

ORDINANCE NO. 1054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REPEALING CHAPTER 19.44 OF THE CAMARILLO MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 19.44 ENTITLED, "OFF-STREET PARKING ORDINANCE"

The City Council of the City of Camarillo does hereby ordain as follows:

SECTION 1. Recitals. The City Council finds and declares as follows:

(a) Without adequate regulation of parking, land uses would suffer from congestion and unsafe circulation on properties which can then also spill over onto the public rights-of-ways and other adjoining properties.

(b) Inadequate parking can damage view corridors, diminish property values and detrimentally affect the quality of life of City residents, business and property owners, visitors and the traveling public.

(c) The design of parking lots including aesthetics and environmental factors will further enhance the pattern of land uses and promote an improved quality of life for the residents of the community.

(d) To this end, the City Council desires to enhance the City's current parking lot standards and regulations with respect to the design, location, materials, construction, maintenance and other environmental factors.

(e) The City Council further desires to reorganize the City's parking lot regulations so that they are current and more easily useable.

(f) The Planning Commission conducted a duly-noticed public hearing on April 6, 2010, at City Hall, 601 Carmen Drive, Camarillo, California. At this meeting, the Planning Commission adopted Resolution PC 2010-9, recommending that the City Council approve the proposed amendments to Chapter 19.44 and the adoption of a new Chapter 19.44.

(g) The proposed amendments are consistent with and further implement the goals and policies of the City's General Plan.

(h) The City has caused to be prepared an Initial Study and has circulated a Negative Declaration finding that the proposed amendment to the parking ordinance would not have a significant effect on the environment in accordance with the City's Environmental Guidelines.

(i) The City Council conducted a duly noticed public hearing on this ordinance on April 28, 2010, at City Hall, 601 Carmen Drive, Camarillo, California.

SECTION 2. Repeal of Chapter 19.44. Chapter 19.44 of the Camarillo Municipal Code is hereby repealed.

SECTION 3. Adoption of New Chapter 19.44. A new Chapter 19.44 of Title 19 of the Camarillo Municipal is adopted as set forth in Attachment No. 1, which is incorporated by this reference.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Summary. This ordinance, due to its length and the corresponding costs of publication, will be published by title and summary. The approved summary of this ordinance reads as follows:

"Summary"

The purpose of the Parking Ordinance is to establish parking standards to effectively regulate the design of parking facilities including the requirement of providing the necessary number of parking spaces for various land uses. In addition, the ordinance strives to ensure that an adequate number of spaces are available to accommodate the anticipated demand of land uses and to lessen traffic congestion and adverse impacts on surrounding properties. The result of maintaining adequate parking standards results in greater compatibility between adjoining uses and promotes vehicular and pedestrian safety.

The proposed amendment is a comprehensive review of the city's parking standards. The amendment follows an extensive review of the city's codes and other factors pertaining to the design, development, maintenance and management of parking within the city. While many of the standards remain unchanged, added standards are now included for land use types not previously specified.

The purpose of the Parking Ordinance is to regulate the design of parking facilities consistent with the city's interests in maintaining community design and safety standards. The updated code also provides standards for parking lot structures, parking within the Camarillo Commons Strategic Plan area, and standards for motorcycle parking. In addition, the provisions for shared parking and parking for mixed uses has been revised.

The sections pertaining to environmental factors such as landscaping, lighting, and paving have been modified to address certain changes which are felt to enhance the environment. The landscaping section has been modified, along with the section on parking lot improvements, so as to be more compatible with the city's landscaping

guidelines and other code sections. In addition, the section would allow the use of permeable paving and phased improvements to reduce or defer water runoff in order to address other mandates of development.”

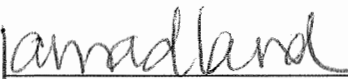
SECTION 6. Publication. That the City Clerk shall certify the adoption of this ordinance and cause the same to be published in the manner prescribed by law.

PASSED, APPROVED, AND ADOPTED May 12, 2010.



Mayor

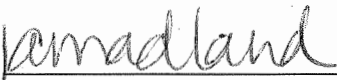
ATTEST:



City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1054 was introduced by the City Council at a meeting held April 28, 2010, and subsequently passed and adopted by the City Council at a regular meeting held May 12, 2010, by the following vote:

AYES: Councilmembers: Craven, McDonald, Morgan, Waunch, Mayor Kildee
NOES: Councilmembers: None
ABSENT: Councilmembers: None



City Clerk

Chapter 19.44
OFF-STREET PARKING

Sections:

- 19.44.010 Purpose.
- 19.44.020 General provisions.
- 19.44.025 Computation of parking requirements.
- 19.44.030 Residential uses.
- 19.44.035 Recreational and oversized vehicles.
- 19.44.050 Educational and day care uses.
- 19.44.060 Recreational uses.
- 19.44.070 Office uses.
- 19.44.080 Commercial uses.
- 19.44.090 Industrial uses.
- 19.44.100 Other uses.
- 19.44.105 Drive-through facilities.
- 19.44.110 Uses not specified.
- 19.44.120 Camarillo Old Town parking requirements.
- 19.44.125 Camarillo Commons parking requirements.
- 19.44.140 Location of required off-street parking area.
- 19.44.150 Size of parking spaces.
- 19.44.155 Drive-through standards.
- 19.44.160 Access.
- 19.44.170 Parking charges.
- 19.44.180 Shared parking facilities.
- 19.44.190 Transportation demand management facilities.
- 19.44.210 Waiver of parking provisions for public or semipublic uses.
- 19.44.220 Storage and/or parking of commercial vehicles in R zones.
- 19.44.225 Motorcycle parking.
- 19.44.230 Tandem parking.
- 19.44.240 Parking lot dimensions- open parking.
- 19.44.245 Parking lot dimensions- parking structures.
- 19.44.250 Parking lot lighting.
- 19.44.255 Corner stalls.
- 19.44.260 Landscaping of parking areas.

19.44.270 Parking area improvements.

19.44.280 Parking lot plot plan.

19.44.010 Purpose

The purposes of this chapter include:

- A. To establish parking standards to effectively regulate the design of parking facilities including the requirement of providing the necessary number of parking spaces for various land uses.
- B. To assure that an adequate number of spaces is available to accommodate the anticipated demand and to lessen traffic congestion and adverse impacts on surrounding properties.
- C. To maximize compatibility between adjoining uses.
- D. To promote vehicular and pedestrian safety.

