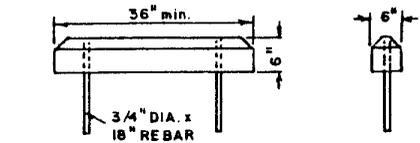
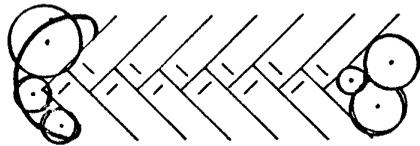


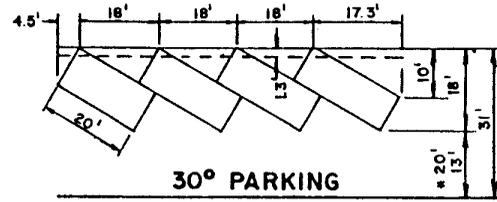
TYPICAL PARKING LOT
(Design and Landscape)



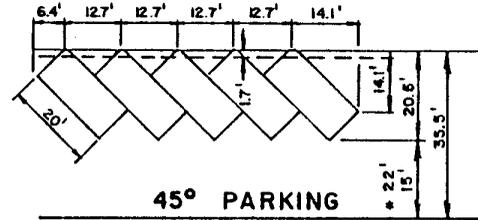
CONCRETE WHEEL STOP

Specifications

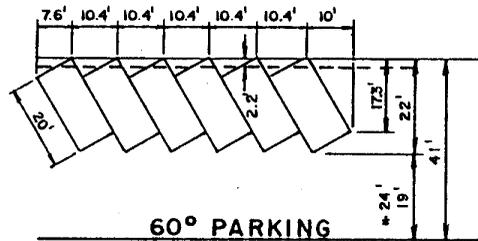
1. Landscape a minimum of 5% of total parking area in the PO, C, or ML District.
2. Provide the required number of parking stalls, as required by the City Community Development Department, based on zoning and land use.
3. Install wheel bumper stops to prevent parked cars from encroaching over sidewalks, adjoining property of City right-of-way.
4. Provide adequate drainage through catch basins and pipes (approved type only) to the nearest street gutter. Minimum slope for asphalt surface shall be 1% and 2% for flow lines. Sheet flow over sidewalks is not permitted.
5. An aisle way which provides direct access to parking stalls shall be one-way; except for parking which is parallel or perpendicular to it.
6. Paving of lots shall stop at property line and not encroach on City right-of-way.
7. Parking lots shall include 2% or not less than one space for the physically handicapped



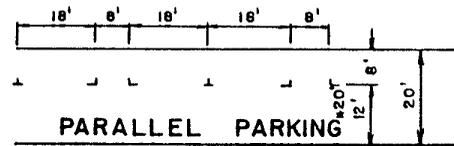
30° PARKING



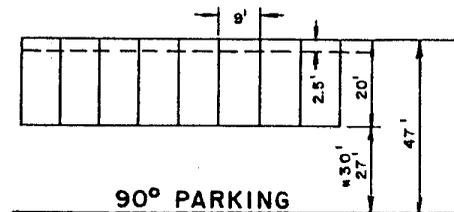
45° PARKING



60° PARKING



PARALLEL PARKING



90° PARKING



Parking stall for the handicapped shall be 14 feet wide and include a sign for the intended use.

HANDICAPPED STALL

* Minimum aisle for two-way traffic.

ABBREVIATION KEY:
BASE ZONE DISTRICTS

RCO : Resource, Conservation and Open Space

UR : Urban Reserve

RE : Residential Estate

R : One:Family Residential

R:1:12 : 12,000 sq. ft. minimum site area

R:1:9 : 9,000 sq. ft. minimum site area

R:1:7 : 7,000 sq. ft. minimum site area

R:1:6 : 6,000 sq. ft. minimum site area

RM : Multi:Family Residential

RM:3 : 3,000 sq. ft. minimum site area per dwelling unit

RM:2 : 2,000 sq. ft. minimum site area per dwelling unit

PO : Professional Office

C : Commercial

C:AO : Administrative & Office

CN : Neighborhood Commercial

CC : Central & Community Commercial

CS : Commercial Service

M : Industrial

ML : Light Industrial

MH : Heavy Industrial

MP : Planned Industrial

Questions regarding the information contained in this brochure should be directed to:

