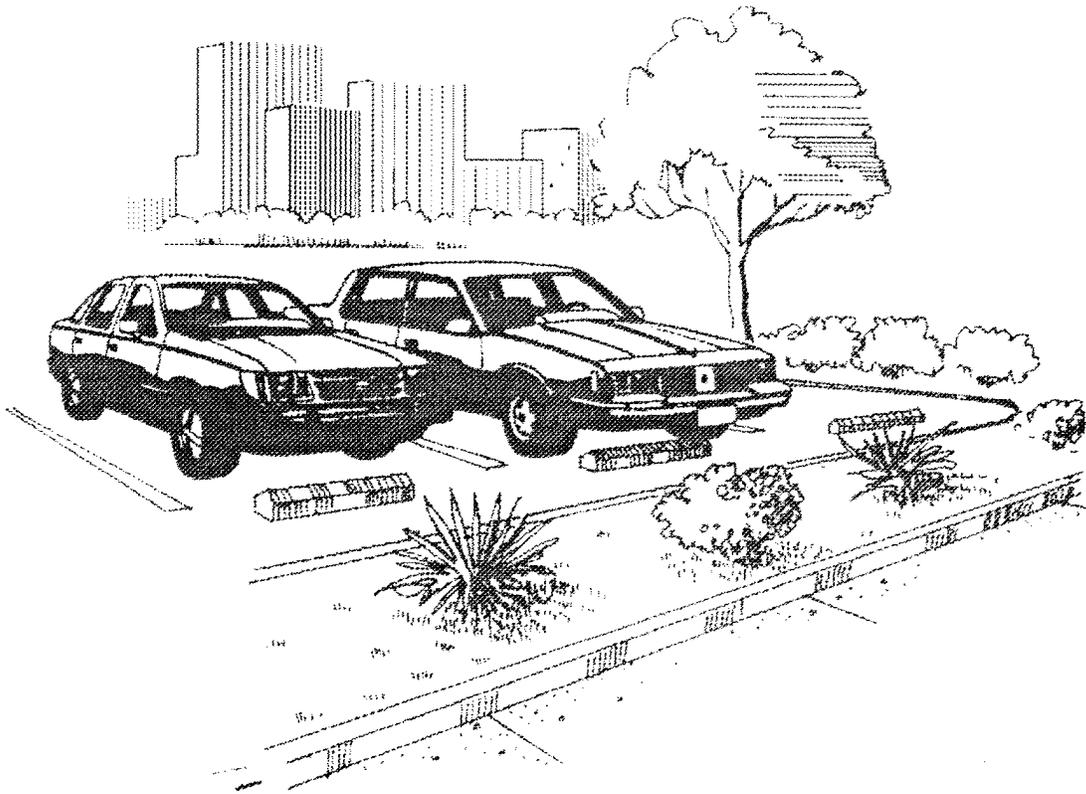


PARKING AND LOADING MANUAL

SAN JOAQUIN COUNTY



Date: 6-10-96

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The purpose of this manual is to specify the parking and loading requirements for developments in San Joaquin County. The majority of these requirements come from the San Joaquin County Development Title. Please refer to that code for further details or for citations.

I. When are these regulations required? Generally the parking and loading requirements are applicable for the following:

- New building construction
- Enlargement of an existing building
- Establishing a new commercial or industrial use of property that does not involve building construction
- Changing the use of a building, especially if the new use requires more parking than the use it is replacing

II. General Provisions. The following are general provisions that apply to all new or the enlargement of existing parking lots:

- (a) Motorcycle and Bicycle Spaces. For every four (4) motorcycle or six (6) bicycle parking spaces provided, a credit of one (1) parking space shall be given toward the requirements, provided, however, that the credit for each shall not exceed one-fortieth (1/40) of the total number of automobile spaces required.
- (b) Front Yard Parking. Parking spaces necessary to meet off-street parking requirements shall not be permitted within the required front yard setback of a residential unit, except as approved by a discretionary permit.
- (c) Location of Required Parking Spaces. Required parking spaces shall be located as follows:
 - (1) On Same or Adjacent Lot. For dwellings, motels, automobile-oriented services, schools, and all uses in the I-T, I-P, and I-L Zones, required parking spaces shall be provided on the same lot as the main building(s) or on an adjoining lot or lots zoned for the main use of the property.
 - (2) Other Uses. For uses not listed in Subsection (a), required parking spaces shall be located within three hundred (300) feet of the lot on which the main building is located.
- (d) Bicycle Parking. In commercial and industrial projects with twenty (20) or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed. Such devices shall be provided with a minimum capacity of one bicycle per twenty (20) required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.
- (e) Timing of Installation. All parking areas and driveways must be completely installed prior to issuance of a Certificate of Occupancy or initiation of use.

