

**YOLO COUNTY ZONING CODE
TITLE 8 LAND DEVELOPMENT**

CHAPTER 2: ZONING REGULATIONS

Article 13: Off-street Parking and Loading

Sec. 8-2.1301 Purpose

The purpose of this article shall be to provide safe and convenient vehicular access to all land uses, to minimize traffic congestion and hazards to motorists and pedestrians, and to provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities without precluding the feasible redevelopment and adaptive reuse of existing structures and blocks, when any main building or structure is erected, enlarged, or increased in capacity. An added purpose of this article is to provide discretion to the Planning Director, Zoning Administrator, and Planning Commission to reduce standard parking requirements whenever possible so as to reduce demand for parking, the use of single occupant vehicles, and environmental effects, and meet climate change goals.

Sec. 8-2.1302 Definitions

For the purposes of this Article, unless otherwise apparent from the context, certain words and phrases used in this Article are defined as follows:

Downtown Mixed Use (DMX) zones

The Downtown Mixed Use zone applies to downtown business districts of certain unincorporated towns that are planned for development or redevelopment of a mixture of primarily commercial, retail, office, residential, and other uses.

Gross floor area (GFA)

Gross floor area is the area within the inside perimeter of the exterior walls of a structure used, or intended to be used, by owners and tenants for all purposes, exclusive of vent shafts and courts. Usable area under a horizontal projection of a roof or floor above, not provided with surrounding exterior walls shall be included within the total gross floor area.

Live/work unit or Live/work space

A live/work unit or live/work space is a building or space within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. "Live/work unit" is further defined as a structure or portion of a structure:

- That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; and
- Where the resident owner, occupant, or employee of the business is responsible for the commercial or manufacturing activity performed; and
- Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

Parking lot

A parking lot is a designated area, other than a street or other public way, used for the parking of automobiles and available to the public, whether for a fee, free, or as an accommodation for clients, employees, or customers, excluding one-family and two-family dwellings.

Vacant land

Vacant land is land that is currently undeveloped with urban structures, but may be occupied by a rural residence or structure, and is designated for future urban growth.

Sec. 8-2.1303 Applicability

Unless otherwise specifically provided by this Article or a separately-adopted ordinance, the provisions of this Article shall apply to all uses and development in county zoning districts referenced below. The general standards for parking, loading, and accessible spaces in this Article shall be considered a minimum level of design, and more extensive parking design and circulation provisions may be required by the deciding authority in connection with the approval of a discretionary permit or entitlement. However, the number of parking spaces specified in Table 8-2.1306 shall be considered the maximum number of required spaces unless a greater amount of parking for a specific use is required by the Planning Director, Zoning Administrator, or the Planning Commission.

Sec. 8-2.1304 General parking provisions

- (a) **Location of parking - nonresidential use.** Required parking spaces shall be located on the same parcel with the primary use or structure, or on an immediately adjacent and contiguous parcel. If it is not feasible to provide the required amount of parking on the same or adjacent parcel, as determined by the Planning Director, parking spaces located within 250 feet of the premises to which the parking requirements pertain, may be leased or purchased. An agreement providing for the shared use of private parking indicating the hours of the expected use by type of activity, executed by the parties involved, shall be filed with the Planning Director. Property within the existing or anticipated future right-of-way of a street or highway shall not be used to provide required parking or loading facilities, unless allowed through the issuance of a Use Permit.
- (b) **Location of parking - residential use.** Required parking shall not be located in any required front or side yard, except as otherwise permitted for accessory second units in residential (R) zones according to Article 5, Section 8-2.506(b).
- (c) **Change in nonresidential use.** When the occupancy or use of a property, except for property within the Downtown Mixed Use (DMX) zone, is changed to a different use, or the lessee, tenant, or owner of a specific use occupying more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is changed, through issuance of a discretionary or non-discretionary permit, parking to meet the requirements of this Section shall be provided for the new use or occupancy, to the extent feasible.
- (d) **Increase in nonresidential use.** When an existing occupancy or use of more than 500 square feet of leasable commercial floor area, or 1,000 square feet of leasable industrial floor area is altered, enlarged, expanded, or intensified, except for

property within the Downtown Mixed Use (DMX) zone, through issuance of a discretionary or non-discretionary permit, additional parking to meet the requirements of this Section shall be provided for the altered, enlarged, expanded, or intensified portion only, to the extent feasible.

- (e) **Two or more uses.** Where two or more uses are located in a single structure or on a single parcel, required parking shall be provided for each specific use (i.e., the total parking required for an establishment that has both industrial and office uses shall be determined by computing the parking for the industrial use and the office use and then adding the two requirements together). A reduction of the required parking spaces may be approved, as allowed in Section 8-2.1310.
- (f) **Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked, and maintained for parking or loading purposes, for the use they are intended to serve. The Planning Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use.
- (g) **Parking and loading to be unrestricted.** Owners, lessees, tenants, caretaker or persons having control of the operation of the premises for which parking or loading spaces are required by this Section shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Planning Director.
- (h) **Use of parking lot for activities other than parking.** Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code. The temporary use of parking lots for display and sales may be permitted in advance through the issuance of a Site Plan Review by the Zoning Administrator, with a finding that an adequate amount of parking will still be available for customers.

Sec. 8-2.1305 Off-street parking in Downtown Mixed Use (DMX) zones

- (a) For development projects on vacant or under-developed lands of more than one acre within Downtown Mixed Use (DMX) Zones, off-street parking shall be provided for all residential and nonresidential uses, as required by this Article, excluding subsections (b) through (e), below.
- (b) For all other development projects not on vacant or under-developed lands of more than one acre within Downtown Mixed Use (DMX) Zones, the following parking requirements apply:
 - (1) No off-street parking is required for new or expanded nonresidential uses in the DMX zone unless such uses exceed 3,000 square feet of gross floor area, in which case off-street parking shall be provided for the floor area in

excess of 3,000 square feet, in accordance with all provisions of this Article, or as modified by (3) below.

- (2) Off-street parking for new residential uses of four or more units in the DMX zone shall be provided, in accordance with all provisions of this Article, or as modified by (3) below.
 - (3) Off-street parking requirements for nonresidential and residential uses may be modified by the Planning Director in accordance with Section 8-2.1310, below.
- (c) For live/work units of less than 2,500 square feet, one parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the Planning Director or Zoning Administrator.
 - (d) Off-street parking requirements for both nonresidential and residential uses may be satisfied by the leasing or purchasing of nearby parking spaces on adjacent parcels within 400 feet of the use.
 - (e) Off-street parking spaces provided on the site must be located to the rear of the principal building or otherwise screened so as to not be visible from the public right-of-way or residential zoning districts.

Sec. 8-2.1306 Number of parking spaces required

- (a) **Number of parking spaces required.** Each new or modified land use shall provide a parking plan using the standard number of off-street parking spaces, as listed in Table 8-2.1306, as a guide, but modified, if feasible, to reduce the total amount of on-site parking. The parking plan for larger uses should include employee ride-sharing, car-pooling, and transit pass programs, as well proposals for improved bicycle and pedestrian access. The parking plan shall take into account any parking reduction or modification that is proposed and has been granted in compliance with Section 8-2.1310. A minimum number of accessible and bicycle parking spaces shall be required in the total count of required spaces as listed in Section 8-2.1307(a) and (b). The parking space requirements by land use, specified in Table 8-2.1306, shall be considered the maximum number of spaces that are to be provided for each use, unless a greater amount of parking for a specific use is required by the Planning Director.
- (b) **Land uses not identified.** The required number of parking spaces for a land use not identified in Table 8-2.1306 shall be determined by the Planning Director. The Director may require the preparation of a parking demand study to determine the parking requirement for unlisted uses.

