

CHAPTER 9.16: COMMERCIAL,
OFFICE, INDUSTRIAL
PARKING STANDARDS

8. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, provided that in any event a protective fence or wall not more than 36 inches in height may be erected at the top of the retaining wall. Any portion of a fence above the seven-foot maximum height shall be an openwork fence. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60% of total surface area of the face of the fence.
9. No wall, fence or hedge exceeding 42 inches in height may be located in open space required between buildings used for human habitation when the buildings are situated front to front, front to rear, or front to end.
10. A wall or fence not exceeding eight feet in height may be constructed along that portion of a lot or parcel that abuts a freeway right-of-way; provided that:
 - a. Said wall or fence does not extend into any front yard.
 - b. A wall or fence exceeding six feet in height shall be subject to the preview and approval of the hearing body, who shall consider the effect of such wall or fence on other property in the vicinity.
 - c. Walls used for sound attenuation walls along arterials shall be attractive and subject to approval by the hearing body.
11. Any other provision of the chapter notwithstanding, a wall, fence or hedge that is provided along a common boundary line separating property used for commercial or industrial purposes from "R" zoned property and that is permitted or required to maintain a height of six feet, may be extended to a height not to exceed eight feet.
12. When commercial or industrial property has a common property line with R-zoned property that is a right-of-way for a street, highway, freeway, railroad, or flood control channel, the hearing body may waive the requirement for a zone separation wall or fence.

9.16.040.130 Parking—Purpose

- A. The purpose of these regulations is to establish criteria for the regulation of on-site parking and circulation and to assure that parking facilities are properly designated and located in order to meet the parking needs created by specific uses within the respective zones.
- B. The intent of these regulations is to:
 1. Ensure adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion;
 2. Ensure the usefulness of the facilities by providing on-site circulation patterns that facilitate client/business relationships;
 3. Contribute to public safety and health;
 4. Promote efficient use of land and, where appropriate, buffer and transition land uses from foreseeable impacts; and
 5. Utilize landscaping as an effective buffer between different uses and to promote an aesthetic quality within the parking area and site.

9.16.040.140 Parking—General Provisions

- A. In all districts, off-street parking shall be provided subject to the provisions of this section for:
 1. Any new building or structure constructed;
 2. Any new use established;

3. Any structural addition or enlargement of an existing building or use; however, additional parking spaces may be required for the entire building or use as a condition of approval of a conditional use permit, site plan or other discretionary permit granted by the City; or
 4. Any change in the occupancy or use of any building that would result in a requirement for additional parking spaces pursuant to this section.
- B. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
 - C. On-street parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
 - D. For developments required to provide garages, each such garage shall only be utilized for the parking of vehicles. No garage shall be used for storage, rental or lease or for any use other than the parking of vehicles related to the unit or development for which the garage is required by this section.
 - E. All off-street parking spaces and areas required by this section shall be designed and maintained to be fully usable for the duration of the use requiring such areas and spaces.
 - F. All required off-street parking spaces shall be designated, located, constructed and maintained so as to be fully available for use by patrons and employees of commercial, industrial, public or semi-public premises during operating hours.
 - G. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in the title, whether or not required, shall conform to the City's design standards set forth in the construction standards section.
 - H. The parking requirement for uses not specifically listed in the parking schedule shall be determined by the Planning Commission for the proposed use on the basis of the requirements for similar uses and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
 - I. All parking spaces, driveways and maneuvering areas shall be fully paved and maintained with asphalt, concrete or other city approved material.
 - J. Tandem parking is prohibited, except for valet parking. If valet parking ceases, the parking lot shall be redesigned to incorporate new parking requirements. This prohibition does not extend to single-family residences; however, required covered parking may not be tandem.
 - K. Commercial vehicles shall not be parked or stored in residential zones or on properties used for residential purposes, except while the operator of the vehicle is making normal deliveries or providing services to the residential premises.
 - L. No commercial vehicle, trailer, recreational vehicle, camper, camper shell or vessel shall be parked on any property zoned commercial, industrial, open space, specific plan or PUD, or on any premises containing any commercial, industrial, public or semi-public use, except while the operator of the vehicle or trailer is patronizing or using the services of the commercial, industrial, public or semi-public use. The storing of any commercial vehicle, trailer, recreational vehicle, camper, camper shell, or vessel in any commercial, industrial, public or semi-public, specific plan or PUD zone, including, but expressly not limited to, any parking lot or parking space, is expressly prohibited, except in a lawfully approved and existing vehicle storage business.
 - M. No person shall park a vehicle, camper, camper shell or vessel upon a public or private street, parking lot or any public or private property for the purpose of displaying such vehicle thereon for sale, hire or rental, unless the property is duly zoned and permitted by the City to transact that type of business at that location, except that this section shall not prohibit persons from parking vehicles displayed for sale on private residential property belonging to or resided on by the registered owner of the vehicle, nor on the public street immediately adjacent to said private residential property. For purposes of this section, a vehicle, camper, camper shell or vessel shall be presumed to be for sale if there is a price, or phone

number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.

- N. No person shall repair, grease or service, or cause to be repaired, greased or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.
- O. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home or recreational vehicle park.

9.16.040.150 Parking Spaces Required

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

USE	REQUIRED MINIMUM PARKING SPACES
A. Residential Uses	
1. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
B. Commercial Uses	
1. Retail	
a. Under 40,000 sq. ft.	1 space per 200 sq. ft. gross floor area
b. 40,000—100,000 sq. ft.	1 space per 225 sq. ft. gross floor area
c. 100,000+ sq. ft.	1 space per 250 sq. ft. gross floor area
2. Eating/Drinking Establishments—Restaurants, Cafés, Cafeterias, Lounges, Bars	
a. Attached 0-16 seats less than 300 sq. ft. of customer/dining area	1 space per 200 sq. ft. of gross floor area
b. Attached 16+ seats	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
c. Freestanding	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
d. With entertainment	1 space per 100 sq. ft. of gross floor area (seating and service), plus 1 space per 35 sq. ft. of entertainment area, plus 1 space per 7 sq. ft. of dance floor
3. Service stations	
a. With convenience store	1 space per pump, plus 1 space per 200 sq. ft. of gross floor area of sales area, plus 3 spaces per service bay
b. Without convenience store	1 space per employee, plus 3 spaces per service bay
4. Financial institutions	1 space per 200 sq. ft. of gross floor area if a drive-up window exists. If no window, 1 space per 150 sq. ft. of gross floor area
5. Nursery, home improvement center, building materials, furniture, general appliance stores (large display area)	1 space per 200 sq. ft. gross floor area
6. Hotel and motel	1 space per unit plus 2 spaces for hotel manager unit
7. Personal service	1 space per 200 sq. ft. of gross floor area
8. Professional studio	
a. Art, music, dance, martial arts	1 space per employee, plus 1 space per 2 students
b. Photography, portrait, radio, TV, recording	1 space per 200 sq. ft. of gross floor area
c. Karaoke studios	1 space per 200 sq. ft. of gross floor area
9. Automatic car wash	5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
10. Auto rental	
a. Office only	1 space per 250 sq. ft. of gross floor area

USE	REQUIRED MINIMUM PARKING SPACES
b. Vehicle storage	1 space per 350 sq. ft. of gross floor area of office, plus 1 space per vehicle
11. Auto and boat sales, leasing	1 space per 400 sq. ft. of gross floor area of inside display, plus 1 space per 2,000 sq. ft. of outside display, plus 1 space per 500 sq. ft. of gross floor area of repair, plus 1 space per 300 sq. ft. of gross floor area of parts storage and sales area
12. Auto repair and maintenance	1 space per 200 sq. ft. of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
C. Office	
1. General business offices	1 space per 250 sq. ft. of gross floor area
2. Medical, dental and related service support facilities	1 space per 170 sq. ft. of gross floor area
D. Industrial Uses	
1. Industrial uses	
a. Buildings less than 20,000 of gross floor area	2.25 spaces per 1,000 sq. ft. of gross sq. ft. floor area
b. Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 sq. ft. of gross floor area
c. Buildings over 100,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area
d. Incidental office	
i. Under 30% of gross floor area	No additional requirements
ii. 30 to 50% of gross floor area of a building	1 space per 250 sq. ft. of gross floor area
2. Mini-warehouses	1 space per 250 sq. ft. of gross floor area of manager's office and residence, plus 2 covered spaces for manager's residence
E. Public and Semi-Public	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary through high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Trade school—Adult education	1 space per employee, plus 1 space per 3 students (based on maximum occupancy allowable by building code), or 1 space per 35 sq. ft. of instructional area, plus 1 space per 250 sq. ft. of office space
4. Churches/religious facilities	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 sq. ft. of area designated for assembly purposes
	All ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area
F. Commercial Recreation	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Bowling alley	3 spaces per alley plus spaces for other uses on-site
4. Movie theaters	
a. Single screen	0.5 space per seat
b. Multi screen	0.3 space per seat
5. Arcades, pool hall	1 space per 200 sq. ft. of gross floor area
6. Night clubs	1 space per 7 sq. ft. of dance floor, plus 1 space per 35 sq. ft. of additional gross floor area
7. Assembly halls and dance floors	1 space per 7 sq. ft. of dance floor or assembly area, plus 1 space per 35 sq. ft. of additional gross floor area
8. Spa/health clubs/gyms	1 space per 200 sq. ft. of gross floor area
9. Indoor sports facility	A parking study prepared by a licensed traffic engineer and reviewed by the Community Development Department shall

