

# **Parking and Loading Development Standards**



**City of Stockton  
Community Development Department  
Planning Division  
Permit Center  
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Stockton, CA 95202  
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## ARTICLE 3

# Site Planning and General Development Regulations

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### **DIVISION 16-345 OFF-STREET PARKING AND LOADING STANDARDS**

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- 16-345.020 - Applicability
- 16-345.030 - General Parking Regulations
- 16-345.040 - Number of Parking Spaces Required
- 16-345.050 - Adjustments to Off-Street Parking Requirements
- 16-345.060 - Parking Assessment Districts
- 16-345.070 - Disabled/Handicapped Parking Requirements
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- 16-345.090 - Parking in Residential Zoning Districts
- 16-345.100 - Bicycle Parking Requirements and Development Standards
- 16-345.110 - Off-Street Loading Space Standards

#### **16-345.010 - Purpose**

The purpose of this Division is to provide off-street parking and loading standards to:

- A. Provide for the general welfare and convenience of persons within the City by ensuring sufficient parking facilities to meet the needs generated by specific uses;
- B. Provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities;
- C. Increase public safety by reducing congestion on public streets;
- D. Ensure access and maneuverability for emergency vehicles; and
- E. Provide loading and delivery facilities in proportion to the needs of allowed uses.

#### **16-345.020 - Applicability**

Every use, including a change or expansion of a use or structure, except as otherwise provided for in Division 16-750 (Nonconforming Uses, Structures, and Parcels), shall have appropriately maintained off-street parking and loading areas in compliance with the provisions of this Division. A use shall not be commenced and structures shall not be occupied until improvements required by this Division are satisfactorily completed.

#### **16-345.030 - General Parking Regulations**

- A. Parking and loading spaces to be permanent. Required parking and loading spaces shall be permanently available; off-site parking shall require a permanent covenant in compliance with 16-345.080.B.4 (Location). The spaces shall be marked (except Single-family dwellings, duplexes and triplexes) and maintained for parking and loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in

conjunction with a seasonal or intermittent use for a period of not more than 30 days. Longer periods may be allowed with the approval of a Temporary Activity Permit (Division 16-570).

- B. **Parking and loading to be unrestricted.** During business hours, parking and loading facilities required by this Division shall be available to the general public without charge. A fee for parking may only be charged for spaces that exceed the requirements of this Division.
- C. **Maintenance.** Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas shall be kept free of dust, graffiti, and litter. Striping, paving, walls, light standards, and all other facilities shall be permanently maintained and meet the requirements of Section 5-900 of the Municipal Code.
- D. **Vehicles for sale.** Vehicles, trailers, or other personal property shall not be parked upon a private street, parking lot, or private property for the primary purpose of displaying the vehicle, trailer, or other personal property for sale, hire, or rental, unless the property is appropriately zoned, and the vendor is licensed to transact a vehicle sales business at that location. Vehicles shall not be parked on public streets for the purpose of sale, hire, or rental, except for buses and taxis in compliance with Chapter 10 of the Municipal Code.
- E. **Fire lanes.** Parking is prohibited in marked fire lanes designated by the Fire Marshal in compliance with Section 10-024.6 of the Municipal Code.
- F. **Official parking areas.** The City Manager may designate official parking areas that are not available for public use in compliance with Section 10-024.2 of the Municipal Code.

### 16-345.040 - Number of Parking Spaces Required

Each land use shall provide at least the minimum number of off-street parking spaces, including disabled access spaces required by Division 16-345.070 (Disabled/Handicapped Parking Requirements), below, except where a parking reduction has been granted in compliance with 16-345.050 (Adjustments to Off-Street Parking Requirements). Additional spaces may be required through approval of a discretionary permit.

- A. **Expansion/remodeling of structure, or change in use.**
  - 1. When the use of a structure changes to a use that requires the same number of parking spaces as the immediately previous use:
    - a. The number of required parking spaces for the new use shall be the same as the requirement for the previous use, regardless of the number of spaces actually provided by the previous use, provided that:
      - 1) The previous use was legally established; and
      - 2) No spaces were eliminated by the previous use.
    - b. Uses that were located in zones which did not allow the overnight parking of vehicles before the adoption of this Development Code, may have company-owned vehicles parked on their premise, provided the parking is in compliance with 16-345.040.G. (Company-Owned Vehicles), below.

- a. Only the number of parking spaces required for the addition needs to be provided; or
  - b. The difference in the required number of parking spaces for the new use and the existing use only needs to be provided.
3. When a structure (or a portion of a structure) is intentionally demolished, any new use or structure shall provide the number of parking spaces required by this Division.
  4. Additional parking spaces shall not be required for an addition to a structure made solely for the purpose of increasing access for disabled persons.
- B. **Residential uses.** Residential uses shall provide parking in compliance with Table 3-9 (Parking Requirements by Land Use).
1. Conversion of a garage for a single-family residence shall be prohibited unless an equivalent space is provided in compliance with the requirements of Table 3-9 (Parking Requirements by Land Use).
  2. A single-family use that does not conform to the provision of this Division shall be brought into compliance at the time additions or alterations are made that cumulatively increase the existing floor area by more than 25 percent, unless waived under 16-345.050.B (Reduction or Waiver of Parking Requirements).
- C. **Freeway-oriented uses.** Uses that are intended to serve the motoring public (e.g. lodging facilities, service stations, truck stops, mini-marts, restaurants, and similar freeway-oriented uses) that are located within 500 feet of the freeway right-of-way and 500 feet from the right-of-way of the road intersecting the freeway shall provide designated spaces for the parking of commercial trucks with trailers, large recreational vehicles, and vehicles pulling trailers.
1. **General requirements.**
    - a. **Circulation.** A percentage of parking spaces for large vehicles in compliance with Table 3-8 (Parking Requirements for Freeway-Oriented Use) shall be designed to be pull-thru so that vehicles exit the space in a forward direction. On-premises circulation shall provide for exiting of the site to the public right-of-way in a forward direction.
    - b. **Modification of requirements.** The Director shall have the authority to modify these requirements for uses and locations that do not require the parking of large vehicles and vehicles pulling trailers.

2. **Specific requirements.**

- a. Parking for large vehicles, recreational vehicles, and vehicles pulling trailers shall provide parking for each identified freeway use as required in Table 3-8 (Parking Requirements for Freeway-Oriented Uses).

**TABLE 3-8  
PARKING REQUIREMENTS FOR FREEWAY-ORIENTED USES**

Type of Requirement	Truck Stops	Other
Percentage of pull-thru spaces required	80%	5%
Dimensions	10 ft. X 80 ft.	10 ft. X 60 ft.

- b. These spaces shall be clearly marked for "recreational vehicles, large vehicles, or vehicles with trailers only."
  - c. A clearing height of 12 to 14 feet shall be provided.
- D. **Uses not listed.** Land uses not specifically listed by 16-345.040.H. (Parking Requirements By Land Use), below, shall provide parking as required by the Director. The Director shall use the requirements of 16-345.040.H. (Parking Requirements By Land Use), below, as a guide in determining the minimum number of off-street parking spaces to be provided.
- E. **Rounding of quantities.** When calculating the number of parking spaces required, space requirements equal to or greater than one-half shall be rounded up to the nearest whole number and requirements of less than one-half shall be eliminated.
- F. **Fixed seating.** Where fixed seating is provided in the form of benches or bleachers, a seat shall be defined as 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.
- G. **Company-owned vehicles.** The number of parking spaces required by this Division, does not include spaces needed for the parking of company-owned vehicles. Parking spaces to accommodate company-owned vehicles shall be provided in excess of the requirements for a particular land use.
- H. **Parking requirements by land use.** Each land use shall be provided the minimum number of parking spaces required by Table 3-9. Additional spaces may be required through discretionary permits.