City of Reedley
Community Development Department
Planning Division
1733 Ninth Street
Reedley, CA 93654-2636
(559) 637-4200, Ext. 222



CITY OF REEDLEY

REQUIREMENTS AND STANDARDS:

Off-Street Parking



Off-Street Loading Facilities

***Off-Street Parking and Off-Street Loading Facilities
Municipal Code, Title VIII, Chapter 12***

- ◆ A parking space is an area for the parking of a motor vehicle plus those additional areas to provide access to and from said space.
- ◆ At the time of initial occupancy of construction or major alteration or enlargement of a site, off-street parking for autos shall be provided.

PARKING SPACE SCHEDULE

Residential District Uses

- ◆ Single-family dwellings: 2 spaces for each unit
- ◆ 2, 3, & multi-family dwellings: 2 spaces for each unit
- ◆ Housing for the elderly: 1 space for each unit (Change of use may require more spaces)
- ◆ Private clubs, fraternity & sorority houses, lodges, lodging & rooming houses: 1 space for each 2 beds
- ◆ Hotels: 1 space for each 2 beds
- ◆ Motels: 2 spaces for each guest room, plus 1 space for each 2 employees

Administrative & Office District Uses

- ◆ Banks: 1 space for each 300 sq. ft. of floor area
- ◆ Business & professional offices: 1 space for each 400 sq. ft. of floor area

Central & Downtown Commercial District Uses

- ◆ Retail & personal service, as designated by General Plan: 1 space for each 800 sq. ft. of floor area
- ◆ Other uses within the district: as listed by uses below

Neighborhood & Community Commercial District Uses

- ◆ Shopping center, as designated by General Plan, developed as single unit involving 3 or more retail uses in CC District: 3 spaces for each 1,000 sq. ft. of gross leasable area
- ◆ Uses not within an integrated shopping center: as listed by the following uses

Commercial & Industrial District Uses

- ◆ Banks: 1 space for each 300 sq. ft. of floor area
- ◆ Business & professional offices: 1 space for each 400 sq. ft. of floor area
- ◆ Retail food stores: 1 space for each 150 sq. ft. of floor area
- ◆ Retail other than food & personal service establish-

- ments: 1 space for each 200 sq. ft. of floor area
- ◆ Retail stores handling bulky merchandise- 1 space for each 600 sq. ft. of floor area
- ◆ Service commercial, repair shops, & wholesale establishments: 1 space for each 600 sq. ft. of floor area, or 1 space for every 2 employees (whichever is greater)
- ◆ Outdoor commercial & industrial: 1 space for each 2 employees of the maximum shift
- ◆ Manufacturing plants & other industrial uses: 1 space for each 2 employees of the maximum shift

Health Uses

- ◆ Medical & dental offices or clinics: 2 spaces for each practitioner plus 1 space for each 400 sq. ft. of floor area
- ◆ Rest, nursing, convalescent home & homes for aged: 1 space for each 2 employees of daytime shift plus 1 space for each 4 beds
- ◆ Charitable & religious institutions providing sleeping accommodations: 1 space for each 4 beds
- ◆ Hospitals: 1 space for each 4 beds, 1 space for each 2 employees of the maximum shift, plus 1 space for each staff doctor

Places of Assembly

- ◆ Café, restaurant or other on-sale food & beverage establishments: 1 space for each 4 seats
- ◆ Drive-in restaurants: 1 space for each 2 seats plus additional required by the Planning Commission
- ◆ Auditoriums (except school), churches, mortuaries, sports arenas and stadiums, dance halls, private clubs & lodges: 1 space for each 60 sq. ft. of floor area of non-fixed seats or 1 space for each 5 seats
- ◆ Theaters: 1 space for each 5 seats
- ◆ Bowling alleys: 4 spaces for each alley, plus 1 space for each 4 seats of restaurant/cocktail lounge
- ◆ Other places without fixed seats: 1 space for each 60 sq. ft. of assembly floor area

