

Chapter 17.58

PARKING AND LOADING STANDARDS

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17.58.010 PURPOSE.

The purpose of these regulations is to:

- A. Allow flexibility in addressing vehicle parking, loading, and access issues;
- B. Provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities;
- C. Ensure access and maneuverability for emergency vehicles;
- D. Maintain and enhance a safe and efficient transportation system that is consistent with community and environmental goals;
- E. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods;
- F. Assist in encouraging mixed-use and pedestrian friendly settings throughout the city;
- G. Reduce the amount of parking area within the urban setting to help reduce the heat island affect;
- H. Encourage infill and investment into the city's central district;
- I. Promote the location of housing and services near transit facilities;
- J. Reduce vehicle trip lengths by encouraging mixed use, infill, and transit sensitive uses using shared parking standards as an incentive.

17.58.020 FACILITIES REQUIRED.

- A. For each new dwelling, new multiple family dwelling, new business or new industrial establishment or other new or moved structures, or for any change of use on any existing structure, or for any addition to an existing use, there shall be provided and maintained off-street parking facilities to accommodate the motor vehicles required by the use of the property or structures as set forth in this chapter.
- B. All parking for residential uses shall be on the same lot or parcel except where allowed pursuant to Section 17.58.070 B. Parking for all other uses shall be located on the same lot or parcel as the use served or be immediately adjacent to the subject property subject to the provisions of Section 17.58.070 A and C.

17.58.030 MINIMUM DIMENSIONS FOR REQUIRED PARKING AND FREIGHT LOADING SPACES.

- A. Parking Spaces. Each off-street parking space shall be a minimum of 9 feet wide by 18 feet deep and shall be designed according to standards established by the Traffic Engineer.
- B. Freight Loading Spaces. Each off-street loading space shall have a minimum length of 35 feet, a minimum width of 10 feet, and a minimum vertical clearance, including entry and exit, of 14 feet, except the minimum length for the first such space required for any structure or use shall be 25 feet and the minimum vertical clearance, including entry and exit, shall be 12 feet. These dimensions shall be exclusive of platform, driveways, drive aisles, and maneuvering areas.
- C. Motorcycle spaces. Each off-street parking space dedicated for motorcycle parking shall be a minimum of 4 feet wide by 8 feet deep and shall be designed according to standards established by the Traffic Engineer.

17.58.040 RULES FOR CALCULATING REQUIRED PARKING AND FREIGHT LOADING AREAS.

- A. In calculating off-street parking and freight loading spaces, the following rules shall apply:
 - 1. Parking computations will be based on the gross floor area of entire buildings and structures unless otherwise stated in this chapter. For buildings and structures being remodeled or to which additional floor area is being added, the parking computations shall also be based on the gross area of the entire building or structure.
 - 2. When, after computing the number of parking spaces required for a structure there appears a fractional requirement of $\frac{1}{2}$ or more of a parking space, 1 additional parking space shall be required. If, after such computation the fractional requirement for a given number of spaces is below $\frac{1}{2}$ space, no additional parking will be required for that fractional parking space.
 - 3. Parking for buildings containing 3 or more stories shall be based on the conditioned or net floor area.

- B. The requirements for off-street parking and loading for any use not specifically mentioned shall be the same as for a use specified which is similar, as determined by the Planning Director.
- C. Where a parcel or site contains a use with existing legal nonconforming parking, no additional parking shall be required unless there is a change of use, a new building or use is proposed, or an existing building or use is enlarged. Parking will then be assessed as follows:
 - 1. Building additions will only be required to provide new parking based on the added floor area.
 - 2. If a new use requires less parking than the previous use, no additional parking shall be required.
 - 3. Parking lots or garages with legal non-conforming design standards may remain subject to approval of the Planning Director and Traffic Engineer provided such does not compromise traffic circulation or public safety.

17.58.050 GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF PARKING.

- A. Every new off-street parking or loading space shall have adequate means of ingress from and egress to a street or alley that is designed and paved in accordance to adopted city standards. Every required off-street parking or loading space shall be independently accessible, except where tandem parking spaces are allowed. Access to off-street loading spaces shall be provided on private property.
- B. The internal layout of off-street parking and loading spaces, driveways, aisles and maneuvering areas shall be clearly marked according to City standards.
- C. Parking spaces for people with disabilities shall be provided and designed in accordance with Title 24 of the California Administrative Code and Americans with Disabilities Act (ADA) requirements. These parking stalls shall be allowed to be counted as part of the total number of parking spaces required for the use or building.
- D. Off-street parking and loading facilities shall be arranged so as to prevent encroachments upon street rights-of-way, adjacent properties, and landscaping areas required pursuant to Chapter 17.61 of this code. In approving the design of said parking and loading facilities the approving authority shall consider the

maneuvering, standing and storage of vehicles, and layout of the facilities, and may require the use of curbing, bumper or wheel guards or other such devices as necessary to insure compliance with this section.