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE**

**AGRICULTURAL AND RESOURCE-RELATED USES**

Uses	Number of Spaces Required
Agricultural Activities and Facilities	None
Conservation area	Per Land Development Permit
Mining	Per Use Permit

**BUSINESS AND PROFESSIONAL USES**

Uses	Number of Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
All uses listed under "Business and Professional Uses" on Table 2-2	1 <sup>ST</sup> 50,000 sq.ft. - 1/200 Portion over 50,000 sq.ft. - 1/500	-----

Uses	Number of Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
All uses listed under "Industry, Manufacturing & Processing Uses" on Table 2-2, except for the following:	Up to 50,000 sq. ft. of floor area - 1/500 50,001 to 100,000 sq.ft. - 100 spaces plus 1/1,000 for area over 50,000 sq. ft. 100,001 to 500,000 sq. ft. - 150 spaces plus 1/2,000 for area over 100,000 sq. ft.	Offices/sales over 5,000 sq.ft. - 1/250 sq.ft.
Laundries and dry cleaning plants	1/1,000	Offices/sales over 5,000 sq.ft. - 1/250 sq.ft.
Motion Picture Production	1/500 indoor space	Ancillary uses
Research and development (R&D)	1/500	Offices/sales over 5,000 sq.ft. - 1/250 sq.ft.
Storage yards	-----	2/facility + 1/250 sq.ft. of office
Warehouses	1 <sup>st</sup> 500,000 sq.ft. of floor area - 1/2,000 portion over 500,000 - 1/4,000	Offices/sales over 5,000 sq.ft. - 1/250 sq.ft.
Wholesaling and distribution	1 <sup>st</sup> 500,000 sq.ft. of floor area - 1/2,000 portion over 500,000 - 1/4,000	Offices/sales over 5,000 sq.ft. - 1/250 sq.ft.

**TABLE 3-9**

**PARKING REQUIREMENTS BY LAND USE (Continued)**

**RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES**

Uses	Number of Spaces Required		
	Gross Floor Area Space(s)/sq.ft.	Fixed Seats (18" = 1 seat)	Other/Additional Spaces
All uses listed under "Recreation, Education, and Public Assembly Uses" on Table 2-2, except for the following	1/50	OR 1/4	-----
Auditoriums, meeting halls, and theaters			
Cinemas	-----	1/4	4/screen
Bridge clubs and non-gambling board games	-----	-----	4/table
Card rooms/pool halls/billiard parlors			
Card rooms	-----	-----	4/table
Pool halls	-----	-----	2/table
Educational facilities			
Colleges and universities	-----	-----	1/classroom + 1 per full time equivalent student
Public and private elementary and secondary schools	-----	-----	2/classroom
Public and private High Schools	-----	-----	2/classroom + 1/6 full time equivalent students
Equipment repair and maintenance training	-----	-----	2/classroom + 1 per full time equivalent students
Specialized education and training	-----	-----	2/classroom + 1 per full time equivalent students
Vehicle repair and maintenance training	-----	-----	2/classroom + 1 per full time equivalent students
Equestrian facilities	-----	-----	1/5 horses
Golf courses/country clubs	-----	-----	6/hole + 1 per clubhouse/ancillary over 3,000 sq.ft.
Golf driving ranges	-----	-----	1/tee

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES (Continued)**

Uses	Number of Spaces Required		
	Gross Floor Area Space(s)/sq.ft.	Fixed Seats (18" = 1 seat)	Other/Additional Spaces
Health/fitness facilities	1/250	-----	Ancillary activities as otherwise designated
Indoor recreation facilities			
Bowling alleys	-----	-----	4/lane + ancillary
Skating	1/100 of rink area	-----	
Tennis/racquet ball/handball or other courts	-----	-----	3/court + ancillary
Libraries and museums	1/500	-----	
Marinas	-----	-----	1/ 2 berths + ancillary
Dry storage	-----	-----	.75/boat space
Outdoor commercial recreation facilities	-----	-----	Per Use Permit
Parks and playgrounds	-----	-----	Per Parks and Recreation
Recreational vehicle parks	-----	-----	2 for manager + 4 for employee/guests
Studios	1/250	-----	

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**RESIDENTIAL**

Uses	Number of Parking Spaces Required	
	Space(s)/Unit or other criteria	Guest Parking
Caretaker and employee housing	1 covered/unit	-----
Duplexes	2 covered/unit	-----
Mobile home parks	1/mobile home	1/4 units
Multi-family dwellings	1½/unit (1 covered/unit)	1/4 units
Downtown	1/unit	-----
Organizational houses	1/bed	1/6 beds
Residential care facilities	1/5 beds	1/10 beds
Rooming and boarding houses	1 per 2 beds	-----
Senior residential projects	1 covered/2 units	1/10 units
Single-family dwellings	2/house in enclosed garage	-----
Townhouses	2 covered/unit	-----
Triplexes	2/unit (at least 1 covered)	-----

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**RETAIL TRADE**

Uses	Number of Parking Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
All uses listed under "Retail Trade" on Table 2-2, except for the following:	1/250	-----
Alcoholic beverage sales		
Bars and nightclubs with dancing or live entertainment	1/150	-----
Convenience stores	1/150	-----
Furniture, furnishings, and appliance stores	1st 5,000 sq. ft. - 1/500 Over 5,000 sq. ft. - 1/1,000	-----
Nurseries and garden supply stores	1/250	1/2,000 sq.ft. outdoor sales and storage
Restaurants		
Table service	1/ 200	-----
Fast food/take out	1/100	-----
With dancing or live entertainment	1/150	
Shopping centers		
Regional (400,000 sq. ft. or more)	2,000 spaces + 1/250 over 400,000	-----

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**SERVICES**

Uses	Number of Parking Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
All uses listed under "Service" on Table 2-2, except for the following	1st 50,000 sq. ft. - 1/200 Over 50,000 sq. ft. - 1/500	-----
Adult day care facilities	1/500	2 spaces for drop off
Animal services		
Kennels and boarding facilities	1/500	1/800 boarding area
Grooming	1/400	-----
Training facilities	1/500	-----
Auto/vehicle services		
Car washes - full service	-----	8 spaces/wash lane; 4 spaces/wash lane with convenience store
Car washes - self-service	-----	1 space
Fueling stations	1/400	-----
Inoperable vehicle storage	-----	2/facility
Maintenance/minor repair	1/400	-----
Major repair/body work	1/400	-----
Parking facilities, public	-----	None
Vehicle storage, other than marinas	1/200 of office	2/facility
Auto Rental	1/400	1/rental space
Child care		
Child day care centers	-----	1/employee + drop-off space
Large family child care homes	-----	Per 16-365.070.B.1.b.7
Small family child care homes	-----	-----
Equipment rental	1/250	-----
Funeral services		
Cemeteries	-----	Per Use Permit
Mortuaries	1/50	OR 1/4 fixed seats

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**SERVICES**

Uses	Number of Parking Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
Lodging facilities		
Bed and breakfast	-----	1/room + 1 for manager
Extended-stay facilities	-----	1/guest room + 4 + ancillary
Single room occupancy facilities (SRO)	-----	½-space/guest room
Hotels and motels	-----	1/guest room + 4 + ancillary
Medical services		
Extended care	-----	½-space/bed
Hospitals	-----	2/bed
Personal services		
Restricted	1/250	-----
Unrestricted	1/250	-----
Repair services	1/250	-----
Social services facilities	-----	Per Use Permit
Storage facilities		
Personal storage facilities (mini-storage)	-----	4 spaces

**TABLE 3-9  
PARKING REQUIREMENTS BY LAND USE (Continued)**

**TRANSPORTATION AND COMMUNICATION USES**

Uses	Number of Parking Spaces Required	
	Indoor Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
Broadcasting studios	1/200 indoor space	-----
Communication facilities	-----	1 space
Transit stations and terminals	1/250 indoor space	
Vehicle and freight terminals	1/250 indoor space	1/bay

**OTHER USES**

Uses	Number of Parking Spaces Required	
	Gross Floor Area Space(s)/sq.ft.	Other/Additional Spaces
Live/Work facilities	-----	2 covered/unit + 1/unit for customer or guest
Major Impact facilities	-----	Per Use Permit
Motion Picture Production	1/500 indoor space	Ancillary use requirements
Multi-Use facilities	-----	Aggregate of requirements for specific uses in the multi-use
Public institutions	1/200	-----
Public and semi-public utility facilities	-----	1 space
Signs – Off-premises	-----	-----