19.44.020 General provisions

- A. The off-street parking requirements of this chapter apply at the time of the construction, alteration, intensification, change in use or occupant load, or change in form of ownership of a building or use. As used in this chapter, "change in form of ownership" means conversion of all or a portion of a project to condominiums, community apartments, stock cooperatives or other similar forms of ownership.
- B. Off-street parking must be maintained in connection with any existing building or use so long as the building or use remains unless an equivalent substitute number of such spaces are provided and thereafter maintained in conformance to the requirements of this chapter.
- C. Where off-street parking space in connection with a building or use does not conform to the requirements of this chapter, then the building or structure may not be altered, extended, expanded, nor may its form of ownership be changed, unless the current parking requirements of this chapter are satisfied. Any such non-conforming use that is discontinued for one year may not reestablish unless the use complies with the provisions of this chapter.
- D. A parking space is an area for the parking of a motor vehicle plus such additional areas as required to provide for safe ingress to and egress from the space.
- E. The area set aside to meet the parking requirements of this chapter must be usable and must have permanent access.
- F. Where multiple uses are provided, the required parking must satisfy the individual and cumulative needs of that complex and provide the minimum number of parking spaces necessary to serve the various uses except as otherwise provided for mixed-use developments. If the parking area is reserved or restricted to a particular use, such reservation or restriction must be strictly limited to a period of time and not to a particular

use. Any such limitation requires the city's prior written approval and must remain in force as long as deemed necessary by the city to meet the requirements of this chapter.

- G. Uses that include service vehicles must provide parking spaces above the minimum number of spaces required by this chapter. This is to ensure that adequate space for the employees and customers will be maintained on-site.
- H. Required off-street parking spaces and parking areas may be used only for parking operable vehicles of residents, employers, employees, customers and visitors as appropriate to the allowed uses of the applicable zone.
- I. All off-street parking spaces and aisles must be kept clear of any temporary or permanent obstructions.

19.44.025 Computation of parking requirements.

- A. The floor area calculation will be based on the gross floor area of the building or use except where otherwise provided.
- B. Restrooms, utility rooms, equipment rooms, elevator shafts, duct space, and stair wells will be excluded from the square footage when computing floor area for parking purposes.
- C. The floor area includes exterior walls but excludes exterior areas.
- D. Interior hallways will be included as part of the floor area for determining the gross floor area.
- E. Any fractional spaces over 50 percent will be construed as one full space.
- F. In any place of public assembly utilizing benches, pews, or other non-individualized seating structure, each 18-inch section of such structure will be construed as one seat.
- G. A building or portion of a building devoted to off-street parking will have no off-street parking requirements.
- H. In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities will be the sum of the requirements of the various uses computed separately. Off-street parking facilities for one use will not be considered as providing required parking facilities for any other use except as specified in this chapter for common facilities or joint uses.

19.44.030 Residential uses.

Parking for residential uses must be provided in accordance with Table 19.44.030:

TABLE 19.44.030 Parking Spaces Required for Residential Uses		
	Residential Use	Required Number of Spaces
1.	Single Family Residence	Two enclosed spaces, plus one open or enclosed space for the parking of a recreational vehicle.
2.	Multiple-Family Residential (apartments)	Required spaces must be enclosed unless specifically modified in accordance with Chapter 19.16 as follows: one space for each studio unit, one and one-half spaces for each one bedroom unit, two spaces for each two bedroom unit, two and a half spaces for each three, or three spaces for each four bedroom unit; plus, two open guest spaces for every five units; plus, one space for the parking of a recreational vehicle for every five units.
3.	Townhouse, Condominium, or other Multi-Family Ownership Project	Two enclosed spaces per unit, plus one space for the parking of a recreational vehicle for every five units, plus, one open guest space for every five units where parking is provided in front of garages for each unit, or two open guest spaces for every five units where parking is not provided in front of garages for each unit.
4.	Second Residential Unit	One open or enclosed parking space in addition to the required parking for the main unit. The space may not block other parking spaces on the parcel.
5.	Fraternity or Sorority Houses	One space for each room or for each 100 square feet of dormitory area which will be considered equivalent to a guest room
6.	Senior Housing	In senior housing, public housing, or federally assisted housing for elderly persons, 0.75 spaces for each unit. The developer must record a covenant approved by the city that runs with the land and provides that if the use is changed to any use other than an elderly housing project, then the development must comply with the applicable provisions of this chapter.

19.44.035. Recreational and oversized vehicles.

- A. Recreational Vehicles. A recreational vehicle, boat or a boat trailer may be parked in a residential zone only as follows:
1. In a recreational vehicle storage area approved as part of a Residential Planned Development permit or as part of a Conditional Use Permit for a multi-family residential development, or in any enclosed structure that conforms to the zoning requirements of the particular zone where located,
 2. Outside of a structure in the side yard or rear yard area of a residential zoned lot provided that:
 - a. The recreational vehicle, boat or boat trailer is parked on a surface of concrete, brick, brick pavers, asphalt, gravel or crushed rock. All such surfaces and the design are subject to the review and approval by the director. The design must provide adequate vehicle support together with dust, weed and erosion control for the drive, parking area and area underneath the recreational vehicle.
 - b. The recreational vehicle, boat or boat trailer, except for motorized recreational vehicles customarily used for ordinary transportation purposes may not obstruct the access to parking in the garage or carport area required under Table 19.44.030.
 - c. In the event the side or rear yard is not accessible or is insufficient in size to accommodate a recreational vehicle, boat or boat trailer, it may be parked in the front setback area. A corner lot will be determined to have reasonable access to the rear yard unless a grade difference of three feet or more exists. The existence of a fence or wall separating the front yard from the side yard will not be determined to prevent reasonable access.
 - d. Parking in a structure is not possible due to size of the recreational vehicle, boat or boat trailer.
 3. The body of the recreational vehicle, boat or boat trailer must be at least 13 feet from the face of any curb and parked generally perpendicular to the front curb.
 4. No part of the recreational vehicle, boat or boat trailer may extend over the public sidewalk or public right-of-way.
 5. Parking is permitted only for storage purposes and a recreational vehicle, boat or boat trailer may not be:
 - a. Used for dwelling purposes except for limited overnight sleeping for a maximum of 14 days in any 12-month period;
 - b. Permanently connected to sewer lines, water lines or electricity; the recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes;

- c. Used for storage of goods, materials, or equipment other than those items considered to be part of the recreational vehicle, boat or boat trailer or essential for its immediate use.
6. Notwithstanding the provisions of this section, a recreational vehicle, boat or boat trailer may be parked no more than 48 hours on the driveway for loading or unloading purposes provided that it does not overhang the public right-of-way.
7. A recreational vehicle, boat or boat trailer must be owned or rented by the resident or guest of the resident on whose property the recreational vehicle or boat trailer is parked or stored.
8. A recreational vehicle, boat or boat trailer that is stored for a period of 72 hours or more may not obstruct the line of sight from any adjoining property owner needed to obtain access to a public right-of-way. Upon a determination by the city that a potential safety hazard exists, the recreational vehicle, boat or boat trailer may be required to be relocated or removed from the site.
9. Where multiple recreational vehicles are stored on the site, each recreational vehicle must conform to the above requirements of this subsection (A).
- B. **Oversized Vehicles.** No person may stop, stand or park an oversized vehicle on any lot or parcel in a residential zone unless it is necessary to carry out work or service that requires the presence of such a vehicle on the lot or parcel. For the purpose of this section an "oversized vehicle" is defined as a vehicle used for commercial purposes containing three or more axles.

