

**ORDINANCE NO. 95-16**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON REPEALING SECTIONS 12248.2(c,d&e), 12275, 12278.7, 12278.8 12279.7, 12279.8,12278.10(d), 12407, 12408, 12417(c) AND 12255(c,d&e) OF THE NAPA COUNTY ZONING ORDINANCE ADOPTED BY THE CITY UPON INCORPORATION AND ADOPTING A NEW CHAPTER TITLED "OFF-STREET PARKING & LOADING STANDARDS"**

**Sections:**

- 1. Purpose**
- 2. Applicability**
- 3. Vehicle Parking Requirements**
- 4. Loading Requirements**
- 5. Bicycle Parking Requirements**
- 6. Repealer**

**Section 1. Purpose**

These regulations are intended to achieve the following:

- A. To provide parking and loading facilities in proportion to the needs generated by various types of land uses.
- B. To provide accessible, attractive, secure, properly-lighted, and well-maintained and screened off-street parking and loading facilities.
- C. To reduce traffic congestion and hazards.

**Section 2. Applicability**

- A. The requirements of this Chapter shall apply to the establishment, alteration, or change in any use or structure, except as provided herein. Parking required by this Chapter shall be provided at the time any building or structure is erected or enlarged, or a use is established, changed, or expanded. The word "use" shall mean both the type and intensity of the use.
- B. When a change in use or expansion in floor area within an existing development increases by 20 percent or more the amount of off-street parking or loading required by the previous use, parking or loading spaces shall be provided for the increased demand. The number of new spaces provided shall be in addition to the number existing prior to the change in use or enlargement, unless the pre-existing number is greater than the number required by this Chapter for the previous use, in which case the number in excess of the prescribed minimum may be deducted from the number required to be provided to serve the change in use or enlargement.

**Section 3. Vehicle Parking Requirements**

**A. Number of Spaces Required**

1. Automobile parking spaces shall be provided in the number set forth in Table P-1. Fractional space requirements of .5 or more shall be counted as the next largest whole space. These requirements shall be considered minimum standards. The decision-making authority for a project may require more parking than is required by Table P-1 when it finds that due to the characteris-

tics of a project, the application of the above standards may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots.

2. When two or more use are located in the same building or structure, or are within the same common development, the parking requirements shall be the sum of the separate requirements for each use, except as specifically provided in this Chapter.
3. Requirements for uses not specifically listed herein shall be determined by the decision-making authority for a project, based upon the requirements for comparable uses and upon the particular characteristics of the use.
4. Handicapped parking shall be provided according to the latest standards established by the State of California.
5. No area may be utilized and counted both as a required parking space and a required loading space other than for company owned vehicles periodically stored for onsite loading.

**B. Shared Parking**

1. The number of required parking spaces may be reduced for projects comprised of uses that generate parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities.
2. Shared parking may be approved through a Conditional Use Permit for existing development. Where shared parking is proposed for new development as part of a Site Plan Review or Conditional Use Permit application, the request shall be processed concurrently with said applications. Nothing in this section shall preclude the reviewing authority from placing additional conditions to protect the health, safety and welfare of the residents of the City or to establish the number or percentage of parking spaces to be shared.
3. Shared parking arrangements may only be approved if the following requirements are met:

**Table P-1  
Required Parking Spaces**

Parking requirements for the land uses specified in the column on the left are set forth in the column on the right.

<b>Residential Uses</b>		
Single-family residential; Two-family residential	2 covered spaces	

Multi-family residential; Accessory unit	<i>Studio:</i> 1 covered space <i>Unit with 1 bedroom:</i> 1 covered, plus .5 uncovered spaces <i>Unit with 2 or more bedrooms:</i> 1 covered space plus 1 uncovered space <i>Plus 1 guest space per 4 units</i>
Secondary unit	1 space (covered or uncovered)
Mobile home park	1 covered plus 1 uncovered space per unit, plus .5 guest spaces per unit
Senior citizen housing development	1 per 1.5 units
<b>Public and Quasi-Public Uses</b>	
Elementary school	2 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area
High school	5 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area
Pre-schools; day care centers	1 per staff member, plus 1 for each 10 children
<i>Additional parking or designated area for drop-off and pick-up of students for the above uses may be required</i>	
Religious assembly	1 per 4 fixed seats in the principal sanctuary, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area
Offices, business and professional	1 per 300 s.f. of gross floor area
Retail sales, general	1 per 300 square feet of gross floor area
Retail sales, food	1 per 250 square feet of gross floor area
Bulky merchandise sales, including furniture, household appliances, and building materials	1 per 500 square feet of gross floor area

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Vehicle/equipment sales; nursery	1 per 500 sq. ft. of gross floor area within any showroom, plus 1 per 1,000 sq. ft. of outdoor display or sales area for the first 10,000 square feet; then 1 per 5,000 sq. ft. of outdoor display or sales area thereafter
Wholesaling, commercial	1 per 500 square feet of gross floor area
Restaurant, including those providing liquor consumption	1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such use.
On-premise liquor consumption as a primary use	1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such use.
Bank; savings and loan	1 per 200 square feet of gross floor area in public areas (excluding vault), plus 1 per 300 square feet of gross floor area for general office uses
Health services	1 per 200 square feet of gross floor area
Long-term care facility	1 per 2 beds
Personal services	1 per 200 square feet of gross floor area
Lodging services	1 per guest room or unit, plus 1 per 10 rooms or units, plus 1 per 50 square feet of gross floor area in any public meeting room, plus 75% of the requirement for other associated uses
Recreational vehicle park	1 per recreational vehicle site
Funeral and interment services	1 per 4 fixed seats, or 1 per 9 linear feet of fixed benches, or
Spectator entertainment; auditorium	1 per 50 square feet of non-fixed seating area, whichever is greater
Amusement center; nightclub; gaming	1 per 100 square feet of gross floor area
Bowling alley	5 per lane, plus requirements for any related commercial uses
Health club; spa; dance studio	1 per 100 square feet of gross floor area accessible to members or clients, including any pool area

Game court	3 per court	
Golf course	6 per hole, plus 1 per 50 square feet of gross floor area in any public meeting room plus 75% of the requirement for other associated uses	
Vehicle repair	4 per repair stall	
Service station	1 per pump island, plus 1 per service bay	
Car wash, full-serve	1 per 2 employees on the maximum shift, plus vehicle stacking area equal to 3 times the capacity of the enclosed washing operation	
Car wash, self-serve	2 spaces for drying and cleaning purposes per stall, plus 2 reservoir spaces in front of each stall	
Self-storage facilities	1 per employee A minimum of 5 spaces shall be provided for such use	
<b>Industrial Uses</b>		
Warehousing and storage	1 per 1,000 square feet of gross floor area for the first 20,000 square feet of space, plus 1 per each 2,000 square feet of gross floor area thereafter	
Manufacturing, processing, packaging, research, service	1 per 500 square feet of gross floor area	
Research and development	1 per 300 square feet of gross floor area	
<i>The above requirements for industrial uses may be increased, if necessary, to provide a minimum of 2 spaces per 3 employees on the 2 adjoining shifts having the largest number of employees.</i>		
Company-owned vehicles parked on premises	1 per truck, car or other vehicle	

- a. The applicant has provided substantial evidence and documentation (including a description of all uses and operating characteristics) that a sufficient number of spaces are being provided to meet the parking demand of all participating uses at any given time of the day, week or year.

- b. All shared parking spaces shall be located so as to be reasonably accessible to the uses they serve, and shall not be separated from such uses by any street, unless otherwise approved by the decision-making authority.
- c. Reasonable pedestrian connections shall be provided from any shared parking spaces to all the uses that they serve.
- d. Covenants, conditions and restrictions (CC&R's), deed restrictions or other agreements as may be required by the decision-making authority shall be executed and recorded, ensuring that required parking is provided and that the uses and operating characteristics of all participating uses are maintained.

**C. Accessory Dwelling Unit Parking**

Parking spaces required for accessory dwelling units (i.e., dwelling units located in a commercial zoning district on the same site as a primary permitted or conditionally-permitted use) shall be specifically designated and reserved by posting, pavement marking and/or physical separation.

**D. Dimensional Requirements**

- 1. *Minimum dimensions.* Required minimum parking dimensions are indicated in Table P-3 and depicted in Figure P-1. Minimum dimensions shall not include any landscaped areas.

