

ORDINANCE NO. 2016 - 20

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CHARTERED CITY OF VISTA, CALIFORNIA, AMENDING
CHAPTER 18.54 OF THE DEVELOPMENT CODE
REGARDING OFF-STREET PARKING AND LOADING
REQUIREMENTS**

The City Council of the City of Vista does ordain as follows:

1. Findings. The City Council hereby finds and declares that:

A. The City intends to amend Chapter 18.54 of the Vista Development Code to modify certain parking requirements and parking ratios.

B. The Development Code amendment would not conflict with the goals and policies in the General Plan.

C. The provisions set forth below further the goals and policies of the General Plan and promote the health, safety and welfare of the City.

2. Code Amendment.

A. The first full paragraph of Section 18.54.050, "Number of Parking Spaces Required" is amended to read as follows:

"The number of parking spaces required for the following uses shall be as set forth in this section. Any resulting fraction shall be rounded up to the next successive whole number (see also Subsection 18.54.050.A).

B. Immediately following the first full paragraph of Section 18.54,050, the following chart shall be added:

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Based on 1,000 SF GFA, Unless Noted Otherwise

Commercial and Retail Land Uses		Automobile Parking	Bicycle Parking
1	Adult Entertainment Facilities (<4,000 GFA) ¹	12.5	1 bicycle space for every 20 auto spaces
2	Auto Sales with Service Department	0.5	1 bicycle space for every 20 auto spaces
3	Auto Sales without Service Department	0.33	1 bicycle space for every 20 auto spaces
4	Banks, Credit Union, Savings and Loan, and Thrift Institutions	4.6	1 bicycle space for every 20 auto spaces
5	Building Complex	5.0	1 bicycle space for every 20 auto spaces
6	Neighborhood Center	4.0	1 bicycle space for every 20 auto spaces
7	Community and Regional Centers Greater than 10% of GFA Dedicated to Restaurant	5.0	1 bicycle space for every 20 auto spaces
	Less than 10% of GFA Dedicated to Restaurant	4.0	1 bicycle space for every 20 auto spaces
8	Food Markets	5.0	1 bicycle space for every 20 auto spaces
9	Food Services, Take-Out (Max Seating Area 15% of GFA)	5.0	1 bicycle space for every 20 auto spaces
10	Furniture, Hardware and Household Appliance Store	2.0	1 bicycle space for every 20 auto spaces
11	Restaurant, Barstand and Other Establishments For the Sale and Consumption of Food and Beverages on the Premises ¹	12.5	1 bicycle space for every 20 auto spaces
12	Other Retail Sales and Service Establishments (<5,000 GFA) ²	5.0	1 bicycle space for every 20 auto spaces

¹ 1 auto parking per 80 sf gfa for up to 4,000 sf, plus 1 per 100 sf for facilities over 4,000 sf.

² 1 auto space for each 200 sf gfa up to 5,000 sf plus 1 for each 150 sf gfa over 5,000 sf.

Based on Dwelling Units, Unless Noted Otherwise

Residential Land Uses		Automobile Parking		Bicycle Parking
13	Hotels, Clubs and Boardinghouses	1.0 (Room)		1 bicycle space for every 20 auto spaces
14	Motels	1.1 (Room)	+ 2.0 (If Resident Manager's Quarters Provided)	1 bicycle space for every 20 auto spaces
15	Residential Hotel	1.5 (Room)	+ 0.25 (Guest)	1 bicycle space for every 20 auto spaces
16A	Multiple-Family Dwelling Units (Rental)			
	Studio	2.0	+ 0.33 (Guest)	1 bicycle space for every 5 auto spaces
	1 Bedroom	2.0	+ 0.33 (Guest)	1 bicycle space for every 5 auto spaces
	2 Bedroom	2.0	+ 0.50 (Guest)	1 bicycle space for every 5 auto spaces
	3+ Bedroom	2.50	+ 0.50 (Guest)	1 bicycle space for every 5 auto spaces
16B	Multiple-Family Dwelling Units (Attached For Sale)			
	Studio	2.0	+ 0.33 (Guest)	1 bicycle space for every 5 auto spaces
	1 Bedroom	2.0	+ 0.33 (Guest)	1 bicycle space for every 5 auto spaces
	2 Bedroom	2.0	+ 0.50 (Guest)	1 bicycle space for every 5 auto spaces
	3+ Bedroom	2.50	+ 0.50 (Guest)	1 bicycle space for every 5 auto spaces
17	Detached Condominium Housing Units ¹	2.0	+ 2.0 (Guest)	N/A
18	One-Family Dwellings ²	2.0	+ 2.0 (Guest)	N/A
	Semi-Rural Subdivisions ³	2.0	+ 2.5 (Guest)	N/A

