

Chapter 16.34 PARKING AND LOADING

16.34.010 Intent and purpose.

The purpose of the parking and loading regulations is to ensure that all land uses provide adequate off-street parking facilities and adequate facilities for vehicle movement and loading activities associated with a use. The intent of these regulations is to ensure that the use of land does not negatively interfere with the use of and circulation on public rights-of-way, and that private on-site circulation does not pose a potential safety problem. (Ord. 68 § 9.65.010, 1995)

16.34.020 Applicability.

A. The minimum standards of this chapter shall apply to all proposed land uses, buildings, and structures.

B. The minimum standards of this chapter shall also apply to all proposed additions, enhancements, and modifications to existing land uses or structures. At the time the building or structure is added onto, enlarged, or the use is intensified so as to cause a need for additional parking, parking and loading spaces shall be provided for both the existing units and the modified or enlarged portions so as to conform to provisions of this chapter, except as indicated in subsection C of this section.

C. Exemption for Existing Single-Family Homes. Structural additions or reconstruction project that is less than the fifty (50) percent of the square footage of the existing on-site buildings is not required to meet the parking requirement as indicated in Table 65-1 provided that the existing single-family home already provides two covered parking spaces. (Ord. 174 §§ 5, 6, 2005; Ord. 68 § 9.65.020, 1995)

16.34.030 Site plan and building permit required.

A. A site plan shall be required for all required parking facilities. The plan shall consist of a detailed layout of the parking facility, site, and parking lot landscaping. The plan shall be accurately dimensioned, showing all required parking spaces, landscaped areas, driving aisles, ingress/egress points, etc. The site plan shall be submitted and reviewed in conjunction with any application for planning, land use, engineering, or building permit.

B. A parking facility or driveway shall have a building and engineering permits for the facility or driveway in accordance with applicable provisions contained in the municipal code. (Ord. 68 § 9.65.030, 1995)

16.34.040 Encroachment into right-of-way prohibited.

Land within the right-of-way of a proposed street or highway, or within the planned ultimate right-of-way on a street or highway proposed to be widened, shall not be used to provide required parking and loading facilities. (Ord. 68 § 9.65.040, 1995)

16.34.045 Clear corner areas at street intersections and driveways for sight visibility.

See Section 16.06.080 of this code.
(Ord. 182 § 3(F), 2005)

16.34.050 Location of parking and loading facilities.

A. Residential Uses.

1. Required parking facilities for residential zone districts shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve, or within a single development as approved by the Director of Community Development. The facilities shall be conveniently and safely located on the site. Required parking facilities provided by a given project shall be used exclusively for parking purposes by that project or residence, and shall not be leased, sold, or utilized by other projects or entities.

2. Per Section 16.34.080 of this chapter, parking on unpaved areas is prohibited in all zoning districts.

3. Within a required front yard area, vehicles may be parked only on a parking space as defined in Section 16.34.080 of this chapter. Vehicles parked within a front yard area may not extend past the right-of-way line at the front of the lot.

4. Vehicles may be parked in a side or rear yard area, or within the buildable area of a lot on a parking space as defined in Section 16.34.080 of this chapter, provided that a minimum of three feet of clearance is provided between the vehicle and the adjacent outside wall of any structure containing windows.

B. Nonresidential Uses. Required parking for nonresidential uses shall be located:

1. On the same lot or parcel of land as the use which the facilities serve; or

2. On an adjoining lot or parcel of land under the same ownership as the lot supporting the use the parking facilities serve, provided that the adjoining lot is merged with the property containing the primary use for which the parking is required; or a covenant of easement is recorded for parking purposes in accordance with Section 16.34.090(A);

3. On a lot or parcel of land separated only by an alley (twenty (20) feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:

a. That such lots or parcels are under the same ownership;

b. That such lots or parcels would be contiguous if not separated by the alley;

c. That direct vehicular and pedestrian passage between such lots or parcels would be possible if the alley were vacated;

d. That the parking and vehicular access on such lots or parcels can be designed to ensure safe pedestrian movement between the parking and the property containing the primary use it is intended to serve; and

e. That a covenant of easement is recorded for parking purposes in accordance with Section 16.34.090(A). (Ord. 68 § 9.65.050, 1995)

16.34.060 Number of parking spaces required.

A. Required Spaces.

1. Table 65-1 specifies the number of off-street parking spaces required for specific uses. The requirement for a use not specifically mentioned shall be the same as for a specified use which has the most similar traffic and/or parking-generating characteristics. The Community Development Director shall determine what constitutes similar traffic-generating characteristics.