19.44.050 Educational and day care uses.

Parking for educational and day care uses must be provided in accordance with Table 19.44.050:

	Educational Uses	Required Number of Spaces
1.	Elementary Schools	One and a half spaces for each classroom.
2.	Junior High Schools	One space for each employee; plus, one additional space for each 25 students the school is designed or approved to accommodate.
3.	Senior High Schools	One space for each employee; plus, one additional space for each eight students the school is designed or approved to accommodate.
4.	Colleges or University	One space for each employee; plus, one additional space for each five students the school is designed or approved to accommodate.

TABLE 19.44.050 Parking Spaces Required for Educational Uses		
	Educational Uses	Required Number of Spaces
5.	Business, Professional, or Trade Schools	One space for each employee; plus, one additional space for each three students the school is designed or approved to accommodate.
6.	Children's Art, Music, Dancing, or Similar Schools	One space for each employee; plus, one additional space for each five students or one space for each 300 square feet of gross floor space whichever is greater.
7.	Children's Day Care Nurseries	One space for each employee, plus one additional space for each five children for the first 100 enrolled, then one parking space for each 20 children in excess of 100 that the facility is licensed to accommodate. Spaces provided in a drop-off/pick-up area may contribute towards satisfying the on-site parking requirements.
8.	Large Family Day Care in a Residential Zone	One space for each employee. The owners of the residential facility must park their personal vehicles in the garage or on an approved surface. Additional vehicles owned by the day care facility owner must be parked in the driveway as long as all provisions of this standard are met.
9.	Libraries	One space for each 250 square feet, plus parking for other uses including assembly rooms and food uses in accordance with section 19.44.060.

19.44.060 Recreational uses.

Parking for recreational uses must be provided in accordance with Table 19.44.060.

TABLE 19.44.060 Parking Spaces Required for Recreational Uses		
	Recreational Uses	Required Number of Spaces
1.	Auditoriums	One space for each three fixed seats or 40 square feet of assembly area not devoted to permanent seating, whichever is greater.
2.	Billiard Parlors and Pool Rooms	Three spaces for each billiard or pool table.
3.	Bowling Alleys	Three parking spaces for each alley.
4.	Community Center	One space for every 40 square feet of assembly area.

TABLE 19.44.060 Parking Spaces Required for Recreational Uses		
	Recreational Uses	Required Number of Spaces
5.	Dance Studios	One space for every 40 square feet of the dance floor.
6.	Golf Courses- Miniature Golf	One space for each golf hole.
7.	Golf Courses- Private	Five spaces for each golf hole in addition to parking for all uses as specified by this chapter.
8.	Golf Courses- Public	Eight spaces for each golf hole in addition to parking specified under this chapter for each component use.
9.	Golf Driving Ranges	One space for each golf hole or driving tee.
10.	Gun Clubs	One space for each three members thereof.
11.	Gymnasium	One space for each employee plus one additional space for each 250 square feet of gross floor area devoted to recreational pursuits; plus, parking based on any individual uses.
12.	Health Clubs	a. One space for every 40 square feet of open floor area devoted to group exercise activities. b. One space for every 250 square feet of exercise equipment area. c. Additional uses require parking consistent with this chapter.
13.	Martial Arts Studios	One space for every 100 square feet of group assembly area.
14.	Other Public Assembly	One space for each three fixed seats or 40 square feet of assembly area not devoted to permanent seating, whichever is greater.
15.	Parks- Neighborhood	Four spaces per acre which may be satisfied by the adjacent local neighborhood or collector street if on-street parking is permitted.
16.	Parks- Community	Four spaces per acre. Additional parking must also be provided for ancillary uses in accordance with this chapter.
17.	Picnic Shelters	One space per four seats.
18.	Racquetball Courts	a. One space for every 40 square feet of open floor area devoted to group exercise activities. b. One space for every 250 square feet of exercise equipment area. c. Three spaces for each racquetball court.

TABLE 19.44.060 Parking Spaces Required for Recreational Uses		
	Recreational Uses	Required Number of Spaces
19.	Skating Rinks	a. One parking space for each 100 square feet of rink floor area. b. One parking space for each three fixed seats or for each 45 square feet of floor area available for assembly where there are no fixed seats.
20.	Skateboard Park	a. One space for each 250 square feet of floor area. b. One space for each 500 hundred square feet of skateboarding area.
21.	Sports Fields- Softball, Baseball, Soccer, Football, or Similar Fields	a. Practice fields: 15 spaces for each field. b. Competitive fields: 40 spaces for each field.
22.	Stables- Boarding or Riding	One parking space for each stall retained for rental purposes on the site; plus, one parking space for each employee.
23.	Stadiums, Sports Arenas	One space for each three fixed seats or 40 square feet of assembly area not devoted to permanent seating, whichever is greater.
24.	Swimming Pools	One space for every 250 square feet of pool, deck and recreational area; plus, one space for each employee.
25.	Tennis Clubs	a. Two spaces for each tennis court. b. One space for each 250 square feet of floor area excluding restrooms, locker rooms, and mechanical rooms. c. One space for each three fixed seats and/or 40 square feet of assembly area (excluding the court) when a tournament court is provided, whichever is greater.
26.	Tennis Courts	Three spaces per court.
27.	Theaters	One space for every four fixed seats and one space for every 100 square feet of assembly area not devoted to permanent seating. Off-site parking may be considered towards satisfying this requirement, if a conjunctional parking agreement is provided, and where it can be shown that parking demand conflicts would not exist between uses.

19.44.070 Office uses.

Parking for office uses must be provided in accordance with Table 19.44.070:

TABLE 19.44.070 Parking Spaces Required for Office Uses		
	Office Uses	Required Number of Spaces
1.	Banks and Financial Institutions	One space per 250 square feet.
2.	Data Processing/Telemarketing/Medical Claims	Six spaces per 1000 square feet.
3.	Governmental Offices	To be established based on parking study for the proposed use if not covered by the categories in this table.
4.	Medical and Dental Offices	One space per 200 square feet.
5.	Other Medical Related Facilities	One space per 200 square feet.
6.	Professional Offices, General Business Offices	One space per 250 square feet.

19.44.080 Commercial uses

Parking for commercial uses must be provided in accordance with Table 19.44.080:

TABLE 19.44.080 Parking Spaces Required for Commercial Uses		
	Commercial Uses	Required Number of Spaces
1.	Auto, Boat, Trailer or Truck Sales or Rentals	One space for each 1000 square feet of gross land area devoted to such use, exclusive of building areas which will be computed as one space for each 300 square feet of gross floor area.
2.	Car Wash- Automatic	One space for each employee on the largest shift; plus, 50 square feet of stacking space (need not be marked) for each auto the facility is capable of washing in one hour of constant operation.
3.	Car Wash- Self Service	Two spaces for each washing area.
4.	Furniture, Carpet and Appliance Stores	One space for each 500 square feet of floor area.
5.	Garages – Automobile Repair	<ul style="list-style-type: none"> a. One space for each 250 square feet of retail or office area with a minimum of two spaces provided. b. Three spaces for each service or repair bay provided or area available for a service bay. c. If rental trucks or trailers are maintained, one space for each rental unit.
6.	General Retail	One space per 250 square feet.

TABLE 19.44.080 Parking Spaces Required for Commercial Uses		
	Commercial Uses	Required Number of Spaces
7.	Hotels with Conference Center	One space for each guest room plus one space for each two employees on the major shift. Parking for the conference center, office areas, restaurants, and other uses will be based on a parking study prepared for the subject property including an analysis of shared parking.
8.	Lumber Yards	One space for each 1000 square feet of gross land area devoted to such use, exclusive of building areas which must be computed as one space for each 300 square feet of floor area.
9.	Mortuaries, funeral homes	One space for every 45 square feet of floor area or assembly area; plus, one space for each vehicle owned by such establishment.
10.	Motels and Hotels	One space for each guest room plus one space for each two employees on the major shift. Additional parking must be provided for ancillary uses in accordance with this chapter.
11.	Restaurants, bars and taverns	<ul style="list-style-type: none"> a. One parking space for each three fixed seats or for each 45 square feet available for seating, whichever is greater. b. One parking space for each 100 square feet of noncustomer area including storage areas and utility space. c. In no event may less than ten parking spaces be provided regardless of the number of fixed seats, dining area, noncommercial area or number of employees.
12.	Restaurants, in line in shopping centers of 55,000 square feet or more	<ul style="list-style-type: none"> a. Restaurants in line that occupy up to 15% of the floor area of the retail center, excluding free-standing restaurants, must provide a minimum of one parking space for each 250 square feet of gross floor area. b. All freestanding restaurants and any in-line restaurant occupying in excess of 15% of the total floor area of the center must provide parking in accordance with subsection 11 of Table 19.44.080.
13.	Retail- Outlet Centers or Discount Superstores	One space per 200 square feet.

TABLE 19.44.080 Parking Spaces Required for Commercial Uses		
	Commercial Uses	Required Number of Spaces
14.	Retail nurseries	One space for each 1000 feet of gross land area devoted to such use, exclusive of building areas which will be computed as one space for each 300 square feet of gross floor area.
15.	Service Stations	<ul style="list-style-type: none"> a. One space for each 250 square feet of retail or office area with a minimum of two spaces provided. b. Three spaces for each service or repair bay provided. c. If rental trucks or trailers are maintained, one space for each rental unit.

Notwithstanding the foregoing, the planning commission or city council may increase the number of parking spaces required under this section for commercial uses in order to provide adequate off-street parking if such additional parking is deemed necessary to mitigate potential parking demand.

19.44.090 Industrial uses

A. Parking for industrial uses must be provided in accordance with Table 19.44.090:

TABLE 19.44.090 Parking Spaces Required for Industrial Uses		
	Industrial Uses	Required Number of Spaces
1.	Light Industrial	One space per 500 square feet.
2.	General Industrial	One space per 500 square feet.
3.	Data Processing/Telemarketing/Call Centers/Medical Claims	Six spaces per 1000 square feet.
4.	Medical Related Facilities	One space per 200 square feet.
5.	Professional Offices, General Business Offices	One space per 250 square feet.
6.	Auto Wrecking or Dismantling or Salvage Facilities	One space for each 2000 square feet of gross lot area utilized or designed for a wrecking or dismantling or salvaging process excluding the required parking area.
7.	Transportation and Trucking Terminals	One parking space for each 500 square feet of warehouse, shop, or loading area; plus, one additional space for each truck-trailer dispatched from the terminals; plus, one truck space for each truck normally found or maintained on the premises.

	Industrial Uses	Required Number of Spaces
8.	Mini-Warehouses	One space per 500 square feet of which the spaces may be used for the storage of boats, trailers and other recreational vehicles except that a minimum of five spaces must remain available for customer parking. No exterior storage of materials is allowed in the outdoor parking spaces.
9.	Warehouse Uses	One space for each 1000 square feet of floor area if a determination is made as part of an Industrial Planned Development Permit that the use is designed solely as a warehouse use and will not convert to a manufacturing, office or other use. In such a situation, a covenant will be required to be recorded against the property indicating that the use is limited to warehousing only unless additional parking is provided to satisfy the provisions of this chapter for a change in use.

- B. Industrial parks, light industrial and general industrial may devote up to 20 percent of the floor space for the use as office in support of the primary activity and provide one parking space for every 500 square feet of gross floor area. Any area above the 20 percent factor used for office purposes must provide one parking space per 250 square feet of floor area. All floor area above the first floor (including mezzanines) will be counted as office area.
- C. Office and retail uses must provide one parking space for every 250 square feet of floor area.
- D. Each use must provide adequate off-street parking if their need exceeds the minimum requirements of this chapter.

19.44.100 Other uses.

Parking for other uses must be provided in accordance with Table 19.44.100:

	Other Uses	Required Number of Spaces
1.	Animal Hospitals, Veterinary Clinics, Animal Day Care, Animal Grooming	One space for each 300 square feet of gross floor area.

2.	Churches, Temples, and Other Places of Worship	One space for each four fixed seats and forty square feet of assembly area not devoted to permanent seating including areas used concurrently with the main sanctuary. When the facility is approved in an industrial zone, shared parking with adjacent uses may be approved under a CUP subject to a parking study.
3.	Convalescent Hospitals, Nursing Homes, Congregate Care and Assisted Living Facilities	One space for each four beds; plus, one space for each employee on the largest shift.
4.	Emergency Shelters	One space for each ten beds.
5.	Hospitals	One space for each two beds plus one space for each employee on the largest shift.
6.	Recycling Center	Recycling Center- small: no additional parking required. Recycling Center- intermediate or large: one space for each 500 square feet of floor area.
7.	Tattoo Parlors	One space for each 250 square feet.
8.	Transitional Housing	One-half space for each bedroom; plus, one guest space for each five bedrooms.

19.44.105 Drive-through facilities.

In addition to providing parking as required under this chapter for the main use, drive-through facilities must comply with the following regulations:

- A. Drive-through facilities for food uses must provide the following:
1. A minimum stack-up space from the pick-up window to the entrance to the drive-through lane that provides for minimum of ten vehicles.
 2. Separate window areas: one for the payment for the food items and a second window to pick up the food items.
 3. The drive-through lane must include an ordering panel a minimum of 30 feet ahead of the payment window, and a preview panel a minimum of 24 feet ahead of the ordering panel. If the ordering panel is visible a second order station may be substituted for the preview panel.
 4. No more than one drive-through lane is permitted.
 5. The pick-up window must have a roof extension from the building to architecturally incorporate the area as part of the use.
 6. A separate area for loading as required under Chapter 19.46 (Off-Street Loading).

- B. Drive-Up kiosks must provide for the following:
1. A minimum of two stacking spaces at each window clear of the required driving lanes.
 2. A maximum of two drive-through lanes is permitted.
- C. Drive-up banking facilities must provide the following:
1. A minimum of four stack-up spaces.
 2. A maximum of four drive-up lanes is permitted.
- D. Other types of drive-through uses, including drive-up retail uses, must provide a minimum of four stack-up spaces and no more than two drive-through lanes.

19.44.110 Uses not specified.

If a use is not specified in this chapter, the director is authorized to establish appropriate parking requirements for such use based on the similarity of such use to other uses specified in this chapter.

19.44.120 Camarillo Old Town parking requirements.

The following parking requirements apply to the Camarillo Old Town area, which area is bounded on the north by Highway 101, on the east by Lewis Road, on the west 290 feet east of Geneive, and on the south by the existing public alley and Chapel Drive, between Elm Drive and Glenn Drive:

	Use	Required Number of Spaces
1.	Motel or Hotels	One space for each guest room.
2.	Places of Public or Semi-Public Assembly	One space for each five fixed seats of the assembly area, or where seating capacity cannot be measured, 1 space for 100 square feet of gross floor area.
3.	Commercial and Office Buildings	One space for each 400 square feet of gross floor area.
4.	Restaurants, and Cafes, and	One space for each four fixed seats or one space for each 100 square feet of building area, exclusive of area used for storage of utility equipment whichever is greater.
5.	Bars and Taverns-	One space for every four seats or one space for 30 square feet available for seating.
6.	Multi-Family Residential- Apartments	One enclosed space for each unit containing two or fewer bedrooms, two enclosed spaces for each unit containing three bedrooms or more.

TABLE 19.44.120 Parking Spaces Required for Uses within the Camarillo Old Town area		
	Use	Required Number of Spaces
7.	Multi-Family Residential- Townhouse or Condominiums	Two spaces for each unit in an enclosed garage.

- A. Properties in the COT (Camarillo Old Town) zone may, in lieu of furnishing the parking spaces required by the provisions of this section, satisfy such requirements by the payment of an amount per required parking space to the city's off-street parking fund prior to the issuance of a building permit. The in-lieu payment for each required parking space must be paid in accordance with the amount established by city council resolution pursuant. This in lieu fee applies only to existing structures but may be applied to alterations, modifications or additions that require eight or more off-street parking spaces in addition to what was previously provided. An in-lieu payment may be made only once per parcel or development project.
- B. Funds placed in the off-street parking fund, pursuant to subsection (A) of this section, must be used exclusively for the purpose of acquiring and developing off-street parking facilities and to the extent practicable, such facilities must be located in the general vicinity of the premises for which the in-lieu payments were made.

19.44.125 Camarillo Commons parking requirements.

The following parking requirements apply to new development within the Camarillo Commons Strategic Plan area, which is the area bounded by Arneill Road on the east, Ponderosa Drive on the north, Mobil Avenue on the west and Daily Drive on the south along with the lots on the west side of Mobil Ave for the first 300 feet north of Daily Drive.

TABLE 19.44.125 Parking Spaces Required for Uses within the Camarillo Commons Strategic Plan area		
	Uses	Required Number of Spaces
1.	Multi-Family Residential- Apartments	One enclosed space for each studio unit, one and a half enclosed spaces for each one bedroom unit, two enclosed spaces for each unit containing two bedrooms or more; plus, two open guest spaces for every five units.
2.	Multi-Family Residential- Townhouse or Condominiums	Two enclosed spaces per unit; plus, one open guest space for every five units where parking is provided in front of garages for each unit, or two open guest spaces for every five units where parking is not provided in front of garages for each unit.
3.	Commercial Retail	One space for each 250 square feet of floor area.

	Uses	Required Number of Spaces
4.	Restaurants and Food Uses	One space for each three seats; plus, one space for each 100 square feet of kitchen area. Where shared parking is approved then parking may be reduced to not less than the parking required for commercial retail in this section.
5.	Office	One space for each 250 square feet of floor area.
6.	Other uses	For uses not specified in this section, parking must be as otherwise provided in this chapter (e.g. church, educational or recreational uses); provided, however, that a reduced parking requirement may be approved if a parking study demonstrates that adequate shared parking will be provided.

19.44.140 Location of required off-street parking area.

- A. For all residential uses, the parking spaces must be located on the same lot, parcel, or site as the buildings they serve.
- B. No off-street parking lot, parcel, or site may be located more than 300 feet from a building lot, parcel, or site it is intended to serve.
- C. When off-street parking is located on a different lot, parcel, or site than that of the building it is intended to serve, a parking agreement must be approved by the director and recorded against the property providing the parking.
- D. No permanent parking is permitted in the required front yard of any residentially zoned lot, parcel, or site.
- E. Automobile repair garages with service bays may count the service bay towards the parking requirement of such use if the area conforms to this chapter and there is adequate circulation.

19.44.150 Size of parking spaces.

- A. Open off-street parking spaces must be a minimum of nine feet wide and 20 feet long.
- B. Enclosed or covered off-street parking spaces must be a minimum of ten feet wide and 20 feet long, interior dimensions. Tandem spaces or single stall enclosed parking spaces must be a minimum of 12 feet in width.
- C. Compact car spaces must be a minimum of eight feet six inches in width and 17 feet in depth. Compact spaces may only be permitted in limited areas where it has been shown that due to the configuration of the parcel the use of compact parking is necessary to

achieve an adequate design and that the use of compact parking would not be detrimental to the use of the parking lot.

- D. A recreational vehicle parking space must be a minimum of ten feet in width and 25 feet in depth.
- E. A handicapped parking space must comply with the requirements of Title 24 of the California Code of Regulations or other applicable regulations.

19.44.155 Drive-through standards.

- A. Drive-through lanes must be a minimum width of 12 feet with increased widths at turns and proper radii to accommodate the turning of vehicles.
- B. Each stack-up space must be a minimum length of 24 feet as measured at the center line of the drive-through lane.
- C. The drive-through lane must be designed so that the access to the drive-through lane is from on the site and must not interfere with traffic in the public right-of-way. Direct access to a drive-through lane from the public right-of-way is not permitted.
- D. The drive-through lane must be separate from on-site access drives and may not serve parking areas or loading space areas.
- E. The drive-through lane must be designed to avoid interference with on-site pedestrian access.