**Table 8-2.1306
Recommended Parking Requirements by Land Use¹**

Land Use	Number of Parking Spaces Required
Industrial Uses	
Industrial uses of all types (over 1,000 SF), including warehouses, manufacturing, processing	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Retail and sales services accessory to the industrial use (over 1,000 SF)	<ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA
Recreation, Education and Public Assembly Uses	
Amusement enterprises	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Bowling alleys and billiard halls	<ul style="list-style-type: none"> ▪ 3 for each bowling lane; and ▪ 2 for each billiard table
Churches, synagogues, temples, mosques and other places of worship ⁽¹⁾ , mortuaries, and funeral homes	<ul style="list-style-type: none"> ▪ 1 for each 4 fixed seats⁽¹⁾ in the main chapel or assembly room; and ▪ 1 for every 25 SF of seating area where there are no fixed seats⁽¹⁾
Commercial recreation and similar uses (e.g., shooting ranges, race tracks, miniature golf course, pitch and putt courses, and zoos)	<ul style="list-style-type: none"> ▪ 1 for each 4 persons of the facility's allowed maximum attendance
Commercial swimming pools and swimming schools	<ul style="list-style-type: none"> ▪ 1 for each 500 SF of water surface area ▪ 10 minimum
Correctional institutions and facilities	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of GFA
Emergency shelters	<ul style="list-style-type: none"> ▪ 1 for each 8 beds; and ▪ 1 for each 400 SF of office or other non-residential area
Golf courses and driving ranges	<ul style="list-style-type: none"> ▪ 2 for each hole on all golf courses; and ▪ 1 for each tee for driving ranges; and ▪ 1 for each 300 SF of restaurant/bar area
Organizational camps	<ul style="list-style-type: none"> ▪ 1 bus parking space per 20 campers ▪ 1 for each resident staff; and ▪ 1 for each nonresident staff on the largest shift
Meeting facilities - Theaters, auditoriums, conference centers, stadiums, sport arenas, gymnasiums and similar places of public assembly	<ul style="list-style-type: none"> ▪ 1 for each 4 fixed seats⁽¹⁾ or for every 25 SF of seating area within the main auditorium where there are no fixed seats⁽¹⁾
Schools: general curriculum elementary and middle school	<ul style="list-style-type: none"> ▪ 1 for each staff member, faculty member, and employee (full-time, part-time, or volunteer)
Schools: general curriculum High school, colleges and universities, business and professional schools	<ul style="list-style-type: none"> ▪ 1 for each 4 students; and ▪ 1 for each staff member, faculty member and employee (full-time, part-time, or volunteer)
Schools: special schools or trade schools	<ul style="list-style-type: none"> ▪ 1 for each 3 students; and ▪ 1 for each staff member, faculty member, and employee (full-time, part-time, or volunteer)

Residential Uses	
One-family and two-family dwellings, ancillary dwelling units, second dwelling units, Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ 1 for each dwelling unit containing not more than 2 bedrooms, and 2 parking spaces for each dwelling unit containing 3 or more bedrooms ▪ See Sec. 8-2.506(b)(6) for Accessory Dwelling Units
Farm labor housing	<ul style="list-style-type: none"> ▪ Group quarters: 1 per 4 beds ▪ Dwelling units: 2 per dwelling
Guest house, accessory structure conversion to habitable accessory housing structure	<ul style="list-style-type: none"> ▪ 1 space
Multi-family dwelling	<ul style="list-style-type: none"> ▪ 1 for each dwelling unit containing not more than 1 bedroom or one and one-half (1 ½) for each dwelling unit containing 2 or more bedrooms
Caretaker/night watchman housing	<ul style="list-style-type: none"> ▪ 1 per unit
Clubs, conference centers, fraternity and sorority houses, rooming and boarding houses, and similar structures having guest rooms	<ul style="list-style-type: none"> ▪ 1 for each guest room
Residential care facility	<ul style="list-style-type: none"> ▪ 1 for each 3 persons cared for
Mobile home parks	<ul style="list-style-type: none"> ▪ 1 for each mobile home parcel ▪ 1 guest space for each 5 spaces, or fraction thereof
Model home/sales office	<ul style="list-style-type: none"> ▪ 2 per office; and ▪ 2 for visitors
Commercial Uses- Retail	
Automobile sales, boat sales, mobile home sales, retail nurseries, and other open uses not in an enclosed structure	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF, or portion thereof, for open area devoted to display or sales for the first 10,000 SF; and ▪ 1 for each 5,000 SF, or portion thereof, over 10,000 SF
Equipment sales and rental, indoor	<ul style="list-style-type: none"> ▪ 1 for each 400 SF of GFA
Retail stores (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA
Supermarkets and shopping centers (under 200,000 SF of GFA)	<ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA
Shopping centers (projects over 200,000 SF of floor area)	<ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA up to 100,000 SF; and ▪ 1 for each 400 SF of GFA above 100,000 SF
Restaurants, including drive-ins, cafes, night clubs, bars, and other similar places where food or refreshment are dispensed	<p>The greater of the following:</p> <ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA; or ▪ 1 for each 4 fixed seats⁽¹⁾ and/or 1 for every 50 SF of floor area where seats may be placed
Wholesale commercial nurseries	<ul style="list-style-type: none"> ▪ 1 for each 500 SF of display area
Commercial Uses- Services	
Automobile repair, gas and service stations	<ul style="list-style-type: none"> ▪ 1 for each 400 SF of GFA
Bed and breakfast	<ul style="list-style-type: none"> ▪ 1 for each guest room; and ▪ 1 for resident manager
Child care centers	<ul style="list-style-type: none"> ▪ 1 for each 5 children that the facility is designed to accommodate
Hospital	<ul style="list-style-type: none"> ▪ 1 for each 4 patient beds

