ⁽¹⁾⁽²⁾
Single-family	1 space per unit. Tandem parking is allowed ⁽²⁾
Multi-Family and Dwelling	1 space per 1 bedroom unit ⁽¹⁾⁽²⁾

Groups	1.5 spaces for 2 or 3 bedroom units. Tandem parking is allowed. (1)(2) 2 spaces for 4 or more bedroom units, plus 1 guest space per each 2 units. Tandem parking is allowed. (1)(2)
Transitional and Supportive Housing	0.5 space per unit (see Section 2.7.4) (1)(2)
Mobilehome Parks	1 space per each dwelling ⁽¹⁾
Boardinghouses	0.5 spaces per bed (1)(2)
Emergency Shelter Housing	1 space per space. (1)(2)
Transitional/Supportive Housing	0.5 space per bedroom unit ⁽¹⁾⁽²⁾
Accessory Dwelling Unit	No additional parking is required.
Junior Accessory Dwelling Unit	No additional parking is required.

Footnote:

(1) Reduction in the number of parking spaces may be allowed pursuant to Section 12.04.180.F

(2) No parking is required if the proposed dwelling unit is:

- a. Within an architecturally or historically significant historic district;
- b. Within the existing single-family dwelling or an existing accessory structure;
- c. In an area where on-street parking permits are required but not offered to the occupant of the accessory dwelling unit;
- d. Within one block of a car share vehicle pick-up location;
- e. Converted from a garage, carport, or other covered parking space, or if a garage, carport, or other covered parking space is demolished in conjunction with the accessory dwelling unit or junior accessory dwelling unit construction.

(3) No parking is required if the proposed development is within one-half mile of a public transit stop.