THE CITY OF BENICIA CALIFORNIA

CITY HALL • 250 EAST L STREET • BENICIA, CA 94510 • (707)746-4200

BENICIA
INDUSTRIAL DESIGN GUIDELINES

Adopted by the Planning Commission

March 10, 1989

PURPOSE AND INTENT

The general objectives of the Benicia Industrial Design Guidelines are to:

- Promote a functional and attractive environment
- Ensure a quality development image
- Protect and enhance private property values and investments
- Protect public investments
- Preserve the character of the historic Arsenal area

In order to achieve these objectives,, specific industrial development guidelines are established. The guidelines will enable designers and developers to clearly understand the City's intent with respect to industrial development design. In addition, the guidelines will minimize the time required for City development review by informing developers and designers early in the design process.

The guidelines are intended to encourage sensitive, integrated and innovative project designs rather than dictate any particular design theme. To that end, these guidelines are flexible and allow a wide variety of alternative development concepts.

The industrial design guidelines are applicable to all exterior building construction, changes in materials, repainting (except where noted) and mechanical equipment, as well as new or expanded outdoor facilities, parking, fencing,landscaping and exterior lighting. The guidelines do not apply to changes in permitted uses, interior building modifications needed to accommodate permitted uses, and temporary uses or facilities.

Due to the size and diversity of development in the Benicia Industrial Park, certain requirements are not applied to all industrial sectors. Accordingly, these guidelines specify when and where these standards do not apply. Please refer to the map at the end of this manual when reviewing such requirements.

The terms "shall" and "should" are used throughout this manual. Use of the word "shall" indicates that the standard is mandatory (unless an ordinance variance is granted). Use of the word "should" indicates that the requirement will normally apply except when it can be shown that the standard is not feasible or where an equal or superior alternative solution is approved.

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SITE DESIGN

Projects should be designed to minimize the disruption of existing natural site features. Major landforms and drainageways should be incorporated into development proposals.

Site plans should be coordinated with adjoining projects to take advantage of similar perimeter landscape themes, common access, or similar features.

Building setbacks and coverage shall comply with the limitations specified in Benicia Zoning Ordinance Section 17.32.030.

Buildings should be located and oriented to provide a strong visual and functional relationship with its site, adjacent sites, and nearby thoroughfares.

Where feasible, accessory facilities such as mechanical equipment, trash collection, storage areas, and vehicle service areas should be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements.

Underground utilities shall be installed in accordance with Ordinance Section 17.70.230.

CIRCULATION, PARKING AND LOADING

Pedestrian access to primary building entrances shall be separated from auto access by walkways as much as possible. Visitor parking should be located near the entrance of the building and should be removed from loading areas and truck parking areas to the extent feasible.

Driveway access along streets shall be kept to the minimum which is essential for proper industrial traffic circulation. Driveways should be aligned with existing or planned driveways on the opposite side of the street or oriented to existing or future street median breaks. Where possible, driveways should be located to avoid arterial streets, close proximity to street corners or adjacent driveways, and in areas with restricted visibility.

In order to minimize interference with street circulation, a minimum driveway length of twenty feet may be required between the property line and the first parking stall.

Parking lots or stalls which require backing directly into public streets are prohibited by Ordinance Section 17.74.130. All new parking areas shall facilitate forward movement into public streets unless a variance is granted.

Parking and loading facilities on each site shall be sufficient to serve its businesses without the need to park on adjacent streets. Each project shall comply with the number and configuration of spaces required by Ordinance Chapter 17.74.

Per Ordinance Section 17.70.190E., parking lot design shall include landscape planters, sidewalks, or other separators at the end of parking bays. All parking, loading and driveway areas shall be separated from landscaped areas by concrete curbs.

Parking and loading areas should be designed so that they do not interfere with each other or with other site activities.

Loading facilities should not face major roadways such as the freeways, East Second Street, Lake Herman Road, Goodyear Road, Industrial Way, Park Road, Bayshore Road (public portion), and Grant Street. When this is not possible, loading docks and doors should be screened with landscaping and shall be offset from driveway openings.

Access to loading facilities shall eliminate the need for trucks to back into or out of street rights-of-way. Provision shall be made for adequate access and circulation of emergency vehicles.

LANDSCAPE DESIGN

Use trees, shrubs and groundcover to provide variety and to reduce the apparent mass of large, blank facades. Earth berming is often useful in reducing the apparent mass and height of a building.

Landscaping and berming should reinforce circulation patterns and screen and shade large visible paved surfaces such as loading areas.

The visual impact of parking lots and other large circulation areas shall be minimized through the use of planting, earth mounds, and/or low fencing along the street frontage. However, views through the site shall be maintained for security.

Project landscape design, materials and treatment shall comply with specifications of Benicia Zoning Ordinance Sections 17.32.030 and 17.70.190, area-wide master landscape plans and approved materials lists.

Typically, street trees shall be provided along all public and private streets with a minimum of one tree installed for each thirty feet of frontage. One dominant street tree shall be selected for each street.

Plant, shrub and tree species should be appropriate to Benicia's climate and should require minimal water and care. Existing trees should be retained and integrated into the landscape plan whenever possible. New trees shall be uniform in appearance and wind tolerant.

Large visible slopes should be landscaped with trees, shrubs and groundcover. Disturbed slopes shall also be hydroseeded/mulched where feasible with a perennial ground cover for erosion control.

Live plant material should be used for all ground cover areas. Woodchip mulch should be used for weed retardation.

An automatic irrigation system shall be provided. Where drought-resistant landscape materials are planted, only temporary irrigation is needed until the landscaping is established.

(The following items are not required, but are encouraged, in Areas A, B, E and F of the Industrial Park.)

Landscaping should be provided around the perimeter of a building to minimize the "hard edge" that is created where the building meets the pavement.

Highly visible perimeters of a project site should be landscaped, excluding approved driveways and walkways.

FENCING AND SCREENING

All exterior mechanical equipment, utility meters and valves, refuse storage and containers, and aboveground storage tanks shall be located and screened from public roadways or private properties in a manner which is compatible with the design of the project and nearby development. Screening requirements will not normally apply to large equipment and tanks such as those used in refinery operations, chemical plants, port facilities or similar uses. Refer to Zoning Ordinance Sections 17.70.210 and 17.70.220 for specific requirements.

Satellite antennas and microwave equipment shall be installed in conformance with Ordinance Section 17.70.250.

Outdoor storage and display of merchandise, materials or equipment shall be located and screened in accordance with the use permit approval required by Section 17.70.200.

Fencing or walls shall be provided to ensure the presentation of privacy to adjacent residential areas. New non-residential uses and parking abutting existing residential uses shall comply with Ordinance Sections 17.32.030. I. and 17.74.160.

In accordance with Section 17.32.030. J., the maximum height of an industrial fence or wall shall be twelve feet, except adjacent to a residential or commercial district where it should normally be a maximum height of eight feet.

New fencing along public rights-of-way should be softened with landscaping. Where existing unlandscaped fencing is to be extended along a pubic roadway, no landscaping is required for extensions less than 100 feet.

Fencing shall not impair traffic safety by obscuring views.

(The following item is not required, but is encouraged, in Areas B, E and F of the Industrial Park.)

Fencing shall be designed for compatibility with nearby building and landscape materials. It should have a high design quality and shall be constructed of highly durable materials. Use of wood and masonry is encouraged. Chain link and barb-wire fencing should usually not be installed along street frontages.

EXTERIOR LIGHTING

Exterior lighting type, brightness, height and fixture design should be appropriate to the building design, its function and location.

Except in limited circumstances, light bulbs or tubes should not be exposed. Generally, exterior lighting should shine downwards and be non-glare. Lights must not glare into adjacent streets or neighboring properties.

Lighting should be adequate but not overly bright. Lighting fixtures should be properly scaled to the pedestrian and automobile.

In accordance with Ordinance Section 17.70.240. D. 2., security lighting may be indirect or diffused or shall be shielded or directed away from a residential district within 100 feet.

Outdoor parking area lighting shall comply with Ordinance Section 17.74.170.

ARCHITECTURAL DESIGN

The architectural design of new buildings and major exterior additions should relate to neighboring buildings. While specific designs need not be duplicated, the general size, bulk, materials and colors should have a complimentary design relationship to other buildings in the vicinity.

Architectural designs that are clearly superior to existing development in the area are encouraged.

Due to their potential impact upon the character of Benicia as a whole,particular attention shall be given to the architectural design quality of buildings which will be highly visible from entry "gateways" to the city, the freeway system, East Second Street, Lake Herman Road and to buildings within the historic arsenal area.

Due to their potential impact upon adjacent land uses, specific attention shall be given to ensure compatible buildings and uses near existing or future residential, commercial and public uses.

Primary buildings in close proximity on the same property should have harmonious proportions and similar architectural styles. Nearby accessory buildings should be of compatible design and treatment.

Variety in roof shapes and form is encouraged to add diversity, enhance scale, and complement the features of nearby buildings. Where parapet walls are used, they should be treated as an integral part of the building design.

Exterior design features including materials, texture, color and trim detailing shall be included on all building elevations to the extent which maintains overall design continuity.

Where large buildings are to be placed in settings where smaller buildings would be more appropriate, the apparent mass of the buildings should be reduced by introducing variations in wall setbacks and heights, additions of windows and other openings, using different materials or finishes, and similar methods.

The mixing of unrelated architectural styles, materials and details is to be avoided.

Exterior siding materials shall be of masonry, plaster, wood, metal, or approved alternate material. Metal clad buildings should have baked-on enamel exterior finishes or approved equal.

Mirrors or highly reflective glass shall not cover more than twenty percent of a building surface visible from a street unless it meets the glare performance requirement specified in Ordinance Section 17.70.240. D. 1.

All roof-mounted equipment, including air-conditioners, large vents, blowers or any other mechanical device, should be screened from public view by an outside parapet wall, an equipment well, or alternate architectural screening and devices that fit the building design.

(The following items apply except for those portions of Area B which are not highly visible from residential and commercial zones, portions of Area E which are not highly visible from East Second Street and Park Road, portions of Area D around West Channel Road, and areas labeled F.)

Standard pre-engineered metal buildings without architectural enhancement are not permitted except where groups of such buildings currently establish the predominant building form and material. Plain metal buildings are not permitted in other portions of the Industrial Park. Quonset huts are not permitted anywhere within the Industrial Park.

Monotonous building forms can be avoided by using various methods to help create interest and reduce scale. Examples include the staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors.

The size of windows and doors should relate to the size of the wall in which they appear. Monotonous repetition should be avoided where possible in the location, size and shape of windows and small doors.

Variety can be provided to large, flat, uninterrupted expanses of exterior walls by the variety, size, proportions, and rhythm of window and door openings. Recessed openings help provide contrast by creating shade patterns and by adding depth to flat planes.

Mixed-use buildings containing non-industrial uses should highlight the public entry to the structure to create a sense of human scale and to emphasize a primary entry feature.

Exterior walls should incorporate compatible finishes and colors. Very bright, very light and very dark colors should be used sparingly as accents rather than as primary wall colors.

Utility doors, fire doors, loading docks and other potentially unsightly service features should be designed to blend with the building's architecture.

PROJECT APPROVAL

IG and IW Zones: All projects which are subject to design review require approval by the Planning Director. Once a complete application is accepted, such projects may be approved in as little as one week.

IL and IP Zones: All building projects involving the construction of 2500 square feet or more require review by the Design Review Commission and approval by the Planning Commission. Once a complete application is accepted, such projects may be reviewed and approved by both commissions in as little as four weeks. Smaller projects require approval by the Planning Director.

ZONING ORDINANCE EXCERPTS

The Industrial Design Guidelines refer to several sections of the Benicia Zoning Ordinance. A copy of these ordinance standards are attached for your convenience.

RESOLUTION NO. 89-6

A RESOLUTION OF THE BENICIA PLANNING COMMISSION ADOPTING THE BENICIA INDUSTRIAL DESIGN GUIDELINES

WHEREAS, Zoning Ordinance section 17.108.110 establishes that the Planning Commission may adopt guidelines to facilitate the design review process; and

WHEREAS, the City and an ad hoc Committee of the Benicia Industrial Park Association developed and refined provisions contained within draft industrial design guidelines for review and adoption by the City; and

WHEREAS, a final draft document has been prepared in response to comments received; and

WHEREAS, a Negative Declaration of environmental impact was approved by the Planning Commission on March 16, 1989;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Benicia does hereby resolve as follows:

SECTION 1. The Benicia Planning Commission finds that the final draft Guidelines are consistent with the following purposes of the Zoning Ordinance chapter concerning design review:

A. Ensure that the location and configuration of structures are visually harmonious with their sites and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

B. Ensure that the architectural design of structures, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

C. Ensure that plans for the landscaping of open spaces conform with the requirements of this Title, and that they provide visually pleasing settings for structures on the site and on adjoining and nearby sites and blend harmoniously with the natural landscape;

D. Prevent excessive and unsightly grading of hillsides, and preserve natural landforms and existing vegetation where feasible.

SECTION 2. The Benicia Planning Commission hereby adopts the Benicia Industrial Design Guidelines as prepared in final draft form, dated March 10, 1989.

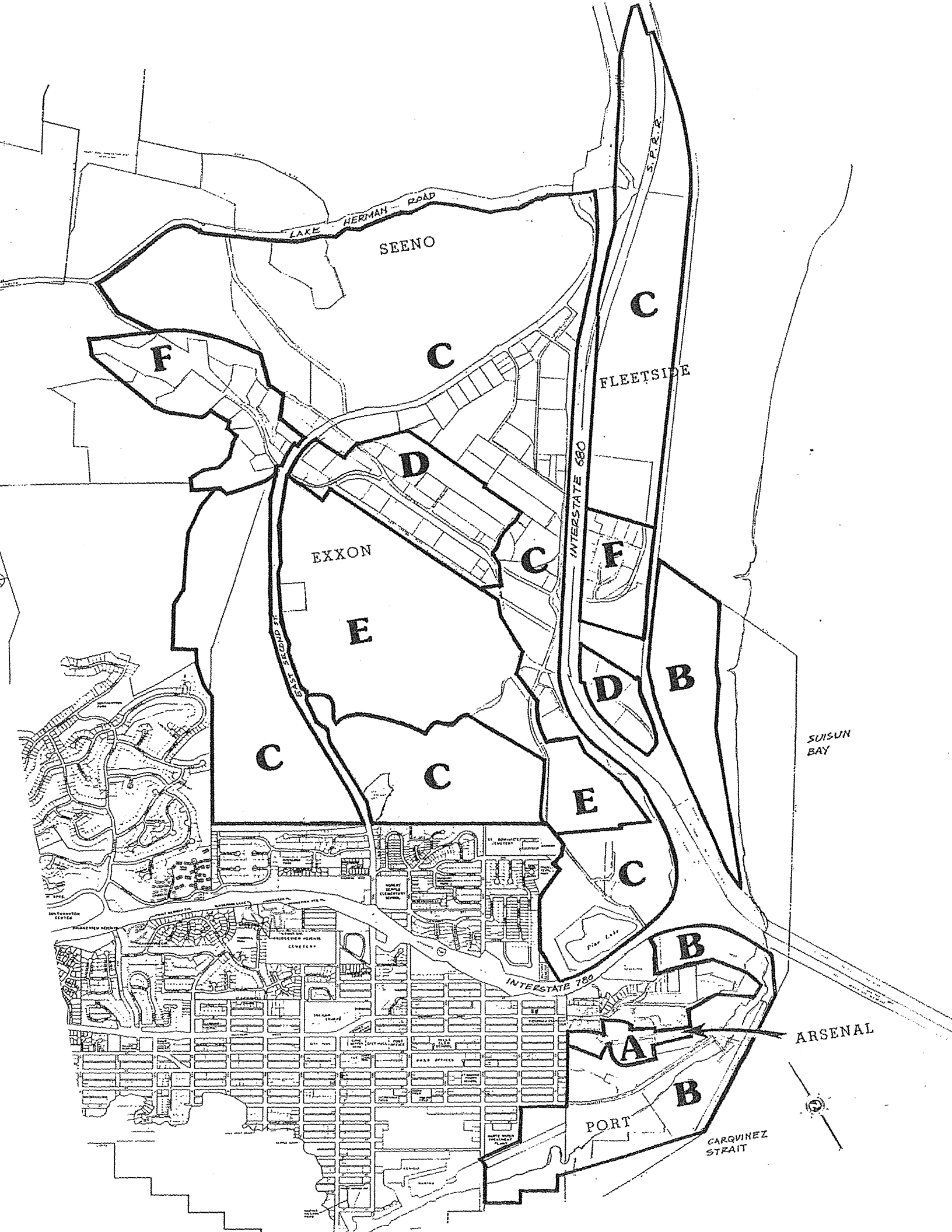
The foregoing motion was made by Commissioner Arrants, seconded by Commissioner Gonsalves, and carried by the following vote at a regular meeting of the Planning Commission held on March 16, 1989:

Ayes: Arrants, Berman, Gonsalves, Johnson, Vavrek, Presnell
Noes: None
Absent: Thomas

Burt Presnell, Chairman

Carolyn Peri McNulty, Secretary

[IDG.JB]


LAKE HERMAN ROAD
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INTERSTATE 780
SUISUN BAY
ARSENAL
A
B
PORT
CARQUINEZ STRAIT

(A) See Section 17.70.020: Relocated buildings (use required).