- (f) Modification of Requirements. The requirements may be modified by the Director in cases in which, due to the unusual nature of the establishment proposed or the development proposal submitted for it, the requirements set forth herein may be considered insufficient or excessive. In making the decision, the Director may consider the existence of special transit incentives and services, car pooling programs, and significant use of pedestrian and bicycle access. Decisions of the Director pursuant to this Section may be appealed using the Staff Review with Notice Procedure.

III. Parking Lot Design. The following design standards are prescribed for the development of off-street parking facilities:

- (a) Parking Lot Design. Parking lot design and dimensions shall comply with the requirements in Appendix "A" Parking Lot Design.
- (b) Parking Spaces: Size. Parking spaces shall have the following dimensions:
- (1) Stalls. Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long except for parallel stalls, which must be nine (9) feet wide by twenty-six (26) feet long.
 - (2) Reduction of Required Length. Where a concrete curb around a planter in a parking lot functions as a wheel stop, the required length of a parking space abutting such curb may be reduced by a maximum of two (2) feet, provided that the planter is at least five (5) feet wide.
- (c) Compact Spaces. Compact parking spaces shall comply with the following provisions:
- (1) Stalls shall be a minimum seven and one-half (7 1/2) feet wide and sixteen (16) feet long;
 - (2) Parallel parking stalls must be a minimum nineteen (19) feet long;
 - (3) Each approved space shall be individually designated as a compact space;
 - (4) Signs shall be provided to indicate the location of compact parking spaces, as required by the County Engineer;
 - (5) For multiple-family projects containing five (5) or more dwelling units, no more than twenty-five (25) percent of required parking spaces shall be compact stalls; and
 - (6) For nonresidential uses requiring twenty (20) or more spaces, no more than twenty-five (25) percent of required parking spaces shall be compact stalls.
- (d) Access. Access to parking areas shall be provided as follows:
- (1) Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide.

- (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area.
- (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the Department of Public Works. Access to State Routes shall be approved by Caltrans.
- (4) All access from a public street or alley must be designed so that motor vehicles leaving the parking area will enter the street traveling in a forward direction. This requirement does not apply to single-family subdivisions or multiple-family residential properties serving four units or less, unless on a minor arterial or higher classification way.

IV. Parking Lot Improvements. The following are minimum requirements for the improvement of Parking Lots.

- (a) Surfacing. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with appropriate depths of base material and asphalt concrete, or Portland cement concrete, to provide a durable dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. When deemed necessary by the Review Authority, parking lots for temporary or seasonal uses in agricultural zones shall be improved with base material of appropriate depth and sealed with liquid asphalt
- (b) Striping. All parking stalls and directional arrows shall be delineated with paint.
- (c) Lighting. All off-street parking areas within commercially-zoned projects, and projects where the parking area is used at night, shall be provided with exterior lighting which meets the following minimum standards:
 - (1) The equivalent of one (1) foot candle of illumination shall be provided throughout the parking area;
 - (2) All lighting shall be on a time clock or photo-sensor system;
 - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
 - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists.

V. Parking Lot Landscaping. All open parking areas shall be landscaped and/or screened according to the following standards. The Brochure "Landscaping, Fencing and Screening" has further details on the design and maintenance of landscaping.

- (a) Landscape Percentage. Parking areas with more than (20) stalls shall provide a minimum of five percent (5%) of landscaping within the perimeter of the parking area, not including landscaping along the street frontage.
- (b) Trees. One tree shall be required for each five (5) parking stalls, or portion thereof, and shall be evenly spaced throughout the parking lot.
- (c) Landscape Adjacent to Street. A ten (10) foot wide landscaped strip shall be installed between parking areas and adjacent public streets.
- (d) Planters. Planters which abut parking stalls shall be a minimum of five (5) feet wide. A minimum eighteen (18) inch wide paved strip shall be added to the adjacent parking stall to allow access to and from vehicles.
- (e) Residential Screens. Unless otherwise specified, parking areas abutting a residential zone, an area shown on the General Plan for residential use, or an existing residential use, shall be screened with a solid masonry wall six (6) to seven (7) feet in height along the abutting property line, and a five (5) foot planting strip shall be installed adjacent to the wall and the parking area.

