

Section 5.6 Off-Street Vehicle Parking

The purpose of this section is to provide sufficient off-street parking and loading spaces for all land uses in the City of Eastvale and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this section that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, and promote vehicular and pedestrian safety and efficient land use.

Off-street vehicle parking shall be provided in accordance with this section when the associated building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.

A. Parking Design Standards

1. **Approval of off-street parking plan.** Zoning Clearance, pursuant to the provisions of Section 2.1 Development Review of this code, shall be filed for approval of all off-street parking facilities, except for one- and two-family residences, unless the off-street parking facilities are approved as a part of Development Review or Conditional Use Permit approval.
2. **Number of required parking spaces**
 - a. In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately, unless shared parking is approved as provided in this code;
 - b. The following table is designed to allow calculation of parking spaces required for the uses shown.
3. **Location and design of parking spaces**
 - a. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area;
 - b. Unless otherwise specified, all parking must be within three hundred (300) feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel;
 - c. All vehicle storage (stacking) spaces shall be located off-street.

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
General Commercial/Retail Uses			
Auditoriums, Exhibition Halls, Theaters, Movie Theaters and similar places with fixed seats	1 space/3 seats		
Auditoriums, Exhibition Halls, Theaters, Movie Theaters, and similar places without fixed seats	1 space/30 sq. ft. of net assembly area		
Automobile Repair and Service Shops	1 space/150 sq. ft. gross floor area		
Automobile Service Stations	4 spaces		4 spaces/service bay
Automobile Washing and Cleaning establishments except self-serve		1 space/3 employees of largest shift	2 spaces/stall
Automobile Washing and Cleaning Establishments—self-serve			2 spaces/stall
Banks, Savings and Loans, and other financial institutions*	1 space/250 sq. ft. gross floor area		Vehicle stacking for 6 vehicles prior to the drive-up window
Barber and Beauty shops and similar uses	1 space/150 sq. ft. gross floor area		
Clubs, Discos, Ballrooms, Cabarets, Cocktail Lounges, Dance Halls, Lodges & incidental dancing areas, and similar facilities where dancing is the principal use	1 space/30 sq. ft. of dance floor area		
General Retail including but not limited to freestanding convenience markets, liquor stores and supermarkets	1 space/200 sq. ft. of gross floor area		
General Retail including but not limited to neighborhood, community and regional shopping centers, including those with restaurants	5 1/2 spaces/1,000 sq ft. of net leasable floor area		
Furniture, Drapery, Plumbing, Floor Covering, and Appliance Stores	1 space/750 sq. ft. of sale or display area		
Laundries, self-serve	1 space/250 sq. ft. of gross floor area		
Mini-warehouses, self-storage		2 spaces/3 employees	
Professional Business Office	1 space/200 sq. ft. of net		

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
	leasable floor area		
Restaurants, Drive-thrus, Walk-ups, Cafes, Lounges, Bars and other establishments for the sale and consumption on the premises of food and beverages	1 space/45 sq. ft. of serving area	1 space/2 employees	Stacking for 6 vehicles prior to the menu board
Uncovered Sales Area, including areas for new or used automobiles, boat or trailer sales, lumber or building materials yards, plant nurseries or similar uses	1 space/1,000 sq. ft. of uncovered sales area to a maximum of 20 spaces	1 space/employee	
Video Arcades	1 space/250 sq. ft. of gross floor area		
Recreational Uses			
Billiard and Pool Rooms			1 space/250 sq. ft. of gross floor area
Bowling Alleys			4 spaces/lane
Driving Ranges			1 space/tee
Game Courts, Tennis Courts, Racquetball Clubs			1 space/court
Golf Courses			6 spaces/hole
Golf Course, miniature			3 spaces/hole
Gymnasiums, Spas and Health Studios	1 space/200 sq. ft. of gross floor area		
Parks and Recreational Uses	1 space/8,000 sq. ft. of active recreational area within a park		1 space/acre of passive recreational area within a park
Skating Rinks, ice and roller	1 space/20 sq. ft. of seating area, and 1 space/250 sq. ft. of skating area		
Stadiums and Sport Arenas	1 space/30 sq. ft. of net assembly area		
Swimming Pools, commercial	1 space/250 sq. ft. of pool area		