Hotels and Motels	<ul style="list-style-type: none"> ▪ 1 for each unit/room; and ▪ 1 for each 350 SF of GFA
Medical offices, clinics, veterinary hospital	<ul style="list-style-type: none"> ▪ 1 for each 350 SF of GFA
Offices, general, financial, business and professional uses (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 350 SF of GFA
Personal services (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 350 SF of GFA
Public/Mini Storage	<ul style="list-style-type: none"> ▪ 1 space per 100 storage units or 5 spaces, whichever is greater
Social care facilities including convalescent and nursing homes, senior living facilities, sanitariums, etc.	<ul style="list-style-type: none"> ▪ 1 for each 3 residents of the maximum licensed resident capacity
Agricultural Uses	
Farm Offices (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 500 SF of GFA
Agricultural Processing (over 1,000 SF)	<ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Agricultural Research facilities (office, laboratory, or similar use) (over 1,000 SF)	<ul style="list-style-type: none"> ▪ 1 for each 350 SF of GFA
Winery and olive oil operations (over 1,000 SF)	<p>For Tasting Rooms:</p> <ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA <p>For Production Facilities:</p> <ul style="list-style-type: none"> ▪ 1 for each 2,000 SF of the first 40,000 SF of GFA; and ▪ 1 for each 4,000 SF of GFA for the portion over 40,000 SF
Private and commercial horse stables	<ul style="list-style-type: none"> ▪ 1 for each 5 horse stalls (when boarding) ▪ Daily and event parking to be determined by Use Permit review process
Yolo Stores (over 500 SF)	<ul style="list-style-type: none"> ▪ 1 for each 300 SF of GFA

Notes: (1) The parking ratios in this table are recommended for use by applicants in developing a parking plan for their projects (see Sec. 8-1306(a)).

(2) Twenty-four linear inches (24") of bench or pew shall be considered a fixed seat.

GFA = Gross floor area

SF = Square feet of floor area

Sec. 8-2.1307 Special parking space requirements

In addition to the parking spaces required by Section 8-2.1306, a new use, expanded use, or change in use shall also provide, when applicable, the type and number of spaces required as follows:

- (a) **Accessible parking required.** For multi-family residential, commercial, industrial, institutional, and public uses, California law establishes the required number of accessible parking spaces. The requirements in effect at the time of adoption of this Article are reflected in Table 8-2.1307 (Number of Accessible Parking Spaces Required), and shall apply unless the California Building Code is amended to establish stricter requirements. In all respects, accessible parking spaces shall be

designed, located and provided with identification signing as set forth in the California Building Code, as may be amended from time to time. One in every eight (8) accessible spaces, but not less than one (1), shall be van accessible.

Table 8-2.1307

**Number of Accessible
Parking Spaces Required**

Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 and over	20 plus 1 for each 100, or fraction over 1,001

(b) Bicycle parking. The following bicycle parking standards shall apply only for those uses located within community growth boundaries as identified in the General Plan.

- (1) For non-residential uses, bicycle parking spaces shall be provided at a rate equal to five (5) percent of the total required vehicle parking spaces. Spaces may be in the form of racks (for short-term use) or lockers (for long-term use by employees).
- (2) For multiple-family housing, bicycle parking spaces shall be provided at a rate equal to ten percent of the total required parking spaces.
- (3) Bicycle parking spaces shall be conveniently located and generally within proximity to the main entrance of a structure and shall not interfere with pedestrian access.
- (4) Bicycle and vehicle parking areas shall be separated from one another by a physical barrier or sufficient distance to protect bicycles and riders from damage.
- (5) All bicycle parking and storage areas shall be paved with asphalt, concrete or other all-weather surface.