(B) Limited to facilities accessory to manufacturing, wholesaling, or distribution, and not exceeding twenty-five percent of the floor area occupied by the principal use.

(C) Limited to facilities on sites of two acres or less.

(D) See Section 17.70.090: Eating and drinking establishments with take-out service.

(E) See Section 17.70.110: Service stations and automobile washing.

(F) See Section 17.70.050: Accessory structures.

(G) See Chapter 17.104: Use Permits and Variances.

(H) Maximum: One dwelling unit per site as caretaker's housing.

(I) See Chapter 17.98: Nonconforming Uses and Structures.

(J) See Section 17.70.260: Hazardous materials storage.

(K) No general day care facilities or schools shall be permitted as part of a religious assembly facility.

(Ord. 93-11 N.S. §8, 1993; Ord. 93-3 N.S. §5(part), 1993; Ord. 92-18 §8, 1992; Ord.92-15 §9, 1992; Ord. 92-9 N.S. §17, 1992; Ord. 90-5 N.S. §5, 1990; Ord. 87-4 N.S. (part), 1987).

17.32.030 IL, IG, IW and IP districts--Property development regulations. The following schedule prescribes development regulations for the IL, IG, IW, and IP districts. The first four columns prescribe basic requirements for permitted and conditional uses. Letters in

parentheses in the "Additional Regulations" column refer to "Additional Development Regulations" following the schedule.

IL, IG, IW and IP DISTRICTS:
DEVELOPMENT REGULATIONS

Use Classifications	IL	IG	IW	IP	Additional Regulations
Minimum Lot Area (sq. ft.)	20,000	20,000	40,000	20,000	(A) (B)
Minimum Lot Width (ft.)	100	100	100	100	(A)
Minimum Yards:					
Front (ft.):	See Note		N.	25	(C)
Side (ft.)	-	-	-	10	(C) (D)
Corner Side (ft.)	10	10	5	25	(C)
Rear (ft.)	-	-	-	10	(C) (D)
Maximum Height of Structures	50	-	-	50	(E) (F)
Maximum Lot Coverage	50%	75%	75%	50%	
Maximum FAR	0.8	1.0	1.0	0.6	
Minimum Site Landscaping	10%	10%	5%	15%	(G) (H)
Fences and Walls					(I) (J)
Off-Street Parking and Loading					(K) (L)
Signs	See Chapter 17.78				
Outdoor Facilities	See Section 17.70.200				(M)
Screening of Mechanical Equipment	See Section 17.70.210				(M)
Refuse Storage Areas	See Section 17.20.220				
Underground Utilities	See Section 17.70.230				

Use Classifications	IL	IG	IW	IP	Additional Regulations
Performance Standards	See Section 17.70.240.				
Nonconforming Structures and Signs	See Chapters 17.98 and 17.78.				

IL, IG, IW and IP Districts:
Additional Development Regulations

(A) See Section 17.70.130: Development on substandard lots.

(B) See Section 17.70.140: Development on lots divided by district boundaries.

(C) See Section 17.70.150: Building projections into required yards and courts. Double-frontage lots shall provide front yards on each frontage.

(D) A ten-foot interior side or rear yard shall adjoin an R district, and structures shall not intercept a forty-five-degree daylight plane inclined inward from a height of twelve feet above existing grade at the R district property line.

(E) See Section 17.70.170: Measurement of height.

(F) One foot of additional height allowed for each additional foot the building is set back from each property line beyond the minimum yard requirement may be allowed up to a maximum height of seventy-five feet; see also Section 17.70.180: Exceptions to height limits.

(G) Planting Areas.

(1) IL District. Required yards shall be planting areas except for necessary drives and walks.

(2) IG District. Required yards shall be planting areas, except for necessary drives and walks, or may be enclosed by a solid fence or wall at least three feet in height, subject to the discretion of the planning director.

(3) Exceptions. In calculating the minimum percent of the site area to be landscaped, creeks and adjacent riparian vegetation and slopes to be retained in their natural state shall qualify as planting areas.

(H) See Section 17.70.190: Landscaping, irrigation and hydroseeding.

(I) A six-foot solid masonry or concrete wall shall adjoin the property line of the site of a new nonresidential use abutting the site of an existing ground-floor residential use. However, no wall shall be required where the portion of the site within ten feet of the property line is occupied by a planting area or by a building having no openings except openings opposite a street property line. A wall within fifteen feet of a street property line shall not exceed three feet in height.

(J) The maximum height of a fence or wall shall be twelve feet, except adjacent to an R or C district where it shall be eight feet.

(K) See Section 17.28.030(O).

(L) See Chapter 17.74: Off-street parking and loading regulations.

(M) See Section 17.70.250: Satellite antennas and microwave equipment.

(N) The required minimum front yards in the IG, IL, and IW zones shall be as follows:

Building Height Above Curb	Required Setback:
Less than 18 feet	15 feet
18 feet to 24 feet	20 feet
Greater than 24 feet	25 feet

(Ord. 92-9 N.S. §8, 1992; Ord. 87-4 N.S. (part), 1987).

17.32.040 Review of plans. Certain projects shall be subject to design review (see Chapter 17.108); all projects shall require development plan review (see Chapter 17.112). (Ord. 87-4 N.S. (part), 1987).

17.70.190 Landscaping, irrigation, and hydroseeding.

A. General Requirement. Minimum site landscaping and required planting areas shall be installed in accord with the standards and requirements of this section, which shall apply to all projects for which a zoning permit is required except single-family residences.

1. Landscape plans shall be prepared by a landscape designer, a licensed landscape architect or other qualified person, and no significant or substantive changes to approved landscaping or irrigation plans shall be made without prior written approval by the planning director and the landscape designer.

2. Evidence of completion of required landscaping and irrigation improvements shall be supplied to the planning department on a landscape certification form. This form shall be required to be submitted prior to issuance of an occupancy permit for new construction unless an extension of up to one year is granted by the planning director.

3. For projects consisting primarily of additions to or remodeling of existing buildings for which landscaping is required, a deferred completion agreement shall be executed prior to issuance of the building permit. The agreement shall guarantee installation of the landscape and any irrigation improvements within one year or prior to occupancy, whichever occurs first.

B. Standards.

1. Required planting areas shall be permanently maintained. As used in this section, "maintained" includes watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

2. Landscape materials shall not be located such that, at maturity:

a. They interfere with safe sight distances for vehicular, bicycle or pedestrian traffic;

b. They conflict with overhead utility lines, overhead lights, or walkway lights; or

c. They block pedestrian or bicycle ways.

C. Landscaping Plans Required. Each application for a zoning permit shall include plans and written material describing all existing trees, including species, height, diameter, and condition, and showing how any applicable site landscaping or planting area requirements are to be met. The degree of specificity of such plans and written material shall relate to the type of permit or request for approval being sought.

D. Materials. Landscape plans shall demonstrate a recognizable pattern or theme for the overall development by choice and location of materials. To accomplish this, landscape plans shall conform to the following:

1. Plant materials shall be selected for: energy efficiency and drought tolerance; adaptability and relationship to Benicia environment; color, form and pattern; ability to provide shade; soil retention, fire resistiveness, etc. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots and streets, to achieve desirable microclimate and minimize energy demand.

2. Plant materials shall be sized and spaced to achieve immediate effect and shall normally not be less than a fifteen-gallon container for trees, five-gallon container for specimen shrubs, and a one-gallon container for mass planting.

3. The use of crushed rock or gravel for large area coverage shall be avoided (except for walks and equestrian paths).

4. Nonturf areas, such as shrub beds, shall be top dressed with a bark chip mulch or approved alternative.

5. Where shrubs or low-level vegetation are used, vegetative matter at maturity shall cover at least seventy-five percent of actual planted area.

6. Street trees shall be included conforming to the street tree regulations prescribed in Title 12 of this code.

E. Design Standards. Parking lots shall have perimeter planting areas as prescribed by the following schedule and, in addition, shall have five percent of the area, excluding the perimeter planting strips, devoted to planting distributed throughout the parking lot.

Width of Perimeter Planting Strip (ft.)

Parking Lot Dimension Adjoining Property Line	Adjoining Street Property Line	Adjoining R District and Residential PD	Adjoining Nonresidential Districts Except IG and IW
Up to 100 feet	5	5	3
MOre than 100 feet	10	5	5

A parking structure in a C or I district having at-grade parking adjoining a street shall have a ten-foot planting area adjoining the street property line.

1. Where landscaped areas are provided, they shall be a minimum of three feet in width, except window/wall planter boxes. Landscaped areas containing trees shall be a minimum of four feet in its narrowest dimension.

2. The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk, or other means. Concrete curbs shall separate landscaped areas from parking areas.