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
Industrial Uses			
Industrial Uses	If number of workers cannot be determined: 1 space/250 sq. ft. of office area, PLUS 1 space/500 sq. ft. of fabrication area, PLUS 1 space/1,000 sq. ft. of storage area, AND 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	If number of workers can be determined: 1 space/2 employees of largest shift, AND 1 space/vehicle kept in connection with the use	
Manufacturing or Repair Plants maintaining more than one shift of workers		2 spaces/3 employees on each of the two largest shifts	1 space/company operated vehicle
Salvage and Junk Yards, including but not limited to automobile dismantling, auto-wrecking yards, storage yards, scrap metal processing and similar uses	1 space/5,000 sq. ft. of lot area		
Warehouses and wholesaling	1 space/2,000 sq. ft. of gross floor area		
Residential Uses			
Single Family	2 spaces/dwelling unit		
Multiple Family:			
Single-bedroom or Studio Dwelling Unit	1.25 spaces/unit	1 space/employee	
Two bedrooms/Dwelling Unit	2.25 spaces/unit		
Three or more bedrooms/Dwelling Unit	2.75 spaces/unit		
Planned residential development (see Section 4.5 of this code):			
Single-bedroom Dwelling Unit	1.5 spaces/unit		
Two or more bedroom Dwelling Unit	2.5 spaces/unit		

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
Senior Citizen (parking spaces shall be located no more than 150 feet from the unit they serve)	Refer to single-family and multiple-family residential requirements stated above		
Mobilehome parks	2 spaces/travel trailer or mobilehome space— spaces may be tandem		1 guest space/8 mobilehome spaces
Lodging Uses (all parking must be within 150 feet of the use served)			
Boarding Houses, Lodging or Rooming Houses, Dormitories, Fraternity and Sorority Houses			1 space/2 beds
Hotels and Motels			1 space/room, AND 2 spaces/resident manager
Recreational Vehicle Parks	1space/recreation vehicle site		1 visitor space/5 recreational vehicle sites
Medical Uses			
Sanitariums, Convalescent Homes, Children's Homes, Asylums, and Nursing Homes or similar institutions		1 space/3 employees	1 space/3 beds, AND 1 space/vehicle owned and operated by the institution
Hospitals and Clinics (a hospital may have a parking area more than 150 feet from the building to be served as long as an automatic parking gate or similar method of vehicular control is installed)		1 space/staff member of largest shift	1 space/2 patient's beds, AND 1 space/vehicle owned and operated by hospital or clinic
Medical and Dental Offices, Clinics, and Medical Business Offices	1 space/200 sq. ft. of net leasable floor area		
Veterinary Hospitals and Clinics	1 space/300 sq. ft. of gross floor area		

Use Type	Per Square Foot or Unit	Per Employee or Student	Other Criteria
Civic/Religious Institutions			
Auditoriums with fixed seats	1 space/3 seats		
Auditoriums without fixed seats	1 space/30 sq. ft. of net assembly area in the assembly hall		
Cemeteries and Crematories, Mausoleums, Columbariums and Funeral Establishments when incidental to a cemetery	1 space/30 sq. ft. of net assembly room area	1 space/employee	1 space/vehicle operated on the grounds by the proprietary institution
Churches, Chapels and other places of worship	1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes		When a school bus is kept, there can be a reduction of 2 spaces/bus
Libraries, Museums, Art Galleries or similar uses	1 space/300 sq. ft. of gross floor area	1 space/2 employees	
Mortuary and Funeral Homes	1 space/35 sq. ft. of net assembly area	1 space/employee	
Public Utilities/Telecommunications			
Public Utility Facilities, including but not limited to electric, gas, telephone, and telecommunication facilities not having business offices on the premises. Includes cell towers and well sites.		1 space/2 employees	1 space/vehicle kept in connection with the use

Educational Institutions *	Per Square Foot or Unit	Per Employee or Student	Other Criteria	For Vehicle Stacking
Day Care Centers, including Nurseries and Preschools	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/bus	
Private Elementary and Intermediate	Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multipurpose room	1 space/employee	When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
Private High Schools	Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multipurpose room	1 space/employee, AND 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
Private Colleges and Universities	1 space/30 sq. ft. of net assembly area of main auditorium or stadium	1 space/employee, plus 1 space/faculty member, AND 1 space/2 students		
Trade Schools, Business Colleges and Commercial Schools	1 space/30 sq. ft. of net assembly area of main auditorium or stadium	1 space/employee, plus 1 space/faculty member, AND 1 space/2 students		

**The City does not regulate public schools.*

4. **Parking requirements for uses not specified.** When parking requirements for a use are not specifically stated, the parking requirement for such use shall be determined by the Planning Director, based on the requirement for the most comparable listed use in this code.
5. **Request for modifications from parking standards.** The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

B. Alternative Programs for Parking

1. A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.
2. Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:
 - a. **Private car pool/van pool operations.** Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two (2) parking spaces for every one (1) space which is marked for car or van pool at a preferred location;
 - b. **Mass transit.** Developments which are located within one hundred fifty (150) feet of a bus stop or any other type of transit stop may have their parking requirement reduced by two percent of the total number of required parking spaces;
 - c. **Planned residential development—senior citizen.** A 20 percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed;
 - d. **Bicycle parking.** Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required vehicle parking spaces by one (1) vehicle space for every three (3) additional bicycle spaces provided. The total reduction in vehicle parking spaces shall not exceed 5 percent;
 - e. **Shared parking requirements.** The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:
 - 1) Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking;
 - 2) The building or use for which an application for shared parking is being made shall be located within one hundred fifty (150) feet of the parking area to be shared;
 - 3) No more than 50 percent of the parking space requirement shall be met through shared parking;
 - 4) Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a legal instrument approved by the City.

C. Special Review of Parking

The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, development review, a Conditional Use Permit, a surface mining permit, a planned residential development or a Specific Plan, based on the following conditions:

1. The applicant shall submit a request for modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Planning Director that unusual conditions warrant a parking reduction. Evidence shall include, but is not limited to, the following:
 - a. Information showing that the parking area serves uses having peak parking demands which occur at different times;
 - b. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed;
 - c. Documentation that other programs which will be implemented by the developer or tenant(s) will result in a reduced parking demand, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a car or van pool.
2. As a condition of approval of the parking reduction, the applicant may be required to record agreements or covenants prior to issuance of a building permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

D. Development Standards for Off-Street Parking Facilities

1. **Layout design standards.** All parking areas shall be designed as follows:
 - a. **Location of parking areas.** No parking space shall be located within three (3) feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than thirty (30) feet from the property line at the right-of-way;
 - b. **Parking space and driveway specifications.** The location and dimensions of parking spaces and aisles adjacent to parking spaces shall be arranged in accordance with the following figures and tables.

Table 5.6-1: Angle Parking Space and Drive Aisle Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	18'-0"	25'-0"***	63'-0"
	9'-6"	18'-0"	24'-8"***	62'-6"
	10'-0"	18'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"

