

City Code Sections 10-4-4 (C) & (D)

Parking Lot Standards

- (C) The layout of parking stalls, loading berths, and parking aisles shall comply with all the following requirements:
1. The required parking stalls, loading berths, and parking aisles may not be located on any street right of way.
 2. The required parking stalls, loading berths, and parking aisles, if outdoors, may be located on the required side and rear yards, and within the required front yards up to three feet (3') from the street right of way.
 3. Each parking stall shall have a minimum size of nine feet by eighteen feet (9' x 18') when free of obstructions such as columns or walls; ten feet by eighteen feet (10' x 18') where columns or walls are located adjacent to space; each loading berth shall have a minimum size of twelve feet by twenty five feet (12' x 25') whether indoors or outdoors.
 4. Parking aisles shall have a minimum width of twelve feet (12') when stalls are parallel to the aisle or up to an angle of forty degrees (40°); seventeen feet (17') when stalls are at an angle between forty degrees (40°) and seventy degrees (70°); and twenty four feet (24') when stalls are at an angle between seventy degrees (70°) and ninety degrees (90°).
 5. Parking stalls and aisles shall have a maximum grade of ten percent (10%). If the grade is over five percent (5%) then the required width of a parking stall shall increase to ten feet (10').
 6. Each parking stall and aisle shall have a minimum eight foot (8') vertical clearance; each loading stall and access thereto shall have a minimum fifteen foot (15') vertical clearance.
 7. Each parking stall and loading berth shall have vehicular access to the street, without passing over other parking stalls. (Ord. 1474, 1-8-1991)
 8. Each parking stall, except those serving one- and two-family dwellings, shall have vehicular access to the street without backing into the public travelway or potential travelway; an exit shall be provided in the direction of the traffic flow when parking stalls are laid out at an angle of less than ninety degrees (90°) with the aisle. Any parking stalls or aisles that are to be located in the public right of way shall be approved or conditionally approved by the planning commission and obtain an encroachment permit from the development services department. Exception: Vehicles on the streets listed below may back into the public travelway or potential travelway when a conditional use permit is obtained in accordance with section [10-3-6](#) of this title: (Ord. 1474, 1-8-1991; amd. Ord. 1654, 6-25-2013)

(a) Reservoir alley.

(D) Improvements: Improvements listed below shall be completed prior to the issuance of a certificate of occupancy by the building division:

1. Each driveway, parking stall, loading berth; all parking lots; new and used vehicle sales lots; except those serving one-family dwellings, shall be graded, drained, and surfaced with a minimum of two inches (2") of asphaltic concrete over four inches (4") of aggregate base, as per city standards.