**16-345.050 - Adjustments to Off-Street Parking Requirements**

- A. **Joint use of parking facilities.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a joint use of parking spaces that results in a reduction in the total number of required parking spaces may be approved by the Director, provided:
1. The most remote space is located within 500 feet of the use it is intended to serve or as approved by Director;
  2. The amount of reduction may be no greater than the number of spaces required for the least intensive of the uses sharing the parking;
  3. The applicant is responsible for providing sufficient data, including a parking study if required by the Director, to indicate that there is no conflict in the peak parking demand for the uses proposing to make joint use of the parking facilities; and
  4. The property owners involved in the joint use of parking facilities shall record an agreement between the parties that is approved by the Director and whose form is approved by the City Attorney. This agreement shall be recorded with the County Recorder, and a copy shall be filed with the Director.
- B. **Reduction or waiver of parking requirements.** The Director or Commission may approve reductions or waivers to the number of required parking spaces for a particular use as provided below:
1. **Existing structures.**
    - a. **Director approval.** The Director may reduce or waive up to 10 percent of the parking requirements, or a minimum of one space, under the following conditions:
      - 1) **Change in use.** Parking requirements, increased by virtue of a change in use, may be waived or reduced by the Director when all of the following conditions are present:
        - a) The structure was designed and intended for nonresidential use;
        - b) The owner or developer substantiates that the provision of additional parking is unreasonable and economically unsound and the compliance with the provisions of this Division would entail severe hardship; and
        - c) The structure or structures were originally built before the effective date of the current parking requirements.
      - 2) **Expansion of structure area.** Parking requirements, increased by virtue of an expansion of structure area may be waived or reduced by the Director when all of the following conditions are present:
        - a) No substantial change in use is involved;
        - b) The increase in floor area does not exceed 25 percent of the existing gross floor area;

- c) The owner or developer substantiates that the provision of additional parking is unreasonable and economically unsound and that compliance with the provisions of this Division would entail severe hardship; and
    - d) The structure or structures were originally built before the effective date of the current parking requirements.
  - b. **Commission approval.** The Commission may reduce or waive parking requirements in circumstances not delegated to the Director for approval in compliance with the following:
    - 1) **Hearing required.** A hearing shall be noticed and held in compliance with Division 16-420 (Review Procedures).
    - 2) **Appeals.** The applicant or other person dissatisfied with the decision of the Commission may appeal to the Council in compliance with Division 16-450 (Appeals).
  - 2. **New construction.** Any reduction to the parking required by this Division shall require the approval of a Variance in compliance with Division 16-580 (Variances).
- C. **Magnolia Historic District.** Parking requirements for the Magnolia Historic District shall be in compliance with 16-240.060 (Magnolia Historic District Overlay District).
- D. **Downtown Parking.** Parking requirements for the Central Parking District and Parking Improvement District No. 2001-1 shall be in compliance with 16-345.060 (Parking Assessment Districts).
- E. **Variance.** Other than changes to parking requirements provided for in this Section, a Variance in compliance with Division 16-580 (Variances) shall be required for any change to a parking requirement.
- F. **Nonconforming uses and structures.** Parking requirements may be modified for nonconforming uses and structures in compliance with the following provisions.
  - 1. **Parking standards.** If the use of a structure that is nonconforming because it does not meet parking standards is changed, regardless of how long the structure may have been vacant, the structure may be occupied by any use allowed in the zoning district in which it is located, provided that it meets the requirements, provisions, and standards, other than parking, identified for the use, and the proposed use has:
    - a. The same or lesser parking requirements as the current or previous use;
    - b. A greater parking requirement than the current or previous use and complies with one of the following:
      - 1) Additional parking shall be provided in compliance with the following formula:

$$S = E + (Rp - Re)$$

**Where:**

**S** = Number of off-street parking spaces required to be provided

**E** = Number of existing parking spaces

**Rp** = Number of parking spaces required for the proposed use

**Re** = Number of parking spaces required for the current/previous use

- 2) If existing physical constraints on the site limit the amount of parking that can be provided, additional parking shall be at the discretion of the Director.

### 16-345.060 - Parking Assessment Districts

- A. **Off-street parking exemption.** Whenever public off-street parking facilities have been established by means of a special parking assessment district, all uses and structures within the district, as established by the City Council, shall be exempt from the parking requirements of this Division if the owners/operators of the uses or structures pay the assessment, except as follows:
1. Where the use of a structure that was erected after the levying of the special parking district assessment, or after the establishment of public off-street parking facilities creates the need for an unusual or exceptional amount of off-street parking; or
  2. Where an alteration, expansion, or change in use of a structure, after levying of a special parking district assessment, or the establishment of public off-street parking facilities, creates a need for off-street parking spaces in excess of the spaces required for the structure or use before the alteration, expansion, or change in use.
- B. **Parking Improvement District No. 2001-1.** The boundaries of the City of Stockton Parking Improvement District No. 2001-1 shall be the boundaries of the West End Redevelopment Area (generally bounded by Park Street on the north, Mormon Slough on the west, Sonora Street on the south, and the Union Pacific Railroad tracks on the east)
1. Any property located within these boundaries, except residential land uses, religious facilities, schools, and homeless shelters, shall have the option of providing all off-street parking on-site as required by this Division or annexing to the City of Stockton Parking Improvement District No. 2001-1 if any of the following occur:
    - a. New construction of a structure on a vacant parcel;
    - b. Remodeling or reconstruction of an existing building or structure to the extent that the cost of remodeling exceeds 50 percent of the assessed value of the property. All remodeling costs within a five-year period shall be cumulative to determine if it exceeds 50 percent;
    - c. Additions to the square footage of an existing structure which exceeds 10 percent of the existing square footage or floor area; or

- d. Change in use of the property that increases the number of required parking spaces in compliance with this Division.
- 2. If a property is annexed into the City of Stockton Parking Improvement District No. 2001-1, it shall no longer be subject to the Central Parking District assessments.
- 3. Residential land uses, religious facilities, schools, and homeless shelters that opt to not be part of the District shall meet the parking requirements of this Division.

**16-345.070 - Disabled/Handicapped Parking Requirements**

Parking areas shall include parking spaces accessible to the disabled as follows.

- A. **Number of spaces, design standards.** Parking spaces for the disabled shall be provided in compliance with the following table and with the applicable section of the Uniform Building Code, and shall be considered in meeting parking requirements, subject to review by the Building Division.

**TABLE 3-10  
DIASABLED/HANDICAPPED PARKING SPACE REQUIREMENTS**

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
410 - 500	9
501 - 1,000	2% of total
Over 1,000	20 plus 1 for each 100, or fraction thereof over 1,001

- B. **Reservation of spaces required.** Disabled access spaces required by this Division shall be reserved by the property owner/tenant for use by the disabled throughout the life of the approved land use.
- C. **Upgrading of markings required.** If amendments to State law change standards for the marking, striping, and signing of disabled parking spaces, disabled accessible spaces shall be upgraded in compliance with the new State standards.

**D. Fulfilling of requirements.**

1. Disabled accessible parking spaces required by this Division shall count toward fulfilling off-street parking requirements.
2. Placement of disabled access spaces shall be approved by the Building Division as part of the Building Permit process.
3. In the case of tenant improvements, the number of required parking spaces may be reduced for the purpose of meeting the requirements for disabled accessible parking spaces.

**16-345.080 - Development Standards for Off-Street Parking**

Off-street parking areas shall be developed in the following manner:

**A. Access.** Off-street parking spaces shall be accessible by drives and aisles as follows:

1. **Parking areas.** Access to off-street parking areas shall be provided in the following manner:
  - a. **Non-residential and multi-family.** Parking areas for nonresidential and multi-family uses:
    - 1) Shall provide suitable maneuvering room so that vehicles enter an abutting street or alley in a forward direction.
    - 2) The Director may approve exceptions for parking areas immediately adjoining a public alley, provided suitable maneuvering room is provided to enter an abutting street in a forward direction.
  - b. **Other residential.** The required parking spaces for single-family homes, duplexes, and triplexes shall not be located within 20 feet of a right-of-way, measured from the property line, except attached side entry garages which may be 15 feet from the right-of-way in compliance with 16-310.110.D.1.a.3) (Allowed Projections Into Setbacks) provided there is at least a 20 foot driveway from the sidewalk.
2. **Access to adjacent sites.** Applicants for nonresidential developments are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties for convenience, safety, and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the Director.
3. **Traffic sight area.** In all cases, a minimum unobstructed clearance adjacent to a street intersection shall be maintained in compliance with 16-310.140 (Traffic Sight Area).