- E. Freight and merchandise loading docks or loading areas shall not be visible from any public street. Landscaped buffers and/or walls shall be used to screen these areas from public view.
- F. For all multiple family projects, driveways shall not exceed a width of 30 feet (top-to-top) or the minimum width necessary for two-way travel as determined by the Traffic Engineer.
- G. Driveways crossing sidewalks shall be arranged, to the extent practical, to minimize the width and frequency of curb cuts, and conflicts with pedestrian and transit movements as determined by the Traffic Engineer.
- H. Every off-street parking or loading facility and access thereto shall be suitably graded, paved, drained, and maintained according to standards adopted by the City Engineer. Whenever corrosive materials are loaded or unloaded, docks, driveways, off-street loading and parking areas shall be concrete or equivalent as required by the City Engineer.
- I. New off-street parking facilities, or additions or alterations to existing off-street parking facilities shall be subject to approval pursuant to Chapter 17.08 of this code.
- J. No area credited as all or part of a required off-street parking space shall also be credited as all or part of a required off-street loading space, or used for off-street loading. No area credited as all or part of a required loading space shall also be credited as all or part of a required off-street parking space, or used for off-street parking.
- K. In no event shall any parking required and provided pursuant to Section 17.58.010 through 17.58.110 be situated in such a way that vehicles entering the parking area be allowed to back onto any street or thoroughfare in order to leave said property, except as follows:
 - 1. This provision shall not apply to any single family residence in an area zoned residential.
 - 2. On streets which have not been designated by the traffic authority as arterial or collector streets, the traffic authority is granted the power to permit backing onto such streets for multiple family projects containing 4 units or less on a site that is not part of a multiple family subdivision

project where such backing will not adversely affect traffic, and the design, width and function of the driveway is similar to a single family residential driveway use.

- L. Neither the area of a required side yard abutting a street nor the required front yard shall be used for off-street parking or drive aisles required by this code except as allowed in Section 17.58.050 M. In the P zone, off-street parking shall be setback a minimum of 10 feet along all street frontages.
- M. Notwithstanding the provisions of Section 17.58.110, the area of a required front yard or street side yard in an R-2, R-3 or R-4 zone may be encroached to the extent of 4 feet for off-street parking required by this chapter, subject to the following limitations and conditions:
1. The encroaching parking space must be an extension of and parallel to a row of parking containing 2 or more spaces;
 2. The prohibition against backing onto streets contained in Section 17.58.050 K shall apply;
 3. On corner lots or lots at intersecting streets, no such encroachment is permitted in a 60-foot corner cutoff area as measured along the intersecting street curb-lines as extended;
 4. Any landscaping or wall required by subsection N of this section in the encroached area or the 60-foot corner cutoff area must be approved by the City Traffic Engineer.
- N. Where the parking area or lot, including driveways, drive aisles, delivery areas, and loading and unloading areas, is adjacent to property zoned residential, it shall be separated by a continuous solid wall of masonry construction a minimum of 6 feet in height as measured from highest adjacent grade and by a continuous landscaped strip at least 7 feet in width; however, this landscape strip shall not be required for projects containing four units or less in any R-2, R-3, or R-4 zone and not adjacent to any single family residential zone except to satisfy minimum shading requirements in Section 17.61.030 H. Additionally, where common, shared, or joint use of parking or drive aisles exist or will occur between residentially and/or commercially zoned properties and such is recorded according to Section 17.58.080, the wall and landscape separation shall not be required. Any wall located within or along the front yard setback shall not exceed a height of 4 feet.

- O. All delivery, loading and solid waste operations shall be subject to the provisions of Section 17.08.140 G.
- P. Within the "central district" and properties zoned C-B and C-C, any off-street freight loading area located within 50 feet of any residential zoned or developed property shall be completely enclosed within a building if such freight loading is used between the hours of 10:00 pm and 7:00 am.

17.58.055 TRANSIT CREDIT.

Except for the "central district" and properties zoned C-B and C-C, which already receive a 50% reduction under Section 17.58.120, required parking may be reduced by 10% if there exists a transit facility as defined in Section 17.04.624 within 1,000 feet of the front or main customer door of the building that is linked with an improved and paved pedestrian way.