2. As provided in Chapter 16.72 (Minor Variances) of this code, the Director of Community Development may approve up to a thirty (30) percent reduction in the number of required parking spaces. Reductions of more than thirty (30) percent may be approved by the Planning Commission, as provided in Chapter 16.70 (Major Variances).

B. Fractional Spaces. If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole number.

**Table 65-1.
Number of Automobile Parking Spaces Required**

Use	Required Number of Spaces
Residential Uses	
Single-family, detached or attached in RA, RL, and RS zoning districts	Up to 3,500 SF-4 spaces (2 must be in a garage)*
	3,501--6,000 SF-5 spaces (3 must be in a garage)*
	6,001 and above-6 spaces (4 must be in a garage)*
	Note:
	The gross square footage includes the garage space
	*Unless existing as a carport
Duplex, multifamily condominiums, townhouses, and similar developments in the RM-1, RM-2, and RM-3 zoning districts	2-car garage or carport for each unit, plus one guest space for every 2 dwelling units, plus the following:
	3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents
	Note: Dedicated spaces cannot be counted toward meeting the required parking, i.e., accessible spaces, loading spaces

Apartments in the RM-1, RM-2, and RM-3 zoning districts	2 spaces per unit, with one space required to be covered, plus one guest for every 2 dwelling units, plus the following:
	3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents
	Note: Dedicated spaces cannot be counted toward meeting the required parking, i.e., accessible spaces, loading spaces
Mobilehome Park	2 spaces per unit, plus one guest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity/Sorority/Rooming House	1 space per bed
Convalescent Facility	1 space for every 4 beds, plus parking for on-site employee housing
Public Assembly and Community Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats (or 54" of bench seating), or
	1 space/25 SF-GFA of assembly area where there are no fixed seats
Theaters:	
Movie - Multiple Screen	1 space/3 seats, plus (5 + .5/screen) spaces for employees
Mobile - Single Screen	1 space/3 seats, plus 5 spaces for employees
Live Performance	1 space/50 SF-GFA
Union Halls, Lodges, Clubs	1 space/50 SF-GFA
Day Care, Nursery School	1 space per employee, plus 1 space/10 children based on facility capacity
Private Elementary and Junior High School	1.5 spaces/classroom, plus 1 space/5 fixed seats in auditorium, gymnasium or similar public assembly facility, or 1 space/35 SF-GFA of assembly area where there are no fixed seats
Private High School	1.5 spaces/classroom, plus 1 space/5 students based on maximum student capacity
College or University	1 space/employee, plus 1 space/3 students based on maximum student capacity
Trade School. Business	1 space/3 students. plus 1 space for