USE	REQUIRED MINIMUM PARKING SPACES
	determine the number of parking spaces.
10. Private clubs	1 space per each 15 sq. ft. of assembly area
11. Water oriented parks	
a. Public swimming pool	1 space per 500 sq. ft., plus spaces required for other uses on-site
b. Amusement park	Parking study required
12. Skating rinks	1 space per 100 sq. ft. of gross floor area, plus spaces required for other uses on-site
13. Adult entertainment uses	
a. Adult bookstores including video rental and video arcade	1 space per 90 sq. ft.
b. Adult motion picture theater/mini motion picture theater	1 space per 3 seats, plus 5 spaces for employees
c. Cabaret	1 space per 25 sq. ft. of gross floor area
d. Massage parlor	1 space per 200 sq. ft. of gross floor area
e. Escort bureau/introductory service	1 space per 200 sq. ft. of gross floor area

9.16.040.160 Parking—Special Requirements

The following parking requirements are applicable to all land uses, unless otherwise stated (spaces provided for the following uses shall be clearly designated by signs, colored lines or other appropriate indicators):

- A. Handicapped Parking. Handicapped spaces shall be located to provide easy access to the main building or designated entrance to the building to be used by the physically handicapped in accordance with federal, state and local laws.
 1. Parking spaces for the physically handicapped shall be provided at a ratio of not less than one space per 40 parking spaces provided on an office, commercial or industrial site and shall count toward fulfilling the total automobile parking requirements.
 2. A minimum of one handicapped parking space shall be provided for each nonresidential building that requires more than 15 spaces.
 3. Handicapped spaces shall be identified by blue striping and the installation of the appropriate signage incorporating the international physically handicapped symbol.
- B. Parking Space Size. All parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.
- C. Compact Car Parking Spaces. Up to 20% of the required parking stalls may be compact parking spaces. Compact stall size is subject to public works standards for compact car spaces.
- D. Motorcycle Parking Spaces. Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles. Said area shall be constructed of concrete.
- E. Bicycles. All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated.

9.16.040.170 Location of Parking Spaces

- A. All required open parking spaces and garages shall be located on the same building site or within the same development.
 1. Off-site parking for new uses or new construction shall only be permitted with the approval of a parking management plan in accordance with Section 9.16.040.180.
 2. If an irrevocable access and/or parking easement is obtained on another site for use and benefit of the site in issue, and such access and/or parking agreement, when fully exercised, does not diminish the available parking capacity of the site subject to the easement to less than required by this section, and a parking management plan is approved, the parking may be on an adjacent site.

- B. All off-street open and enclosed parking spaces shall be located and maintained so as to be accessible and usable for the parking of motor vehicles.
1. Off-street parking spaces shall not be located in any required setback.
 2. All motor vehicles, trailers, vessels, campers and camper shells must be parked or stored on a fully paved surface with approved entrances and exits to the street.
 3. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, 70% of the guest parking spaces shall be located outside the secured area.

9.16.040.180 Joint Use/Parking Management

- A. Overall parking requirements may vary for mixed use, multi-tenant developments, uses that have staggered hours of operation, or similar uses that have different operational characteristics. Preparation of a parking management plan shall be required for varying parking requirements from standards established by this section as set forth below. When prepared, a parking management plan shall provide applicable parking standards that address current development trends and the benefits of parking alternatives.
- B. Parking Required. A parking management plan shall be required as follows:
1. Where off-site parking is proposed;
 2. Where parking is to be shared or jointly used among the same or different developments; or
 3. Where the number of parking spaces required is proposed to be reduced; however, no proposed reduction may exceed 25% of the parking required pursuant to this section.
- C. Plan Contents. The parking management plan shall be prepared by a qualified transportation engineer, in accordance with Planning Commission policy, and shall include, at minimum, the following elements:
1. Breakdown and description of the proposed uses, including their functional and spatial components;
 2. Statement of the functional area square footage based on the proposed plan;
 3. Statement of parking demands by uses for morning, midday and evening periods, and a statement of employee parking demands;
 4. A peak-demand calculation by adding the various components together to determine the midday and evening demands with the higher figure represents the minimum number of spaces to be provided, and
 - a. A 10% increase in the minimum number of spaces shall be added to the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan, and
 - b. Use changes throughout the life of the project requiring more than the 10% figure shall require the submittal and approval of an amended parking management plan;
 5. A cross-check analysis for functional and operational aspects; and
 6. Parking management plans shall include a copy of proposed easements or conditions, covenants and restrictions tying the parking agreement to the project in perpetuity, prohibiting revision without city approval. Pre-existing, shared parking proposals shall be accompanied by a recorded off-site parking covenant running with the land.

