

**9.08.040.130 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.

**9.08.040.140 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, and by residents and guests in residential developments at all 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. Garages on lots developed with a single-family residence shall not exceed a four-vehicle capacity and 800 square feet inside dimension.
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. 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.

#### **9.08.040.150 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
<b>A. Residential Uses.</b>	
1. Single-family home	
a. 1—4 sleeping rooms	2 spaces in an enclosed garage plus 2 open spaces
b. 5—7 sleeping rooms	3 spaces in an enclosed garage plus 3 open spaces
c. Over 7 sleeping rooms	4 spaces in an enclosed garage plus 4 open spaces
2. Community residential care facility	0.5 space per bed
<b>B. Public and Semi-Public</b>	
1. 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
2. Churches/religious institutions	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
<b>C. Commercial Recreation</b>	
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

#### 9.08.040.160 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. Required Types of Spaces. Resident parking spaces for single-family homes shall be provided in garages only.
- C. Parking Space Size. All resident parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.
- D. 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.
- E. Motorcycle Parking Spaces. Commercial 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.
- F. 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.

#### 9.08.040.170 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.
- 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 except on property developed with single-family homes in the R-1 zone, or as may be approved in any other residentially-zoned property pursuant to an approved site plan.
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.

**9.08.040.180 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.

#### **9.08.040.190 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.

#### **9.08.040.200 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.

#### **9.08.040.210 Collection of Recyclable Materials—Definitions**

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

- A. "Recyclable material" means any material that is capable of being diverted from disposal and then either reused, manufactured back to its original form, or used in the manufacturing process of a new product.
- B. "Recycling" means the process of collecting, sorting, cleansing, treating and reconstructing solid waste, and returning the material to the economic mainstream in the form of raw material for new, reused or reconstituted products that meet the quality standards necessary to be used in the marketplace.
- C. "Refuse" means any material that is the unwanted by-product of manufacturing, office, commercial or residential operations and that is not considered a recyclable or green waste material. Hazardous waste, low-level radioactive waste or untreated medical waste shall not be included in the definition of refuse and are not referenced in this section.
- D. "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.
- E. "Collection area" means space allocated for collecting and loading of recyclable materials.

**9.08.040.220 Collection of Recyclable Materials—General Requirements**

- A. Any new development project for which an application for a building permit is submitted shall include adequate, accessible and convenient areas for collecting and loading recyclable materials.
- B. Any improvements to areas of a public facility used for collecting and loading of any solid waste shall include adequate, accessible and convenient areas for collecting and loading recyclable material.
- C. Any project for which an application for a building permit is submitted for modifications that meet the following requirement shall include adequate, accessible and convenient areas for collecting and loading recyclable materials:
  - 1. Modification to any development project that exceeds 1,000 square feet or 10% of the existing floor area, whichever is less.
  - 2. Exemption: Construction of an addition to an existing single-family residence, or less than one full unit to multiple-family residential.

**9.08.040.230 Collection of Recyclable Materials—Minimum Collection Areas**

- A. Single-Family Residential.
  - 1. The exterior collection area shall consist of an area for the storage of three, 110-gallon mobile containers for each residential unit. Suggested area for each container is a minimum of 38 inches by 38 inches.
  - 2. All residential projects shall provide a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material within each residence.
  - 3. All exterior collection areas shall be located either in a side yard, completely screened behind a gate, fence or wall, or inside a garage. Gates shall be a minimum of 40 inches in width to accommodate 110-gallon mobile containers. If located inside a garage, the minimum required dimensions for parking shall be maintained.
- B. Institutional. Three-cubic-yard bins shall be utilized. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.
- C. Areas for refuse and recyclable material storage shall be adequate in capacity, number and distribution to serve the development where the project occurs, and shall be based on the following requirements:

Building Square Footage	Types of Receptacles	Area Must Accommodate
		Number of Receptacles
0-5,000	Bin	1
5,001-10,000	Bin	2
10,001-15,000	Bin	3
15,001-20,000	Bin	4
20,001-25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin.