

from adjacent properties and public rights-of-way in compliance with Section 19.60.050 (Exterior lighting). See Figure 5-12.

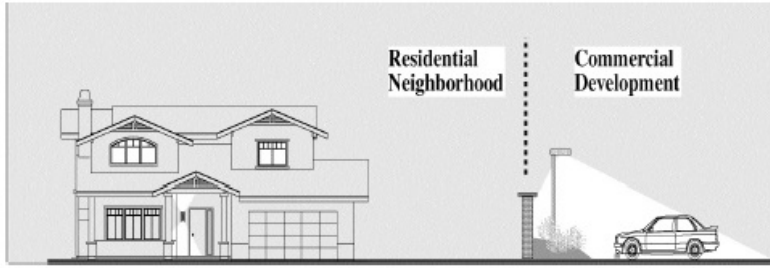


Figure 5-12

PARKING AREA LIGHTING

G. On-Site Location Required. On-Site Location Required. All parking spaces shall be located on the same parcel as the main use or structure unless granted an administrative use permit in compliance with Chapter 19.25 (Administrative Use Permits) and Subsection H (Off-Site Location Requirements), below.

H. Off-Site Location Requirements. The following requirements shall apply to providing off-street parking at an off-site location:

1. A portion or all of the required off-street spaces, including required access, may be located on any parcel within 500 feet of the site;

2. The approval shall be based on accessibility to the main use or structure, and the use and development of the neighboring parcel(s);

3. The applicant shall provide evidence, as deemed satisfactory by the Zoning Administrator, that a suitable long-term lease or other binding agreement can be executed and recorded which would guarantee that the parcel containing the main use or structure has an irrevocable right to utilize the identified parcel for parking; and

4. This provision shall not apply where joint use parking and/or access are included as part of a subdivision approval.

I. Residential Guest Parking. Guest parking in residential zoning districts shall be so designated and restricted, with appropriate signs/pavement markings, for the exclusive use of the guests.

J. Screening. Multi-family, commercial, manufacturing, and public parking areas abutting residentially zoned parcels shall have a wood fence or decorative masonry wall, not less than 6 feet high, to properly screen the parking areas, subject to approval by the Director. The Director may waive or modify this requirement to protect the views of adjacent residences. Wall treatments shall occur on both sides.

K. Striping and Marking. Parking stalls shall be identified by stripes of paint, or other durable striping material specified and approved by the Director, on the parking lot surface. Double stripes may be used. Parallel spaces shall be marked with single lines.

L. Surfacing. All off-street parking areas, including driveways and maneuvering areas, shall be paved with all-weather surfacing and provided with storm drainage facilities subject to the approval of the public works director. All-weather surfacing shall be portland cement concrete, asphaltic concrete, or double chip seal. Porous surface materials which may reduce stormwater runoff may be used subject to review and approval of the public works director.

M. Tandem Parking. Tandem parking may be allowed to satisfy off-street parking requirements for single-family dwellings or duplexes located on local residential streets or private streets. Tandem parking may be allowed to satisfy off-street parking requirements for multi-family dwellings only when the required maneuvering area is entirely on-site and vehicles are able to exit the property in a forward direction, subject to review authority approval.

N. Wheel Stops/Curbing. Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for all parking spaces located adjacent to fences, walls, property lines, and structures. All parking lots shall have curbing around all parking areas and aisle planters in compliance with Subsection E (Landscaping), above. Individual wheel stops may be used in lieu of continuous curbing when the parking stall is adjacent to a landscaped area and the drainage is directed to the landscaped area. Wheel stops shall be maintained to provide protection of landscaped areas and structures.

(Ord. 2442, Ord. 2494 §43, Ord. 2519 §28)