VI. Truck Parking and Loading. Parking and loading space for trucks shall be provided as set forth in this Section.

- (a) Commercial Uses. For commercial uses, one (1) space shall be provided for every use with three thousand (3,000) square feet of gross floor area or more.
- (b) Industrial Uses. For industrial uses, spaces shall be provided as follows:
 - (1) One (1) space shall be required for each use having three thousand (3,000) to twenty thousand (20,000) square feet of gross floor area;
 - (2) Two (2) loading spaces shall be required for each use having twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area; and
 - (3) For each twenty thousand (20,000) square feet of gross floor area, or major fraction thereof, over forty thousand (40,000) square feet of gross floor area, one (1) loading space shall be required.
- (c) Design Standards. Design of required spaces shall be as follows:
 - (1) Spaces shall be a minimum twenty-five (25) feet in length and fifteen (15) feet in width, and shall have minimum height clearance of fourteen (14) feet;
 - (2) Spaces shall be provided and maintained on the same lot as the commercial or industrial use creating the need therefor;

- (3) Spaces shall not interfere with vehicular circulation or parking, or with pedestrian circulation; and
- (4) On-site driveways and maneuvering areas may be used in lieu of one (1) of the off-street loading spaces required by this Section, as long as maneuvering areas for delivery vehicles are provided.

(d) Truck Terminals Uses.

- (1) In addition to Industrial Use requirements, one (1) loading space shall be required in a truck terminal for each bay.
- (2) Aisles between truck parking areas shall be a minimum of fifty-five (55) feet wide.
- (3) No parking shall be permitted in the driveways, parking aisles, or maneuvering areas.
- (4) Any entrance or exit to a truck terminal shall have acceleration and deceleration lanes, the criteria for which are to be determined by the traffic study and recognized engineering standards, or other traffic control devices determined to be necessary by the Department of Public Works. No vehicle shall be permitted to back onto a public roadway.
- (5) The terminal shall comply with all California Department of Transportation regulations and standards for roads, freeway entrances, sight distance, and turning radius.
- (6) Exit and entrance driveways for trucks shall be a minimum of 35' wide and a maximum of 40' wide.
- (7) Access gates shall be recessed from the property line a minimum of 65'.
- (8) All maneuvering and parking areas of automobiles and trucks shall be located on-site of the truck terminal. No parking or maneuvering is allowed within the public road right-of-way.
- (9) All automobile parking spaces and all major circulation drive lanes (automobile and truck) shall be surfaced and permanently maintained with a minimum of 2" of asphalt concrete or 4" of Portland cement concrete with an appropriate base. Bumper guards shall be provided when necessary to protect adjacent structures or properties. All other areas that could potentially have any vehicular traffic shall be surfaced and permanently maintained with a chip seal.
- (10) Barriers to any leach fields shall be provided so that trucks cannot drive or park over them.
- (11) Undeveloped areas within the truck terminal will be maintained to prevent the creation of dust or erosion and not become a health hazard.
- (12) All drainage from asphalted and concreted parking and driveway areas shall be routed through an oil sand trap tank prior to entering a public sewage treatment plant or a terminal drainage system.

VII. Disabled Access Parking.

- (a) **Location.** The accessible space shall be as near as possible to the primary entrance of building.
- (b) **Size and Design.** The following elements shall be used in the size and design of Handicapped Parking spaces.

(1) The accessible space must permit use of either of car doors.

(2) Bumpers are required when no curb barrier is provided which will prevent encroachment of cars over walkways.

(3) Wheelchair users must not be forced to go behind parked cars other than their own.

(4) When only one space is provided it shall be a van, 17' wide, outlined to provide a 9' parking area and a 8' loading and unloading area on the passenger side of the vehicle.

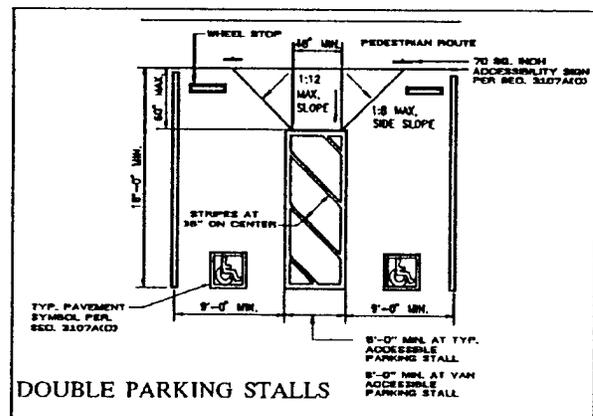
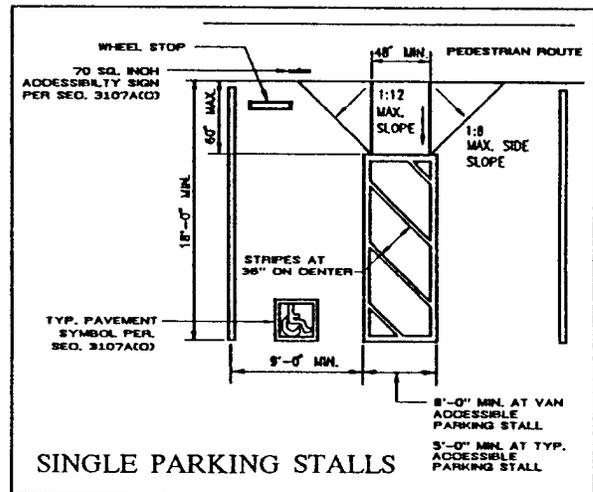
(5) When more than 1 space is required, 2 spaces can be provided within a 23' wide area, or 26' including a van space.

(6) Each parking space is required to be at least 18' long.

(7) Surface slopes of parking areas for the disabled should be minimal, but are required not to exceed 1/4 in/ft in any direction.

(8) Ramps shall not encroach into any parking space.

(9) When less than 5 parking spaces are provided at buildings and facilities, one shall be sized in accordance with item 5 but need not be identified for handicapped/disabled use only.



- (c) Number of Spaces Required. The following table establishes the number of accessible spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NO. OF SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	*
1001 and over	**

* Two percent of total
 ** Twenty plus one for each 100, or fraction thereof over 1001.

- (1) One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated van accessible as required. All such spaces may be grouped on one level of a parking structure

- (d) Signage.

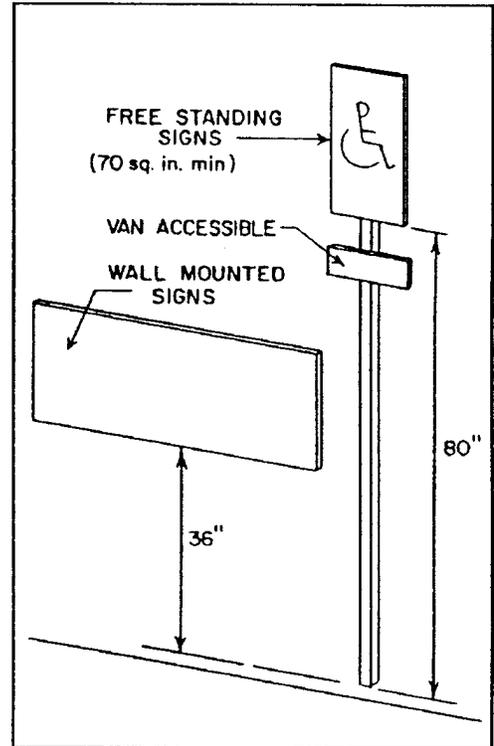
Identification of Parking Spaces for Off-street Parking Facilities. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. Spaces complying with Section 3107A(b)2 shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility.

An additional sign shall also be posted in a conspicuous place at each entrance of off-street parking facilities, or immediately adjacent to and visible from each stall or space.

The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

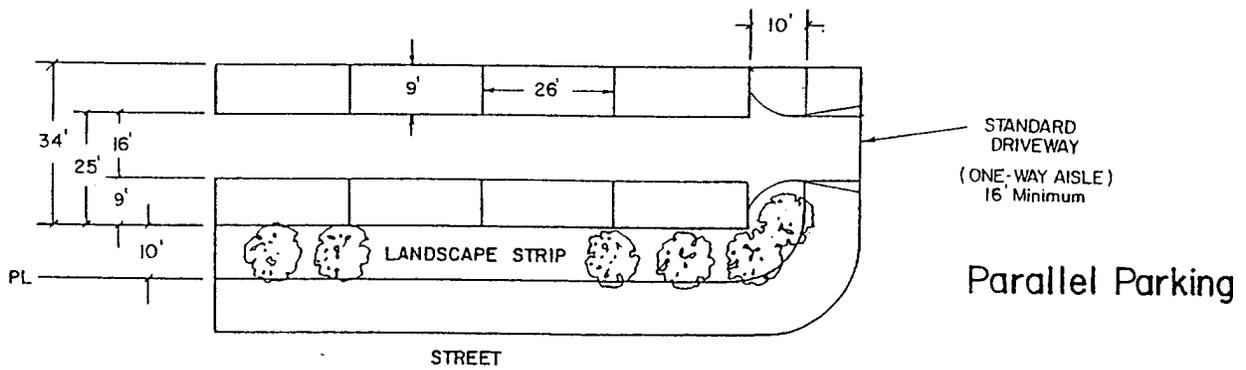
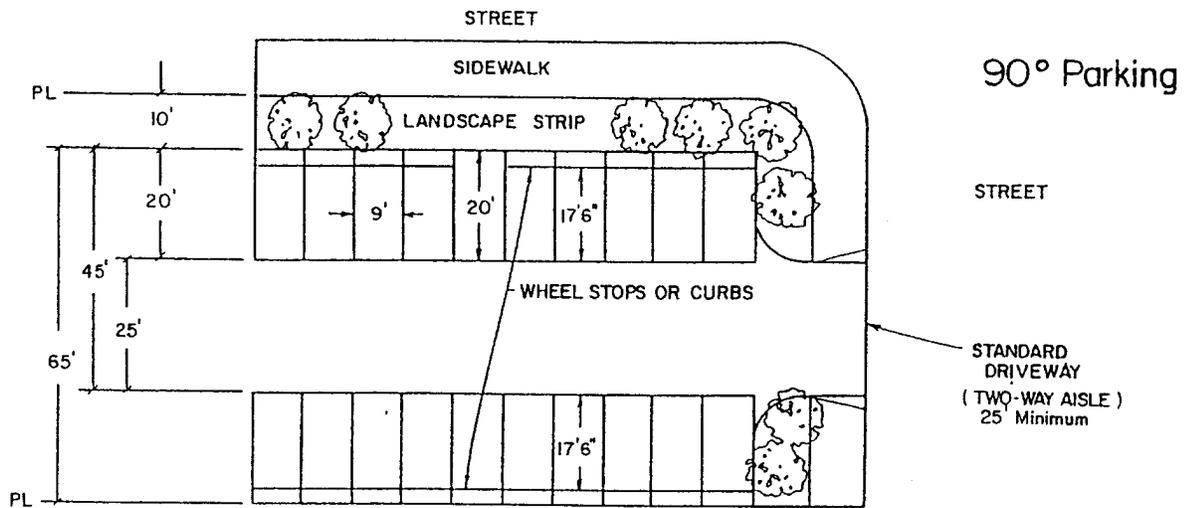


VIII. Required Parking Spaces. Appendix B specifies the number of off-street parking spaces that are required for each land use. All site plans for development must include a table showing that off-street parking spaces will be provided in the quantities set forth in this Appendix.

