

## **ARTICLE 15. OFF-STREET PARKING AREAS, AISLES, ACCESS DRIVES, ACCESS LANES AND OFF-STREET LOADING FACILITIES**

### **Sec. 1501. Purposes and application.**

In order to alleviate or to prevent traffic congestion and shortage of curb spaces, off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided incidental to new land uses and major alterations and enlargements of existing land uses. The number of parking spaces, access drives, and the number of loading berths prescribed in this article or to be prescribed by the zoning administrator or County Planning Commission shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking areas, aisles, access drives, access lanes and loading areas are to be laid out in a manner which will ensure their usefulness, protect the public safety and, where appropriate, insulate surrounding land uses from their impact.

(Ord. No. 269.65, §§ 103 and 104, 10-28-08)

### **Sec. 1502. Off-street parking areas, aisles, access drives, and access lanes required.**

A parking space shall be an area for the parking of a motor vehicle, plus those additional areas and facilities required to provide for the safe ingress and egress from said space. The area set aside to meet these provisions must be usable and accessible for the type of off-street parking need which must be satisfied.

In any residential district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport.

Prior to approving the final building inspection for a building or a major alteration or enlargement of a site or building, or at the time of initial occupancy of a site if no building permit is required, there shall be provided durable dustless access drives and off-street parking areas for automobiles and other motor vehicles as necessary in accordance with the requirements of this Section and other applicable provisions of this Article. Such durable dustless surfaces are required to comply with the intent of the San Joaquin Valley Air Pollution Control District PM10 Dust Management and Control Plans and to prevent track-out and carry-out of mud, dirt, gravel, etc. onto County roads, City streets or State Highways.

(Ord. No. 269.1, § 20, 6-21-66; Ord. No. 269.56, § 51, 9-10-03)

#### **A. Parking space schedule:**

1. Residential Uses:
  - (a) One-family dwellings - one (1) space for each dwelling unit.
    - (1) Second Dwelling Unit – one (1) space in addition to the space(s) required for first residence.
  - (b) Multi-family dwellings - one and one-half (1½) spaces for each dwelling unit; Apartments over a permitted use in the CC District - one-half (½) space per dwelling unit.
  - (c) Private clubs, fraternity houses, sorority houses, lodges, lodging houses and rooming houses having sleeping rooms, emergency shelters - one (1) space for each two (2) beds.
  - (d) Hotels - one (1) space for each four beds.
  - (e) Motels - one (1) space for each bedroom.
2. Commercial and Industrial Uses:
  - (a) Banks and business offices (not including public administrative offices) - one (1) space for each two hundred (200) square feet of floor area.
  - (b) Retail stores, food - one (1) space for each one hundred and thirty-five (135) square feet of net floor area.
  - (c) Retail stores, except food, and personal service establishments - one (1) space for each four hundred (400) square feet of net floor area in the CC District; one (1) space for each two hundred (200) square feet of net floor area in the CN, CT, CS and CH Districts.

- (d) Commercial service establishments, repair shops and wholesale establishments, and retail stores which handle only bulky merchandise such as furniture, household appliances, motor vehicles, farm implements and machinery - one (1) space for each six hundred (600) square feet of net floor area.
  - (e) Open commercial and industrial uses conducted primarily outside of buildings - one (1) space for each three (3) employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or County Planning Commission.
  - (f) Manufacturing plants and other industrial uses one (1) space for each one and one-half (1½) employees of the maximum working shift.
3. Utility Uses:
- (a) Electric distribution substations, electric transmission substations, gas regulator stations, public utility pumping stations, reservoirs, water or gas storage tank farms, sewage treatment plants and other public utility buildings and uses - one (1) space for each three (3) employees of the maximum working shift, plus one (1) space for each three (3) company vehicles using the site. Where such facility is unmanned, no spaces need be provided.
4. Health Uses:
- (a) Medical and dental offices or clinics - three (3) spaces for each doctor, dentist or practitioner, plus one (1) space for each two (2) employees.
  - (b) Rest homes, nursing homes, convalescent homes, homes for the aged and charitable and religious institutions providing sleeping accommodations one (1) space for each four (4) beds, plus one (1) space for each (3) employees.
  - (c) Hospitals - one (1) space for each staff doctor, plus one (1) space for each three (3) employees of the maximum working shift, plus one (1) space for each four (4) beds.
5. Places of Assembly:
- (a) Cafe, restaurant or other establishments for the sale and consumption on the premises of food and beverages - one (1) space for each five hundred (500) square feet of net floor area in the CC District; one (1) space for each four (4) seats in the CS, CH, CN, CT and CHL Districts.
  - (b) Drive-in restaurants - the number of spaces prescribed by the zoning administrator or Planning Commission.
  - (c) Auditoriums (except school auditoriums), churches, mortuaries, sports arenas and stadiums - one (1) space for each four (4) seats.
  - (d) Theaters - one (1) space for each eight (8) seats.
  - (e) Bowling alleys - four (4) spaces for each alley, plus one (1) space for each employee of the maximum working shift, plus one (1) space for each four (4) seats devoted to restaurant and/or cocktail lounge.
  - (f) Dance halls, private clubs and lodges - one (1) space for each fifty (50) square feet of floor area used for seating if seats are not fixed, or one (1) space for each eight (8) seats.
  - (g) Other places of assembly without fixed seats one (1) space for each fifty (50) square feet of floor area used for assembly.
  - (h) Open space activities such as festivals, circuses and carnivals – one (1) space for every three (3) participants based on the maximum number of people expected to attend.
6. Educational Uses:
- (a) Public and parochial elementary and junior high schools - one (1) space for each three (3) employees including teachers, administrators and custodians, plus sufficient space for safe and convenient bus loading and unloading of students.
  - (b) High schools - one (1) space for each three (3) employees including teachers, administrators and custodians, plus one (1) space for each fifteen (15) students enrolled.
  - (c) Colleges - one (1) space for each three (3) employees including teachers, administrators and custodians, plus one (1) space for each five (5) students enrolled.
  - (d) Nursery schools - one (1) space for each three employees.
  - (e) Business, professional and trade schools and colleges; art, craft, music and dancing schools - one (1) space for each three (3) employees including teachers and administrators, plus one (1) space for each three (3) adult students.
7. Public Use:
- (a) City, county, special district, state and federal administrative offices - one (1) space for each three (3) employees, plus one (1) space for each one thousand (1,000) square feet of net floor area.
  - (b) Public buildings and grounds other than administrative offices and educational uses - one (1) space for each three (3) employees of the maximum working shift, plus the number of additional spaces required by the zoning administrator or Planning Commission.

8. Transportation Terminals and Facilities:
  - (a) Airports, heliports, bus depots, railroad stations and yards, truck terminals - one (1) space for each three employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or County Planning Commission.
9. Additional parking spaces:
 

Additional parking spaces or additional parking spaces for the physically handicapped, may be required by the zoning administrator or planning commission where usage indicates a greater need for such parking spaces.
10. Miscellaneous Uses:
 

For a use not specified in the above parking space schedule, the same number of off-street parking spaces shall be provided, as determined by the zoning administrator or planning commission, as are required for the most similar specified use.

**B. Units of measurements:**

1. For the purposes of this article, "net floor area" shall mean that floor area used, or intended to be used, for service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment used for the display or sale of merchandise. It shall not include areas used principally for nonpublic purposes such as storage, incidental repair, preparation or processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilet or rest rooms, for utilities, for hallways or corridors only intended for pedestrian access, or for dressing rooms, fitting or alteration rooms.
2. In indoor or outdoor places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-four (24) inches of such seating facility shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities.
3. If, in the application of the requirements of this section, a fractional number is obtained, one (1) parking space shall be provided for a fraction of one-half (½) or more, and no parking space shall be required for a fraction of less than one-half (½).
4. Required off street parking spaces for the physically handicapped shall be provided according to Section 1129B of the California Building Code.