(c) Company vehicles. Commercial or industrial uses shall provide one (1) parking space for each company vehicle which is parked on the site during normal business hours. Such space may be located within a building.

Sec. 8-2.1308 Loading space requirements

- (a) **General requirements.** In any zone, in connection with every building or part thereof hereafter erected, having a gross floor area of 5,000 square feet or more, which building is to be occupied for manufacturing, storage, warehousing, goods

display, or retail sales, or as a hotel, hospital, mortuary, laundry, dry cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained, on the same lot with such building at least one (1) off-street loading space, plus one (1) additional such loading space for each additional 20,000 square feet of gross floor area in the building.

- (b) **Location.** Loading spaces shall be situated to ensure that the loading facility is screened from adjacent streets and neighboring residential properties.

Sec. 8-2.1309 Determination of fractional spaces

When units or measurements determining the number of required off-street parking and off-street loading spaces result in a requirement of a fractional space, any fraction up to one-half (1/2) shall be disregarded, and any fraction of one-half (1/2) or more shall require one (1) off-street parking or off-street loading space.

Sec. 8-2.1310 Adjustments to parking requirements

The adjustments to the parking requirements, below, may be used in any combination with each other; however, the total reduction of parking spaces may be no greater than twenty-five percent (25%) of the total spaces. The adjustments shall be applied to all non-residential uses.

- (a) **Shared peak-hour parking.** Where two or more adjacent uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be approved by the Planning Director based on the findings and recommendations of a parking study prepared by a qualified parking or traffic consultant. The amount of reduction may be up to the number of spaces required for the least intensive of the uses sharing the parking. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director.
- (b) **Shared on-site parking adjustment.** Where two or more nonresidential uses are on a single site, the number of parking spaces may be reduced through adjustment up to a maximum of twenty-five percent (25%); as long as the total of spaces is not less than required for the use requiring the largest number of spaces. An agreement providing for the shared use of private parking, executed by the parties involved, shall be filed with the Planning Director.
- (c) **Off-street parking.** Off-street parking requirements for nonresidential and residential uses may be modified by the Planning Director, the Zoning Administrator, or the Planning Commission based on a parking supply study prepared by a civil engineer or other certified professional which indicates an

ample supply of on-street or other nearby public parking, or adequate nearby available private parking for shared nonresidential uses.

- (d) **Compact car spaces.** Lots with twenty (20) or more spaces may substitute compact car spaces for up to twenty-five percent (25%) of the total number of required spaces.
- (e) **Motorcycle parking.** Lots with twenty (20) or more spaces may replace regular spaces with motorcycle spaces for up to five percent (5%) of the total number of required spaces.
- (f) **Incentive for porous or permeable paving.** Where porous or permeable paving materials are used to satisfy parking lot paving requirements as set forth in Sec. 8-2.1313(b), a twenty percent (20%) reduction of the total number of required spaces may be granted by the Planning Director.