3. A minimum of one tree per six spaces shall be distributed throughout the parking lot.

4. Where autos will extend over landscaping, the required planting area shall be increased two feet in depth by decreasing the length of the parking stall by two feet. Where autos will overhang into both sides of an interior landscaped strip or well, the minimum inside curb-to-curb interior planter dimension shall be seven feet.

F. Irrigation Plans. Irrigation plans shall be submitted with applications for building permits and for approval of improvement plans required for Title 16, Subdivisions, and shall contain all construction details for an automatic system including, but not limited to, the following:

1. Location, type and size of lines;

2. Location, type and gallonage output of heads and/or emitters;

3. Location and sizes of valves;

4. Location and type of controller;

5. Installation details;

6. Location and type of backflow prevention device (as per health code);

7. Available water pressure and water meter outlet size;

8. Irrigation application schedule and flow rates.

G. Hydroseeding. Plans indicating location and type of hydroseeding shall be submitted with applications for building permits and for approval of improvement plans required by Title 16, Subdivisions, when such planting is to be utilized for permanent landscape treatment or for natural area restoration. Hydroseeding plans shall contain installation specifications including, but not limited to:

1. Seed mix and application rate. A native seed mix containing a minimum of ten percent shrub and perennial seeds shall be utilized in areas where permanent landscape restoration is required. Species selected shall include plant materials native to the area.

2. Fertilizer, mulch materials, soil preparation and watering specifications.

H. Preservation of Mature Trees. The removal or alteration of one or more mature trees with a diameter of twelve inches or more, measured twenty-four inches above grade, shall be by permit, issued by the planning director. The planning director's decisions shall be in accord with guidelines for tree planting, alteration, and removal established by the planning commission. The planning director may require that a tree removed to avoid adverse effects on views, privacy and amenity, be replaced by a mature tree at the same or another location. (Ord. 87-4 N.S. (part), 1987).

17.70.200 Outdoor facilities. A. Where Permitted. Outdoor storage and display of merchandise, materials, or equipment shall be permitted in the CN, CD, CW, CG, IL, IG, IW, PS, and OS districts subject to approval of a use permit by the planning director. Outdoor food service accessory to an eating and drinking establishment may be permitted subject to approval of a use permit by the planning director in any I, C, OS, or PS district, but no outdoor preparation of food or beverages shall be permitted. A use permit for outdoor storage, display, or food service may require yards, screening, or planting areas necessary to prevent adverse impacts on surrounding properties and the visual character of scenic corridors as identified in the general plan. If such impacts cannot be prevented, the use permit application shall be denied.

B. Exceptions. Notwithstanding the provisions of subsection (A) of this section, outdoor storage and display shall be permitted in conjunction with the following use classifications in districts where they are permitted or conditionally permitted:

1. Nurseries, provided outdoor storage and display is limited to plants only;

2. Vehicle/Equipment Sales and Rentals, provided outdoor storage and display shall be limited to vehicles or equipment offered for sale only.

C. Screening. In districts where outdoor storage and display is permitted, and except for the use classifications excepted by subsection (B) of this section, outdoor storage areas shall be screened from view of streets by a solid fence or wall. The height of merchandise, materials, and equipment stored shall not exceed the height of the screening fence or wall. The planning director may require additional screening in highly visible areas and may impose reasonable restrictions on the type of storage or display or the location of outdoor storage and display areas to avoid adverse visual effects. (Ord. 87-4 N.S. (part), 1987).

17.70.210 Screening of mechanical equipment. A. General Requirement. Except as provided in subsection (B) of this section, all exterior mechanical equipment, except solar collectors, and operating mechanical equipment in IG and IW districts located more than fifty feet from an R, C, PS, PD, or OS district boundary, shall be screened from view on all sides. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers. Satellite receiving antennas shall be screened as prescribed by Section 17.70.250. Screening of the top of equipment may be required by the planning director, if necessary to protect a significant view.

B. Utility Meters. Utility meters shall be screened from view from public rights-of-way, but need not be screened on top or when located on the interior side of a single-family dwelling. Meters in a required front yard or in a side yard adjoining a street shall be enclosed in subsurface vaults.

C. Screening Specifications. Screening materials may have evenly distributed openings or perforations not exceeding fifty percent of the surface area and shall effectively screen mechanical equipment so that it is not visible from a street or adjoining lot. (Ord. 87-4 N.S. (part), 1987).

17.70.220 Refuse storage areas. A refuse storage area screened on all sides by a six-foot solid wood or masonry wall, or located within a building, shall be provided prior to occupancy for all other uses other than one-family or two-family dwellings. Locations and horizontal dimensions of refuse storage areas shall be as prescribed by the planning director. The planning director may waive this screening requirement in IG and IW districts for refuse collection and storage equipment, including dumpsters and waste containers that are not visible from public streets. (Ord. 87-4 N.S. (part), 1987).

17.70.230 Underground utilities. All electrical, telephone, CATV, and similar distribution lines providing direct service to a development site shall be installed underground within the site. Off-site utilities along a project frontage for all new commercial, multifamily, or industrial development shall be undergrounded, unless a deferral is granted by the planning commission, for those projects over which it has approval authority, or by the planning director, for those projects over which the director has approval authority, in accordance with the deferral requirements of Section 16.36.020(G)(2). (Ord. 92-9 N.S. §16, 1992; Ord. 89-1 §31, 1989; Ord. 87-4 N.S. (part), 1987).

17.70.240 Performance standards. The following performance standards shall apply to all use classifications in all zoning districts:

A. Air Contaminants. All uses shall comply with rules, regulations, and standards of the Bay Area Air Quality Management District (BAAQMD). An applicant for a zoning permit or a use, activity, or process requiring BAAQMD approval of a permit to construct, shall file a copy of the BAAQMD permit with the planning director. Any use, activity, or process that requires BAAQMD approval of a permit to operate shall file a copy of such permit with the planning director within thirty days of its approval.

B. Water Pollution. No person or use shall discharge liquids of any kind into a public or private sewage system, watercourse, body of water, or the ground, except in compliance with applicable regulations of the California Regional Water Quality Control Board (California Administrative Code, Title 23, Chapter 3 and California Water code, Division 7).

C. Noise. All uses and activities shall comply with the provisions of the Benicia noise regulations (Chapter 8.20).

D. Glare.

1. From Glass. Mirror or highly reflective glass shall not cover more than twenty percent of a building surface visible from a street unless an applicant submits information demonstrating to the satisfaction of the planning director that use of such glass would not significantly increase glare visible from adjacent streets and property or pose a hazard for moving vehicles.

2. From Outdoor Lighting. Parking lot lighting shall comply with Section 17.74.170. Site lighting shall be designed and installed to confine direct light rays to the site. Minimum illumination at ground level shall be 0.5 footcandles, and shall not exceed 0.5 footcandles in an R district. Security lighting in any district may be indirect or diffused, or shall be shielded or directed away from adjoining properties and public rights-of-way. Lighting for outdoor court or field games within three hundred feet of an R district shall require approval of a use permit.

E. Combustibles and Explosives. The use, handling, storage, and transportation of combustibles and explosives shall comply with the provisions of the Benicia fire prevention code (Chapter 8.28).

F. Radioactive Materials. The use, handling, storage, and transportation of radioactive materials shall comply with the provisions of the California Radiation Control Regulations (California Administrative Code, Title 17) and the Benicia fire prevention code (Chapter 8.28).

G. Hazardous and Extremely Hazardous Matrials. The use, handling, storage, and transportation of hazardous and extremely hazardous materials shall comly with the provisions of the California Hazardous Materials Regulations (California Administrative Code, Title 22, Division 4) and Section 17.70.260: Hazardous materials.

H. Heat and Humidity. Uses, activities, and processes shall not produce any unreasonable, disturbing, or unnecessary emissions of heat or humidity, at the property line of the site on which they are situated, that cause material distress, discomfort, or injury to the average person.

I. Electromagnetic Interference. Uses, activities, and processes shall not cause electromagnetic interference

with normal radio or television reception in R districts, or with the function of other electronic equipment beyond the property line of the site on which they are situated.

J. Evidence of Compliance. The planning director shall require such evidence of ability to comply with performance standards as he deems necessary prior to issuance of a zoning permit. (Ord. 92-9 N.S. §17, 1992; Ord. 87-4 n.S. (part), 1987).

17.70.250 Satellite antennas and microwave equipment.

A. Purpose. To ensure that satellite and microwave dish antennas and equipment do not have an adverse impact on aesthetic values and public safety in residential, commercial,

and industrial areas, installation of these antennas and equipment is governed by the following controls. The intent of these regulations is only to locate such antennas and equipment where they are least visible from public rights-of-way in the vicinity, while not burdening adjacent property owners with adverse visual impacts. The intent is not to discriminate against dish antennas in favor of other communications facilities.