**Table P-3  
Minimum Parking Dimensions for Standard Stalls**

Parking Angle (PA)	Minimum Stall Dimensions			Minimum Aisle Widths (A)	
	Width (W)	Depth (D)	Length (L)	One-Way	Two-Way
Parallel	8'	n/a	22'	18'6"	20'
30 degrees	9'	16'	18'	12'	20'
45 degrees	9'	19'	18'	14'	20'
60 degrees	9'	20'	18'	20'	20'
90 degrees	9'	18'	18'	25'	25'

- 2. *Compact spaces.* Reduced dimensions of 8 feet in width and 16 feet in length (90 degree stalls) may be allowed for uncovered parking spaces for uses shown in Table P-4 that have at least 12 parking spaces. Compact spaces shall be clearly indicated by appropriate markings and signage.

**Table P-4  
Allowable Compact Parking**

<b>Project Type</b>	<b>Max. % Compact Spaces</b>
Multi-Family Residential	40%
Commercial	20%
Industrial - Employee parking	40%

3. *Covered residential spaces.* Required covered residential parking spaces shall have a minimum unobstructed length of 20 feet, width of 10 feet, and ceiling height of seven feet, six inches.

E. Striping and Surfacing

All parking lots shall be permanently surfaced and striped in accordance with the City's *Engineering Standards and Specifications*.

F. Parking Lot Entries

All parking lot entries shall have the minimum widths specified in the City's *Engineering Standards and Specifications*.

G. Curbing and Walkways

1. Continuous concrete curbing at least six inches high and six inches wide shall be provided at least three feet from any wall, fence, property line, walkway, or structures where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points.

2. The clear width of a walkway that is adjacent to overhanging parked cars shall be at least four feet.

3. Individual wheel stops shall not be used.

H. Drainage

All required off-street parking areas shall be so designed that surface water will not drain over any sidewalk or adjacent property.

I. Landscaping

1. Surface parking areas of ten or more spaces shall have a landscaped area equal to a minimum of 10% of the parking and circulation area.

2. Landscaped areas shall be distributed throughout the parking area as evenly as possible. In larger parking areas (two or more maneuvering aisles), interior landscaping shall be used to visually

separate the parking area into small spaces. Parking row ends shall be protected by landscaped planters.

3. Landscaped areas shall have a minimum width of five feet.
4. A minimum of one tree shall be provided for every six parking spaces in a double-loaded layout, and one for every three spaces in a single-loaded layout. The trees shall be located so as to visually disrupt long rows of parked vehicles; trees may be clustered. Canopy-type trees should be used to provide a relatively consistent tree cover which will shade the pavement and vehicles.
5. A landscaped strip shall be provided adjacent to any public or private street wherever parking or circulation is generally or immediately located adjacent to such rights-of-way.
6. Defined pedestrian routes shall be incorporated into parking and landscaped areas.
7. Landscape areas shall be bordered by a concrete curb that has a minimum height and width of six inches. Landscaped planters within parking areas may be diamond-shaped in design.

**J. Screening**

1. Where vehicles are to be parked immediately adjacent to a public or private street, a solid wall, opaque fence, berm, or compact evergreen hedge with a maximum height of 30 inches, measured from the finished surface of the parking area shall be provided.
2. Where a parking or loading area in a commercial or industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, berm, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

**K. Lighting**

1. Public parking areas designed to accommodate three or more vehicles shall have lighting facilities capable of providing sufficient illumination at every point of the parking area. A lighting study demonstrating that a minimum of one foot candle will be maintained across the surface of the parking area may be required by the Planning Director.
2. Any parking area illumination, including security lighting shall be so arranged as to reflect away from adjoining properties and rights-of-way.

**L. Location of Parking Spaces**

1. Except as otherwise set forth in the shared parking section of this chapter, parking spaces required by this Chapter within commercial and industrial zones shall be located on the same lot or parcel of land as the use they serve, and within 300 feet of the use they serve. Such distance shall be computed from the nearest point of a structure's public access to the nearest point of the parking area. Required parking shall not be located in any required front or street side setback area.