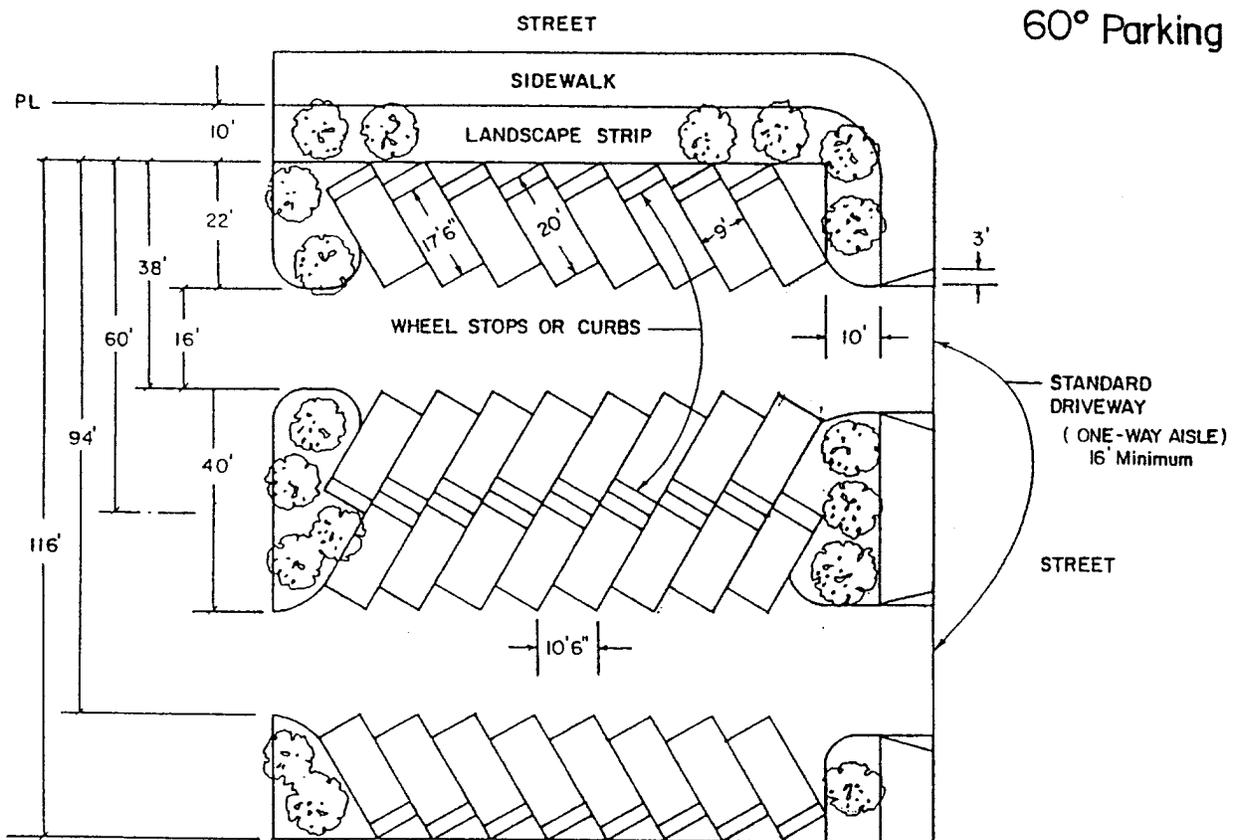
- (a) **Requirements Cumulative.** Where Tables A and B set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (b) **Spaces Based on Square Footage.** The square footage requirements used in Table B to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (c) **Spaces Based on Employees.** The employee requirements used in Table B to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (d) **Computation of Required Parking.** Whenever the computation of the number of off-street parking spaces required results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

APPENDIX A
PARKING LOT DESIGN

STANDARD DESIGN for OFF-STREET PARKING

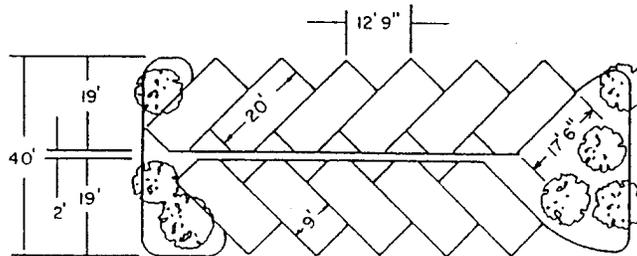
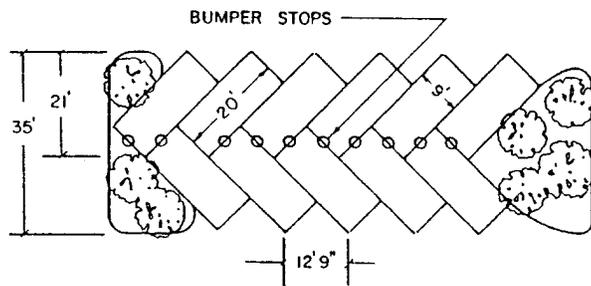