B. Permit Required. A zoning permit shall be required for the installation of a satellite or microwave receiving antenna, and a use permit shall be required for the installation of microwave transmitting and relay equipping.

C. Location Criteria--Satellite Antennas. A satellite antenna may be installed on a lot in any zoning district that is not subject to an H historic overlay district if it complies with the following criteria:

1. Locations Prohibited. No satellite antenna shall be located in a front or street-side yard.

2. Setbacks. Interior side and rear property lines, ten feet, except that no setback shall be required in interior side and rear setback areas if the antenna does not exceed six feet in height.

3. Maximum Height. Fifteen feet, measured from ground level immediately under the antenna to the highest point of the antenna or any appurtenance attached to it, provided that the planning director may approve mounting an antenna on the rear half of a roof if no other feasible location exists, meeting the criteria of this subsection. The justification for a rooftop mounting shall be submitted with an application for a zoning permit.

4. Screening. The structural base of a satellite antenna, including all bracing and appurtenances, but excluding the dish itself, shall be screened from public rights-of-way and adjoining properties by walls, fences, buildings, landscape, or combinations thereof not less than four feet high so that the base and support structure are not visible from beyond the boundaries of the site at a height-of-eye six feet or below.

5. Undergrounding. All wires and/or cables necessary for operation of the antenna or reception of the signal shall be placed underground, except for wires or cables attached flush with the surface of a building or the structure of the antenna.

6. Surface Materials and Finishes. Highly reflective surfaces shall not be permitted.

D. Location Criteria--Microwave Receiving Antennas. Microwave receiving antennas may be installed if they comply with the following criteria:

1. R Districts. The antenna shall not exceed eighteen inches in diameter and shall be mounted on a building or roof, provided that, if installed on a roof, the

highest point of the antenna shall not be more than two feet above the roof surface directly under the antenna.

2. C, I, OS, and PS Districts. Installation is prohibited in any required front or street side setback area, and all wires or cables necessary for the operation of the antenna or reception of the signal shall be placed underground, except those wires or cables attached flush with the surface of a building or structure of the antenna. Landscaping or solid screening shall be placed around the base of any tower to screen the tower from view and to provide a physical separation between the tower and any pedestrian or vehicular circulation.

3. PD Districts. Residential areas of PD Districts shall be subject to the requirements of subsection (D)(1) of this section, while nonresidential areas of PD districts shall be subject to the requirements of subsection (D)(2) of this section.

E. Locational Criteria--Microwave Transmitting and Relay Equipment. Microwave transmitting and relay equipment may be installed in any zoning district except R districts, residential areas of PD districts and H historic overlay districts, subject to the requirements of a use permit and the criteria of subsection (D) of this section. (Ord. 87-4 N.S. (part), 1987).

17.70.260 Hazardous materials. A. Purpose. The following supplemental regulations are intended to ensure that the use, handling, storage and transport of hazardous substances comply with all applicable requirements of the California Health and Safety Code and that the city is notified of emergency response plans, unauthorized releases of hazardous substances, and any substantial changes in facilities or operations that could affect the public health, safety or welfare. It is not the intent of these regulations to impose additional restrictions on the management of hazardous wastes, which would be contrary to state law, but only to require reporting of information to the city that must be provided to other public agencies.

B. Definitions. For purposes of this section, "hazardous substances" shall include all substances on the comprehensive master list of hazardous substances compiled and maintained by the California Department of Health Services pursuant to Section 25282 of the California Health and Safety Code.

C. Permit Required. A use permit shall be required for any new commercial, industrial, or institutional use, accessory use, or major addition or alteration to an existing use that involves the manufacture, storage, handling, transport, or processing of hazardous substances in sufficient quantities that would require permits as hazardous chemicals under the Uniform Fire Code adopted by the city, with the following exceptions:

1. Underground storage of bulk flammable and combustible liquids is permitted, subject to provisions of Section 17.70.260(E); and

2. Hazardous substances in container sizes of ten gallons or less stored or maintained for the purposes of retail or wholesale sales are exempt from these regulations.

The planning director or the planning commission may request information on the procedures to be used to process, transport, and store hazardous substances in a safe manner prior to approval of a use permit.

D. Hazardous Materials Release Response Plans. All businesses located in the city and required by Chapter 6.95 of the California Health and Safety Code to prepare hazardous materials release response plans shall submit copies of all such plans, including any corrected plans or revised plans, to the fire department at the same time these plans are submitted to the public agency adminstering these provisions of the California Health and Safety Code. These submittal requirements shall be a condition of approval of a zoning permit for (1) new development where space may be occupied by such a business, and (2) any alteration or addition to an existing building or structure occupied by a business subject to these provisions of the California Health and Safety Code.

E. Underground Storage Tanks. Underground storage of hazardous substances shall comply with all applicable requirements of Chapter 6.7 of the California Health and Safety Code and Section 79.1113(a) of the Uniform Fire Code. Any business located in the city that uses underground storage tanks shall:

1. Notify the city dispatcher of any unauthorized release of hazardous substances immediately after the release has been detected. Such notification shall include the steps being taken to control the release; and

2. Notify the fire chief of any proposed abandoning, closing or ceasing operation of an underground storage tank and the actions to be taken to dispose of any hazardous substances.

These notification requirements shall be a condition of approval of a zoning permit for (1) new development that involves installation of underground tanks, and (2) any alteration or addition to an existing building or structure on a site where underground storage tanks exist.

F. Aboveground Storage Tanks. Aboveground storage tanks for any flammable liquid shall be allowed only at refinery or bulk storage plant locations with the approval of the fire chief. (Ord. 87-4 N.S. (part), 1987).

17.70.270 Affordable housing density bonus. ~~A. Pur~~pose. The purpose of the ~~affordable~~ housing density bonus ~~is to provide~~ increased residential densities to developers

Chapter 17.74

OFF-STREET PARKING AND LOADING REGULATIONS

Sections:

17.74.010 Specific purposes.
17.74.020 Basic requirements for off-street parking and loading.
17.74.030 Off-street parking and loading spaces required.
17.74.040 Collective provision of parking.
17.74.050 Increased parking in senior citizens' housing developments.
17.74.060 Reduced parking for other uses.
17.74.070 Parking spaces for the handicapped.
17.74.080 Bicycle parking.
17.74.090 Parking space dimensions.
17.74.100 Application of dimensional requirements.
17.74.110 Aisle dimensions.
17.74.120 Specific parking area design.
17.74.130 Parking access from street.
17.74.140 Driveway widths and clearances.
17.74.150 Driveways and intersections--Visibility.
17.74.160 Parking area screening--Walls and fences.
17.74.170 Lighting.
17.74.180 Parking lot landscaping.
17.74.190 Driveways and carport design and location in R districts.
17.74.200 Additional design standards for parking lots and structures.
17.74.210 Location and design of off-street loading spaces.

17.74.010 Specific purposes. In addition to the general purposes listed in Chapter 17.04, the specific purposes of the off-street parking and loading regulations are to:

A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use.

B. Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.

C. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts. (Ord. 87-4 N.S. (part), 1987).

17.74.020 Basic requirements for off-street parking and loading. A. When Required. At the time of initial occupancy of a site, construction of a structure, or major alteration or enlargement of a site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this chapter, except that for the purposes of these requirements, "major alteration or enlargement" shall mean a change of use or an addition that would increase the number of parking spaces or loading berths by not less than ten percent of the total number required prior to the alteration or enlargement.

B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter, provided that facilities being used for off-street parking and loading as of the date of adoption of this title shall not be reduced in number to less than that required by the provisions of this chapter.

C. Spaces Required for Alteration or Enlargement. The number of parking spaces or loading berths required for an alteration or enlargement of an existing use or structure, or for a change of occupancy, shall be in addition to the number of spaces or berths existing prior to the alteration, enlargement, or change of occupancy unless the preexisting number is greater than the number prescribed in this chapter. In this case, the number of spaces or berths in excess of the prescribed minimum shall be counted in determining the required number of spaces of berths.

D. Spaces Required for Multiple Uses. If more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use. If the gross floor area of individual uses on the same site is less than that for which a loading berth would be required by Schedule B of Section 17.74.030, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.

E. Joint Use. Off-street parking and loading facilities required by this chaper for any use shall not be considered as providing parking spaces or loading berths for any other use except where the provisions of Section 17.74-.040: Collective provision of parking apply or a joint facility exists. Such a facility shall contain not less than the total number of spaces or berths as determined individually, subject to the provisions of subsection (G) of this section, or fewer spaces may be permitted where adjoining uses on the same site have different hours of

operation and the same parking spaces or loading berths can serve both without conflict. A determination of the extent, if any, to which joint use will achieve the purposes of this chapter shall be made by the planning director, who may require submission of survey data necessary to reach a decision.

