

15.30.060 Parking standards.

A. Required parking

1. Any building in any commercial zone (other than an officially designated parking district, or a restaurant within the Restaurant Overlay District) which is constructed, reconstructed, structurally altered or subject to a change of occupancy or use shall be provided with permanently maintained, on-site automobile parking facilities as described in this subsection, by Table 15.30.060.A, and in Chapter 15.56 of this title. Such parking facilities shall be made permanently available and maintained for parking purposes.

2. Handicapped parking shall be provided in accordance with Title 24 of the California Building Code.

Table 15.30.060.A Parking Requirements for Uses in Commercial Zone Classifications	
Use	Parking Requirement (spaces/ gross square feet)
All commercial and office uses not identified below	1 per 250
Bar	1 per 100
Health facility: a. Acute care hospital b. All other facilities	1 per bed 1 space/5 beds
Human service agency	Subject to the approval of a Conditional Use Permit
Kennel	1 per 400
Manufacturing, processing or assembling area	1 per 1,000
Office, medical (i.e. uses defined as “Healing Arts” under the California Business and Profession Code, including but not limited to doctors, dentists, chiropractors, acupuncturists, animal hospitals and veterinarians, but not including retail medical supply where examinations are not performed.)	1 per 188; For a medical office use less than 5,000 sq. ft. in area, the Director of Development Services may reduce the requirement to 1 per 250.

Use	Parking Requirement (spaces/ gross square feet)
<p>Public assembly uses:</p> <ul style="list-style-type: none"> a. Religious institution (e.g., a church, mosque, synagogue, temple) a. Movie and live theaters and auditoriums (except adult uses as defined in Chapter 7.95 of the Fullerton Municipal Code), mortuaries, clubs and lodges. c. Dance floor d. Adult uses as defined in Chapter 7.95 of the Fullerton Municipal Code. 	<p>One space for each three fixed seats and one space for every 21 square feet of non-fixed seating assembly in all assembly areas in which concurrent activities will occur. Eighteen lineal inches of bench shall be considered equal to one fixed seat.</p> <p>One space for each three fixed seats and one space for every 35 square feet of non-fixed seating area in the main auditorium or assembly area.</p> <p>One space for each two fixed seats and one space for every 14 square feet of non-fixed seating assembly area in a room in which a dance floor is located.</p> <p>One space for each fixed seat and one space for every 7 square feet of non-fixed assembly area in a room in which non-family oriented entertainment is featured.</p>
<p>Recreation, commercial</p>	<p>Subject to the approval of a Conditional Use Permit</p>
<p>Restaurants:</p> <ul style="list-style-type: none"> a. Fast food, donut shop take-out establishment and others with 12 seats or less b. Any eating/food establishment having 13 or more seats. 	<p>1 per 250, with a minimum of six spaces*</p> <p>1 per 100*</p> <p>* An exemption from on-site parking may be considered under the terms of Chapter 15.67 for restaurant within the Restaurant Overlay District.</p>
<p>School, trade (including but not limited to vocational, training, real estate, art and professional schools, excepting primary, secondary and high schools)</p>	<p>Subject to the approval of a Minor Site Plan</p>
<p>Self-service storage facility</p>	<p>A minimum of six spaces accessible at all times</p>

B. Stall size

1. A minimum of 70 percent of the required parking stalls shall have a minimum length and width of 19 feet and 9 feet, respectively, except that any space adjacent to a wall shall have a minimum width of 9.5 feet.

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2. Compact car stalls, of a size no smaller than 16 feet in length by 8 feet in width, are permitted up to a maximum of 30 percent of the required spaces.
3. Handicapped parking shall be provided in accordance with Title 24 of the California Building Code.