17.58.060 PARKING LOTS.

- A. All parking lots shall be paved, including driveways, drive aisles and loading areas, with concrete, asphaltic concrete, or any other paved street surfacing material approved by the City Engineer. Unless otherwise approved by the City Engineer, if asphaltic concrete is used, it shall be a minimum thickness of 2 inches over 3 inches of approved base material with adequate drainage provided; if concrete is used, it shall be a minimum thickness of 4 inches.
- B. Lighting shall be installed in all parking lots and parking garages which accommodate passenger vehicles, with the exception of parking areas for residential projects with 4 units or less, in compliance with the following provisions:
 - 1. Illumination shall be generally distributed across the parking area and operational during business hours. Lighting shall be designed and arranged in such a manner so that light is directed downward and is reflected away from adjacent properties and streets. The Building Official may at any time require use of glare shields or baffles for glare reduction or control of backlight.
 - 2. Light poles, standards and fixtures including bases or pedestals, shall not exceed a height of 40 feet. Light sources less than 50 feet from the property line of any residentially zoned or designated lot or existing residential development shall not exceed a height of 15 feet.

3. Lighting sources, fixtures and related structures shall be maintained in sound operating condition at all times. Maintenance shall include but is not limited to replacement of broken lenses, burned out light sources, adjustments to fixture tilt, cleaning of fixtures and lenses, painting of standards and replacement of shields or baffles.
 4. All parking lots established prior to the effective date of this subsection shall be exempt from the provisions of this subsection; however, at such time changes or modifications occur on the site that necessitates a site plan review pursuant to Chapter 17.08, the Planning Director or designee shall determine whether some or all said provisions will be implemented under the approved site plan.
- C. No parking lot for any number of automobiles shall have conducted upon it any dead storage, dismantling, or sale of vehicles, or any repair or servicing of vehicles other than that of an emergency nature.
 - D. Sales or storage of materials and merchandise, including seasonal merchandise shall not be permitted in any required parking or loading area but shall be within a screened area dedicated for such use.
 - E. Any parking lot with more than 10 spaces adjacent to a public street shall be screened by use of landscaped berms, retaining walls, hedges or combination thereof, a minimum height of 24 inches as measured from the adjacent parking lot top-of-curb.
 - F. Shopping cart corrals, if provided, shall not be located within required parking stalls, drive aisles or loading areas.

17.58.070 REQUIRED PARKING ON THE SAME LOT AS THE STRUCTURE OR USE SERVED; EXCEPTIONS.

- A. The nonresidential parking requirements of Sections 17.58.010 through 17.58.110 may be satisfied by owning adjacent parking facilities or leasing the required parking spaces from properties adjacent to the subject property. If parking is proposed on an adjacent parcel, said parking must be considered readily accessible to the subject property as determined by the Planning Director. If off-street parking is proposed on an adjacent parcel said parking shall conform to the requirements in Section 17.58.070C of this code.

- B. Off-site parking for uses within the "central district" and properties zoned C-B and C-C, shall be subject to the following exceptions and requirements:
1. Required off-street parking spaces for one-family or two-family dwellings in residential zones shall be located on the same lot as the dwellings served.
 2. Required off-street parking spaces for all other dwellings shall be located on the same lot as the dwelling served, as an accessory use, or within a walking distance of 500 feet, as either a permitted or a conditional use, depending upon the use provisions applicable to the zone in which such parking is located, and such parking shall be easily recognized for that project, such as but not limited to, signs, dedicated pedestrian ways, and other identification as approved by the Planning Director. Required off-street parking spaces for projects designed for senior citizens or the handicapped shall be on site.
 3. Required off-street parking spaces for all uses other than dwellings shall be located on the same lot as the use served, as an accessory use, or within a walking distance of 1,000 feet, as either a permitted or a conditional use, depending upon the use provisions applicable to the zone in which such parking is located and such parking shall be easily recognized for that project, such as but not limited to, signs, dedicated pedestrian ways, and other identification as approved by the Planning Director.
 4. Walking distance for purposes of subsections B.2 and B.3 above shall mean the distance from the front or main customer door of the building to the nearest point of the off-street parking facility assigned to such structure or use or part thereof, along the shortest and most convenient improved pedestrian walkway open to the user or users of such off-street parking space.
 5. Whenever the Planning Director determines that sufficient spaces are available in a public parking facility within 1,000 feet of a new business, he/she may accept a contract pursuant to Section 17.58.070 C for such spaces in satisfaction of the off-street parking requirements of this chapter.
- C. In order to be credited toward the parking requirements of any development, use, or structure, any off-street parking space located on a lot other than the lot on which the structure or use to be served is located must meet the following criterion:
1. Assurances as to the availability of remote parking spaces must be provided. Such availability shall be assured either by ownership of both the lot containing the structure or use to be served and the lot containing