¹ 2 enclosed spaces in a garage, covered or garage space, plus 2 guest parking spaces.

² covered and enclosed spaces in a garage for each dwelling unit, plus 2 open guest parking spaces. Guest spaces may be located in the driveway provided it is not shared with other units.

³ Same as one-family dwellings plus .5 open guest parking space for each residential unit proposed as part of a tentative map subdivision. To the extent feasible, additional off-street parking shall be provided in the form of parking pockets (minimum 9 feet wide with parking spaces either parallel to the centerline of the street or perpendicular to the centerline of the street). Diagonal parking may be accepted as an alternative form of meeting the off-street parking standard.

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Based on 1,000 SF GFA, Unless Noted Otherwise

Office and Professional Land Uses		Automobile Parking	Bicycle Parking
19	General Business Offices (Unless Otherwise Specified Herein)	3.8	1 bicycle space for every 20 auto spaces
20	Medical and Dental Offices	4.5	1 bicycle space for every 20 auto spaces
21	Other Professional Offices ¹	5.0	1 bicycle space for every 20 auto spaces

¹ 1 auto parking for each 200 sf gfa, up to 5,000 sf, plus 1 for each 250 sf gfa over 5,000 sf.

Based on 1,000 SF GFA, Unless Noted Otherwise

Industrial Land Uses		Automobile Parking	Bicycle Parking
22	General Manufacturing ¹	1.33	1 bicycle space for every 20 auto spaces
23	Research and Development ²	3.33	1 bicycle space for every 20 auto spaces
24	Warehouse and Wholesale Establishments ³	1.0	1 bicycle space for every 20 auto spaces

¹ 1 auto parking for each 750 sf gfa, plus those that may be required for other uses (e.g., office, retail).

² 1 auto parking for each 300 sf gfa, plus those that may be required for other uses (e.g., office, retail).

³ 1 auto parking for each 1,000 sf gfa (up to 20,000 sf) plus 1 for each 2,000 sf of gfa (for the next 20,000 sf), plus 1 for each 4,000 sf of gfa in excess of the initial 40,000 sf plus spaces that may be required for other uses (e.g., office, retail).

Based on 1,000 SF GFA, Unless Noted Otherwise

Institutional Land Uses	Automobile Parking	Bicycle Parking
25 Nursing Homes, Homes for Children, the Aged, Incapacitated and Sanitariums	5.0 (1,000 sf of Patient Living Area)	1 bicycle space for every 20 auto spaces
26 High Schools, Colleges and Universities ¹	27 or Parking* Study	1 bicycle space for every 20 auto spaces
27 Day Care Centers and Nursery Schools	3.03 or Parking* Study	1 bicycle space for every 20 auto spaces
28 Hospitals	Parking Study Required*	1 bicycle space for every 20 auto spaces
29 Elementary Schools	1.5 (Classroom) + 6.0	1 bicycle space for every 20 auto spaces
30 Junior High Schools	1.5 (Classroom) + 12.0	1 bicycle space for every 20 auto spaces

¹ 1 for each 20 sf net floor area in lecture area and classrooms, plus 1 for each 200 sf net floor area in faculty and staff office space, plus 1 for each 300 sf net floor area in laboratory and maintenance facilities.