School, Adult Education	each staff member, faculty member, and employee
Museums, Art Galleries	1 space/300 SF-GFA
Libraries	1 space/300 SF-GFA
Hospitals and Medical Centers (providing acute care, clinical, surgical, teaching, research and office services)	1 space/2 patient beds, plus 1 space for each employee and staff member on largest shift
Business Park/Light Industrial Uses	
Research and Development	1 space/300 SF-GFA
General Manufacturing and Processing Uses (not including buildings used exclusively for warehouse purposes)	1 space/500 SF of industrial/manufacturing area, plus 1 space/300 SF of office use, plus 1 space/1,000 SF of warehouse area (Note: Buildings in the BP zone district which are built with the intention of converting to a more parking-intensive use at a later date may be required to submit a parking plan showing the configuration of parking for the ultimate use.
Warehouses used exclusively for storage	1 space/1,000 SF of warehouse area, plus 1 space/300 SF of office use
Mini-Storage Warehouse	1 space/2,500 SF-GFA of warehouse area, plus additional spaces as required for any associated residential use
Office Uses	
Medical and Dental Offices	1 space/200 SF-GFA, with a minimum of 4 spaces
Veterinary Office	1 space/250 SF-GFA, with a minimum of 4 spaces
Business and Professional (except medical offices):	
Up to 2,000 SF-GFA	1 space/200 SF-GFA
2,001 to 5,000 SF-GFA	1 space/250 SF-GFA
5,001 and over SF-GFA	1 space/300 SF-GFA
Financial Services (banks, savings and loans, credit unions)	1 space/200 SF-GFA, with a minimum of 4 spaces
Commercial Uses--Retail, Service, and Other	
Automotive Service and Repair	2 spaces, plus 3 spaces/service bay (service bays do not count as spaces)
Automotive Car Wash	3/1,000 SF-GLA
Self-Service Car Wash	2 spaces/wash bay (wash bays do not

	count as spaces)
Automobile Sales	1 space/2,000 SF-GLA
Dance Studio, Karate Studio and the like	1 space/100 SF-GFA
Furniture Stores	1 space/500 SF-GFA
General Retail of less than 25,000 SF-GFA	1 space/200 SF-GFA, with a minimum of 4 spaces
	If restaurant space occupies more than 10% of total GFA, or if an individual restaurant contains more than 1,000 SF, then additional parking shall be provided for excess restaurant space beyond the 10% or 1,000 SF. The additional parking shall be calculated at the restaurant rate.
General Retail of 25,000 SF or greater	1 space/250 SF-GFA
Hotels and Motels	1 space/guest room, plus additional spaces for restaurant and public assembly areas as required for those uses
Laundromat	1 space/3 washing machines
Plant Nurseries	1 space/1,000 SF indoor GFA, plus 1 space/2,000 SF gross outdoor retail area
Outdoor Sales, including lumber yards, salvage yards	1 space/1,000 SF gross outdoor retail area, plus additional parking as required for indoor sales area, service facilities, and other uses
Residential Sales Office (Temporary)	3 spaces per model home or unit, including at least 1 space designated for vehicles displaying a handicapped placard
Temporary Sales (Christmas Tree/Pumpkins)	1 space per each 500 SF of tree/pumpkin display area. Minimum number of spaces is subject to review and approval by the city; at least one space must be designated for vehicles displaying a handicapped placard.
Recreation Uses	
Arcades, Billiard Parlor	1 space/150 SF-GFA
Bowling Alley	5 spaces/lane, plus auxiliary uses calculated separately as required by this section
Dance Halls	1 space/20 gross SF dance floor area, plus 1 space per 3 fixed seats. Where there are no fixed seats, 1 space per 20 SF of seating area.
Driving Range	Parking requirements subject to case-

	by-case review.
Golf Course--Regulation and Pitch and Putt	Parking requirements subject to case-by-case review.
Gym, Spa, Health Club	1 space/100 SF-GFA
Miniature Golf	1.5 spaces/hole, plus other uses calculated separately as required by this section
Skating rink--Ice or Roller	1 space/100 SF of rink, plus other uses calculated separately as required by this section
Public Swimming Pool (as defined by the Uniform Building Code)	10 spaces, or 1 space/1,000 SF of lot area, plus 1 space/2 employees, whichever is greater
Handball/Racquetball--Commercial Facility	3 spaces/court, plus other uses calculated separately as required by this section
Tennis Courts--Commercial Facility or associated with private club	3 spaces/court, plus other uses calculated separately as required by this section
Temporary Christmas tree, pumpkin, and other seasonal sales	1 space/500 SF of display and sales areas
Temporary Residential Home or Lot Sales	1 space/200 SF office sales area, with minimum of 4 spaces
Restaurants	
Sit-Down Restaurants, as defined in Chapter 16.02 of this code	1 space/100 SF-GFA or 1 space for every three persons (as determined by occupancy load)
Drive-In, Fast Food, and Walkup Restaurants, as defined in Chapter 16.02 of this code	Minimum of 5 spaces plus the greater of 1 space for every three seats or 10 spaces per 1,000 SF-GFA
	Restaurants with drive-through areas must provide at least 6 on-site queuing spaces for patron vehicles ahead of the menu board, or as approved by the city
Outdoor Dining Areas in excess of 16 seats for Sit-Down or Fast Food restaurants	The greater of 1 space per 200 SF of outdoor seating area or 1 space for every three seats