**B. Location.** Required off-street parking areas shall be located as follows:

1. For single-family homes, duplexes, and triplexes, parking shall be located on the same parcel as the residence.
2. For townhouses and multi-family uses, parking shall be located within 200 feet of the units they are intended to serve.

3. For uses permitted in residential zones other than the above, parking shall be located on the same or abutting parcel as the use to be served.
  4. For nonresidential uses, permanent parking shall be located on the same parcel as the uses served, except that parking may be located on a parcel adjacent to, or within 500 feet of, the use served subject to a permanent covenant recorded with the County Recorder guaranteeing that the required parking would be maintained exclusively for the use or activity served. The agreement shall be approved by the Director and as to form by the City Attorney and a copy shall be filed with the Department.
  5. Car pool and bicycle spaces (16-345.100 [Bicycle Parking Requirements and Development Standards]) shall be located as close as is practical to the entrance(s) to the use they are intended to serve. Spaces shall be situated so that they do not obstruct the flow of pedestrians at entrances or sidewalks.
- C. **Parking space and aisle dimensions.** The development of parking lots and parking spaces shall comply with the City's Standard Specifications and Plans and the following:
1. **Parking spaces.**
    - a. **Standard spaces.** Parking spaces shall be:
      - 1) **Striped.** Stripped in parking lots; and
      - 2) **Dimensioned.** Dimensioned a minimum of 9 feet wide by 19 feet long.
    - b. **Compact spaces.** Up to 25 percent of the required parking spaces may be developed to compact space size standards: minimum of 9 feet wide by 15 feet long and dispersed throughout the parking lot.
  2. **Aisle dimensions.** The width of aisles in parking lots shall depend on the configuration of the parking lot in compliance with the City's Standard Specifications and Plans.
- D. **Drainage.** Parking lots shall be designed in compliance with the storm water quality and quantity standards of the City's Best Management Practices and the City's Standard Specifications and Plans.
- E. **Directional arrows and signs.**
1. Parking spaces, driveways, circulation aisles, and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles. Any directional signs shall meet the requirements of 16-360.100.B (Directional signs).
  2. The Director may require the installation of the traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.
- F. **Landscaping.** Landscaping for surface parking lots shall be provided as follows.
1. **Landscape plan required.** A comprehensive landscape plan shall be submitted to the Director for approval.

2. **Landscape materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and vegetative ground cover. Water conserving landscape plant materials shall be emphasized.
3. **Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier designs may be approved by the Director.
4. **Irrigation.** An automatic irrigation system, including drip systems, bubblers, and soakers, shall be provided for all landscaped areas, including tree wells, planters, and planting islands.
5. **Bumper overhang areas.** A maximum of two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving or the walkway may be increased, allowing a two-foot bumper overhang while maintaining the required parking dimensions. Bumper overhang areas shall not encroach into required walkways, required landscape areas, or rights-of-way.
6. **Perimeter parking lot landscaping.**
  - a. **Adjacent to streets.** Parking areas adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area.
    - 1) Parking areas adjoining a public street shall be designed to provide a minimum five-foot-wide landscaped planting strip between the street right-of-way and parking area. The Director may grant an exception to this requirement if existing structures or substandard lots preclude its implementation. In this case, the maximum planting strip area shall be provided based on site conditions.
    - 2) The landscaping, other than trees, shall be designed and maintained to screen cars from view from the street and shall be approximately 36 inches in height;
    - 3) Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices that meet the intent of this requirement and have been approved by the Director; and
    - 4) Plant materials, walls, or structures within a traffic sight area of a driveway shall not exceed 30 inches in height in compliance with 16-310.140 (Traffic Sight Area).
  - b. **Adjacent to residential use.**
    - 1) Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum ten-foot width between the parking area and the common property line bordering the residential use. A solid masonry wall in compliance with 16-325.060 (Walls Required Between Different Zoning Districts) and landscaping shall be provided along the property line. Trees shall be provided at a rate of one for each 30 feet of landscaped area and shall be a minimum 15 gallon container stock with a caliper size, at time of planting, which is appropriate for a normal, healthy example of the specified tree variety and no less than  $\frac{3}{4}$  inches in diameter.

- 2) Parking areas for shopping centers shall be provided in compliance with the standards for shopping centers in 16-365.310 (Shopping Centers and Large-Scale Commercial Retail Uses).
7. **Interior parking lot landscaping.**
- a. **Trees required.**
    - 1) **Number and location.** Trees shall be evenly spaced throughout the interior parking area at a rate of one tree for every five parking spaces. The required number of trees shall not include required street trees.
    - 2) **Size.** All trees within the parking area shall be a minimum 15 gallon container stock with a caliper size, at time of planting, which is appropriate for a normal, healthy example of the specified tree variety and no less than 3/4 inches in diameter.
  - b. **Planting areas.** Trees shall be located in planting areas that are designed and constructed throughout the parking area. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving. Planters shall have a minimum interior dimension of six feet. All ends of parking lanes shall have landscaped islands.
  - c. **Larger projects.** Parking lots with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.
8. **Parking structures.** These landscaping standards shall not apply to parking garages or other parking structures.
- G. **Lighting.** Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-premises structure(s). All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way in compliance with 16-305.060 (Light and Glare).
- H. **Striping and identification.**
1. **Vehicular.** Parking spaces shall be clearly outlined with four-inch-wide lines painted on the surface of the parking facility. Compact and car pool spaces shall be clearly identified for compact vehicle and car pool usage respectively.
  2. **Disabled.** Parking spaces for the disabled shall be striped and marked so as to be clearly identified in compliance with the applicable State standards.
- I. **Surfacing.**
1. Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or interlocking paving stones in compliance with current City standards. Surfacing of temporary lots shall be approved by the City Engineer.
  2. Paving thickness shall be in compliance with the City's Standard Specifications and Plans.

- J. **Wheel stops/curbing.** Continuous concrete curbing at least six inches high and 5½ inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area subject to the approval of the Director.

Wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

### 16-345.090 - Parking in Residential Zoning Districts

#### A. Front and street side setback areas.

1. Front and side yard setback areas shall only be used for the temporary parking of motor vehicles. Storage of vehicles in this area shall not be allowed.
2. No vehicles shall be parked in the front and/or street side setback areas other than on a paved driveway. Paved driveways shall be limited to no more than 50 percent of the front or street side setback area in compliance with 16-335.030.A.4 (General Design Standards). No parking shall be allowed in the landscaped areas.