² **Assumption used:** 500 sf lecture area, 200 sf faculty and staff office space, 300 sf laboratory and
 *Parking demand for these land uses could vary significantly, a parking study is recommended, to provide the right number of spaces, per City staff's discretion.

Based on per seat (fixed or non-fixed) ratio, Unless Noted Otherwise

Public Assembly Land Uses		Automobile Parking	Bicycle Parking
31	Churches, Mortuaries and Funeral Homes	0.33	1 bicycle space for every 20 auto spaces
32	Lodges and Union Halls without Sleeping Quarters	0.33	1 bicycle space for every 20 auto spaces
33	Theaters, Auditoriums and Stadiums	0.2	1 bicycle space for every 20 auto spaces

Based on 1,000 SF GFA, Unless Noted Otherwise

Public Facilities		Automobile Parking	Bicycle Parking
34	Amusement Centers	25.0 or Parking* Study	1.25 bicycle space for every 20 auto spaces
35	Athletic and Health Clubs	7.0	1 bicycle space for every 20 auto spaces
36	Bowling Alleys	5.0 (Per Bowling Alley or Lane)	1 bicycle space for every 20 auto spaces
37	Dance Halls ¹	0.25 (Per Seat)	1 bicycle space for every 20 auto spaces
38	Golf Courses	10.0 (Per Hole)	1 bicycle space for every 20 auto spaces

¹ 1 auto parking for each 4 fixed seats, plus 1 for each 40 sf of seating or assembly area without fixed seats, plus 1 for each 35 sf dance floor.

*Parking demand for these land uses could vary significantly, a parking study is recommended, to provide the right number of spaces, per City staff's discretion.

Based on 1,000 SF GFA, Unless Noted Otherwise

Other Land Uses	Automobile Parking	Bicycle Parking
39 Contractor's Storage or Equipment Yard	0.5	1 bicycle space for every 20 auto spaces
40 Recreational Vehicle Storage Yard	0.2	1 bicycle space for every 20 auto spaces
41 Car-Wash (Not Self-Service)	10.0 (Total Spaces)	1 bicycle space for every 20 auto spaces
42 Car-Wash (Self-Service)	1.5 (Per Washing Bay)	1 bicycle space for every 20 auto spaces
43 Lumberyards ¹	3.0	1 bicycle space for every 20 auto spaces
44 Self-Storage Units	3.0 + 0.2 (Per 1,000 SF) or *Parking Study	1 bicycle space for every 20 auto spaces

¹ 1 for each 500 sf of retail sales floor area, plus 1 for each 2,000 sf of storage yard area including storage
 *Parking demand for this land use may vary significantly; a parking study is recommended to provide the right number of spaces, per City staff's discretion.

C. Section 18.54.050 is amended to: (1) delete paragraphs A through H; (2) to remove the bolded text immediately above paragraph A; and (3) to re-letter the former paragraphs, I and J as paragraphs A and B.

D. Section 18.54.050 is amended to delete paragraph J.1.j. "Recreational Vehicles".

E. Section 18.54.110, "Determining Parking Space Requirements for Mixed Uses", is amended to read as follows:

"In the event that there is more than one use on a lot or building site, the total number of required parking spaces shall be the sum of the requirements for the individual uses computed separately. Parking spaces for one use shall not be considered as providing required parking spaces for any other use, except as provided in Sections 18.54.130 or 18.54.140.

In the case of a lot or building site zoned Mixed-Use (MU), the total number of

required parking spaces for the lot or building site shall be as stated in Chapter 18.35 of the Vista Development Code (M-U Mixed Use Zone)."