(Ord. No. 269.63, § 29, 4-25-06; Ord. No. 269.65, §§ 105 through 107, 10-28-08)

**C. Change in use; additions and enlargements:**

Whenever there is a change in use, or increase in floor area, or other unit of measurement specified herein and such change, increase, or other unit of measurement is such that it creates a need for an increase in the number of off-street parking spaces, as specified by the provisions of this article, by ten per cent (10%) or more, such increase in off-street parking facilities shall be provided on the basis of the increased requirements of the new use, or on the basis of the total increase in floor area, or in other units of measurement; provided, however, that in case a change in use creates a need for an increase of two (2) or less off-street parking spaces, no additional parking facilities shall be required. The effects of additions, enlargements and changes in use subsequent to the adoption of this ordinance shall be cumulative in regard to off-street parking requirements.

**D. Remodeling:**

No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling for which additional facilities are required in accordance with the provisions of Paragraph C of this section.

**E. Mixed uses:**

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use.

**F. Joint use:**

The zoning administrator or planning commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

1. Up to fifty per cent (50%) of the parking facilities required by this article for a use considered to be primarily a daytime use may be provided by the parking facilities of a church or an auditorium incidental to a public or

parochial school or of a use considered to be primarily a nighttime use and up to fifty per cent (50%) of the parking facilities required by this article for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided that such parking area shall meet the conditions set forth in paragraph 4 below.

2. Up to one hundred per cent (100%) of the parking facilities required by this article for a church or for an auditorium incidental to a public or parochial school may be provided by parking facilities of a use considered to be primarily a daytime use, provided such parking area shall meet the conditions set forth in paragraph 4 below.
3. The following uses are typical daytime uses: banks, business offices' retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime uses: dance halls, theaters, bars, auditoriums other than those incidental to a public or parochial school or church, and similar uses.
4. The following are conditions required for joint use:
  - (a) The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within one hundred fifty (150) feet of such parking facility.
  - (b) The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.
  - (c) If the building, structure or improvement requiring parking space is in one ownership, and the required parking space provided in another ownership, partially or wholly, there shall be a recording in the office of the County Recorder of Kings County, State of California, of a covenant by such owner or owners for the benefit of the County in the form first approved by said County that such owner or owners will continue to maintain such parking space so long as said building, structure or improvement is maintained by said owner within said County. The covenant herein required shall stipulate that the title to and right to use the parcel or parcels upon which the parking space is to be provided will be subservient to the title to the premises upon which the building is to be erected and that said parcel or parcels are not and will not be made subject to any other covenant or contract for use without prior written consent of the County.

**G. Common facilities:**

Common parking facilities may be provided in lieu of the individual requirements contained herein, but such facilities shall be approved by the Zoning Administrator or Planning Commission as to size, shape and relationship to sites to be served, provided the total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately taking into consideration allowable reductions for joint use as set forth in Paragraph F of this section. When any such common facility is to occupy a site of five thousand (5,000) square feet or more, then the parking requirements as specified herein for each of two (2) or more participating buildings or uses may be reduced by not more than fifteen per cent (15%) of the total area of the common facilities required upon approval of development plans by the Planning Commission in the manner prescribed for a Conditional Use Permit as set forth in Article 19 of this Ordinance.