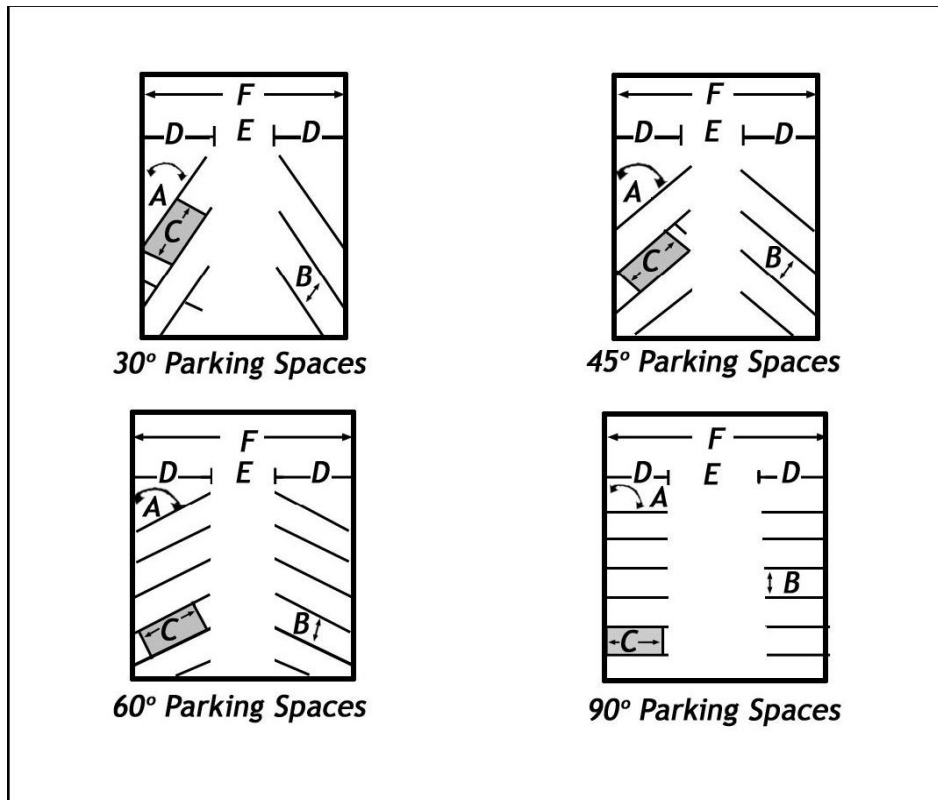
Sec. 8-2.1311 Development Standards

- (a) **Minimum parking space sizes and lot dimensions.** All off-street parking areas shall be designed and improved as follows:
 - (1) **Size of required parking spaces.** Each required parking space shall be at least nine feet in width and eighteen feet in length (9' x 18'), with adequate provisions for ingress and egress by a standard full size passenger vehicle. This standard shall apply to all uses, including single-family residential, except where noted in Subsections 2, 3, 4, and 5, below. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 8-2.1311 (Minimum Off-Street Parking Dimensions) and as illustrated in Figure 8-2.1311 (Off-Street Parking Dimensions).

**Table 8-2.1311
Minimum Off-Street Parking Dimensions**

Angle of Parking (in degrees) (A)	Space Width (in feet) (B)	Space Length (per vehicle) (C)	Space Depth (from curb) (D)	Aisle Width (in feet) (E)
Parallel (0°)	9 ft	18 ft	9 ft	12 ft (one-way)
30°	9 ft	18 ft	15 ft	11 ft (one-way)
45°	9 ft	18 ft	17 ft	13 ft (one-way)
60°	9 ft	18 ft	18 ft	18 ft (one-way)
90°	9 ft	18 ft	18 ft	24 ft (one-way)

Figure 8-2.1311
Off-Street Parking Dimensions



- (1) **Enclosed parking spaces.** Enclosed parking spaces (i.e. residential garages) shall be at least ten feet in width and twenty feet in length (10' x 20') for a single vehicle. The width shall increase by ten (10) feet for each additional vehicle.
- (2) **Compact car spaces.** Compact car spaces shall be a minimum of eight feet in width and fourteen feet in length (8' x 14') and shall be identified with pavement markings designating it as a "compact space."
- (3) **Motorcycle parking spaces.** Motorcycle spaces shall be a minimum size of four feet in width and eight feet in length (4' x 8').
- (4) **Loading spaces.** Loading spaces shall be a minimum of ten feet in width, twenty-five feet in length, and fourteen feet of vertical clearance (10' x 25' x 14').

(b) Minimum aisle widths. All nonresidential off-street parking lots shall be designed and improved as follows:

- (1) **Aisle width for parallel and angled parking.** Aisles within a parking lot shall be as listed in Table 8-2.1311.
- (2) **Fire access aisles.** The aisles adjacent to nonresidential structures shall be a minimum width of 26 feet to accommodate fire emergency vehicles and shall be located so that the vehicles can park within 150 feet of all sides of the structures. Aisles adjacent to structures that are greater than two stories in height shall be a minimum width of 30 feet.