#### B. Parking lots.

1. **Nonresidential parking facilities.** Where parking lots are allowed in residential zoning districts in compliance with Division 16-220 (Allowable Land Uses and Permit Requirements), they shall be developed in compliance with the following requirements in addition to other applicable standards provided in this Division.
  - a. **Location of parking area.** The parking area shall be accessory to, and for use of, one or more contiguous nonresidential uses allowed in residential zoning districts, or one or more uses allowed in a contiguous commercial or industrial zone. The Commission may grant a waiver for noncontiguous parking areas, but only under the following conditions:
    - 1) The parking area would be designed to be compatible with the neighborhood;
    - 2) The parking area or areas would not fragment the surrounding neighborhood;
    - 3) The parking area would not be a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood;
    - 4) The parking area would not be detrimental and/or injurious to property and improvements in the neighborhood;
    - 5) The parking area would utilize a piece of residentially zoned land with certain constraints (e.g. next to freeway); and
    - 6) The parking area would be located within a reasonable walking distance of the use to which it is an accessory in compliance with 16-345.080.B (Location).
  - b. **Access.** Access to parking areas shall be from commercial streets and in compliance with the requirements of 16-345.080.A (Development Standards for Off-Street Parking

- Access). An exception may be granted by the Commission if no commercial streets are available for access.
- c. **Passenger vehicle parking only.** Parking areas shall be used solely for the parking of passenger vehicles.
  - d. **Signs.** No signs, other than signs designating entrance, exits, and conditions of use, or required legal signs, shall be maintained in parking areas. Signs shall not exceed four square feet in area and five feet in height in compliance with 16-360.100.B (Directional Signs). The number and location shall be approved by the Director before installation.
  - e. **Perimeter wall.** The parking area shall have a solid masonry wall eight feet in height along all interior property lines adjacent to residential zoning districts and 36 inches in height adjacent to streets, except for reciprocal parking agreements or arrangements approved by the Commission. A lesser height may be allowed by the Commission if specific conditions warrant.
  - f. **Development standards.** The parking lot shall be developed in compliance with 16-345.080 (Development Standards for Off-Street Parking).
  - g. **Overnight parking.** Overnight parking shall be prohibited unless the parking lot is completely enclosed by an approved barrier that is locked and limited to passenger vehicles and recreational vehicles that are parked for no more than 72 hours.
  - h. **Nonconforming uses.** Legal nonconforming uses shall be subject to the requirements of Division 16-750 (Nonconforming Uses, Structures, and Parcels).
2. **Residential parking lots.** Parking lots for residential land uses shall be developed in compliance with the following requirements in addition to other applicable standards provided in this Division.
- a. **Location of parking area.** The parking area shall be provided on the same parcel as the primary residential use and accessory to the primary residential use. Parking lots provided on separate parcels from the primary residential use shall be in compliance with 16-345.090.A (Front And Street Side Setback Areas), above.
  - b. **Passenger vehicle parking only.** Parking areas shall be used solely for the parking of passenger vehicles.
  - c. **Development standards.** Parking lots shall be developed in compliance with 16-365.180.H (Multi-Family Development – Parking) and 16-345.080 (Development Standards for Off-Street parking).
  - d. **Fencing.** The parking area shall have a solid wall six feet in height along all interior property lines and 36 inches in height in a combination of plant materials, earth berms, raised planters, and/or other screening devices if adjacent to the street, except as provided by the Use Permit.

- C. **Commercial, company, and nonprofit organization vehicle parking.** Commercial, company, and nonprofit organization vehicles having a gross load capacity greater than one ton or those vehicles clearly commercial in nature (e.g., tow trucks, ambulances, mini-buses) or similar vehicles shall not be allowed to park:
1. **Private property.** On private property in residential zones except for immediate loading or unloading of goods or people or if not visible from the street; and
  2. **Public right-of-way.** Overnight in a public right-of-way, as enforced by the Police Department.
- D. **Inoperable vehicles.** Inoperable, abandoned, wrecked or dismantled vehicles, or vehicle parts shall not be stored on public or private property in compliance with Section 5-200 of the Municipal Code.

### 16-345.100 - Bicycle Parking Requirements and Development Standards

Bicycle parking facilities in parking lots shall be provided for nonresidential uses in the following manner. These standards shall not apply to parking districts.

- A. **Number of spaces required.**
1. **Employee parking.** A minimum of one employee bicycle parking space for each 7,500 square feet of gross floor area, and a minimum of one visitor/short term parking space for each 10,000 square feet of gross floor area shall be provided.
  2. **Customer parking.** For commercial uses, a minimum of one bicycle parking space shall be provided for each 40 vehicle parking spaces.
- B. **Bicycle parking development standards.** Bicycle parking areas shall be designed and provided in the following manner:
1. **Parking racks.** Each bicycle parking space shall include a stationary parking device of a design approved by the City;
  2. **Parking layout.**
    - a. **Aisles.** Access aisles to bicycle parking spaces shall be at least five feet in width.
    - b. **Spaces.** Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance.
    - c. **Relationship to structure entrances.** Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure and shall not interfere with pedestrian access.
    - d. **Relationship to motor vehicle parking.** Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.
  3. **Signs.** Where bicycle parking areas are not clearly visible to approaching cyclists, signs shall be provided to indicate the locations of the facilities.

**16-345.110 - Off-Street Loading Space Standards**

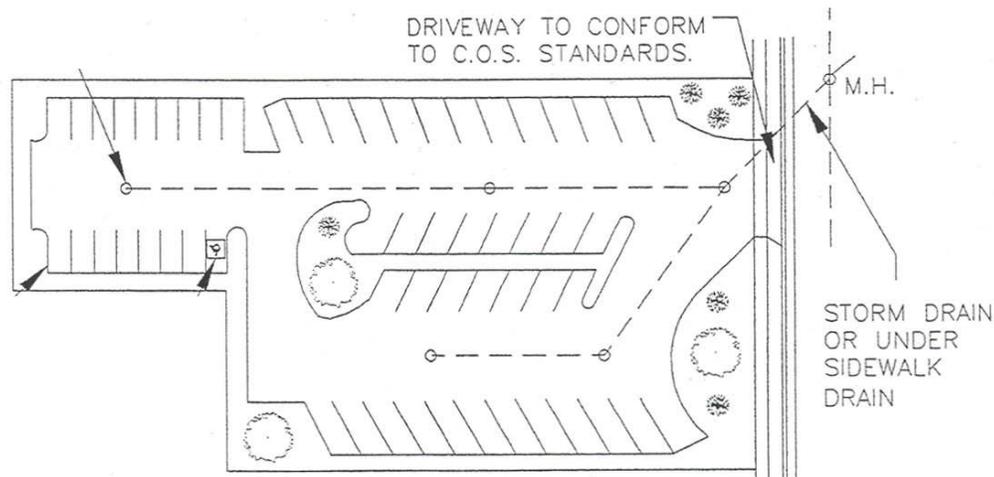
- A. **Number of loading spaces required.** Nonresidential uses with less than 5,000 sq. ft. of gross floor area shall provide one off-street loading space, which may be combined with an off-street parking space. Nonresidential uses with 5,000 square feet of floor area or more shall provide off-street loading space(s) in compliance with Table 3-11. Requirements for uses not specifically listed shall be determined by the Director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use.

**TABLE 3-11  
REQUIRED LOADING SPACES**

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Manufacturing, research and development, institutional, and service uses	10,000 – 30,000 sq. ft.	One
	30,001 + sq. ft.	One for each additional 20,000 sq. ft., plus additional as required by Director.
Office uses	35,000 to 70,000 sq. ft.	One
	70,001 + sq. ft.	One for each additional 35,000 sq. ft., plus additional as required by Director.
Commercial and other allowed uses	10,000 to 20,000 sq. ft.	One
	20,001 + sq. ft.	One for each additional 10,000 sq. ft., plus additional as required by Director.

- B. **Development standards for off-street loading areas.** Off-street loading areas shall be provided in the following manner:
1. **Dimensions.** Loading spaces shall be not less than 10 feet in width, 25 feet in length, with 14 feet of vertical clearance;
  2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting sources shall be shielded to prevent light spill beyond the property line. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s). Lighting shall meet the requirements for light and glare (16-305.060);
  3. **Plans.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances;
  4. **Location.** Loading spaces shall be located and designed as follows:
    - a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
    - b. Situated to ensure that the loading facility is screened from adjacent streets as much as possible;
    - c. Situated to ensure that loading and unloading takes place on-premises and in no case within adjacent public rights-of-way or other traffic circulation areas on-premises;

- d. Situated to ensure that vehicular maneuvers occur on-premises; and
  - e. Situated to avoid adverse impacts upon neighboring residential properties.
5. **Screening.** Loading areas abutting residentially zoned parcels shall be screened in compliance with 16-310.100 (Screening and Buffering); and
  6. **Striping.** Loading areas shall be striped indicating the loading spaces and identifying the spaces for “loading only.” The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times.
  7. **Downtown and the Magnolia Historic District.** New construction in the downtown or Magnolia Historic District shall provide off-street loading spaces in compliance with this section. The use or reuse of an existing structure shall not require any additional off-street loading spaces.