9.16.040.190 Loading Areas

All nonresidential developments must provide loading berths in accordance with the following:

- A. Retail Stores, Warehouses, Wholesaling, Manufacturing and Other Goods Handling Uses.

Gross Floor Area of Building or Use (Sq. Ft.)	Number of Loading Berths Required
0-100,000	0
100,001-200,000	1
200,001-500,000	2
Over 500,001	3 plus 1 for each additional 400,000 sq. ft.

B. Offices, Hotels/Motels and Other Non-Goods-Handling Uses.

Number of Berths	Width	Length	Height
1	10 feet	25 feet	12 feet
2 or more	10 feet	35 feet	14 feet

C. Minimum Size of Berths. All berths must be provided with an on-site maneuvering area to the loading berth that provides a turning radius of not less than 48 feet.

D. All Loading Areas Shall be Screened from View of Adjacent Streets.

1. Access to the loading docks shall be provided without the necessity of vehicle maneuvers in the public right-of-way.
2. The dock approach may not be encumbered by parking stalls or physical obstructions.
3. All loading must be conducted in loading berths when berths are provided. Loading and unloading operations shall not be conducted so as to be a nuisance to adjacent residential areas.
4. Loading areas shall not interfere with parking or with vehicle and pedestrian access.

9.16.040.200 Parking Dimensions and Design Lay-Outs

A. Design standards are established to set basic minimum dimensions and regulations for design, construction and maintenance of parking within residential, commercial and industrial districts.

B. Parking Improvements.

1. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete or other permanent, impervious surfacing material sufficient to prevent loose surfacing materials and other nuisances. Parking lot striping shall be maintained at all times. Any development requiring parking lot improvements will be required to file with the City conditions, covenants and restrictions requiring maintenance of the parking area. Said conditions, covenants and restrictions shall run with the land.
2. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
 - a. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys.
 - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
3. Safety Features. Parking and loading facilities shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing and directional markers shall be provided to assure pedestrian and vehicular safety, efficient utilization, protection to landscaping and to prevent encroachment onto adjoining public or private property.
 - b. Pedestrians', bicyclists' and motorists' safety shall be assured upon entering and exiting parking lots. Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.

- c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with accepted principles of traffic engineering and traffic safety.
 - d. Striping of parking lots must at all times be clearly visible and maintained throughout the life of the facility.
4. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
 - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot-candles of light on the parking surface.
 - b. A minimum of one foot candle of light shall be provided during all other hours of darkness.
 - c. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
 5. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.
 6. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent land uses that are more restrictive.
 7. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.
 8. Landscaping. Open off-street parking areas shall be landscaped in accordance with this title.
 9. Dimensions. Parking space dimensions shall be as adopted by resolution of the Planning Commission.

9.16.040.210 Waiver of Off-Street Parking Requirements

A waiver of these parking standards may be applied for where the requirements of this section are insufficient or excessive due to the nature of the use involved, or other relevant circumstances. Said waiver shall be processed in accordance with Chapter 9.32.

9.16.040.220 Collection of Recyclable Materials—Purpose

- A. The City of Garden Grove must divert 50% of all solid waste by January 1, 2000; through source reduction, recycling and composting activities. Diverting 50% of all solid waste requires the participation of the residential, office, commercial, industrial and public sectors.
- B. The lack of adequate areas for the collecting and loading of recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste, and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling and composting activities. This section has been developed to meet that need.

9.16.040.230 Collection of Recyclable Materials—Definitions

The following definitions shall apply to the language in this section:

“Collection area” means space allocated for collecting and loading of recyclable materials.

“Development project” means:

1. A project for which a building permit is required to construct any commercial, industrial, institutional, office or residential building or complex where solid waste is collected and loaded; or
2. Any new public facility where solid waste is collected and loaded, and any improvements for areas of a public facility used for collecting and loading solid waste.