the off-street parking space by at least one (1) common owner, or by a lease or other instrument providing for the availability of the parking space for not less than the actual lifetime of the structure or until a change of use or modification to an existing use occurs. An attested copy of any such instrument shall be filed with the Planning Department prior to approval of any building permit application affected by this arrangement for provision of required off-street parking. In addition, in either case, a document in a form approved by the City Attorney shall be executed by the parties concerned, and recorded in the office of the Kern County Recorder, serving as a notice of the restrictions under this code applying both to the lot requiring and the lot containing the off-street parking space, by virtue of this arrangement for provision of required off-street parking.

17.58.080 SHARED USE OF REQUIRED PARKING.

- A. Shared parking for projects of one (1) acre or less that contain a mix of residential and retail/office commercial uses that maintain the existing scale, architectural character, and general neighborhood character of the area, will be assessed based on the highest single-use demand as determined by the Planning Director.
- B. Shared use of the same off-street parking spaces to meet the requirements of 2 or more structures or uses may be permitted where the normal hours of operations of such structures or uses are such as to assure the feasibility of such shared use of parking, and where the total quantity of spaces provided is at least equal to the total of the projected parking demand for the structures or uses in operation at any given time. Use of a shared parking model from the Urban Land Institute, International Council of Shopping Centers, or other recognized shared parking model may be used to determine minimum parking requirements in lieu of the standard schedule of parking in Section 17.58.110 as approved.
- C. In order to be credited toward the parking requirements of this chapter, an off-street parking space made available for shared use and located on a lot other than the lot on which the structure or use to be served is located, must be available for the actual lifetime of the structure or use to be served. Such availability shall be assured in the manner provided for in Section 17.58.070 of this chapter. In addition, in the case of shared use of parking, an attested copy of a contract among all the parties concerned setting forth their agreement to such joint use shall be filed with the Planning Departments prior to approval by said department of any building permit application affected by the arrangement for joint use of parking. In any such case a notice of restrictions upon the affected properties shall be executed in a form approved by the City Attorney and recorded in the office of the Kern County

Recorder, making specific reference to said contract and describing the arrangement for joint shared use or parking.

17.58.090 REDUCTION OF PARKING WHERE AREA REQUIREMENTS ARE SATISFIED.

In instances in which the City Council has officially determined that the required off-street parking space requirements for uses in a defined area will be satisfied in whole or in part by public off-street parking facilities constructed or authorized to be constructed, off-street parking required for a use may be correspondingly reduced.

17.58.100 ON-STREET PARKING CREDIT.

Along local streets only and where on-street parking is permitted, on-street parking credit will be given along the street frontage of the project site as follows:

- A. On-street parking credits will be allowed for all non-residential uses.
- B. For residential uses, only 50% of the guest parking that is required by this code will qualify for on-street parking credit.
- C. On-street parking for disabled persons that is required by Section 15.58.050 C. shall not be credited unless the space is authorized by the Building Director in accordance with Title 24 of the aforementioned section, and is approved by the Traffic Engineer.
- D. Parallel spaces will be credited at one (1) space per 22 feet and angled spaces will be credited at one (1) space per 14 feet of uninterrupted curb along the parcel or site frontage minus driveways, fire hydrant breaks, and other space not permitted for parking by the Traffic Engineer.
- E. On-street parking credits may be permitted along collector streets at the discretion of the Traffic Engineer. However, his/her approval will consider such issues that include, but are not limited to, traffic safety, circulation patterns, speed limits, traffic volume, future improvements, and other traffic planning considerations where on-street parking may need to be limited or prohibited.
- F. If on-street parking along a street is restricted or prohibited in the future by the City, the use or building will not be required to make up the lost spaces on site and will be deemed legal nonconforming subject to the provisions of Section 17.58.040 C.

17.58.110 PARKING SPACE REQUIREMENTS BY LAND USE.

- A. The minimum number of off-street parking spaces shall be provided and maintained for the following specified uses or facilities identified in the table in subsection E of this section. The number of off-street parking spaces shall not exceed 150% of the minimum requirement (limit does not apply to residential uses).
- B. Tandem parking will not be counted toward the requirement for legal off-street parking, except one (1) tandem parking space will be permitted for a single family dwelling, and for each unit of a multiple family dwelling that contains 4 units or less on a site that is not part of a multiple-family subdivision project.
- C. Motorcycle parking that is provided and clearly identified for such use, may be counted as part of the total number of parking spaces required for a non-residential use or building. However, this credit shall not exceed 25 spaces or 5% of the total parking required, whichever is less.
- D. For uses not listed in the parking space requirements table, parking will be determined by the Planning Director based on the listed use(s) that most closely resembles the proposed use.
- E. Parking space requirements by land use table:

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
1. One-family dwelling	2 spaces per dwelling unit
2. 2 nd dwelling unit (per Chapter 17.65)	1 space per dwelling unit
3. Multiple-family dwellings and condominium (efficiency, studio and 1-bedroom units)	1 space per unit, plus an additional 10% for guest parking on parcels containing 5 or more units Moderate, low, and very low income projects with 5 or more units and being recorded as such by declaration or covenant that runs with the land, may reduce required parking by 25% (moderate, low and very low income is defined as being at or below 120% of the median income of Kern County as established by the State of California)

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
<p>4. Multiple-family dwellings and condominiums (2 or more bedrooms)</p>	<p>2 spaces per unit, plus an additional 10% for guest parking on parcels containing 5 or more units</p> <p>Moderate, low, and very low income projects with 5 or more units and being recorded as such by declaration or covenant that runs with the land, may reduce required parking by 25% (moderate, low and very low income is defined as being at or below 120% of the median income of Kern County as established by the State of California)</p>
<p>5. Dwelling designed for senior citizens (a recorded covenant is required limiting occupancy of at least 1 resident per unit by age as noted or is physically handicapped)</p>	<p>62 years and over: 1 space per 2 units 55 years and over: 1 space per unit</p> <p>plus an additional 10% for guest parking on parcels containing 5 or more units</p>
<p>6. General office (i.e. real estate, finance companies, architects, engineers, attorneys, C.P.A. and other similar uses)</p>	<p>1 space per 250 square feet of gross floor area</p>
<p>7. Medical and dental office, including chiropractic office, specialized medical offices and other similar uses</p>	<p>1 space per 200 square feet of gross floor area</p>
<p>8. Physical and occupational therapy</p>	<p>1 space per 300 square feet of gross floor area</p>
<p>9. ·Medical laboratory such as diagnostic dental and x-ray laboratories and other similar uses ·Surgery center and other out-patient facilities</p>	<p>1 space per 250 square feet of gross floor area</p>

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
<p>10. Office park or complex (single and multiple tenant buildings with both general and medical office uses)</p>	<p>1 space per 200 square feet of gross floor area up to and including 15,000 square feet, plus an additional 1 space per 250 square feet of gross floor area in excess of 15,000 square feet</p>
<p>11. Neighborhood and regional shopping center (freestanding satellite pads such as fast food restaurants or banks shall be computed separately unless satellite buildings contain 2 or more tenants)</p>	<p>1 space per 200 square feet of gross floor area up to and including 35,000 square feet, plus an additional 1 space per 250 square feet of gross floor area in excess of 35,000 square feet</p>
<p>12. General retail and commercial (single tenant only, for multiple tenant buildings, refer to #11 above)</p>	<p>1 space per 300 square feet of gross floor area</p>
<p>13. Restaurants, including fast food restaurant (note: take-out restaurants where food is consumed off premises shall be parked in accordance with general retail in #12 above)</p>	<p>1 parking space per 75 square feet of gross floor area (note: no additional parking is required for outdoor seating)</p> <p>if use has 1 or more drive-up windows with drive-in lanes 24 feet in length, credit for 1 parking space per window shall be given; if such lane exceeds 44 feet, 2 spaces per window shall be credited in computing parking requirements</p> <p>Whenever the Planning Director determines that any restaurant with less than 3,000 square feet of gross floor area serves primarily those that may be conducting other business within the "central district" or properties zoned C-B or C-C, he/she may waive all or any portion of the parking requirements</p>
<p>14. Night club, including live entertainment</p>	<p>1 parking space per 50 square feet of gross floor area (note: no additional parking is required for outdoor seating)</p> <p>Whenever the Planning Director determines that any night club with less than 3,000 square feet of gross floor area is open after 3:00 pm within the "central district" or properties zoned C-B or C-C, he/she may waive all or any portion of the parking requirements</p>

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
15. Convenience market with or without gas pumps	1 space per 200 square feet of gross floor area, minimum of 10 spaces required if use has 1 or more pump islands, credit for 2 parking spaces per pump shall be given
16. Bank, savings and loan, credit union	1 space per 300 square feet of gross floor area if use has 1 or more drive-up windows with drive-in lanes 24 feet in length, credit for 1 parking space per window shall be given; if such lane exceeds 44 feet, 2 spaces per window shall be credited in computing parking requirements
17. Hotel, motel, roominghouse (additional parking required for meeting rooms, restaurants, bars, and office space)	1 space per sleeping unit
18. Furniture store Plus office space for above	1 space per 1,000 square feet of gross floor area 1 space per 300 square feet of gross floor area
19. Beauty salon and barbershop	1 space per 150 square feet of gross floor area or 2 spaces per barber or styling chair, whichever is less
20. Veterinary hospital and clinic	1 space per 500 square feet of gross floor area
21. •Museum •Library •Cultural center	1 space per 500 square feet of gross floor area