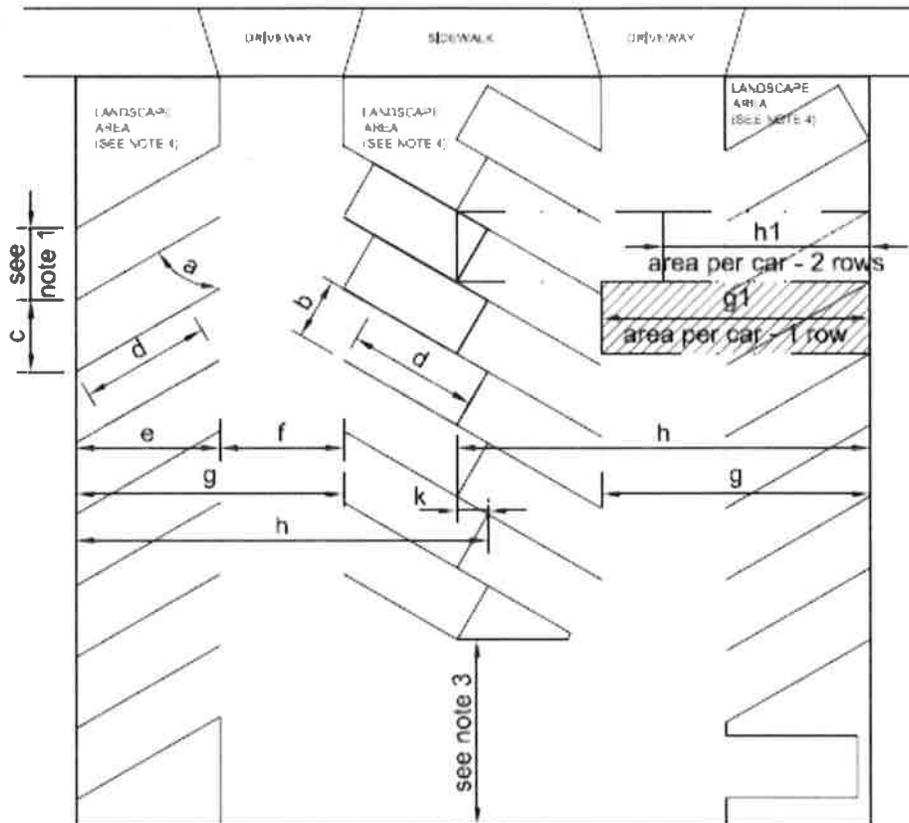
F. Section 18.54.120.A.1.b., "Dimensions" is amended to read as follows:

"The parking space envelope shall not be less than nine (9) feet by 19 feet in size. Open parking spaces shall be marked, using two 5 inch strips separated by eighteen inches and joined by a semi-circular arc at the incoming end so as to form an elongated "U", with all markings to be continuous."

G. The two illustrations comprising Table 18.54.120.A are deleted and replaced by the following:

(See following pages)