19.44.160 Access.

- A. The minimum width of a residential driveway may not be less than ten feet and must be of sufficient width to provide direct access to required parking (except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved).
- B. A residential driveway that is 100 feet or longer must be a minimum of 16 feet wide or two ten-foot wide one-way drives must be provided. A residential driveway longer than 250 feet must provide turn-outs to allow traffic to pass by at intervals subject to the approval of the city's traffic engineer.
- C. A residential driveway serving four or more units must be a minimum of 20 feet wide.
- D. Access may not be unobstructed by any portion of a building.
- E. A commercial or industrial driveway must be a minimum of 20 feet wide.
- F. Off-street parking areas must be designed with an appropriate turnaround so that all vehicles may enter the street by forward motion and avoid a dead-ended condition unless otherwise approved by the planning commission or City Council.
- G. The gradient of access to and within all parking facilities including parking lots and parking garages may not exceed a maximum of 15 percent slope. Driveways and ramps must have appropriate transitional vertical curves so as to allow a passenger vehicle to

pass over the access ramping without interference to the vehicle's undercarriage. The design of access ways is subject to review and approval by the city's traffic engineer.

19.44.170 Parking charges.

A fee for parking may be charged for parking within a required parking lot so long as the charge does not significantly exceed the costs necessary to defray the operation of the parking lot and does not otherwise render the required parking spaces not being used. In cases where parking overflows from a parking lot due to the monetary charge for parking, the city may require the owner to submit a parking management plan that addresses the operation of the parking lot including the parking demand, costs, and parking impacts.

19.44.180 Shared parking facilities.

Shared parking facilities may be provided in lieu of the individual requirements contained in this chapter, but such facilities must be approved by the director as to the size, shape, and relationship to the site served. In addition, the total number of such off-street parking spaces may not be less than the amount required for the various uses if computed separately. Such shared parking facility must be attached or adjacent to the building that it is intended to serve and be subject to parking agreement approved by the director.

19.44.190 Transportation demand management facilities.

- A. For all nonresidential development, preferential carpool and vanpool parking spaces must be provided in accordance with the following requirements:
1. For retail commercial projects, a minimum of one preferential vanpool or carpool parking space must be provided for projects of 50,000 square feet to 100,000 square feet of floor area and two such spaces for projects over 100,000 square feet of floor area.
 2. For office and industrial projects, at least two percent of the required parking spaces must be reserved for carpool and vanpool vehicles.
 3. All carpool and vanpool parking spaces must be provided with appropriate signage and striping. The designated spaces must be located as close as practical to employee building entrances and may not displace handicapped or customer parking needs. The designated spaces must be identified on the applicable site plan.
 4. All parking spaces reserved for carpool and vanpool vehicles must be accessible. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches must be provided for such spaces.
 5. The size of vanpool and carpool parking spaces must comply with the requirements of Section 19.44.150 of this chapter.
 6. Upon request of a property owner or other authorized person, the director may authorize parking spaces in existing projects to be designated as carpool and vanpool spaces.

B. Bicycle Racks. For all nonresidential development, bicycle parking must be provided as follows:

1. Bicycle parking must be by means of bicycle racks or other secured parking. A fully enclosed space or locker accessible only to the owner or operator of the bicycle will be considered an approved secured bicycle parking facility.
2. Bicycle racks or other secured bicycle parking must be provided to accommodate four bicycles for the first 50,000 square feet of floor area. One additional bicycle space must be provided for each additional increment of 50,000 square feet of floor area.
3. The location and designation of the type of bicycle parking must be shown on the plans prior to approval of a planned development.
4. Additional bicycle parking spaces for existing planned development permits may be approved if deemed to be appropriate and in keeping with the approved development permit.
5. If an existing development does not easily accommodate the placement of bicycle parking on the site, vehicle parking spaces may be altered for the parking of bicycles within an existing development if determined that the bicycle parking will not otherwise adversely affect the parking of vehicles on the lot.

C. Transit Stops. Transit stop improvements (bus turnouts, bus pads, bus shelters) may be required for nonresidential development of 100,000 square feet or more of floor area and for residential developments of 100 dwelling units or more. If determined to be appropriate, after consultation with the bus service provider, transit needs facilities may be required. Nothing herein prevents the city from imposing transit stop improvement requirements on developments of a lesser size if necessary to mitigate adverse impacts.

D. Transportation Information Centers. All nonresidential developments employing at least 50 individuals are required to provide a bulletin board, display case or kiosk displaying transportation information as a condition of project approval. The information displayed should include the following:

1. Current maps, routes and schedules for public transit serving the site;
2. Telephone numbers for the regional ride sharing agency and local transit operators;
3. Ridesharing promotional material;
4. Bicycle route and facility information, including regional/ or local bicycle maps and bicycle safety information; and
5. A listing of facilities available for carpoolers, vanpoolers, bicycle transit riders and pedestrians at the site.

- E. **Pedestrian Access.** All development must provide safe, convenient and direct pedestrian and bicycle access from the internal circulation system to adjacent collector and arterial roadways.
- F. **Interim Improvements.** A planned development permit for industrial buildings, may allow a portion of the required parking to be phased for later improvement subject to a city-approved agreement and performance guarantee. In addition, the applicant must demonstrate that the parking would not be essential during the time period the improvements are delayed and that the use will have an active ridesharing program. The area proposed for future parking area improvements may be used for interim landscaping, recreation, or other similar uses if the phased parking will not cause adverse impacts to the proposed use or adjoining uses.
- G. **Modification.** The planning commission or city council may require that nonresidential projects provide a greater number of carpool/vanpool parking spaces or bicycle parking facilities than set forth in this section, and may also require the transportation demand management facilities described in this section be applied to projects smaller than the prescribed thresholds if deemed necessary to reduce traffic and air quality impacts.

19.44.210 Waiver of parking provisions for public or semipublic uses.

The planning commission or city council may, by resolution, waive or modify the provisions of this chapter for uses such as electric power generating plants, electrical transformer stations, public utility or corporation storage yards, or other uses of public or semi-public nature employing a limited number of persons.

19.44.220 Storage and/or parking of commercial vehicles in R zones.

No commercial vehicle exceeding a gross weight of 10,000 pounds may be parked or stored on a lot or parcel in any R (residential) zone.