- (3) **Truck aisles.** Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum of 40 feet. Truck movement templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions above curb height) shall be included on the site plan design to indicate turning conditions.
- (c) **Access to areas and spaces.** The following access design standards shall be required:
- (1) **Circulation within parking lot.** The parking lot shall be designed so that a car entering the parking lot shall not be required to enter a public street to move from one location to any other location within the parking lot or premises.
 - (2) **Forward entry into right-of-way.** With the exception of parking spaces for dwelling units in residential zones, parking and maneuvering areas shall be arranged so that vehicles entering a vehicular right-of-way can do so traveling in a forward direction only.
 - (3) **Driveway access.** Off-street parking facilities shall be designed to limit access to private property from streets and highways to a minimum number of standard driveways in compliance with the County of Yolo Improvement Standards on file in the Community Services Department.
 - (4) **Directional signage.** Signs shall be painted on the pavement or permanently installed on poles indicating the location of “Entrance” and “Exit” areas.
 - (5) **Pedestrian pathways.** Pedestrian pathways shall be defined by use of paint or distinctive paving colors, patterns, or textures that are different from vehicle drive aisles.
- (d) **Lighting.** Parking lots shall provide on-site lighting necessary to protect the public safety.
- (1) Parking lots shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-premises structure(s). All illumination, including security lighting, shall be directed downward, away from adjacent properties and public right-of-way.
 - (2) The maximum height of any parking lot light shall not exceed the height requirements of the zoning district in which it is located.
- (e) **Striping and identification.** Individual parking stalls shall be clearly striped and permanently maintained on pavement surface. Arrows shall be painted on pavement surface to indicate direction of traffic flows.

Sec. 8-2.1312 Landscaping and screening

(a) **Landscaping.** Landscaping shall be provided as follows on all parking lots, excluding those in agricultural zones, unless as required by a discretionary approval.

- (1) **Landscape plan required.** A landscape and irrigation plan in conformance with state and local ordinance shall be submitted to the Planning Director for approval.
- (2) **Shading requirement.** Parking lots shall include tree plantings that will result in fifty percent (50%) shading of the parking lot surface area within ten (10) years of commencement of use. A signed statement from a landscape architect or environmental design professional shall be included within the landscape and irrigation plan certifying that the shading requirement will be met within ten years. The Planning Director may reduce or waive the fifty percent (50%) shading requirement, on a case by case basis, if the parking lot proposal includes solar panels or a paving technique that radiates significantly less heat than traditional asphalt.
- (3) **Landscaping materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and vegetative ground cover. Water conservation and use of native landscape plant materials shall be emphasized.
- (4) **Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross through landscaped areas to reach building entrances from parked cars.
- (5) **Curbing.** Areas containing plant materials shall be bordered by a concrete curb or other barrier design as approved by the Planning Director.

(b) **Screening.** The following screening designs are required:

- (1) **Adjacent to residential uses.** Parking lots that abut a residential use or zone shall be separated from the property line by a landscaping strip. The landscaping strip shall have a minimum width of five feet. A minimum six foot (6') high solid fence shall be installed on the residential side of the landscaping strip, except that the fence shall be a minimum of three feet (3') high where located adjacent to a required front yard setback on an adjoining lot.
- (2) **Adjacent to streets.** Parking lots adjoining a public street shall be designed to provide a landscaped planting strip or landscape berm between the edge of the street right-of-way and parking lot. The landscaped planting strip or berm shall not encroach on the street right-of-way. (Refer to the County of Yolo Improvement Standards, on file in the Community Services Department, for visibility requirements at intersections and driveways)
- (3) **Modification of screening requirements.** The Planning Director may modify any or all of such screening requirements when, due to special conditions of the size or shape of the lot, differences in elevations between lots, intervening features, such as waterways and other man-made geographical features, or the distance of the parking lot from the adjoining lot, the modification meets the overall objectives of this Section.

Sec. 8-2.1313 Paving

- (a) **Agricultural zones.** Required parking spaces, loading areas, and roads required in agricultural zones shall be all-weather and usable for the purpose for which they are provided, but are not required to be paved, unless as required as part of a discretionary approval, or when stricter fire access requirements prevail. In conformance with Section 8-2.1307(a), accessible parking shall be required for applicable uses. The required parking spaces shall be clearly marked and maintained, as described in Section 8-2.1304(f), when the land use is in operation. Connections of the access driveway(s) to the public road, and parking lot surface design shall be per County of Yolo Improvement Standards on file in the Community Services Department.
- (b) **In all other zones.** Except as otherwise provided in this section, all off-street parking and loading areas shall be paved, graded, and drained so as to dispose of all surface water accumulated within the area. The use of swales and pervious surfaces to capture storm water runoff for maximum groundwater recharge are encouraged. Surfacing materials required to satisfy the paving regulations must be durable and dustless and must be maintained to provide for orderly and safe loading, unloading, parking, and storage of vehicles and equipment. Porous or permeable materials, such as pervious asphalt or pavers and plantable pavers are encouraged. An adjustment to parking requirements may be granted for using permeable or pervious paving, as set forth in Section 8-2.1310(f). Connections of the access driveway(s) to the public road, and parking lot surface design shall be per County of Yolo Improvement Standards on file in the Community Services Department.