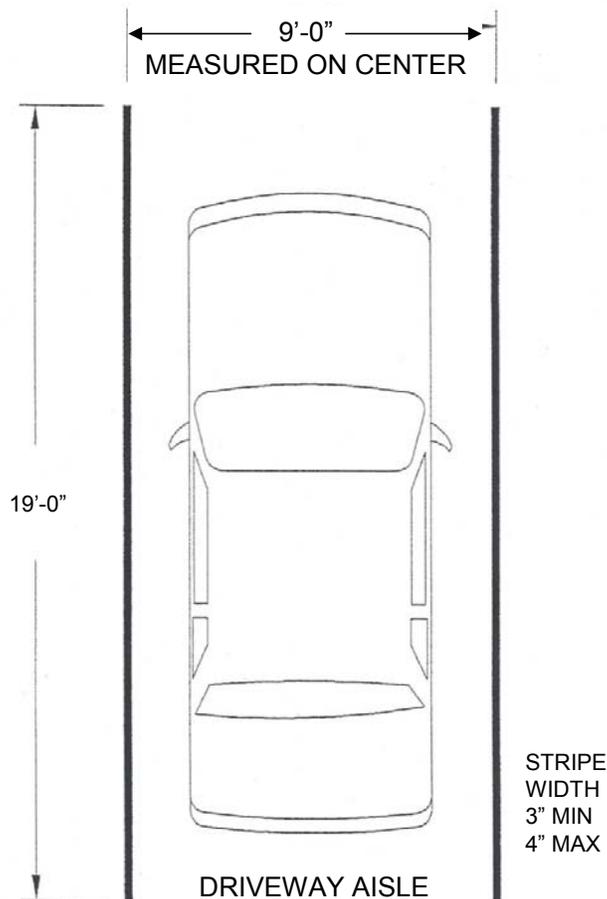
### PARKING AREA STANDARDS

1. The standard paved surface for parking lots, including fire department required circulation, shall be asphalt or concrete. Other alternatives of dust and track-free materials may be submitted for City Engineer/Fire Department approval. Sand, decomposed granite, gravel and/or similar type materials are not acceptable.
2. Minimum parking dimensions are as follows:  
 Standard Space: 9'-0" wide, 19'-0" long (includes carports and garages)  
 Compact Space: 9'-0" wide, 15'-0" long (maximum 25% of required spaces)
3. Parking lots which will experience truck traffic may require higher T.I. values and shall be designed accordingly.
4. Parking areas must be developed with stormwater drainage and surfacing as required in City of Stockton Standards and Stormwater Pollution Guidelines.
5. Under sidewalk drains allowed with City Engineer approval only (Standard Drawing No. 81).
6. A minimum cross slope of 1% is required.
7. The minimum number of parking spaces required shall conform to Chapter 16, Stockton Municipal Code.
8. Parking areas shall be striped to clearly define each space. Stripping is a minimum of 3" wide and space width is measured on center.
9. Parking lot layouts necessitating a cul-de-sac or similar turning facility for reversing the direction of travel in order to exit from the area or any parking spaces will generally be discouraged, and it should be reviewed and accepted by City staff prior to incorporation of a plan.
10. Parking area circulation shall be on site; use of public streets for circulation is prohibited.
11. Provisions shall be made for the maneuvering of emergency vehicles, and the arrangement shall be accepted by City staff prior to incorporation into the plan.
12. Parking or backing area within a parking lot shall not extend in to the public right-of-way.
13. Landscaping shall be incorporated per Chapter 16, Stockton Municipal Code.

*Continued next page*

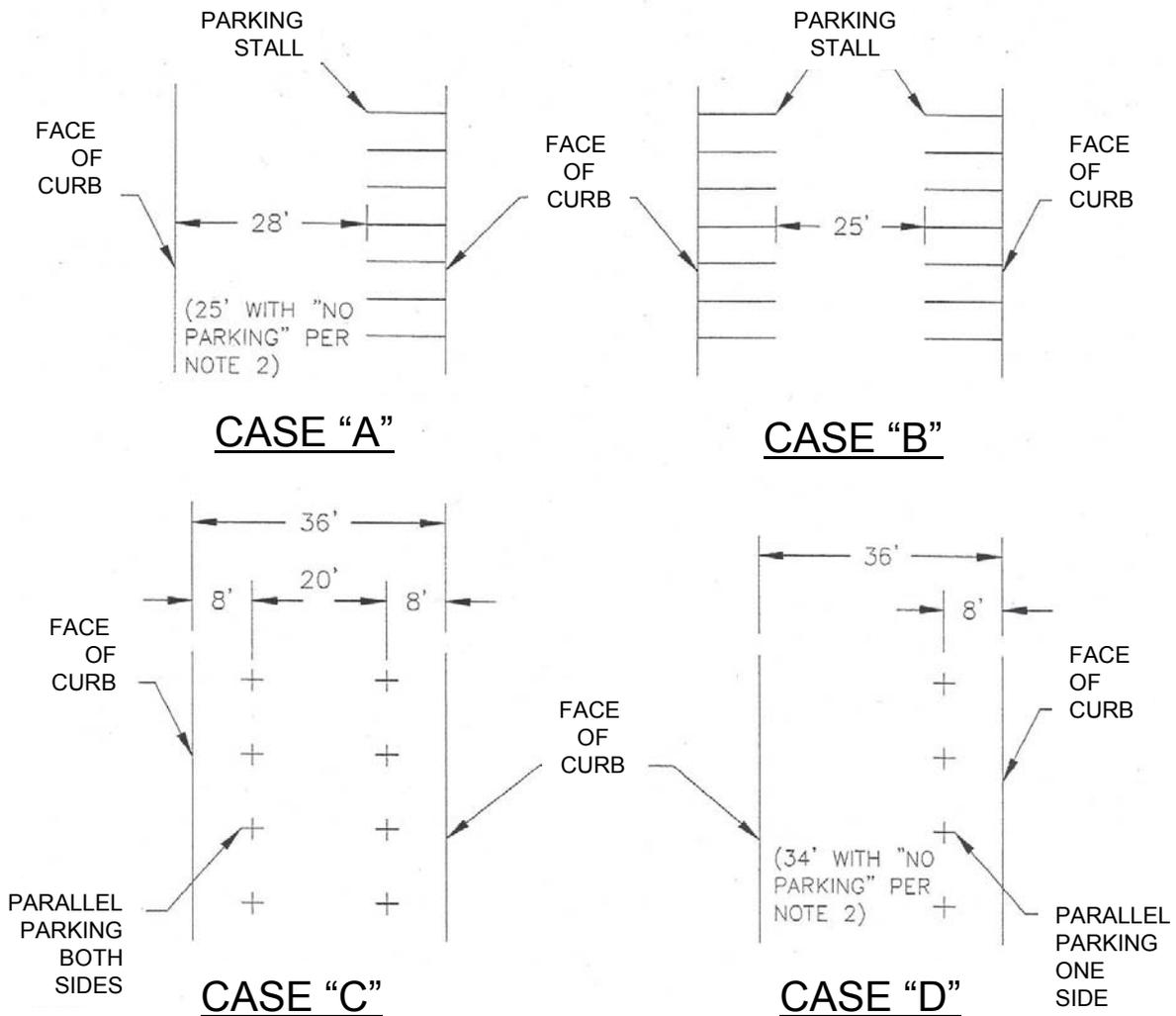
14. End stalls should be protected from turning movements of other vehicles.
15. Continuous concrete curbing shall be used as wheel stops. The use of bumper blocks is discouraged.
16. Handicapped stalls shall comply with Chapter 16, Stockton Municipal Code and the State Building Code.
17. Dead-end 90 degree parking stalls shall be provided with adequate turning room.
18. Where parallel parking is permitted or possible, an additional 3'-0" shall be added to the aisle width to accommodate parked vehicles on one side, or an additional 11'-0" shall be added to the aisle width to accommodate parked vehicles on both sides (see diagram). Parallel parking is considered possible whenever 20'-0" or more of clear, reasonably straight curb exists.