C. Location of parking

1. All required on-site parking spaces shall be located on the same lot or building site, except that such spaces may be permitted at other locations when and as authorized by a Conditional Use Permit or without a Conditional Use Permit when and if authorized for restaurants within the Restaurant Overlay District as set forth by Chapter 15.67.
2. Parking shall not be located within any setback area.
3. Required parking spaces may overhang two feet over landscaped areas and walkways, other than street rights-of-way, provided the total depth of any such landscaped area or walkway is at least six feet.
4. Each right angle parking space or angled parking space with an angle greater than 60 degrees having direct access to an abutting alley, 20 feet wide or less, shall be separated or set back from said alley right-of-way line by a minimum of five feet.
5. Mechanical parking devices may be used in any commercial zone classification provided the devices are enclosed within a building designed for such use and served by a parking attendant. Such devices may be used outside of a building on an interim basis, subject to the approval of a Conditional Use Permit.

D. Mixed-use occupancies and joint use of parking

1. The total on-site parking spaces required on any property when more than one class of use is proposed (for either the same property or within the same occupancy) shall be equal to the sum of the spaces required in this title for each of such separate classes of use.
2. A Conditional Use Permit may be granted to reduce the required parking for mixed-use occupancies (i.e., a joint use of parking), based upon submission of enforceable documents guaranteeing that the uses will be operating during mutually exclusive hours, and upon such other circumstances or criteria as the Planning Commission, or City Council on appeal, may require.
3. A retail development in a Community Improvement District with at least 500 parking spaces and which contain office, entertainment or recreational uses may be permitted to allocate parking required for retail uses to also serve said office, entertainment or recreational uses as part of the discretionary Development Project.
4. The Planning Commission or City Council/Redevelopment Agency, shall consider the following when evaluating joint use parking applications:
 - a. The nature and location within the development of the proposed uses, as well as their size compared to that of the overall development.
 - b. Assurances as to the non-overlapping nature of the non-retail and retail peak-activity periods.
 - c. The provision of peak-hour parking beyond the property boundaries.
 - d. The location and adequacy of the parking in the particular portion of the development wherein joint use of parking is proposed.

E. Proposed use unable to meet parking requirement

In the case of a proposed change of use for an existing building where the parking does not meet current standards for the proposed use, the owner may apply for a Conditional Use Permit to permit such use. In considering the request, the Planning Commission shall weigh the evidence presented as to the projected parking needs in relation to the parking available and any other factors that justify the issuance of the Conditional Use Permit.

F. Reduction in required parking

For those developments that must comply with Section 15.30.100 of this chapter, the Planning Commission may, by Conditional Use Permit, reduce the number of required carpool and vanpool parking spaces to a maximum of 30 percent of what would otherwise be required under Subsection 15.30.060.G of this chapter.

G. Carpool/vanpool parking

1. A minimum of ten percent of employee parking spaces, as defined below, shall be reserved (through signage or other means) for the exclusive use of carpools and vanpools. The spaces shall be located as close as practical to the entrance(s) of the use they are intended to serve.
2. The total number of employee parking spaces for calculating the vanpool/carpool parking space requirement shall be determined by one of the following:

Type of Use	Percent of Total Parking Devoted to Employee Parking
Commercial	30%
Office Professional	85%
Hotel/Motel	30%

3. Alternatively, the applicant, subject to the approval of the Director of Development Services, may provide the total number of employee spaces intended for each use in the project.

15.30.070 Access and circulation standards.

A. Access

1. All required parking spaces shall have separate access to a public street or alley.
2. An adequate driveway "throat" shall be provided from the public street, unencumbered by parking spaces, turnaround areas or control gates, subject to the approval of the Director of Engineering.

B. Driveway standards

1. One-way driveways shall have a minimum width of 12 feet. Two-way driveways shall have a minimum width of 25 feet.

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2. Driveways and/or turnaround aisles serving ten or more parking spaces shall not be dead-ended unless a turnaround or back-up area is provided to the satisfaction of the Director of Development Services. Figure 13 represents the preferred layout for a turnaround area.

3. Turnaround aisles shall be designed in accordance with Tables 15.30.070.A and B and Figures 14 and 15, or otherwise required by the Director of Development Services.

