

CHAPTER 12.70 Parking And Loading Space, Vehicle Access Regulations

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12.70.010 Purpose And Intent

The purpose of this section is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing promote the safety and well-being of the citizens of the City. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off-street parking space with adequate provisions for ingress and egress by standard size automobiles. HPMC 12.170, Planned Commercial Zone supplements this Chapter.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.020 Parking Space For Dwellings

In all zones there shall be provided in a private garage or in an area properly located for a future garage:

- (a) For a single family dwelling, two (2) parking spaces.
- (b) For a two family dwelling, four (4) parking spaces.
- (c) For a three family dwelling, six (6) parking spaces.
- (d) For a four family dwelling, seven (7) parking spaces.

If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

In addition to the above parking space requirements, one parking space shall be provided for every two paying guests residing in such dwelling unit. Such paying guests refers to the rental of sleeping rooms within the dwelling unit.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.030 Parking Space For Non-Dwelling Buildings

For new buildings or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing building, the recommended parking standard is as provided. Exceptions will be granted based on evidence presented to the Planning Commission, showing a lesser standard is sufficient.

Auto Repair / Sales	At least one (1) space per employee, plus five spaces for clients.
Bank	Not less than thirty (30) spaces.
Beauty Parlor / Barbershop	One (1) space per staff chair.
Car Wash	4 spaces in approach lane for each washing bay, plus 2 drying spaces.
Church, school, college, university or general auditorium, theater, stadium or other similar places of assembly	At least one (1) parking space for every five (5) fixed seats provided in said buildings or structures
Hospital	At least one (1) parking space for each two (2) beds, including infant cribs.
Hotel or Motel	At least one (1) parking space for each individual guest room or suite for the first thirty (30). One (1) additional parking space for each two (2) guest rooms in excess of thirty (30).
Medical or dental clinics	At least fifteen (15) spaces for up to three (3) doctors and an additional three (3) spaces for each doctor having offices in such clinic in excess of three (3) doctors.
Mortuary	At least thirty (30) spaces.
Office	At least one (1) space for each employee working on the highest employment shift plus four (4) spaces for client use

Restaurants	At least one (1) parking space for each booth or eating table, plus one (1) space for each two (2) employees working on the highest employment shift.
Retail Sales	At least one (1) space for each 200 square feet of floor space in the building, which was designed for public access (excludes warehouse space, plus one (1) space for each two (2) employees working on the highest employment shift.

For all businesses or other uses not listed above, including multi-use facilities, the proponent is required to produce a proposed or anticipated parking load for their business to include parking for their employees. The parking plan will be approved by conditional use permit.

For all businesses or industrial uses not listed above, not providing customer services on premises, two (2) parking space for each three (3) employees.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

Amended by Ord. [2019-05](#) on 4/24/2019

12.70.040 Computation Of Parking Requirements

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (<0.5) shall be disregarded, and any fraction including one-half and over (≥0.5) shall require one parking space.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.050 Parking Lot Design And Maintenance

Parking Lot Location. Parking space as required in this ordinance shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than five hundred (500) feet therefrom.

Public Parking Lot Standards. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the Building Official to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch an hour rainfall. Surface drainage is not allowable across pedestrian walkways.

Maximum Yard Area to be Used for Parking and Vehicle Access Lanes. For all uses permitted in a residential zone, none of the front and side yard area required by the respective zones shall be used for parking. Access across and over the required front yard is allowed to the side yard or rear yards. In the case of multiple family dwellings, not more than fifty (50) percent of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more

than fifty (50) percent of the required side and rear yards, any side yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building, as open green space, patios, play areas or courts.

Additional Provisions. The design and maintenance of off-street parking facilities shall be subject to the following provisions:

- (a) Each parking space shall encompass not less than one hundred and eighty (180) square feet of area. Each parking space shall be not less than nine (9) feet wide, the width being measured at a right angle to the side lines of the parking space.
- (b) All off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fences not less than four feet nor more than seven feet high, except that some type of hedge-row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum of five-year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.
- (c) Lighting and signs shall conform to the requirements set forth in this ordinance.
- (d) Parking requirements for dwellings will be located on the same lot with the dwelling.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.060 Off-Street Truck Loading Space

On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten (10) foot by twenty-five (25) foot loading space with fourteen (14) feet height clearance for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for above-mentioned purposes.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.070 Business Requiring Automobile Access

Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the following requirements:

- (a) Access to the station or other structure or parking lot shall be by not more than two roadways for each one hundred feet or fraction thereof of frontage on any street, no two of said roadways shall be closer to each other than twelve (12) feet; each of said roadways shall be not more than thirty-four (34) feet in width and shall not be closer than twenty (20) feet to the point of intersection of two property lines or at any street corner; and a curb, hedge, or fence of not more than two (2) feet in height shall be provided by the owner to limit access to the permitted roadway.
- (b) Gasoline pumps shall be set back at least twenty (20) feet from any property line bordering a street, provided that a pump island parallel to and adjoining a street may be located not less than fifteen (15) feet from the property line bordering said street.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.70.080 Vehicular Traffic To Commercial Or Manufacturing Zones

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015