**Sec. 1503. Standards for off-street parking areas, aisles, access drives and access lanes; temporary carports and vehicle shades.**

Off-street parking areas, aisles, access drives and access lanes, shall conform to the following standards:

- A. All parking areas shall have adequate ingress or egress on an improved and maintained durable and dustless access drive or access lane to a street, alley, road, or state highway. Access drives, access lanes, roads and streets shall be designed in accordance with Article 2 of the *Kings County Improvement Standards*. Where there is only a building permit involved for the construction of a single facility then the following shall apply:
  1. Access drives and lanes for Rural Residential units and to other agricultural facilities shall conform to Design Table 2013 of the *Improvement Standards* for a single parcel.
  2. In instances where a person proposes to construct a residence or some other use and the required access drive or access lane to that residence or other use crosses property that is not owned by the applicant, the driveway must still be improved to the minimum standards as shown in Table 2013 of the *Kings County Improvement Standards*. In order to ensure that this requirement can be met, the person proposing to construct a residence or some other use which will have an access drive or access lane which crosses property that is not owned by the applicant, shall provide a written agreement signed by each property owner(s) which provides an access easement that also provides

permission for the person who is being granted the easement, to properly install and maintain a durable dustless surface across the property(ies) to a point where the access drive ultimately connects with a county road, city street or state highway through a properly permitted drive approach to such road, street or highway.

3. Access to Urban facilities shall conform to Design Table 2012 of the Improvement Standards.

**B. Parking areas:**

1. Sufficient room for turning and maneuvering vehicles shall be provided on the site.
2. Concrete wheel stops shall be provided where needed for safety or to protect property, as determined by the County Public Works Director.
3. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the Zoning Administrator and County Public Works Director.
4. Each parking space:
  - (a) Each parking space for non-residential uses shall be not less than twenty (20) feet in length and nine (9) feet in width, exclusive of aisles, access drives, walkways and required landscaping areas. Compact car parking spaces, not less than seventeen (17) feet in length and eight (8) feet in width marked for compact cars, may be provided for 25 percent of all parking spaces required for any use. Required off street parking spaces for the physically handicapped, and standards for those spaces, shall meet state standards.
  - (b) Each parking space for one-family, two-family, or multi-family dwellings not provided in a covered garage or carport, shall be twenty (20) feet in length and ten (10) feet in width, and shall comply with Section 1504.
5. If the parking area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
6. In a C or PO District where a parking area is located across a street or alley from an R or RM District, a solid wall or fence, vine-covered open fence, or compact evergreen hedge five (5) feet in height shall be located adjoining the street or alley and permanently maintained, except that within thirty (30) feet of a street intersection (intersecting curb lines) the height of plant materials, other than trees, shall be not greater than three (3) feet.
7. No commercial repair work, servicing of vehicles, or parking of new or used motor vehicles for the purpose of storage, rent, or sale shall be conducted on a parking area, aisle or access drive.
8. The parking area, aisles and access drives shall be surfaced as to provide and maintain a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to the approval of the Director of Public Works.

**C. Temporary Carports and Vehicle Shades:** Fabric covered temporary carports and vehicle shades that do not constitute a structure, and therefore do not require a building permit, may be located anywhere within the required front, side or rear yard setback areas however, safety issues and aesthetics shall constitute cause for the County to require their removal. Such temporary fabric covered shades shall comply with the following:

1. The shade shall be the sort of light-weight tent-type shade which is designed to be placed on the ground without a permanent anchoring system. Tent-like pegs may be used to secure the shade to the landscaped area beside the driveway.
2. The shade shall not be anchored to the ground using any type of weight system (such as coffee cans filled with concrete tied to the frame).
3. The light-weight framework of the shade shall be covered by a non-rigid, fabric covered canopy. Frames without covers shall not be allowed in public view for periods in excess of 72 hours. If the cover must be removed for any reason, the frame-work must also be removed from view. Uncovered frames allowed to remain in public view in excess of 72 hours shall be deemed to be a public nuisance.
4. The shade fabric covering shall be maintained in good repair and shall not be allowed to become tattered and torn. Such tattered and torn shade covers shall be deemed to be a public nuisance and must be replaced or removed immediately.
5. Any question as to whether a temporary carport or shade structure is located properly, requires a building permit, or constitutes a public nuisance shall be up to the discretion of the Kings County Building Official.

(Ord. No. 269.64, § 51, 10-16-07; Ord. No. 269.65, §§ 108 through 111, 10-28-08)

**Sec. 1504. Location of off-street parking areas.**

In all districts, off-street parking areas prescribed in Section 1502 shall be located as hereinafter specified:

- A. For one-family, or multi-family dwellings, parking facilities shall be located on the same site as the buildings they are to serve.
- B. For hospitals, sanitariums, rest homes, asylums, orphanages, rooming houses, lodging houses, club rooms, fraternity and sorority houses, parking facilities may be located on another site, provided that such facilities shall be located not more than one hundred and fifty (150) feet from the buildings they are required to serve.
- C. For uses other than those specified above, parking spaces may be located on another site, provided that such facilities shall be located not more than three hundred (300) feet from the buildings they are required to serve.
- D. When the required parking spaces for a one-family, or multi-family dwelling are not to be provided in a covered garage or carport, each such space shall be not less than two hundred (200) square feet in area and shall be so located or constructed that it may be later covered by a garage or carport structure in accordance with the provisions of this ordinance.
- E. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.
- F. Parking spaces for the physically handicapped shall be located so as to minimize the travel distance to the use's primary entrances for handicapped access.

(Ord. No. 269.65, § 112, 10-28-08)

**Sec. 1505. Exemption from parking space requirements.**

None of the provisions of this ordinance which require off-street parking spaces in connection with the use of property for commercial or industrial purposes shall apply to any parcel of property which is located within any parking district hereafter formed and existing under the provisions of any parking district act approved by the Board of Supervisors.

**Sec. 1506. Off-street loading facilities required.**

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise there shall be provided and maintained, on the same parcel with such building, at least one (1) off-street loading space, plus one (1) additional off-street loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area.

The location of off-street loading facilities shall be approved by the Zoning Administrator and the County Public Works Director.

No off-street loading space shall be required where buildings are served by a public alley.

(Ord. No. 269.65, § 113, 10-28-08)

**Sec. 1507. Standards for off-street loading facilities.**

Off-street loading facilities provided in compliance with Section 1506 shall conform with the following standards:

- A. Each loading berth shall be not less than thirty-five (35) feet in length and twelve (12) feet in width and shall have an overhead clearance of not less than fourteen (14) feet.
- B. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits shall be provided at locations approved by the Zoning Administrator and County Public Works Director.

- D. The loading area, access drives and aisles shall be surfaced so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to approval of the Director of Public Works.
- E. Concrete wheel stops shall be provided where needed for safety or to protect property, as determined by the Zoning Administrator and County Public Works Director.
- F. If the loading area is illuminated, lighting shall be deflected away from abutting properties so as to cause no annoying glare to such properties.
- G. A loading area shall not be located in a required front or side yard. A loading area may be located in a required rear yard.
- H. No commercial repair work or servicing of vehicles shall be conducted in an off-street loading area.

Ord. No. 269.65, § 114, 10-28-08)

**Sec. 1508. Location of off-street loading facilities.**

Off-street loading facilities prescribed in Section 1506 shall be located on the same site with the use for which the berths are required or on an adjoining site.

**Sec. 1509. Existing uses.**

No existing use of land or structure shall be deemed to be a non conforming use solely because of the lack of off-street parking facilities or off-street loading facilities prescribed in this article, provide that facilities being used for off-street parking and off-street loading at the time of the adoption of this ordinance shall not be reduced in capacity to less than the number of spaces or berths prescribed in this article or reduced in area to less than the minimum standards prescribed in this article. Where an existing use is expanded, the parking requirements of this article shall apply only to the addition.

**Sec. 1510. Reduction of off-street parking and off-street loading facilities.**

No off-street parking facility or off-street loading facility provided for a use of land or structure in compliance with sections 1502 and 1506 shall be reduced in capacity or in area being provided to comply with the regulations of this article.

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