STANDARD DESIGN for OFF-STREET PARKING

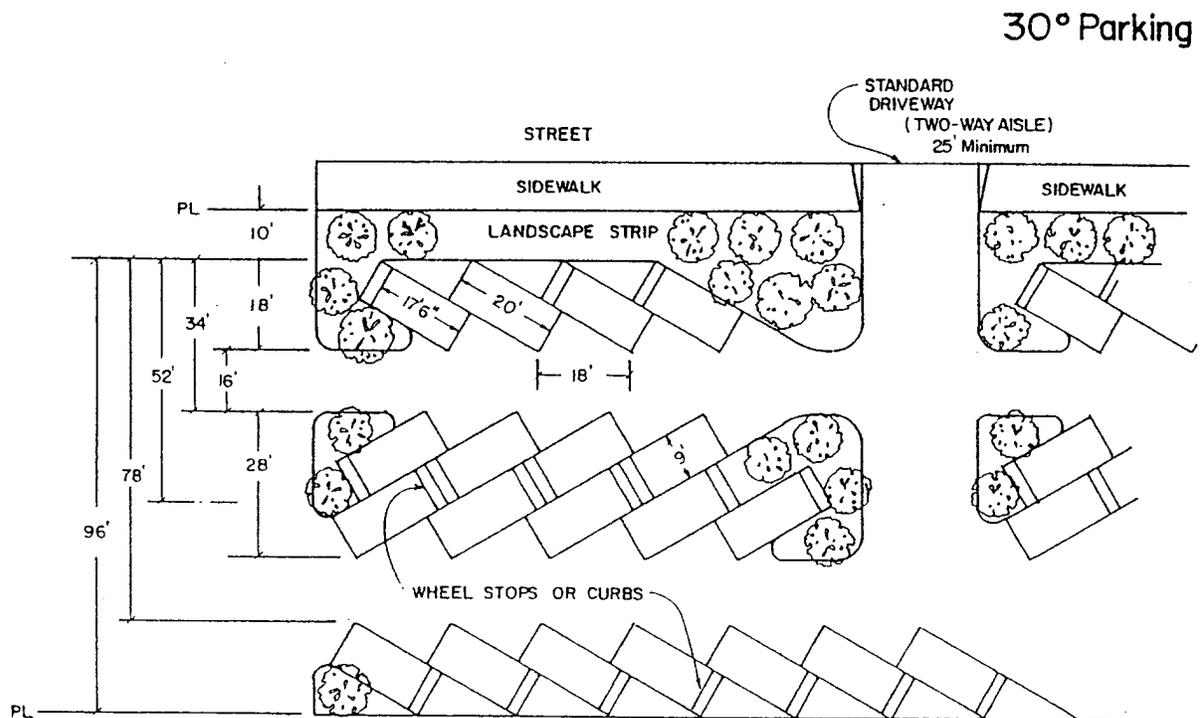


STANDARD DESIGN for OFF-STREET PARKING

45° Herringbone



STANDARD DESIGN for OFF-STREET PARKING



APPENDIX B
PARKING SPACE REQUIREMENT TABLES

**Table A
PARKING SPACE REQUIREMENTS, RESIDENTIAL**

Residential Use Types	Spaces Required
Family Residential	
Single-family	2 spaces/dwelling unit
Two-family	2 spaces/dwelling unit
Small multi-family	1.5 spaces/dwelling unit
Large multi-family	1.5 spaces/dwelling unit
Farm Labor Camps	.33 space/bed
Group Care	
Large	.33 space/bed
Small	.33 space/bed
Adult day care	.33 space/adult client
Farm related	.33 space/bed
Groups Residential	.33 space/bed
Mobile Home Park	1.50 spaces/dwelling unit
Shelters	
Large	.67 space/employee; .33 space/bed
Medium	.67 space/employee; .33 space/bed
Small	.67 space/employee; .33 space/bed