Abbreviations:

SF = square feet,

GFA = gross floor area,

GLA = gross land area

C. Handicapped Parking. Parking for handicapped persons shall be provided pursuant to the provisions of Title 24 of the California Code of Regulations.

D. Compact Parking. Compact parking spaces are not permitted. However, such spaces existing on the effective date of this development code shall be exempted. Parking lots which contain compact spaces as of the effective date of this code which are restriped to eliminate compact spaces will not be subject to the parking requirements of this chapter, if the elimination of compact spaces results in a deficit of parking (as calculated using the standards in this chapter).

E. Bicycle Parking. Parking spaces for bicycles shall be provided as required by Table 65-2. For any use for which bicycle parking is required, a minimum of four bicycle spaces shall be provided. (Ord. 174 § 7 (part), 2005; Ord. 162 § 4, 2004; Ord. 68 § 9.65.060, 1995)

16.34.070 Parking facility layout and dimensions.

Parking facilities shall be designed to conform to the following minimum standards:

A. Access.

1. Off-Street Parking. Fully accessible, adequate and safe ingress and egress shall be provided from and to a street, highway, alley, or driveway, as required by the city.

2. On-Street Parking. No on-street shall be permitted on roadways with a right-of-way width of less than thirty-two (32) feet. For roadways with right-of-way width between thirty-two (32) feet and forty (40) feet, parallel parking shall be permitted on one side only. Parallel parking may be allowed on both sides on roadways with a right-of-way width greater than forty (40) feet. Signs shall be provided to restrict or prohibit parking in accordance with this section.

B. Parking Space Dimensions. The minimum size of a non-covered parking space shall be nine feet wide and nineteen (19) feet long. The minimum interior clear space for a one-car garage space is ten (10) feet wide by twenty (20) feet long (by example, a two-car garage would be required to be at least twenty (20) feet wide by twenty (20) feet long), free and clear of washer and dryer, water heater, etc. The minimum size of an accessible parking space shall be as directed by Title 24 of the California Code of Regulations.

**Table 65-2.
Number of Bicycle Parking Spaces Required**

Use	Required Spaces--% of Auto Requirement
Residential Uses	
Single-family	0
Multi-family	1 space per each four units
Public Assembly and Community Uses	
Child Care, Preschools, Senior Centers	10%
Libraries, Auditoriums, Museums, Galleries, Stadiums, Theaters	5%
Private Schools. Private Colleges. Trade	20%

Schools	
Industrial Uses	
Manufacturing and Warehousing	10%
Office Uses	
Banks, Savings and Loans	15%
General Office	10%
Medical, Dental, and Veterinary Offices	5%
Commercial Uses	
Bowling Alleys, Billiard Parlors, Roller and Ice Rinks, Private Clubs	10%
Health Clubs and Studios	10%
Hospitals and Medical Centers	10%
Hotels and Motels	5%
Restaurant	10%
Retail	10%

C. Parking Access. Access leading to parking facilities, including garages for private residences, shall meet the following dimensions:

1. Width. The minimum width shall be twelve (12) feet for one-way traffic, pavement graphics and directional signs and arrows shall be provided. The minimum width is twenty-six (26) feet for two-way traffic, however, primary drive aisles shall be thirty (30) feet wide. Greater widths may be required at the discretion of the city.
2. Minimum Residential Driveway Length. Driveways for single-family or duplex units in any zoning district shall be a minimum of nineteen (19) feet in length.
3. Limit on Residential Driveways. The number of permitted driveways shall be one per fifty (50) feet of lot frontage, or fraction thereof, not to exceed a total of two driveways. A curved driveway with two entrances shall count as one driveway for the purposes of this section.
4. Maneuvering Areas. Except for residential uses of two or fewer units per building site, access facilities adjoining roadways classified as collector street or higher in the General Plan circulation element shall be arranged so that any vehicle can leave the parking area and enter into an adjoining vehicular right-of-way traveling in a forward direction.