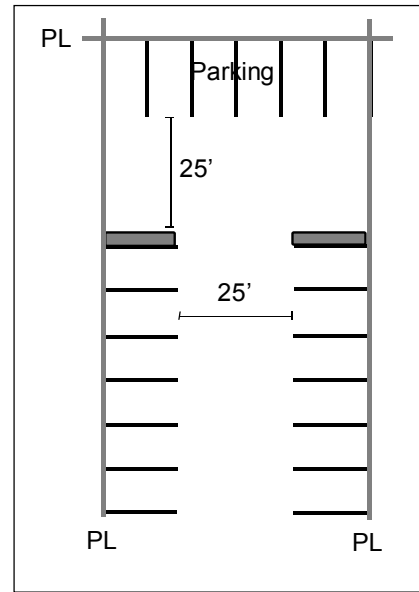


Figure 13

Table 15.30.070.A Parking and Drive Aisle Minimum Design Standards for One-Way Drive Aisle								
Stall Angle	Standard Size Stalls (9' x 19')				Compact Size Stalls (8' x 16')			
	Bay Width		Row Width	Drive Aisle Width	Bay Width		Row Width	Drive Aisle Width
	Single Loaded	Double Loaded			Single Loaded	Double Loaded		
0 degrees	21.00	30.00	9.00	12.00	20.00	28.00	8.00	12.00
30 degrees	29.30	46.60	17.30	12.00	26.93	41.86	14.93	12.00
45 degrees	33.80	53.60	19.80	14.00	30.97	47.94	16.97	14.00
60 degrees	38.96	59.92	20.96	18.00	35.86	54.72	17.86	18.00
90 degrees	44.00	63.00	19.00	25.00	41.00	57.00	16.00	25.00

Note: All measurements are in feet.

Table 15.30.070.B Parking and Drive Aisle Minimum Design Standards for Two-Way Drive Aisles								
Stall Angle	Standard Size Stalls (9' x 19')				Compact Size Stalls (8' x 16')			
	Bay Width		Row Width	Drive Aisle Width	Bay Width		Row Width	Drive Aisle Width
	Single Loaded	Double Loaded			Single Loaded	Double Loaded		
0 degrees	29.00	38.00	9.00	20.00	28.00	36.00	8.00	20.00
30 degrees	37.30	54.60	17.30	20.00	34.93	49.86	14.93	20.00
45 degrees	39.80	59.60	19.80	20.00	36.97	53.94	16.97	20.00
60 degrees	45.96	66.92	20.96	25.00	42.86	61.72	17.86	25.00
90 degrees	44.00	63.00	19.00	25.00	41.00	62.00	16.00	25.00

Note: All measurements are in feet.

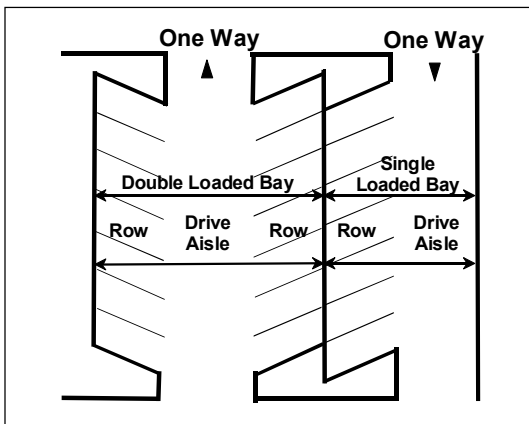


Figure 14

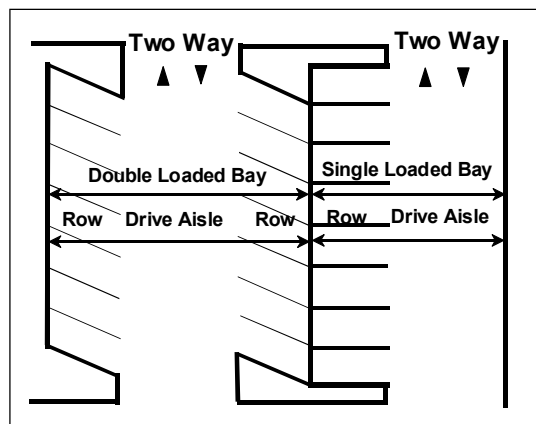


Figure 15

Section 15.30.070