Sec. 8-2.1314 Recreational and commercial vehicle parking in residential zones

- (a) **Scope.** This Section specifies the requirements for the parking of recreational vehicles and commercial vehicles, and the provision of parking spaces for such vehicles, on residential properties located in any residential zone within the unincorporated county.
- (b) **Definitions.** For the purposes of this Section, certain words and phrases used in this Section are defined as follows.

Recreational equipment

Recreational equipment includes any operable equipment intended for outdoor recreational use including, but not limited to, all-terrain vehicles, boats, canoes, jet skis, pop-up campers, snow mobiles, and trailers for transporting such equipment; and under 18 feet in length and under 10,000 pounds gross weight.

Recreational vehicle

A recreational vehicle includes all of the following: All operable towed vehicles and self-propelled vehicles, including "trailers" as defined in Article 10 of this Chapter, tent trailers, tractor trailers, fifth-wheel trailers, trailers for towing recreational vehicles and equipment, boats, aircraft, self-propelled motor homes, all-terrain

vehicles, dune buggies, racing vehicles, and any other self-propelled or towed vehicle over 10,000 pounds gross vehicle weight but not used by the residents of the site on which the vehicle is parked for a commercial purpose; and campers and camper shells which are detached from a vehicle.

Passenger vehicle

A passenger vehicle includes a all automobiles; and all passenger vehicles and pickup trucks of 10,000 pounds gross vehicle weight or less and which have no more than two (2) axles.

Commercial vehicle

A commercial vehicle includes: any self-propelled vehicle over 10,000 pounds gross vehicle weight, and/or having more than two (2) axles, and which is used by the owner thereof for commercial purposes; any towed vehicle used by the owner thereof for commercial purposes; and all other self-propelled equipment, including tractors, which are used by the owners thereof for commercial purposes and which are stored outdoors, excluding passenger vehicles.

(c) Prohibitions. The following are prohibited:

- (1) No recreational vehicle, as defined in this Section, shall be parked within any required front, side, or rear yard adjacent to a public street.
- (2) No recreational vehicle, as defined in this section, shall be utilized or occupied as a residential dwelling, either temporarily or permanently, unless an application is approved by the Planning Director for a temporary dwelling during the construction of a home.
- (3) No commercial vehicle, as defined in this Section, shall be parked in any area within any residential zone, except for the immediate loading or unloading of goods or people.

(d) Designated recreational vehicle parking areas. The parking of recreational vehicles on any parcel in a residential zone shall be allowed only as follows:

- (1) Recreational vehicles may be parked in any area other than a required front, side, or rear yard adjacent to a public street if the area is paved in accordance with Section 8-2.1313 of this Article.
- (2) Recreational vehicles may be parked within a garage so long as the parking space requirements for the applicable residential use, as set forth in Table 8-2.1306, can still be met.
- (3) The Zoning Administrator is authorized to issue a permit allowing a recreational vehicle to be parked in a required front, side, or rear yard adjacent to a public street in accordance with Sec. 8-2.206 in Article 2 of this chapter.

(e) Designated recreational equipment parking areas in residential zones. The parking of recreational equipment on any parcel in a residential zone shall be allowed only as follows:

- (1) Recreational equipment may be located on any area on the parcel, except on the street side of a corner lot. The parking area shall not obstruct required parking spaces for passenger vehicles.

- (2) The parking area shall be paved in accordance with Section 8-2.1313 of this Article.
 - (3) Recreational equipment may be parked within a garage so long as the parking space requirements for the applicable residential use, as set forth in Table 8-2.1306, can still be met.
- (f) **Violations and penalties.** Any violation of this Section shall constitute an infraction, punishable as provided by Section 25132 of the Government Code of the State. Four (4) or more violations by any person during the preceding twelve (12) months shall constitute a misdemeanor.