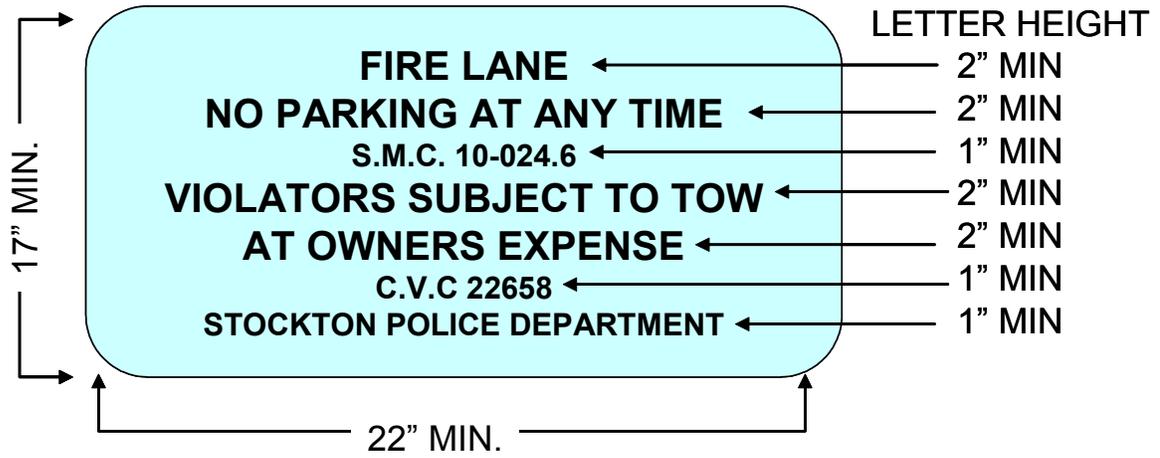
### Typical 9'-0" by 19'-0" Parking Stall



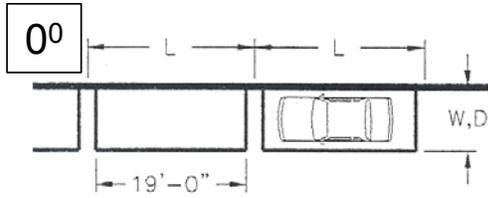
### Aisle Width Requirements for Parking Areas

1. The above minimum widths shown are required for off-street parking areas in connection with building developments.
2. When any portion of a structure is more than 150'-0" from a public street the above widths may be reduced with the approval of the fire Department and the Public Works Department. Any such reductions will require the establishment of appropriate "No Parking" zones, together with installation of "No Parking" signs as indicated in the example.



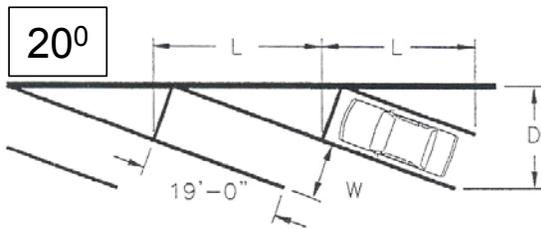


**STANDARD PARKING DIMENSIONS**

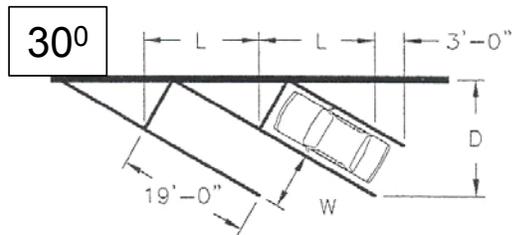


THE PARALLEL DESIGN IS FOR ON-STREET PARKING AND IS NOT GENERALLY ACCEPTABLE WITHIN PARKING LOTS

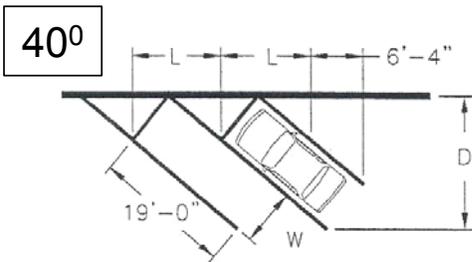
PARK ANGLE	STALL WIDTH (W)	CURB LENGTH PER CAR (L)	STALL DEPTH (D)	MIN AISLE WIDTH
0°	9'-0"	23'-0"	9'-0"	12'-0"
	9'-6"	23'-0"	9'-6"	12'-0"



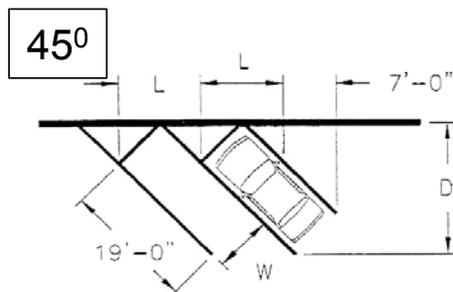
20°	9'-0"	26'-4"	15'-0"	11'-0"
	9'-6"	27'-10"	15'-6"	11'-0"



30°	9'-0"	18'-0"	17'-4"	11'-0"
	9'-6"	19'-0"	17'-10"	11'-0"

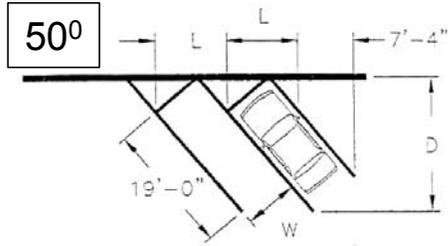


40°	9'-0"	14'-0"	19'-2"	12'-0"
	9'-6"	14'-10"	19'-6"	12'-0"

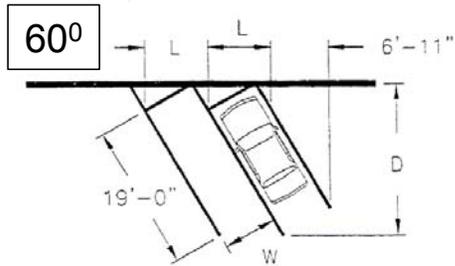


45°	9'-0"	12'-10"	19'-11"	13'-6"
	9'-6"	13'-5"	20'-2"	13'-6"

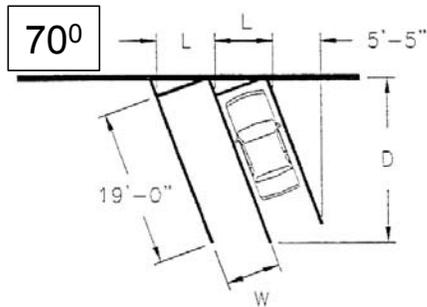
**STANDARD PARKING DIMENSIONS**



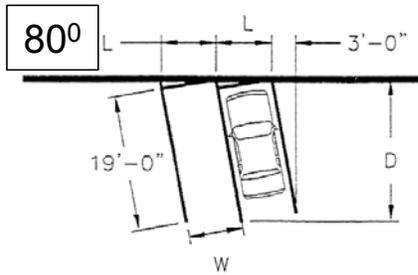
PARK ANGLE	STALL WIDTH (W)	CURB LENGTH PER CAR (L)	STALL DEPTH (D)	MIN AISLE WIDTH
50 °	9'-0"	11'-10"	20'-5"	15'-0"
	9'-6"	12'-5"	20'-10"	15'-0"



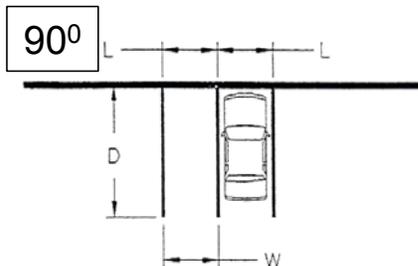
60 °	9'-0"	10'-5"	21'-0"	18'-6"
	9'-6"	11'-0"	21'-4"	18'-6"