**TABLE B
PARKING SPACES REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Administrative Offices	4		
Administrative Support Services	4		
Adult Entertainment	5	.67	
Aerial Services			
Farm	1.5		
Heliport	1.5		
Agricultural Organizations	5	.67	
Agricultural Processing			
Preparation services	1		
Food Manufacturing	2.5		
Agricultural Sales			
Feed and grain sales	2	.67	
Agricultural Chemical Sales	2		
Agricultural Warehousing	1		
Agricultural Wastes	2.5		
Animal Feeding and Sales	.2		
Animal Raising			
Exotic Animals	.67		
General	.67		
Hogs	.67		
Small Animals	.67		
Family Food Production	.67		
Educational animal projects	.67		

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Animal Specialty Services			
Farm	2	.67	
Pet	4	.67	
Kennels	.67		
Auction Sales			
Indoor	5		
Outdoor			.33/Seat
Automotive Services			
Automotive rentals	3.3	.67	
Automotive repairs, light	2	.67	
Automotive repairs, heavy	2	.67	
Automotive sales	.33	.67	
Cleaning	2	.67	
Inoperable vehicle storage	1	.3	
Operable vehicle storage	1	.3	
Parking			
Building Maintenance Services	.67		
Child Care Services			
Child Care Center		.67	.2/Child
Family Day Care Home		.67	.15/Child
Communication Services	1		
Community Assembly	.67		.33/Seat
Construction Sales	4	.67	

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Construction Services			
Light	1		
Heavy	1		
Crop Production	.2		
Cultural and Library Services	3.3	.67	
Custom Manufacturing	2		
Dairies		1	
Eating Establishments			
Convenience	5	.67	
Full service	10	.67	
Educational Services			
Commercial	1		.25/Student
General	1		.20/Student
Equipment Sales and Repair			
Farm machinery, sale/rental	2	.67	
Farm machinery, repair	1	.67	
Heavy equipment	1	.67	
Leisure	3	.67	
Aircraft	1	.67	
Explosives Handling	2		
Farm Services	2	.67	

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Funeral and Interment Services			
Cemeteries	.2	.67	
Interring and cremating	4	.67	
Undertaking	4	.67	.33/Seat
Gasoline Sales			
Service	3.3	.67	
Combination	4	.67	
General Industrial			
Limited	2	.5	
Intermediate	2	.5	
Heavy	2	.5	
High Technology Industry	4		
Laundry Services	5		
Liquor Sales			
On-premises, general	10	.67	
On-premises, limited	5	.67	
Lodging Services			
Bed and Breakfast		.67	1 space/room
Motels		.67	1 space/room
Major Impact Services	2		
Medical Services	5		

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Nursery Sales			
Wholesale	3.3	.67	
Retail	4	.67	
Landscaping Services		.67	2
Personal Storage	1		
Petroleum and Gas Extraction	1		
Produce Sales	3.3		
Professional Services	3.3		
Public Services			
Administrative	4	.67	
Essential	4	.67	
Quarry Operations	1		
Recreation			
Campgrounds			1/site
Indoor participant	5		.33/seat
Indoor spectator	.67		.33/seat
Marinas			.
Outdoor sports clubs	2		4/acre
Outdoor entertainment			175/acre
Parks			9/acre

* 1/Docking space or launching ramp, plus 4 per 1,000 square feet of accessory commercial uses.

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Recycling Services			
Consumer	4	.67	
Scrap operations	2		
Religious Assembly			
Neighborhood			.33/seat
Community			.33/seat
Regional			.33/seat
Research and Laboratory Services	4	.67	
Retail Sales and Services			
Primary	3.3	.67	
Intermediate	4	.67	
General	5	.67	
Stables			
Neighborhood	.67		
Commercial	.67	.67	
Transportation Services	1		
Truck Services			
Parking	1		
Cleaning	1		
Stops	4	.67	
Repairs	1		
Terminals	2	1	
Utility Services			
Major	1		
Minor	1		
Wholesaling and Distribution			
Heavy	.5	.5	
Light	.5	.5	

**TABLE B (Cont.)
PARKING SPACE REQUIREMENTS, NON-RESIDENTIAL**

Non-Residential Use Types	Spaces Required		
	Per 1000 Square Feet of Building	Per Employee	Other
Utility Services			
Major	1		
Minor	1		
Cellular Facilities	1		
Wholesaling and Distribution			
Heavy	.5	.5	
Light	.5	.5	