D. Interior Parking Lot Dimensions. The minimum dimensions and layout of interior circulation drives and other maneuvering areas shall be subject to the review and approval of the City Traffic Engineer. (Ord. 174 § 7 (part), 2005; Ord. 162 § 5, 6, 2004; Ord. 68 § 9.65.070, 1995)

16.34.080 Parking facility development standards.

A. Paving Required.

1. All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing as per city standards and requirements.

2. All newly constructed driveways and parking areas shall be concrete, asphalt, or as otherwise approved by the city.

3. Parking on areas which do not meet the above standards shall be prohibited.

B. Parking Space Delineation.

1. Each parking space shall be clearly marked with paint or another easily distinguishable material.

2. Spaces in which vehicles are reasonably expected to park for an average of less than thirty (30) minutes shall be delineated with double lines, as shown in Figure 65-1.

3. Spaces in which vehicles are reasonably expected to park for an average of thirty (30) minutes or more may be delineated with single or double lines, as shown in Figure 65-1.

C. Construction.

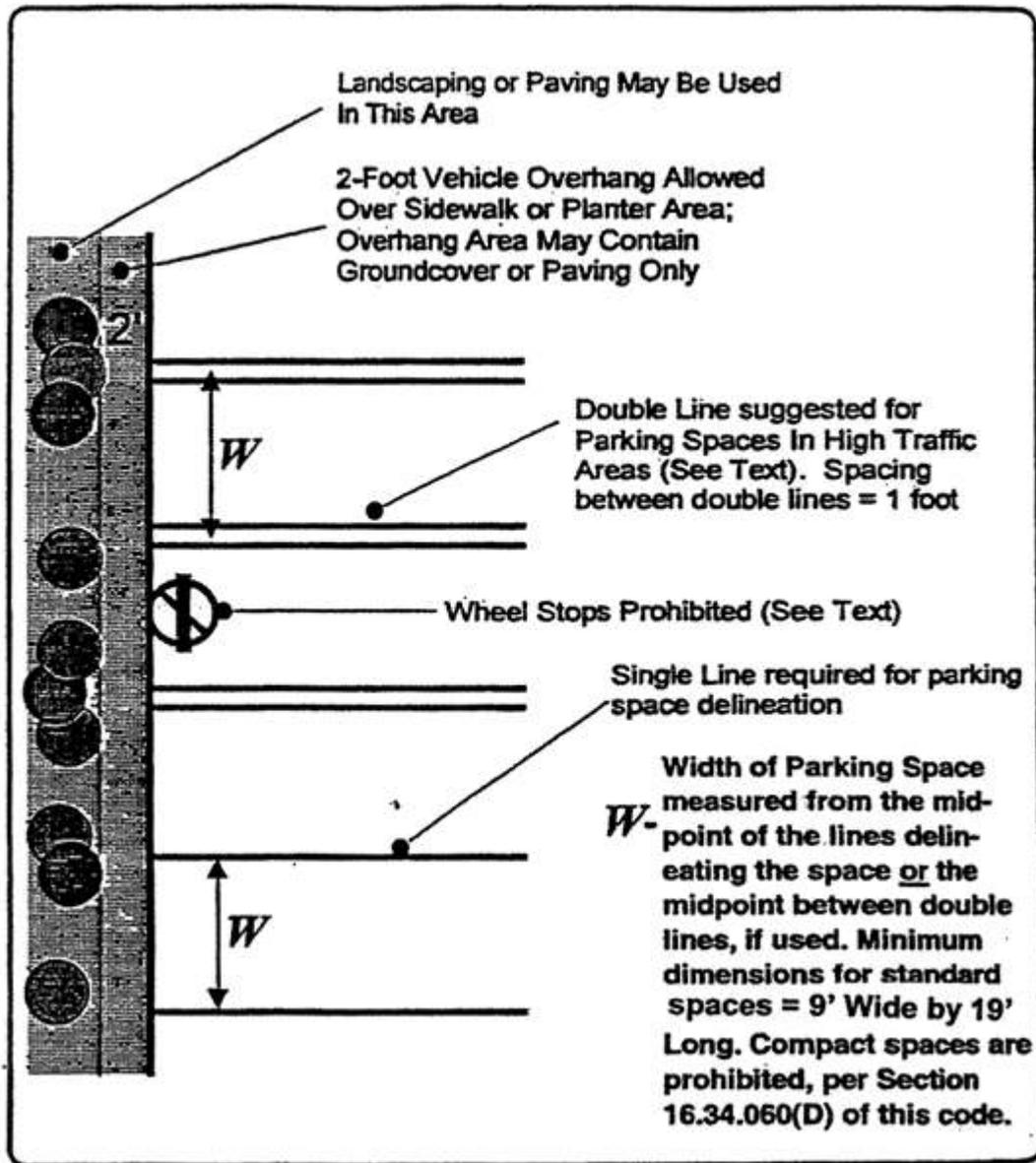
1. All driveways and parking areas shall be constructed and striped in accordance with road and drainage standards established by the city and the Fire Authority.