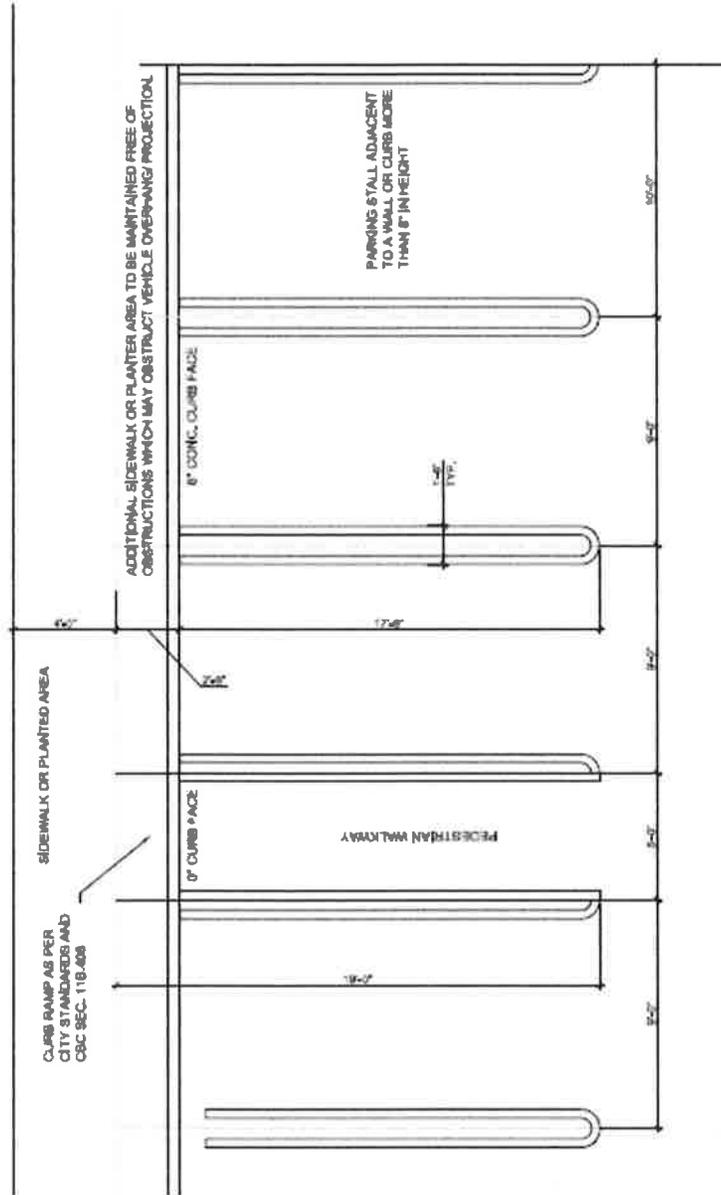
TABLE 18.54.120.A
 PARKING LOT DIMENSIONS AND AREA REQUIREMENTS



PARKING ANGLE	STALL WIDTH	PROJECTED STALL WIDTH	STALL LENGTH	PROJECTED STALL LENGTH	MINIMUM DRIVEWAY WIDTH		PARKING BAY SINGLE LOADED DRIVEWAY	SQ. FT. PER CAR	PARKING BAY DOUBLE LOADED DRIVEWAY	SQ. FT. PER CAR	STALL INTERLOCK
					ONE-WAY	TWO-WAY					
0°	9'-0"	•	23'-0"	•	12'-0"	24'-0"	21'-0"	483	30'-0"	345	•
30°	9'-0"	18'-0"	19'-0"	17'-3 1/2"	12'-0"	24'-0"	29'-4"	308.2	46'-11"	244	7'-9 1/2"
45°	9'-0"	12'-8 3/4"	19'-0"	19'-9 1/2"	14'-0"	24'-0"	34'-2 1/2"	355.5	54'-0"	280.8	6'-4 1/4"
60°	9'-0"	10'-4 3/4"	19'-0"	20'-11 1/2"	18'-0"	24'-0"	38'-11 1/2"	404.8	59'-11"	311.3	4'-8"
90	9'-0"	•	19'-0"	•	24'-0"	24'-0"	43'-0"	387	62'-0"	279	•

1. PARKING STALLS PLACED AT 90° TO THE TRAFFIC AISLES OR DRIVEWAYS WHICH ADJUT A WALL OR CURB MORE THAN 8" IN HEIGHT ON ONE SIDE SHALL BE INCREASED IN STALL WIDTH TO 10'-0".
2. THE WIDTH OF TRAFFIC AISLES OR DRIVEWAYS SERVING GARAGES OR COVERED PARKING STALLS SEPARATED BY WALLS, SUPPORTING COLUMNS, OR OTHER ARCHITECTURAL FEATURES SHALL NOT BE LESS THAN 32'-0" WHEN MEASURED BETWEEN THE NEAREST VERTICAL WALLS, SUPPORTING COLUMNS, OR OTHER ARCHITECTURAL FEATURE GREATER THAN 8" IN HEIGHT.
3. DRIVEWAYS WHICH ARE DESIGNED TO CARRY TWO-WAY VEHICULAR TRAFFIC SHALL NOT BE LESS THAN 24'-0" IN WIDTH AT ANY GIVEN POINT.
4. SEE CHAPTER 18.56 OF THE VISTA DEVELOPMENT CODE FOR LANDSCAPING REQUIREMENTS IN PARKING AREAS.