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
22. •Nursery sales •Vehicle sales areas •Trailer and camper sales areas •Boat and farm machinery sales areas (office, retail sales, service department, and repair area shall be computed separately by use)	1 space per 4,000 square feet of inside or outside sales area
23. Health club, such as aerobics and gymnastics studio, private gym, karate and judo club and similar uses	1 space per 300 square feet of gross floor area
24. Bowling alley (restaurants, video arcades, pro shops and other related uses shall be computed separately by use)	4 spaces per alley
25. Billiards (restaurants, video arcades, pro shops and other related uses shall be computed separately by use)	2 spaces per table
26. Golf course (restaurants, video arcades, pro shops and other related uses shall be computed separately by use)	6 spaces per tee
27. Tennis, racquetball, and handball court (restaurants, video arcades, pro shops and other related uses shall be computed separately by use)	3 spaces per court

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
28. Stadium, sports arena, or exhibition hall	1 space per 6 seats Where benches are provided, 18 inches of bench space shall be the equivalent of 1 seat; where no fixed seating is provided, 7 square feet of floor space shall be the equivalent of 1 seat
29. Park, outdoor recreational facility	1 space per 6 people that the facility is designed to accommodate, or if seating is provided, 1 space per 4 seats, whichever is greater
30. <ul style="list-style-type: none"> •Lodges, halls •Banquet rooms, including those associated with a restaurant •Church •Funeral homes •Mortuary •Theater •Auditorium, including school multipurpose buildings and similar places of assembly (figure main public meeting areas only)	1 space per 4 seats provided in accordance with applicable fire code occupancy standards Where benches are provided, 18 inches of bench space shall be the equivalent of 1 seat; where no fixed seating is provided, 7 square feet of floor space shall be the equivalent of 1 seat
31. <ul style="list-style-type: none"> •Hospital •Medical in-patient clinic and other overnight treatment facilities (additional parking required for administrative offices, out-patient clinic, testing, teaching, research and other similar activities)	$\frac{3}{4}$ space per bed
32. <ul style="list-style-type: none"> •Convalescent hospital and extended medical care facility •Nursing and convalescent home •Home for the aged •Conjugate care and extended care facility •Residential care or group home (additional parking required for administrative offices, testing, teaching, research and other similar activities)	$\frac{1}{2}$ space per bed

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
33. Child day care center	1 space per 6 children plus 1 space per staff member of the largest shift, with drop-off and pick-up area approved by the Traffic Engineer
34. Large family day care	1 space per employee of the largest shift (the residential driveway is acceptable if the parking space does not conflict with any required child drop-off, pick-up area pursuant to Section 17.67.020 B.2 and B.4 of this code)
35. Elementary or middle school	1 space for each faculty member and employee (based on the maximum number of faculty and employees on site at any given time), or 1 space per 4 seats in the primary public assembly area, whichever is greater
36. High school, trade, secondary and post secondary school	1 space for each faculty member and employee, and 1 space for every 4 students (based on the maximum number of faculty, employees and students on site at any given time), or 1 space per 4 seats in the primary public assembly area, whichever is greater
37. •Manufacturing, wholesale, service •Automotive repair Plus office space for above	1 space per 500 square feet of gross floor area 1 space per 300 square feet of gross floor area
38. Warehouse Plus office space for above	1 space per 1,000 square feet of gross floor area up to and including 10,000 square feet, plus an additional 1 space per 3,000 square feet in excess of 10,000 square feet 1 space per 300 square feet of gross floor area

PARKING SPACE REQUIREMENTS BY LAND USE	
Use or Activity	Spaces Required
39. Self-service storage facility	2 spaces for the manager's living unit and 3 spaces with public access for the office (rows between storage buildings shall be at least 20 feet wide to allow for simultaneous vehicle parking and passage, and fire access)
40. Industrial office/warehouse complex (multi-tenant shell buildings in either an M-1 or M-2 zone containing a mix of office, commercial, industrial and storage uses)	1 space per 400 square feet of gross floor area
41. •Contractor's storage yard •Public buildings and grounds other than administrative offices	1 space per company vehicle plus 1 space per 2 employees on the maximum working shift (a person stationed or working out of the storage or service yard)
42. •Electric distribution substation •Electric transmission substation •Gas regulator station •Public utility pumping station •Automatic communications equipment building (where no permanent employees assigned)	No parking required