* One-way aisle

**Two-way aisle

Figure 5.6-1: Angle Parking Space and Drive Aisle Dimensions

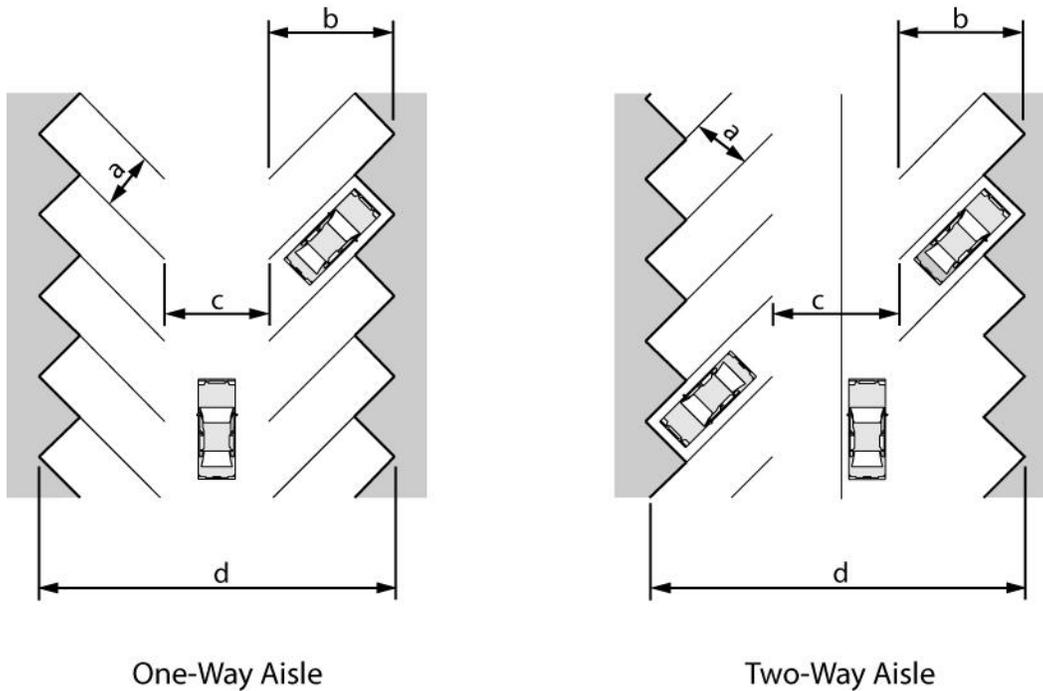
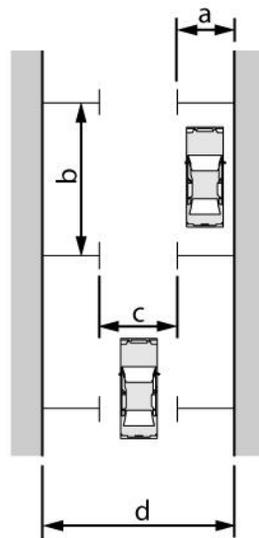


Table 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

Figure 5.6-2: Parallel Parking Space and Drive Aisle Dimensions



- c. **Compact parking spaces.** Up to 20 percent of the total required parking spaces may be sized for compact cars. Compact car parking spaces shall be clearly marked “COMPACT CARS ONLY”. Compact car parking spaces and aisles may be reduced from the dimensions listed in the figures and tables in Section 5.6.D.1.b as follows:
 - 1) Parking space width may be reduced by no more than one-half foot.
 - 2) Parking space length may be reduced by no more than two feet.
 - 3) When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.
- d. **Off-street parking for private residences.** Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:
 - 4) Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood;

- 5) Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a garage, carport, or other permanent structure providing weather protection;
 - 6) Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:
 - a) Vehicle parking (including driveways) in residential areas shall be provided on permanent paved surfaces. Permeable pavement is permitted as an alternative to a standard asphalt or concrete surface;
 - b) Parking areas shall not exceed the maximum impervious surface allowed on a parcel;
 - c) Parking may not occur within any required clear vision triangle area on a corner lot.
 - 7) Each parking space shall be at least eight and one-half (8.5) feet wide by eighteen (18) feet deep;
 - 8) Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements;
 - 9) Required parking may be provided in the rear yard only when an alley is available for access;
 - 10) All vehicles are required to be parked on a paved surface. Driveways and driveway approaches shall be paved;
 - 11) The minimum driveway width is ten (10) feet;
 - 12) The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback;
 - 13) Parking of RVs, trailers, and vessels shall conform with the Eastvale Neighborhood Preservation standards (see Section 5.8 Neighborhood Preservation Standards).
2. **Surfacing standards for parking areas.** The following standards shall apply to the development of all off-street parking facilities, including driveways, whether the space is required or optional.
- a. **One- and two-family.** (residences less than 2 acre parcel equal to or greater than 2 acre parcel)
 - 1) Surfacing material. Concrete, asphaltic concrete, brick or equivalent at least 3 inches of decomposed granite or equivalent
 - g. **Multiple-family residences.**
 - 1) Surfacing material. Concrete, asphaltic concrete, brick or equivalent driveways with an inverted section shall be constructed with a concrete ribbon gutter
 - h. **All other uses.**
 - 1) Standards. At least 25% of the total street frontage within 660 feet from the boundaries of the proposed use, including both directions from the property and both sides of the street, is in commercial, industrial, residential use or other developed use. Where the proposed use would front on two or more streets, this provision refers to the street with the greater general plan designation or right-of-way requirement.