2. Wheel stops, ground-mounted bumpers, and similar devices are prohibited. Curbs shall be used in conjunction with landscaped areas, as approved by the city.

D. Lighting. Lighting of outdoor parking areas shall be designed and maintained in a manner to prevent glare or direct illumination from intruding into any areas outside the parking lot.

E. Landscaping and Screening. Parking lot landscaping shall be provided and maintained as required in this Development Code and the city of Chino Hills Landscape Manual.

Figure 65-1.
Required Stall Markings and Selected Parking Lot Standards



(Ord. 162 § 7, 2004; Ord. 68 § 9.65.080, 1995)

16.34.090 Combined or shared parking facilities.

A. For Uses on Separate Lots or Parcels. Required parking facilities for nonresidential uses may be provided collectively for two or more buildings or uses located on the same or separate contiguous lots or parcels of land, provided that the total combined parking

facilities meet or exceed all other minimum parking capacity requirements for the buildings or uses. A covenant, approved as to form by the City Attorney, shall be recorded describing the combined parking arrangement and granting reciprocal access rights to the parking facilities.

B. Shared Parking For Separate Uses Within the Same Development. Where two or more uses are located on the same parcel, the applicant may propose the use of shared parking, provided that a shared parking analysis is approved by the city, demonstrating that sufficient parking will be provided at all times for all uses. Such shared parking analysis shall be prepared pursuant to guidelines published by the Urban Land Institute or other guidelines as approved by the city. Where separate parcels exist within a single development, a parking agreement shall be required, per subsection A of this section. (Ord. 68 § 9.65.090, 1995)

16.34.100 Loading space requirements.

A. Number of Spaces Required. Required loading spaces will be determined on a case-by-case basis, depending on the requirements of each project.

B. Dimensions. The dimensions of loading spaces will be determined on a case-by-case basis, depending on the requirements of each project (including the length of trucks to be served and the configuration of buildings on the site).

C. Location. All loading areas shall be located outside of any required aisles or other circulation areas. Adequate turning radii shall be provided to allow a vehicle to maneuver without backing into a street or without backing into the loading space from the street. (Ord. 68 § 9.65.100, 1995)

16.34.110 Bicycle parking standards.

A. Separation from Automobile Parking. Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb, or by at least five feet of open space where parking is prohibited.

B. Aisles. Aisles or walkways providing access to bicycle parking spaces shall be at least five feet wide.

C. Signs. Signs which are clearly readable from the automobile parking area shall be displayed to indicate the availability and location of bicycle parking. (Ord. 68 § 9.65.110, 1995)