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2. Required parking for single-family dwellings and secondary units shall be located on the same lot as the dwelling served, and shall not be located within a required front or street side setback area.
3. Required parking for multi-family dwellings shall be located on the same lot as the dwelling served, or in the case of parking being located in a common area, not more than 150 feet from the dwelling served, and shall not be located within a required front or street side setback area.
4. Tandem parking may be allowed for single- and two-family dwelling units when the tandem space is behind the covered space serving the same unit.
5. Parking shall be designed so that all maneuvering may occur on-site and that all vehicles may enter an abutting street in a forward direction. The Director may approve exceptions for residential projects.
6. No space in a parking lot shall be located so that a vehicle must maneuver within 20 feet of a vehicular entrance, measured from the property line.

M. Maintenance

All required parking facilities, including surfacing and striping, shall be permanently maintained in good condition, free of litter and debris.

**Section 4. Loading Requirements**

A. Number Required

Loading spaces shall be provided according to Table P-5 for the specified uses. The decision-making authority may require more loading spaces than are required by Table P-5 to insure that a sufficient off-street loading area will be provided to accommodate routine operations in a safe and convenient manner. Required loading spaces shall be designated as such and restricted to such use.

**Table P-5  
Required Loading Spaces**

Use	Gross Floor Area	Min. Loading Spaces
Commercial (non-office)	< 5,000 sq. ft.	None
	5,000 - 20,000 sq. ft.	One
Office	< 20,000 sq. ft.	None
	20,000 - 40,000 sq. ft.	One
Manufacturing, wholesale, warehousing, industrial	< 20,000 sq. ft.	One
<i>All of the above uses</i>	<i>Each addl. 20,000 sq. ft.</i>	<i>One additional space</i>

**B. Minimum Dimensions**

Each loading space shall have an unobstructed minimum dimension of 12 feet in width, 45 feet in length, and 14 feet in height. Larger spaces may be required by the decision-making authority to ensure that a sufficient off-street loading and unloading area will be provided to accommodate routine delivery or shipment operations in a safe and convenient manner.

**C. Location of Loading Spaces**

1. Loading spaces required by this Chapter shall be located immediately adjacent to the exterior wall of the building they serve or within the building.
2. Loading spaces shall not be located in any required front or side yard.
3. The location of loading spaces should minimize potential impacts on adjacent uses.
4. Loading spaces should be so located and designed that trucks shall not be required to back into a public street for ingress or egress. Truck maneuvering areas should be provided on-site where necessary to comply with this requirement.
5. Loading spaces should be concealed from off-site view to the maximum extent feasible.
6. Where a loading area in a commercial or industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

**Section 5. Bicycle Parking Requirements**

- A. Bicycle parking shall be provided in commercial and employment areas according to Table P-6.

**Table P-6  
Required Bicycle Parking**

<b>Total Automobile Parking Spaces</b>	<b>Min. No. of Bicycle Spaces</b>	<b>Total Automobile Parking Spaces</b>	<b>Min. No. of Bicycle Spaces</b>
1 - 4	0	75 - 99	6
5 - 14	1	100 - 199	7
15 - 29	2	200 - 299	8
30 - 44	3	300 - 399	9
45 - 59	4	400 and greater	10
60 - 74	5		

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- B. Bicycle parking should be located in highly-visible locations and should be lockable.
- C. The bicycle parking requirement may be phased for parking areas containing 60 or greater spaces depending on accessibility of the area to bicycle routes.

**Section 6. Repealer**

A. This section supersedes and repeals Sections 12248.2(c,d&e), 12275, 12278.7, 12278.8, 12279.7, 12279.8, 12278.10(d), 12407, 12408, 12417(c) and 12255(c,d&e) of the Napa County Zoning Ordinance adopted by the City upon incorporation as they pertain to parking and loading zone requirements.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of American Canyon held on the 17th day of August, 1995, by the following vote:


- AYES:** Councilmembers Cypher, Orlando, Winters, Mayor Pro Tem Anderson, Mayor Mahanay
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

  
Richard J. Mahanay, Mayor

**ATTEST:**

  
Ralph Freedman, City Clerk

**APPROVED AS TO FORM**

  
William D. Ross, City Attorney