Educational Uses

- ◆ Public and parochial elementary & junior high schools: 1 space for each employee, plus space for bus loading and unloading
- ◆ High schools: 1 space for each employee, plus 1 space for each 10 students, plus spaces for bus loading and unloading
- ◆ Colleges: 1 space for each employee, plus 1 space for each 5 students
- ◆ Nursery schools: 1 space for each employee
- ◆ Business, professional & trade schools & colleges;

- art, craft, music & dancing schools: 1 space for each employee, plus 1 space for each 3 adult students

Public Uses

- ◆ City, county, special district, state & federal administrative offices: 1 space for each 2 employees
- ◆ Public buildings & grounds, other than administrative offices & educational uses: 1 space for each 2 employees of the maximum working shift, plus any additional requirements of the Planning Commission

Utility Uses

- ◆ Electric substations, gas regulator stations, public utility pumping stations, reservoirs, water or gas storage tank farms, sewage treatment plants & other public utility building uses: 1 space for each 3 employees of the maximum shift, plus 1 space for each vehicle (Unmanned facilities: no spaces needed)

Transportation, Terminals & Facilities

- ◆ Airports, heliports, bus depots, railroad stations & yards, truck terminals: 1 space for each 2 employees of the maximum shift, plus additional spaces required by the Planning Commission

Miscellaneous Uses

- ◆ Any use not listed above: as required by the Planning Commission

**STANDARDS FOR OFF-STREET
PARKING FACILITIES**

- ◆ All parking areas shall have adequate ingress & egress with sufficient on-site room for turning and maneuvering. Planning Commission may require bumper rails or other kind of barriers.
- ◆ Entrances & exits to parking lots and facilities at locations approved by the Planning Commission
- ◆ Parking space dimensions are 20' x 9'.
- ◆ If illuminated, deflect away from abutting properties
- ◆ No commercial repair work or servicing on-site
- ◆ Parking lot shall be paved adequately & drained.

OFF-STREET LOADING FACILITIES

Any building with 10,000 sq. ft. or more and occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or similar uses with receiving or distribution by vehicles, shall be provided and maintained: 1 off-street loading space for each 20,000 sq. ft.

**STANDARDS FOR OFF-STREET
LOADING FACILITIES**

- ◆ Length, width & overhead clearance sufficient to accommodate maximum size of vehicles used in loading and unloading
- ◆ Sufficient on-site room for turning and maneuvering
- ◆ Entrances and exits locations approved by the Planning Commission
- ◆ The loading area, access and aisles, paving and grading to design standards and specifications of the City Engineer
- ◆ Protective bumper rails or other barriers as determined by the City Engineer
- ◆ If illuminated, not to cause annoying glare to abutting sites
- ◆ A loading area may not locate in required front yard but may be located in side or rear yard
- ◆ No commercial repair work or servicing in an off-street loading area

Location of Parking & Loading Facilities

- ◆ Located on the same site or on adjoining site except within the Central Commercial District
- ◆ Off-street parking spaces may be located within 300' of the use measured by the shortest route of pedestrian access

Screening, Fencing & Landscaping

- ◆ If parking in a "C" District adjoins UR, RE, R, RM, or PO District, a solid wall or fence, or other screening device required, except in front yard area within a diagonal line connecting 30' along the street side of a corner lot.
- ◆ In PO, C, or ML Districts, a minimum 5% of the parking area shall be landscaped.

Exceptions

- ◆ Above stipulations shall not apply to any commercial or industrial uses located within any vehicle parking district.
- ◆ These provisions shall not apply to any use located in the area bounded by 10th & 12th Streets and first easterly and westerly alleys from "G" Street.

Units of Measurement

- ◆ Floor area means the area used or intended to be used for service to the public, not areas used for storage, offices or such.
- ◆ When computing parking required, one parking space shall be provided for a fraction of one-half or more.