

SECTION 6.11 R-2.5, R-1, R-2, R-3, R-4, R-5, AND RA-1 PARKING REQUIREMENTS SPECIAL CONDITIONS

- 6.11.010 No driveway in the front yard setback shall be wider than 22 feet.
- 6.11.020 Residential parking spaces shall be on the same lot with the main building. Parking for non-residential uses may be located up to 300 feet from the property.
- 6.11.030 All parking areas and access driveways shall have at a minimum:
1. Adequate drainage so that injuries will not be caused to adjacent properties nor will water drain across a public walk;
 2. Appropriate bumper guards or curbs where needed to define parking spaces, limits of paved areas or to prevent vehicles from projecting into any setback or other portion of a lot where parking may be prohibited by another section of these regulations.
- 6.11.040 Uncovered, open air parking is allowed in the side yard and rear yard setbacks to serve tri-plex or larger residential uses and all non-residential uses allowed provided a five (5) foot landscaping and solid screening area is provided adjacent to the adjoining property boundary or a public right-of-way.
- 6.11.050 The parking of recreational vehicles in the side yard setbacks whether for storage or use shall be prohibited.
- 6.11.060 Only parking serving single-family and duplex housing units will be allowed in the front yard setback.

SECTION 6.12 RC-1 PARKING REQUIREMENTS SPECIAL CONDITIONS

- 6.12.010 All parking requirements included in Section 6.11.
- 6.12.020 All parking and access driveways for businesses and tourist accommodation facilities shall be a smoothly graded stabilized dust free surface that has been treated with dust retardants or paved.
- 6.12.030 Each property owner or lessee shall be responsible to see that their employees, visitors, or customers park in the designated parking areas.
- 6.12.040 Visitor, guest, or customer drop-off zones and parking shall be provided near visitor or customer entrances for conditionally permitted businesses and tourist accommodation facilities. The parking shall be separated from the all-day employee parking.

SECTION 6.13 B, BMV, BMRR, BR, BSD, CVR, CCC, I, AND P, AND RR PARKING REQUIREMENTS SPECIAL CONDITIONS

- 6.13.010 All parking areas and access driveways shall have at a minimum:
1. Adequate drainage so that injuries will not be caused to adjacent properties nor will water drain across a public walk;

2. Appropriate bumper guards or curbs where needed to define parking spaces, limits of paved area and setback area. Parking is allowed within the front yard setback areas within five (5) feet of the adjoining property boundary provided there is a five (5) foot maintained landscape buffer.
3. A smoothly graded stabilized dust free surface that has been treated with dust retardants or paved.

6.13.020 Each property owner or lessee shall be responsible to see that their employees, visitors, guests, or customers park in the designated parking areas.

6.13.030 Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.

SECTION 6.14 OFF-STREET PARKING DESIGN STANDARDS

6.14.010 All parking surfaces must be designated properly by painted lines or other methods of demarcation.

6.14.020 One access shall be allowed per lot, as they exist on the effective date of these regulations, or one access shall be allowed for each 200 feet of frontage. Minimum distance between accesses shall be 100 feet except for service stations where only two accesses are allowed per lot with one frontage; a third access shall be allowed for the other street frontage on corner lots.

SECTION 6.15 OFF-STREET LOADING, GENERAL REQUIREMENTS

6.15.010 Each off-street loading space shall measure not less than 35 feet by 12 feet and shall have an unobstructed height of 14 feet 6 inches and shall be made permanently available for such purposes, and shall be surfaced (asphalt, concrete, etc.), improved and maintained.

6.15.020 Expansion and Enlargement

1. Whenever any building existing on the effective date of these regulations is subsequently altered to increase floor area by 50% or more, off-street loading spaces shall be provided as indicated. Nothing in these provisions shall be construed to require off-street loading areas for the portions of such buildings existing at the time of adoption of these regulations.

6.15.030 Minimum Standards

Required off-street loading spaces shall be in conformance with the following:

1. Department stores, retail or wholesale stores, eating and drinking establishments, warehouses, repair, general service, manufacturing or industrial establishments:

Square feet or aggregate gross floor area	Required number of spaces
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