Other cases where the aforementioned circumstances do not apply or as determined by the Planning Director.

- 2) Surfacing material. Concrete surfacing with a minimum thickness of 32 inches, with expansion joints; or asphaltic concrete paving compacted to a minimum thickness of 3 inches on 4 inches of Class 2 base. A base of decomposed granite or equivalent compacted to a minimum thickness of 3 inches to act as an all-weather surfacing material.

3. **Off-street parking area striping**
 - a. Each space shall be clearly marked with white paint or other easily distinguishable material;
 - b. If ten (10) or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.
4. **Drainage.** All parking areas, including driveways, shall be graded to prevent ponding and to minimize drainage runoff from entering adjoining properties.
5. **Curbs, bumpers, wheel stops, or similar devices.** Public parking areas shall be equipped with permanent curbs, bumpers, wheel stops, or similar devices so that parked vehicles do not overhang required walkways, planters or landscaped areas.
 - a. If the method used is designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two (2) feet from the edge of any required walkway, planter or landscaped area, or from any building;
 - b. The innermost two (2) feet of each parking space, between the wheel stop or other barrier, and any required planter or walkway, may either:
 - 1) be paved; or,
 - 2) be planted with low ground cover. This additional planting area is considered part of the parking space and may not be counted toward satisfying any landscaping requirement(s).
6. **Lighting.** A minimum lighting level of one (1) foot-candle and a maximum of four (4) foot-candles of lighting is required for all parking areas for security. Lighting facilities shall be located and shielded to prevent lights from shining directly onto adjoining properties or streets.
7. **Walls.** All paved parking areas, other than those required for single family residential uses, which adjoin property zoned R-1, R-2, R-2A, R-3, PRD, R-5, R-6, R-A, R-R or R-T, shall have a six (6)-foot-high solid masonry wall provided with an anti-graffiti coating installed to preclude a view of the parking area from such adjoining property. However, any walls within ten (10) feet of any street or alley shall be thirty (30) inches high.

E. Loading Space Requirements

1. On each lot used for manufacturing, storage, warehousing, goods display, a department store, a wholesale store, a market, a hotel, a hospital, a laundry, dry cleaning or other uses which involve the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained adequate loading space for delivery vehicle stacking, and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of streets and alleys.
2. Each required loading space shall be paved with six (6) inches of concrete over a suitable base and shall not be less than ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high.
3. The minimum number of loading spaces indicated in the following table shall be provided:

Table 5.6-4: Minimum Number of Loading Spaces

Gross Floor Area (Square Feet)	Number of Loading Spaces
7,499 or less	0
7,500 to 14,999	1
15,000 to 24,999	2
25,000 to 39,999	3
40,000 to 59,999	4
60,000 to 79,999	5
80,000 to 100,000	6
For each additional 100,000	6 plus 1

F. Parking for Persons with Disabilities

1. Parking spaces shall be provided for access by persons with disabilities in accordance with the number indicated by the following table. These numbers are based on the total number of parking spaces required, given the intended use of the site.

Table 5.6-5: Number of Accessible Parking Spaces for Persons with Disabilities

Total Number of Parking Spaces Required	Minimum Number of Spaces Required for Accessible Parking
2 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number of required parking spaces
over 1,000	20, plus one for each 100, or fraction thereof, over 1,001

Note:

A higher percentage of accessible parking spaces is required for medical care outpatient facilities as follows: 10 percent of the total number of parking spaces provided for outpatient facilities; 20 percent of total numbers of parking spaces provided for facilities that specialize in treatment or services for persons with mobility impairments.