19.44.225 Motorcycle parking.

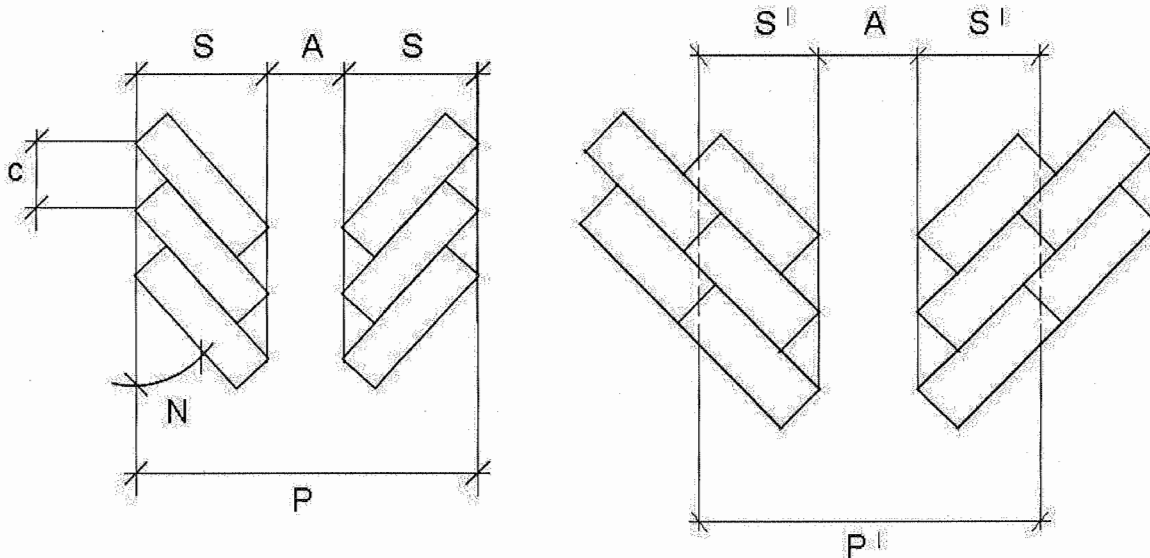
- 1. Uses required to provide for more than 50 parking spaces must provide a minimum of one motorcycle parking space plus one space for every 50 parking spaces thereafter up to the first 200 parking spaces. For parking facilities with more than 200 parking spaces, one motorcycle parking space for every 100 parking spaces must be provided.
- 2. A use may be given credit in lieu of providing motorcycle parking if the parking facility provides a greater amount of parking than otherwise required by this chapter. In such instance, one additional automobile parking space will count for two required motorcycle parking spaces. Similarly, additional motorcycle parking may be credited for automobile parking spaces (up to a maximum of eight parking spaces) at a ratio of two motorcycle parking spaces for each one automobile parking space.
- 3. Motorcycle parking spaces must have a minimum dimension of at least four feet in width and seven feet in length, and must be accessed by a drive aisle of at least eight feet in width.

19.44.230 Tandem parking.

1. All required parking spaces must be accessible from a drive aisle or street.
2. Parking spaces may not be located in tandem, except in a parking garage, mobilehome unit, or where specifically approved by the planning commission or city council. In situations where tandem spaces are provided (other than a mobilehome unit), an attendant must be present at all times that the parking facility is in use.
3. When tandem parking spaces are permitted for multi-family residential units, the spaces must be a minimum of 12 feet wide and must have access directly to the residential unit for which the parking is designated.

19.44.240 Parking lot dimensions- open parking.

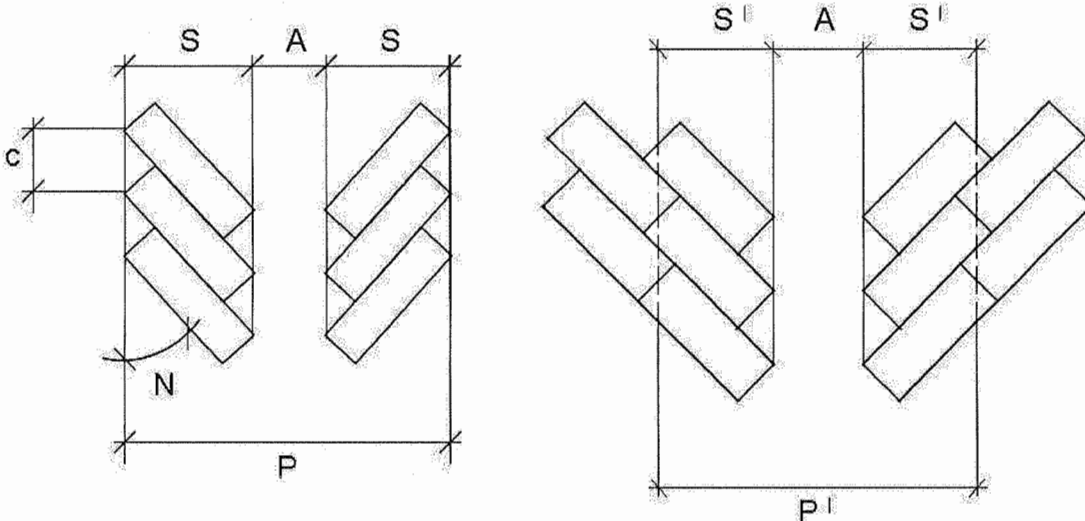
All open parking must comply with the following exhibits. Compact spaces may only be used in the event practical difficulties or a hardship results from the strict enforcement of these standards due to existing permanent buildings, the topography of the site, or an irregularly shaped parcel.



N Parking Angle Degrees	P Width of Parking Section (lin. ft.)	S Depth of Stall (lin. ft.)	A Width of aisle- one way traffic	A' Width of aisle- two way traffic	C Curb Length per Car (lin. ft.)	P' Width of Parking Section (lin. ft.)	S' Depth of Stall (lin. ft.)
0°	30' 0"	9' 0"	12' 0"	18' 0"	24' 0"	30' 0"	9' 0"
30°	47' 0"	16' 0"	12' 0"	18' 0"	18' 2"	41' 0"	13' 0"
45°	55' 0"	20' 6"	14' 9"	18' 0"	12' 9"	48' 8"	17' 4"
60°	61' 0"	21' 0"	18'	18' 0"	10' 5"	57' 2"	19' 7"
90°	66' 0"	20' 0"	26'	26' 0"	9' 0"	66' 0"	20' 0"

19.44.245 Parking lot dimensions- parking structures.

All parking within parking structures must comply with the following exhibits. Compact spaces may be used in the event practical difficulties or a hardship results from the strict enforcement of these standards due to modular design of parking structures or the configuration of the site.