17.58.120 PARKING SPACE REQUIREMENTS WITHIN THE "CENTRAL DISTRICT" AND OTHER MIXED-USE AREAS

Off-street parking within the "central district"; a redevelopment project area; C-B zone district; or C-C zone district for a mixed-use residential and retail/office commercial project where the design and development functions as an integrated unit as approved by the advisory agency; may be reduced by up to 50% of the minimum requirement assessed under Section 17.58.110. The number of off-street parking spaces shall not exceed 150% of the minimum requirement (limit does not apply to residential uses).

17.58.130 FREIGHT LOADING SPACE REQUIREMENTS.

- A. In addition to off-street parking spaces required by the preceding sections, off-street freight loading spaces shall be provided in the minimum quantities specified in the table in subsection B of this section. Non-accessory parking spaces, driveways and maneuvering areas incidental thereto shall not be counted.
- B. Freight loading space requirements by land use table:

FREIGHT LOADING SPACE REQUIREMENTS BY LAND USE		
Use or Activity	Gross Floor Area of Structure or Use (sq. ft.)	Spaces Required
1. Retail, wholesaling and all other uses primarily engaged in the handling of goods	0 - 8,500	0
	8,501 - 60,000	1
	60,001 - 100,000	2
	over 100,000	3 plus 1 for each additional 80,000 sq. ft.
2. Office, hotel, apartments and all other uses not included above	0 - 100,000	0
	100,001 - 200,000	1
	200,001 - 500,000	2
	over 500,000	3 plus 1 for each addition 300,000 sq. ft.

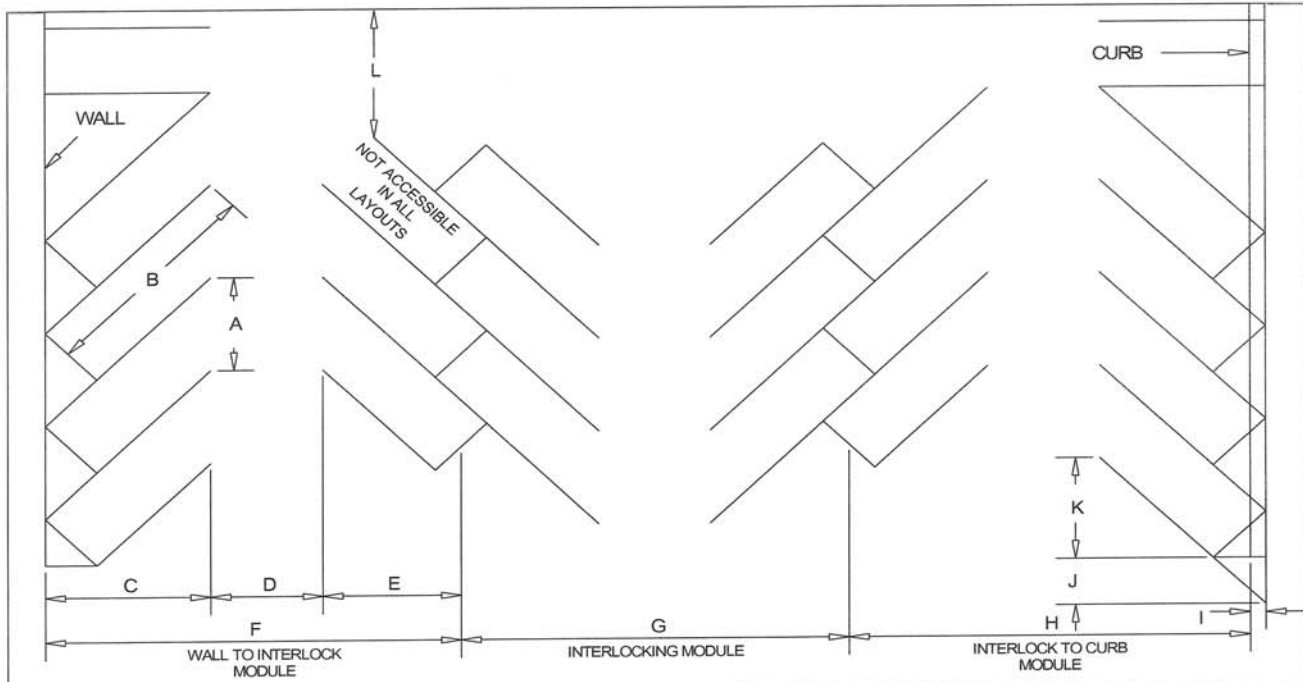
CENTRAL DISTRICT AREA



NOTE: THE CENTRAL DISTRICT AREA IS DESCRIBED IN DETAIL IN SECTION 10.08.020A. SPECIAL PARKING REGULATIONS ARE CONTAINED IN CHAPTER 17.58.



100702



PARKING ANGLE & STALL WIDTH	STALL WIDTH PARALLEL TO AISLE (A)	STALL LENGTH OF LINE (B)	STALL DEPTH PERPENDICULAR TO WALL (C)	AISLE WIDTH (D)	STALL DEPTH TO INTERLOCK (E)	MODULES				BUMPER OVERHANG (I)	OFFSET (J)	SETBACK (K)	CROSS-AISLE ONE-WAY (L)	CROSS-AISLE TWO-WAY (L)
						WALL TO INTERLOCK (F)	INTERLOCK TO INTERLOCK (G)	INTERLOCK TO CURB FACE (H)	WALL TO WALL (2C+D)					
45°														
9.0'	12.7'	27.0'	19.1'	12.7'	15.9'	47.7'	44.5'	45.9'	50.9'	1.8'	6.4'	12.7'	14.0'	24.0'
9.5'	13.5'	27.5'	19.4'	11.7'	16.1'	47.2'	43.9'	45.5'	50.5'	1.8'	6.7'	12.7'	14.0'	24.0'
10.0'	14.1'	28.0'	19.8'	11.7'	16.3'	47.8'	44.2'	46.0'	51.3'	1.8'	7.1'	12.7'	14.0'	24.0'
60°														
9.0'	10.4'	23.2'	20.1'	16.9'	17.8'	54.8'	52.5'	52.6'	57.1'	2.2'	2.6'	9.0'	14.0'	24.0'
9.5'	11.0'	23.5'	20.3'	15.9'	18.0'	54.2'	51.8'	52.0'	56.5'	2.2'	2.7'	9.0'	14.0'	24.0'
10.0'	11.5'	23.8'	20.6'	15.9'	18.1'	54.5'	52.0'	52.4'	57.1'	2.2'	2.9'	9.0'	14.0'	24.0'
75°														
9.0'	9.3'	20.4'	19.7'	24.0'	18.5'	62.2'	61.1'	59.9'	63.4'	2.4'	0.6'	4.7'	14.0'	24.0'
9.5'	9.8'	20.6'	19.8'	23.0'	18.6'	61.4'	60.2'	59.0'	62.6'	2.4'	0.6'	4.7'	14.0'	24.0'
10.0'	10.4'	20.7'	20.0'	23.0'	18.7'	61.6'	60.3'	59.2'	63.0'	2.4'	0.6'	4.7'	14.0'	24.0'
90°														
9.0'	9.0'	18.0'	18.0'	25.0'	18.0'	61.0'	61.0'	58.5'	61.0'	2.5'	0.0'	0.0'	14.0'	24.0'
9.5'	9.5'	18.0'	18.0'	25.0'	18.0'	61.0'	61.0'	58.5'	61.0'	2.5'	0.0'	0.0'	14.0'	24.0'
10.0'	10.0'	18.0'	18.0'	25.0'	18.0'	61.0'	61.0'	58.5'	61.0'	2.5'	0.0'	0.0'	14.0'	24.0'

- NOTES
- MARKINGS IN PARKING LOTS SHALL BE PAINTED WITH WHITE TRAFFIC LINE PAINT (RAPID DRY WATER BORNE) THAT MEETS CURRENT CALTRANS STANDARDS FOR HIGHWAY MARKINGS, EXCEPT FOR MARKINGS DENOTING HANDICAP PARKING SPACES WHICH SHALL BE BLUE IN COLOR. SEE HANDICAP PARKING DETAIL.
 - MINIMUM 2-WAY DRIVE AISLE WIDTHS SHALL BE 24' UNLESS BACKING WIDTH GOVERNS (SEE NOTE 3).
 - AISLE WIDTH (D) IS MINIMUM 1-WAY AISLE WIDTH REQUIRED FOR BACKING PURPOSES.
 - PARALLEL STALL LENGTH = 18'+4' = 22'

Approved by Planning Commission: 9-20-90	STANDARD PARKING SPACE DIMENSIONS	DATE 07/97
		DRAWN BJD/GEG
APPROVED	CITY OF BAKERSFIELD CALIFORNIA	CHECKED
CITY ENGINEER		SCALE NTS
PUBLIC WORKS	DEPARTMENT	SHEET NO. T-10