2. Accessible parking spaces shall be located so as to provide for safety and optimum proximity to curb ramps or other pedestrian ways, thereby providing the most direct access to the primary entrance of the building served by the parking lot.
3. For a single accessible space, the space shall be fourteen (14) feet wide and outlined to provide a nine (9)-foot-wide parking space and a five (5)-foot-wide loading/unloading area.
4. For multiple accessible spaces, two (2) spaces shall be provided within a twenty-three (23)-foot-wide area outlined to provide a five (5)-foot wide loading/unloading area between the nine (9)-foot-wide parking spaces.
5. Each loading/unloading area for a van-accessible space shall be eight (8) feet wide with a minimum length of eighteen (18) feet.
6. A minimum of one (1) in every eight (8) accessible parking spaces shall be served by an access aisle with a minimum width of eight (8) feet.
 - a. The parking space shall be designated van-accessible;
 - b. All such van-accessible parking spaces may be grouped on one level of a parking structure.
7. In each parking space, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the walkways.
8. The parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
9. Pedestrian ways which are accessible for persons with disabilities shall be provided from each such parking space to the related facilities and shall include curb cuts or ramps as needed.
 - a. Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when the encroachment does not limit the ability of persons with disabilities to leave or enter their vehicles, and when it is determined that compliance with any regulation of this subsection would create an unreasonable hardship;
 - b. Parking spaces may be provided which would require persons with disabilities to wheel or walk behind parking spaces that are not designed for accessibility when it is determined that compliance with the accessible parking regulations would create an unreasonable hardship.
10. Surface slopes for accessible parking spaces shall be the minimum possible, and shall not exceed one-fourth (1/4) inch per foot (2.083 percent gradient) in any direction.
11. Each accessible parking space shall be identified by a permanently affixed reflectorized sign displaying the international symbol of accessibility.
 - a. The sign shall be posted immediately adjacent to and visible from each accessible parking space;
 - b. The sign shall not be smaller than seventy (70) square inches in area and shall be centered at the interior end of the parking space at a minimum height of eighty (80) inches from the bottom of the sign to the parking space finished grade; or,
 - c. The sign may be centered on the wall of the interior end of the accessible parking space at a minimum height of three (3) feet from the parking space finished grade or walkway.

12. An additional sign shall be posted in a conspicuous place, at each entrance to the off-street parking facilities. The sign shall not be less than seventeen (17) inches by twenty-two (22) inches in size with lettering not less than one (1) inch in height, which clearly and conspicuously states the following:

“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at or by telephoning.”

13. The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility in blue paint of at least three (3) square feet in size.

14. For additional accessible parking and site development standards, reference the California Code of Regulations, Title 24.

G. Bicycle Parking Facilities

1. **Bicycle parking facility classifications.** Bicycle parking facilities shall be classified as follows:

- a. Class I—an enclosed box with a locking door, typically called a bicycle locker, where a single bicyclist has access to a bicycle storage compartment;
- b. Class II—a stationary bicycle rack designed to secure the frame and one wheel of the bicycle, where the bicyclist supplies only a padlock.

2. **Bicycle parking requirements**

- a. **Minimum bicycle parking facilities.** The minimum bicycle parking shall be provided as follows:

Table 5.6-6: Bicycle Spaces For Bicycle Parking Facility Class

Facility Class	Industrial	Restaurants and Cocktail Lounges	Commercial, Office, and Service Uses Not Otherwise Listed
Employees	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Class I lockers or Class II racks in an enclosed lockable area.	One bicycle space for every 50 parking spaces required. A minimum of 2 bicycle spaces required. Class I lockers or Class II racks in an enclosed lockable area.	One bicycle space for every 25 parking spaces required. A minimum of 2 bicycle spaces required. Class I lockers or Class II racks in an enclosed lockable area.
Patrons or Visitors	Number of bicycle spaces required: 0 Type of lockers/racks: N/A	Number of bicycle spaces required: 0 Type of locker/racks: N/A	One bicycle space for every 33 parking spaces required. A minimum of 2 bicycle spaces required. Type of locker/ racks: Class II racks.

Notes: Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds 50 percent.

Where the application of the above table results in the requirement of fewer than six employee spaces, Class II racks need not be placed within an enclosed lockable area.

- b. **Design standards.** Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. General space allowances shall include a two (2) foot width and a six (6) foot length per bicycle and a five (5)-foot-wide maneuvering space behind the bicycle. The facilities shall be located on a hard, dust-free surface, preferably asphalt or concrete;
- 3. **Exemptions.** Requests for exemptions from bicycle parking requirements shall be made in writing to the Planning Director.
 - a. Exemptions from bicycle parking requirements shall be submitted and processed concurrently with the project application.
 - b. Exemptions may be granted depending upon the location of the site with respect to an urbanized area, the nature and hours of operation of the proposed use, and the accessibility of the site by bicycle at present and in the future.