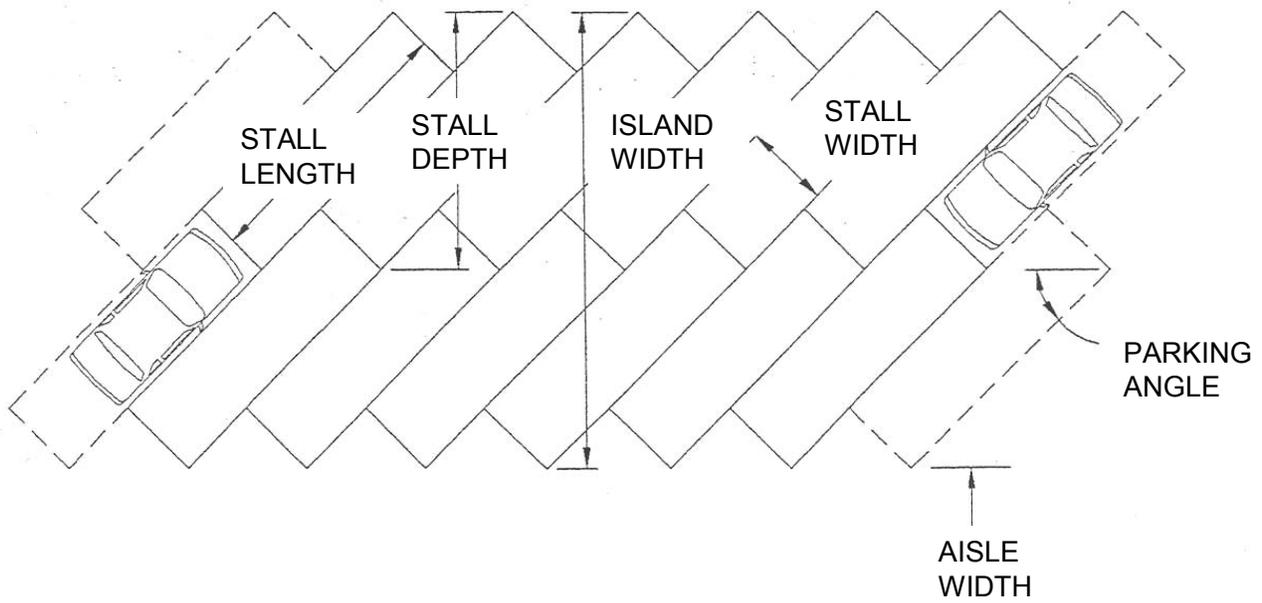
70 °	9'-0"	9'-8"	21'-0"	19'-6"
	9'-6"	10'-2"	21'-4"	19'-6"



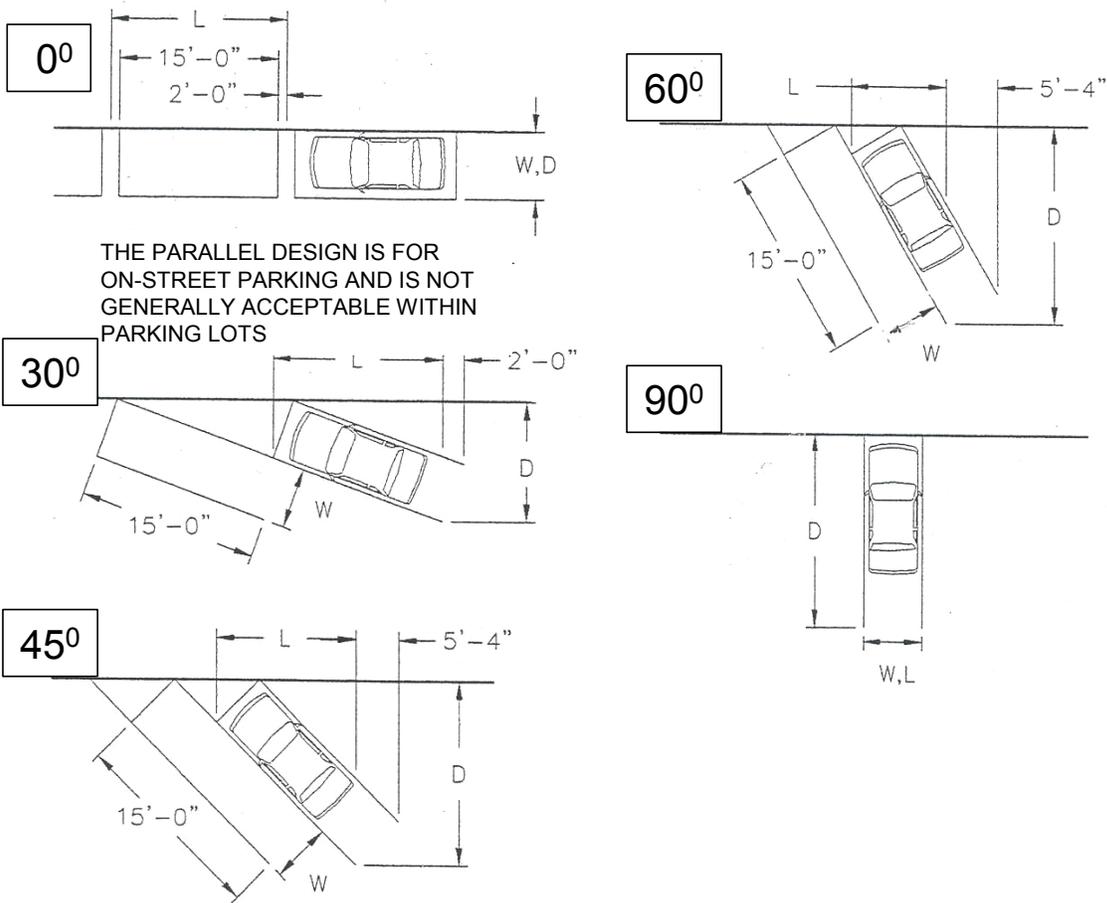
80 °	9'-0"	9'-2"	20'-4"	24'-0"
	9'-6"	9'-8"	20'-5"	24'-0"



90 °	9'-0"	9'-0"	19'-0"	25'-0"
	9'-6"	9'-6"	19'-0"	25'-0"



PARK ANGLE	STALL WIDTH (W)	STALL LENGTH PER CAR (L)	STALL DEPTH (D)	MIN AISLE WIDTH	ISLAND WIDTH
20 °	9'-0"	19'-0"	15'-0"	11'-0"	21'-6"
	9'-6"	19'-0"	15'-6"	11'-0"	22'-1"
30 °	9'-0"	19'-0"	17'-4"	11'-0"	26'-10"
	9'-6"	19'-0"	17'-10"	11'-0"	27'-5"
40 °	9'-0"	19'-0"	19'-2"	12'-0"	31'-4"
	9'-6"	19'-0"	19'-6"	12'-0"	31'-8"
45 °	9'-0"	19'-0"	19'-11"	13'-6"	33'-2"
	9'-6"	19'-0"	20'-2"	13'-6"	33'-6"
50 °	9'-0"	19'-0"	20'-5"	15'-0"	35'-0"
	9'-6"	19'-0"	20'-10"	15'-0"	35'-4"
60 °	9'-0"	19'-0"	21'-0"	18'-6"	37'-6"
	9'-6"	19'-0"	21'-4"	18'-6"	37'-7"
70 °	9'-0"	19'-0"	21'-0"	19'-6"	38'-11"
	9'-6"	19'-0"	21'-4"	19'-6"	39'-2"
80 °	9'-0"	19'-0"	20'-4"	24'-0"	38'-8"
	9'-6"	19'-0"	20'-5"	24'-0"	38'-8"
90 °	9'-0"	19'-0"	19'-0"	25'-0"	38'-0"
	9'-6"	19'-0"	19'-0"	25'-0"	38'-0"



**COMPACT DIMENSIONS**

PARK ANGLE	STALL WIDTH (W)	STALL LENGTH PER CAR (L)	STALL DEPTH (D)	MIN AISLE WIDTH	ISLAND WIDTH
0°	9'-0"	19'-0"	9'-0"	12'-0"	21'-6"
30°	9'-0"	13'-0"	13'-4"	11'-0"	26'-10"
45°	9'-0"	10'-7"	17'-0"	13'-6"	33'-2"
60°	9'-0"	7'-6"	17'-6"	18'-6"	37'-6"
90°	9'-0"	9'-0"	19'-0"	25'-0"	38'-0"

### DISABLED / HANDICAPPED PARKING DIAGRAMS

These diagrams illustrate the specific requirements of these regulations and are intended only as an aid for building design and construction