F. Location and Ownership. Parking in an R district required to serve a residential use shall be on the same site as the use served. Parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided that parking shall be within the following distances of the use served, measured from the near corner of the parking facility to the entrance of the use served via the shortest pedestrian route:

Customer/Visitor Spaces	Employee Spaces
200 ft.	400 ft.

Facilities for off-site parking shall be restricted to that use by a recorded deed, lease, or agreement for a minimum period of ten years from the date a zoning permit requiring the parking is issued, provided that the planning director may lift the restriction upon finding that substitute parking facilities meeting the requirements of this chapter are provided. No use may be continued if the parking is removed unless substitute parking facilities are provided.

G. R Districts. No off-site parking for a nonresidential use shall be permitted in an R district unless the nonresidential use served is permitted or conditionally permitted in the R district where the off-site facility is to be located.

H. Reserved Parking Spaces for Multifamily Residential Uses. No more than one parking space shall be reserved for the exclusive use of an individual unit unless additional parking is provided above the amount required by Section 17.74.030. Such additional parking may be assigned for the exclusive use of an individual unit.

I. Common Loading Facilities. The off-street loading facilities requirements of this chapter may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility, provided that the total number of berths shall not be less than the sum of the individual requirements. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of the common truck loading facility shall be filed with the application for a zoning permit.

J. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space or loading berth shall be required for a fraction of one-half or more, and no space or berth shall be required for a fraction of less than one-half. (Ord. 87-4 N.S. (part), 1987).

17.74.030 Off-street parking and loading spaces required. Independently accessible off-street parking and loading spaces shall be provided in accord with the following Table 1 and schedules A and B. For off-street loading, references in Schedule A are to Schedule B, which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared rest room, halls and lobby area, but shall exclude area for vertical circulation, stairs or elevators. Where the use is undetermined, the planning director shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the planning director may require the submission of survey data from applicant or collected at applicant's expense.

TABLE 1
NUMBER OF OFF-STREET PARKING SPACES REQUIRED

Use Classifications	CD District	Other Districts
Residential	See Schedule A, except that no covered spaces are required.	See Schedule A
Nonresidential		See Schedule A
- First Floor	1 per 300 sq. ft.	
- Above First Floor	1 per 400 sq. ft.	
- Loading Spaces	None	See Schedule A

SCHEDULE A:
OFF-STREET PARKING AND LOADING SPACES REQUIRED
(See Table 1, Section 17.74.030
For Basic Requirements for CD District)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Residential		
Group Residential	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes	1
Live/Work Quarters	1 per unit	
Multifamily Residential		
Studio Units	1.2 spaces per unit	
One or two bedroom units	1.5 spaces per unit	
Three or more bedrooms	2.0 spaces per unit	
At least one space per unit shall be covered		
Residential Care, Limited	1 per 3 beds	
Single-Family Residential	2 including 1 covered/unit	
Senior Citizens' Housing	.50 spaces per unit. (Also see Section 17.74.050)	
Public and Semi-public		
Cemetery	As specified by use permit	
Clubs and Lodges	1 per 100 sq. ft. used for assembly purposes	3
Conference and Meeting Facilities	1 per 100 sq. ft. used for assembly purposes or as specified by use permit	2
Convalescent Facilities	1 per 3 patient beds	3

OFF-STREET PARKING AND LOADING SPACES REQUIRED (continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Cultural Facilcilities	1 per 300 sq. ft.	3
Day Care, General	1 per 7 children; maximum enrollment based on maximum occupancy load.	
Detention Facilcilities	As specified by use permit	3
Government Offices	1 per 300 sq. ft.	2
Heliports	As specified by use permit.	
Hospitals	1 per 1.5 beds.	3
Maintenance and Service Facilities	1 per 500 sq. ft.	1
Park and Recreation Facilities	As specified by design review and use permit for private facilities.	
Public Safety Facilities	As specified by use permit	3
Religious Assembly:		
In an R District	1 per 4 fixed seats, or 1 per 50 sq. ft. seating area if there are no fixed seats.	3
In an C District	1 per 8 fixed seats, or 1 per 100 sq. ft. seating area if there are no fixed seats.	3

OFF-STREET PARKING AND LOADING SPACES REQUIRED (Continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Residential Care, General	1 per 3 beds; plus additional specified by use permit	3
Schools, Public or Private	As specified by use permit	1
Utilities, Major	As specified by use permit	1
Commercial		
Adult Businesses	1 per 250 sq. ft.	
Ambulance Services	1 per 500 sq. ft. plus 2 storage spaces	1
Animal Sales and Services:		
Animal Boarding	1 per 400 sq. ft.	
Animal Grooming	1 per 400 sq. ft.	
Animal Hospitals	1 per 400 sq. ft.	
Animals, Retail Sales	1 per 250 sq. ft.	
Artists' Studios	1 per 1,000 sq. ft.	
Banks and Savings and Loans:	1 per 250 sq. ft.	2
Drive-up Service	Queue space for 5 cars per teller	
Building Materials and Services	1 per 1,000 sq. ft. of lot area	1
Catering Services	1 per 400 sq. ft.	1

OFF-STREET PARKING AND LOADING SPACES REQUIRED (Continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Commercial Recreation and Entertainment:		
Bowling Alleys	3 per alley, plus 1 per 250 sq. ft. of public assembly and retail areas	1
Card Rooms	1 per 25 square feet of card-playing floor area	
Electronic Game Centers	1 per 400 sq. ft.	
Skating Rinks	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 250 sq. ft. floor area not used for seating	1
Tennis and Racquetball Clubs	4 per court	
Theaters	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats	1
Other Commercial Recreation and Entertainment	As specified by use permit	
Communications	1 per 500 sq. ft.	2

OFF-STREET PARKING AND LOADING SPACES REQUIRED (continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Eating and Drinking Establishments	1 per 4 fixed seats, or 1 per 50 sq. ft. seating area if there are no fixed seats.	
Cocktail Lounge	1 per 3 fixed seats or 1 per 50 sq. ft. seating area if there are no fixed seats.	
With Live Entertainment	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 35 sq. ft. dance floor.	1
With Take-Out Service	3 per 100 sq. ft. gross area; plus queue space for 5 cars for drive-up service.	1
Food and Beverage Sales	1 per 200 sq. ft.;	1
Funeral and Interment Services	1 per 35 sq. ft. seating area	1
Horticulture, Limited	1 per 2 acres	
Laboratories	1 per 500 sq. ft.	1
Maintenance and Repair Services	1 per 500 sq. ft.	1
Marinas	0.8 per berth	1
Marine Sales and Services	1 per 350 sq. ft.	

OFF-STREET PARKING AND LOADING SPACES REQUIRED (Continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Nurseries	1 per 1,000 sq. ft. lot area for first 10,000 sq. ft., 1 per 5,000 sq. ft. thereafter, plus 1 per 250 sq. ft. gross floor area	
Offices, Business and and Professional	1 per 300 sq. ft.	
Offices, Medical and Dental	1 per 250 sq. ft.	
Pawn Shops	1 per 250 sq. ft.	1
Personal Improvement Services:	1 per 250 sq. ft.	
Dance or Music Studio	1 per 600 sq. ft.	
Personal Services	1 per 250 sq. ft.	
Research and Development Services	1 per 400 sq. ft.	
Retail Sales Not Listed Under Another Use Classification	1 per 200 sq. ft. for less than 5,000 sq. ft.; 1 per 250 sq. ft. over 5,000 sq. ft.	1
Vehicle/Equipment Sales and Services:		
Automobile Rentals	1 per 400 sq. ft.; plus 2 storage spaces	1

OFF-STREET PARKING AND LOADING SPACES REQUIRED (Continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Automobile Washing	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for cars per washing station	
Service Stations	1 per 1,500 sq. ft. lot area; plus 1 per 600 sq. ft. of service bay and storage area	
Vehicle/Equipment Repair	1 per 600 sq. ft. of service bay and storage area	1
Vehicle/Equipment Sales and Rentals	1 per 1,000 sq. ft. lot area	1
Vehicle Storage	1 per 500 sq. ft.	
Visitor Accommodations:		
Bed and Breakfast Inns	1 per guest room; plus 2 spaces	
Hotels and Motels	1 per guest room; plus 1 per 50 sq. ft. banquet seating area	1
Warehousing and Storage, Limited	1 per 2,000 sq. ft.	
Industrial		
Industry, Custom	1 per 1,000 sq. ft.	3
Industry, General	1 per 1,000 sq. ft.	1
Industry, Limited	1 per 750 sq. ft.	3

OFF-STREET PARKING AND LOADING SPACES REQUIRED (Continued)

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Industry, Research and Development	1 per 500 sq. ft.	3
Port Terminals	1 per 2,500 sq. ft. lot area	
Wholesaling, Distribution and Storage	1 per 1,500 sq. ft.	1

SCHEDULE B:
LOADING SPACES REQUIRED

Gross Floor Area (sq. ft.)	Number of Spaces Required 10′ x 20′ x 10′ Vertical Clearance	12′ x 30′ x 14′ Vertical Clearance
Use Classification Group 1		
0 to 3,000		
3,001 to 15,000		1
15,001 to 50,000		2
50,001 and over		3
Use Classification Group 2		
0 to 10,000	1	
10,001 to 20,000		1
20,001 and over	1	1
Use Classification Group 3		
0 to 30,000		1
30,001 to 100,000		2
100,001 and over		3

(Ord. 92-18 N.S. §10, 1992; Ord. 92-9 N.S. §21, 1992; Ord. 89-1 N.S. §§33, 34, 1989; Ord. 87-4 N.S. (part), 1987).