N Parking Angle Degrees	P Width of Parking Section	S Depth of Stall	A Width of Aisle One way traffic	A Width of Aisle two way traffic	C Curb Length per Car	P' Width of Parking Section	S' Depth of Stall
0°	30' 0"	9' 0"	12' 0"	18' 0"	24' 0"	30' 0"	9' 0"
30°	47' 0"	16' 0"	12' 0"	18' 0"	18' 2"	41' 0"	13' 0"
45°	55' 0"	20' 6"	14' 9"	18' 0"	12' 9"	48' 8"	17' 4"
60°	61' 0"	21' 0"	18' 0"	18' 0"	10' 5"	57' 2"	19' 7"
90°	64' 0"	20' 0"	24' 0"	24' 0"	9' 0"	64' 0"	20' 0"

- A. The design of all vertical dimensions is subject to review and approval by the director of public works to ensure that proper vertical transition occurs at driveways, ramps and aisles. Driveways with grades greater than five percent must provide a vertical transition. No driveway may have a slope greater than 20 percent.
- B. Safe and secure pedestrian ways must be provided on each level of parking leading to stairways and elevator to buildings and public sidewalks.

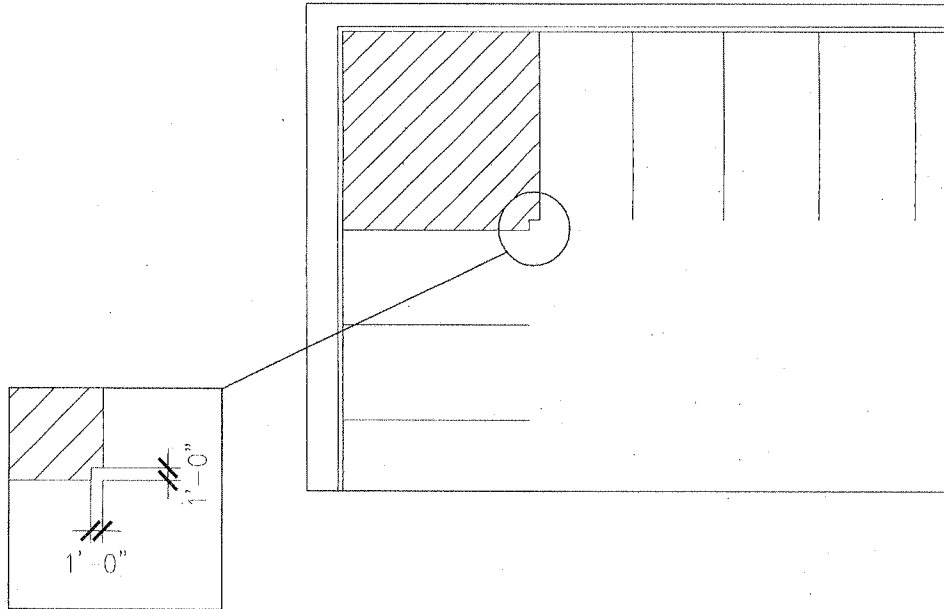
19.44.250 Parking lot lighting.

Lighting must be indirect, hooded and arranged to reflect light away from adjoining properties and streets. Light standards may not exceed 20 feet in height.

A parking lot lighting plan must be submitted for review and approval prior to the issuance of the zoning clearance and building permit as required under-section 19.44.280 of this chapter.

19.44.255 Corner stalls.

Where two parking spaces adjoin on the inside corner of a 90-degree change in the direction of a drive aisle, the adjacent parking space to the corner area must be widened by one foot or the adjoining area must include an offset of a minimum of one foot in each direction as shown on the following exhibit.



19.44.260 Landscaping of parking areas.

Landscaping of parking areas within the multifamily, professional, commercial, and industrial zones must comply with the following regulations:

- A. Peripheral landscaping at least five feet in width, or greater depending on the zone, must be provided along the interior of all property lines and adjacent to all public streets.
- B. One tree, 15-gallon minimum must be planted within a minimum five foot wide (as measured from the inside face of the curbing) at no more than every ten parking stalls.
- C. Each unused space resulting from the design of parking spaces or accessory structures over 24 square feet in area must be landscaped.
- D. Maintenance. All planting areas must be maintained in a healthy, stable condition or replaced.
- E. Irrigation System. All landscaping must be provided with a permanent watering system. The design of the irrigation system must be drawn to scale and must include water pressure, pipe size, and type of heads (sprinkler, bubbler, or rainbirds).

- F. Identification of Plant Materials. The common and botanical names of each plant, its container size, the number of each, and the location of the plant within the parking area must be clearly illustrated.
- G. Choice of Plant Materials. Landscaping must consist of a combination of trees, shrubs and groundcover, with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability and adaptability, and adaptability to existing soil and climatic conditions.
- H. Parking Space Overhang. Parking spaces are allowed to overhang into a landscaped area a maximum of two feet; provided, however, that the two foot overhang area is sufficiently level to adequately allow the vehicle overhang and the plant materials, irrigation system or other improvements are compatible with such vehicle overhang.
- I. Parking spaces may overhang two feet into a paved pedestrian area where the pedestrian area has a minimum width of six feet as measured from the face of the curb that serves as a wheel stop.
- J. The landscape plan must include an adequate number and type of trees to achieve a parking lot coverage canopy. The landscape plan must demonstrate that the parking lot canopy coverage will be achieved in reasonable amount of time.
- K. The required landscape plan must be prepared by a landscape architect and comply with all other city landscape guidelines or regulations and is subject to review and approval by the Director of Community Development or designee.

19.44.270 Parking area improvements.

All parking areas must be improved as follows:

- A. Paving must be either a portland cement or asphalt surface and graded to drain adequately with the design to the satisfaction of the city engineer. The use of porous paving is encouraged as a best management practice for water quality practices. Other materials may only be used when determined to comply with this standard or to meet other alternative practices.
- B. All parking stalls must be clearly striped.
- C. A continuous six-inch concrete curb above parking lot level must be installed and serve as a wheel stop for cars on all periphery areas of the parking lot and as an edging for planting areas and islands and protection for walls for entrances and exits.
- D. Where parking abuts a residential zone, a solid masonry wall six feet in height must be installed on the zone boundary line. Such wall may not exceed three feet in height within any corner cutback area or within the front yard area of the abutting residential zone.
- E. Recreational vehicle parking areas for cluster, townhouse, or apartment projects must be enclosed by a decorative block wall at least six feet in height with a solid metal or wood gate. The design of the wall and gate is subject to the approval of the planning director.

- F. Compact car spaces and handicapped parking spaces must be adequately marked with appropriate logos or wording on the paving.
- G. Where parking fronts onto a public street, a wall, hedge, berm or combination of these must provide screening of the parking lot that is at least 36 inches high.

19.44.280 Parking lot plot plan.

- A. A plot plan of any proposed off-street parking area must be submitted to the Department of Community Development at the time of the application for a development plan approval.
- B. A zoning clearance and building permit is required for all off-street parking areas or lots which are not otherwise constructed as part of a project requiring a building permit.
- C. Minor changes to the design of a parking lot may be authorized by the director through a zone clearance approval subject to the provisions of this chapter. More substantial changes require the approval of a modification to the approval as specified Title 19 of this code.