17.74.040 Collective provision of parking. A. Application. A use permit may be approved for the collective provision of parking serving more than one use of site. The collective parking may be provided by the private acquisition and development of property or by a public agency in the manner specified by the use permit. A use permit application may include a request to waive all or some of the provisions of Section 17.74.020 D, E, F and G. The planning commission may approve such use permit if it finds:

1. That the collective provision of parking and conditions of approval are in accord with the objectives of this title and the purposes of this chapter; and

2. That the collective provision of parking and conditions of approval are consistent with the general plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and

3. That the collective parking will comply with all conditions attached to the permit.

B. Reduced Parking. A use permit for collective off-street parking may reduce the total number of spaces required by this chapter. Any applicant shall submit data substantiating a request for reduced parking requirements. A use permit may reduce the number of collective parking spaces required if the following additional findings are made:

1. That parking demand will be less than the requirement in Table 1 or Schedule A in Section 17.74.030; and

2. That the probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

C. Special Conditions. In lieu of or in combination with all or a part of the parking provided under subsection A of this section, approval of the use permit may include conditions requiring the payment of fees, the participation in a future or existing parking district, and/or other mechanisms deemed appropriate by the city to promote the collective provision of parking. The replacement of parking space requirements by such in-lieu fees shall not be considered a reduction in parking or a reduction in the number of spaces required by this chapter. (Ord. 87-26 N.S., 1987: Ord. 87-4 N.S. (part), 1987).

17.74.050 Increased parking in senior citizens' housing developments. The number of spaces required may be increased above the number specified in Schedule A of Section 17.74.030, provided that findings are made for each of the following:

A. The extent of parking problems, if any, in the neighborhood;

B. The probability that the prospective residents will have more than two vehicles per dwelling unit;

C. The age and socioeconomic characteristics of prospective tenants;

D. The ability to alleviate and correct unexpected parking problems resulting from the proposed development in the future; and

E. The proximity of public transportation or the availability of a separate transportation system for the residents of the development.

Approval of reduced parking shall require that a covenant be recorded stipulating that all parking requirements of this title will be met in the event of change in the use of the property. (Ord. 87-4 N.S. (part), 1987).

17.74.060 Reduced parking for other uses. A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 17.74.030, provided that the following findings are made:

A. The parking demand will be less than the requirement in Schedule A or B of Section 17.74.030; and

B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the planning commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense. (Ord. 87-4 N.S. (part), 1987).

17.74.070 Parking spaces for the handicapped. All parking facilities shall comply with the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71) and with the sign requirements of the California Vehicle Code, Section 22507.8. (Ord. 87-4 N.S. (part), 1987).

17.74.080 Bicycle parking. A. Where Required. Bicycle parking spaces shall be provided as required by this section; the provisions of Section 17.74.020 shall apply.

B. Number Required.

1. Public and Semipublic Use Classifications: as specified by use permit.

2. Commercial Recreation and Entertainment: as specified by use permit.

3. All Other Commercial Use Classifications: five percent of the requirement for automobile parking spaces, except for the following classifications, which are exempt:

a. Ambulance services;
b. Animal boarding;
c. Animal grooming;
d. Catering services;
e. Commercial filming;
f. Horticulture, limited;
g. Funeral and internment services;
h. Swap meets, recurring;
i. Vehicle/equipment sales and services (all classifications).

C. Design Requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided six-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket. (Ord. 87-4 N.S. (part), 1987).

17.74.090 Parking space dimensions. Required parking spaces shall have the following minimum dimensions:

Use	Type of Space	Large Car (ft.)	Small Car (ft.)
Residential	In separate garage or carport housing 6 or fewer cars, or with door at rear of each space	9 x 19	9 x 19
Residential	In garage or carport housing more than 6 cars with access via aisle	9 x 18	7.5 x 15
Nonresidential	All spaces	9 x 18	7.5 x 15
All	Parallel spaces	8 x 22	8.0 x 22

(Ord. 87-4 N.S. (part), 1987).

17.74.100 Application of dimensional requirements. A. All reserved resident spaces shall be large-car spaces. Up to thirty percent of nonreserved resident spaces may be small-car spaces. For industrial or commercial uses, up to thirty percent of all spaces may be small-car spaces. Customers or visitors shall be deemed to occupy the following proportions of spaces serving nonresidential uses:

1. Visitor accommodations: ninety percent;
2. Manufacturing, distribution, and wholesaling: ten percent;
3. Offices other than public, medical, banks and savings and loans; other financial services: fifteen percent;
4. All other residential: eighty percent.

The planning director shall consider evidence presented by an applicant demonstrating lower ratios of customer demand and may adjust parking space size requirements accordingly for a specific use. The planning director also may approve allowing up to half of the required resident spaces to be small-car spaces if such spaces are not assigned.

B. Relation to Aisles.

1. Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by one foot on each obstructed side, provided that the increase may be reduced by .25 feet for each one foot of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space.
2. An aisle providing access to a parking space perpendicular to the aisle shall extend two feet beyond the required width of the parking space.

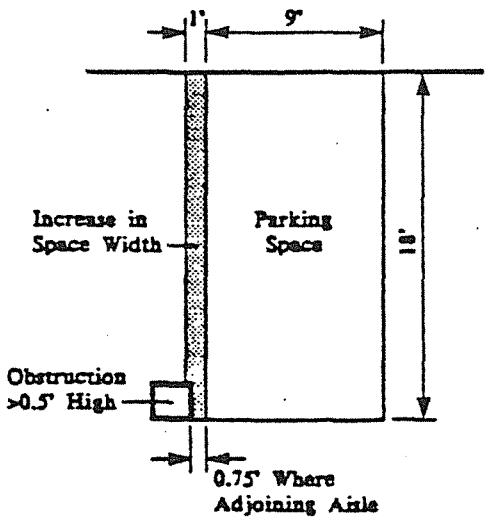


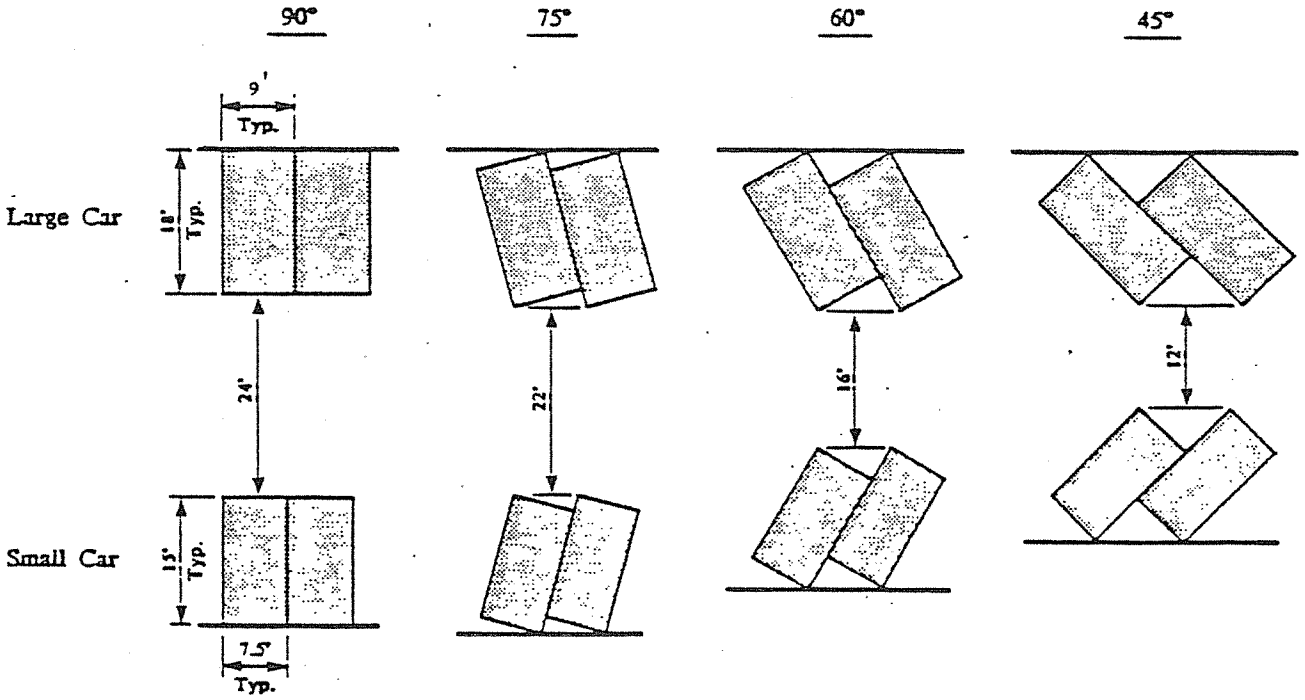
DIAGRAM 17.74.100(B)
PARKING SPACES ADJOINING AN OBSTRUCTION
(The diagram is illustrative)

C. Vertical Clearance. Vertical clearance for parking spaces shall be seven feet, except that an entrance may be 6.67 feet and the front five feet of a parking space serving a residential use may be 4.5 feet.

D. Wheel Stops. All spaces shall have centerline of wheel stops 2.5 feet from a fence, or wall. When a parking space abuts a landscaped planter, the front two feet of the required length for a parking space may overhang the planter. When a parking space abuts a walkway, the front two feet of the required length of a parking space may overhang the walkway if the walkway is at least seven feet wide; otherwise the full length shall be provided, and a wheel stop shall be installed two feet from the walkway. (Ord. 89-1 N.S. §35, 1989; Ord. 87-4 N.S. (part), 1987).

17.74.110 Aisle Dimensions. Aisle widths adjoining large-car spaces shall be as follows:

Increase in Parking Space Width (ft.)	Minimum Aisle Width for Specified Parking Angle (ft.)			
	90°	75°	60°	45° or less
0.00	24	22	16	12
0.25	23	21		
0.50	22	20		
0.75	21	10		
1.00 or more	20			



PARKING REQUIREMENTS
(The diagram is illustrative)

Aisle widths adjoining small car spaces having a base width of 7.5 feet, except where increased by adjoining obstructions, shall be as follows:

Minimum Aisle Width for Specified Parking Angle (ft.)			
90°	75°	60°	45° or less
20	17.4	14	11

(Ord. 87-4 N.S. (part), 1987).

17.74.120 Specific parking area design. Where an applicant can demonstrate to the satisfaction of the planning director that variations on the dimensions otherwise required by this chapter are warranted, to accommodate tandem spaces, for example, a specific parking area design may be approved under the following limitations:

A. The area affected by the specific design shall be for parking by persons employed on the site only. Visitor parking stalls shall meet the dimensions required, with variations permitted only for a valet parking program.

B. The surface area available for parking shall not be less than would be required to accommodate the minimum required number of stalls for large and small cars, with reductions permitted only for tandem parking and valet parking programs.

No use for which a tandem or valet parking program has been approved shall be continued if such a program is abandoned unless the parking area is reconfigured to provide the number of independently accessible spaces required by this chapter. (Ord. 87-4 N.S. (part), 1987).

17.74.130 Parking access from street. Access to parking spaces, other than four or fewer spaces serving a residential use in an R district, shall not require backing across a street property line. An alley may be used as maneuvering space for access to off-street parking.

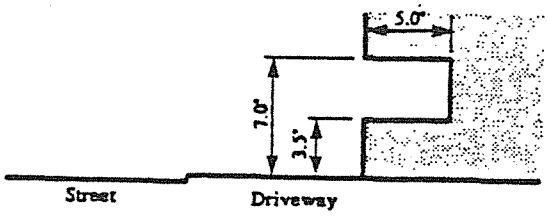
All spaces in a parking facility shall be accessible without reentering a public right-of-way unless it is physically impossible to provide for such access. (Ord. 87-4 N.S. (part), 1987).

17.74.140 Driveway widths and clearances. Driveways shall have the following widths plus a minimum of one foot additional clearance on each side of a vertical obstruction exceeding 0.5 foot in height.

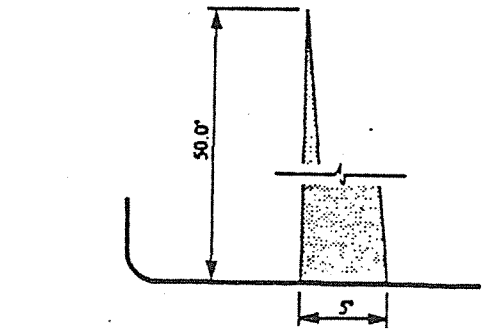
A.	Serving a residential use	6 or fewer spaces	8 ft.
		7 or 25 spaces	12 ft.
		26 or more spaces	12 ft. 1-way 20 ft. 2-way
B.	Serving a nonresidential use	14 or fewer spaces	12 ft.
		15 or more spaces	12 ft. 1-way 20 ft. 2-way

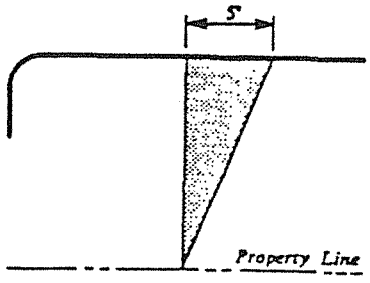
In addition, all driveways shall comply with the fire department's standards for access roads and fire lanes. (Ord. 87-4 N.S. (part), 1987).

17.74.150 Driveways and intersections--Visibility. Visibility of a driveway crossing a street property line shall not be blocked between a height of three and one-half feet and seven feet for a depth of five feet from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of fifty feet or at the nearest property line intersecting the street property line, whichever is less. (See Diagram 17.74.150.) For intersections, no structure, including but not limited to fences and gates, shall be maintained higher than three feet above grade within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines twenty-five feet back from the point of their intersections. (Ord. 89-1 §36, 1989; Ord. 87-4 N.S. (part), 1987).



SECTION





PLAN

DIAGRAM 17.74.150
DRIVEWAY VISIBILITY
(The diagram is illustrative)

17.74.160 Parking area screening--Walls and fences. A parking area for five or more cars serving a nonresidential use shall be screened from an adjoining R district or a ground-floor residential use by a solid concrete, solid wood, or masonry wall six feet in height, except that the height of a wall adjoining a required front yard in an R district shall be three feet. A carport or open parking area for five or more cars serving a residential use shall be screened from an adjoining lot in an R district or a ground-floor residential use by a solid wall or fence six feet in height, except that the height of a wall or fence adjoining a required front yard in an R district shall be three feet. (Ord. 87-4 N.S. (part), 1987).

17.74.170 Lighting. Outdoor parking area lighting shall not employ a light source higher than twelve feet, shall create no cone of direct illumination, greater than sixty degrees from a light source higher than six feet, and shall not directly shine onto an adjacent street or an adjacent lot. Minimum illumination at ground level shall be 0.5 footcandles, and shall not exceed 0.5 footcandles in an R district. No light source within a parking structure in an R district shall be visible from a public right-of-way adjoining an R district. (Ord. 92-9 N.S. §18, 1992; Ord. 87-4 N.S. (part), 1987).

17.74.180 Parking lot landscaping. Parking lot landscaping shall be as prescribed by Section 17.70.190. (Ord. 87-4 N.S. (part), 1987).

17.74.190 Driveways and carport design and location in R Districts. The following provisions shall apply to driveways, garages, and carports in R districts, whether they are accessory structures or part of a principal structure:

A. Driveways. Driveways shall be paved and shall have widths and clearances prescribed by Section 17.74.140, subject to the visibility requirements of Section 17.74.150.

B. Carports. Carports shall be designed and located so that parked vehicles are not visible from a street, except that not more than two vehicles in a carport in a required rear yard may be visible from a street. (Ord. 87-4 N.S. (part), 1987).

17.74.200 Additional design standards for parking lots and structures. Parking stalls shall be paved; parking lots shall have paving, drainage, concrete curbs, lighting, space marking, directional signs, litter collection containers, and queuing space for drive-in facilities or ticket dispensing booths or machines. Maximum driveway

grades shall be sixteen percent. Wheel stops shall only be permitted where parking spaces directly abut a wall or fence, with no intervening

walkway or planter, or along a property line where no perimeter landscaping strip is required. (Ord. 89-1 N.S §37, 1989; Ord. 87-4 N.S. (part), 1987).

17.74.210 Location and design of off-street loading spaces. Required spaces shall not be within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the planning director. A required loading space shall be accessible without backing a truck across a street property line unless the planning director determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required yard.

Except in a CG or I district, a loading area visible from a street shall be screened on three sides by a fence, wall, or hedge at least six feet in height. (Ord. 87-4 N.S. (part), 1987).