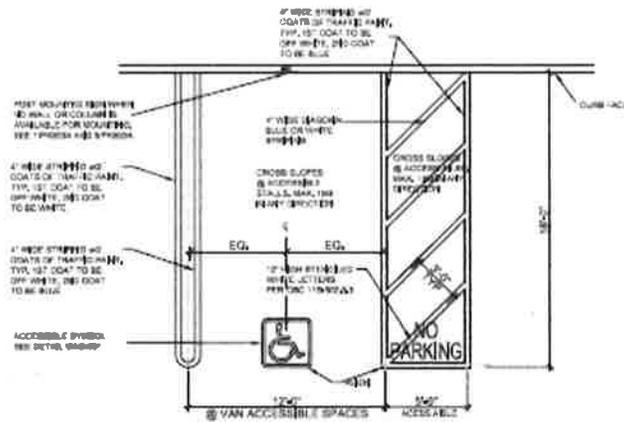
FIGURE 18.54.120.A
PARKING LOT DIMENSIONS AND AREA REQUIREMENTS



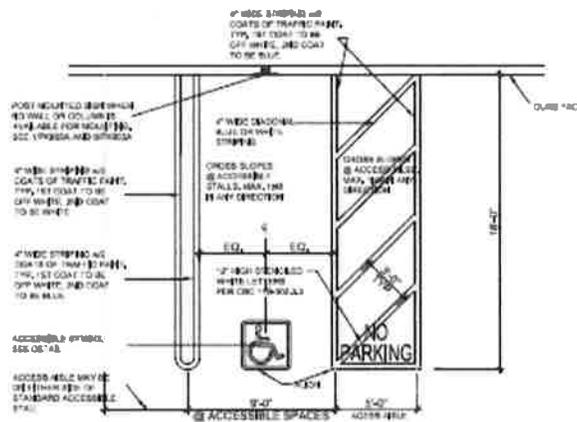
TYPICAL PARKING STALL STRIPING DETAIL

H. Figure 18.54.120.B is deleted as replaced by the following:

FIGURE 18.54.120.B
 ACCESSIBLE PARKING DIMENSIONS AND AREA REQUIREMENTS

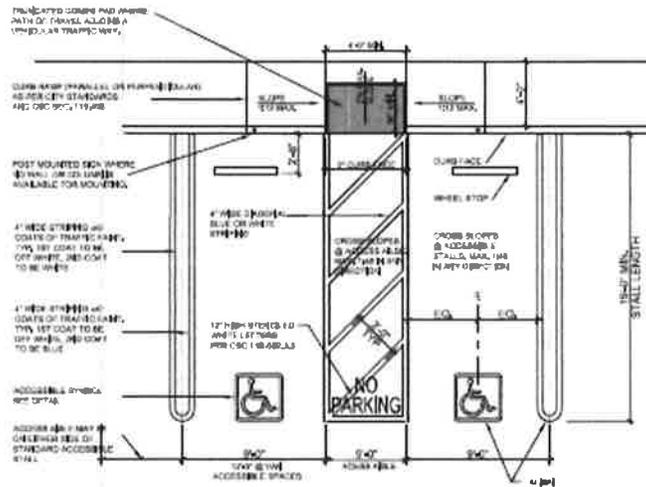


TYPICAL ACCESSIBLE VAN STALL STRIPING DETAIL

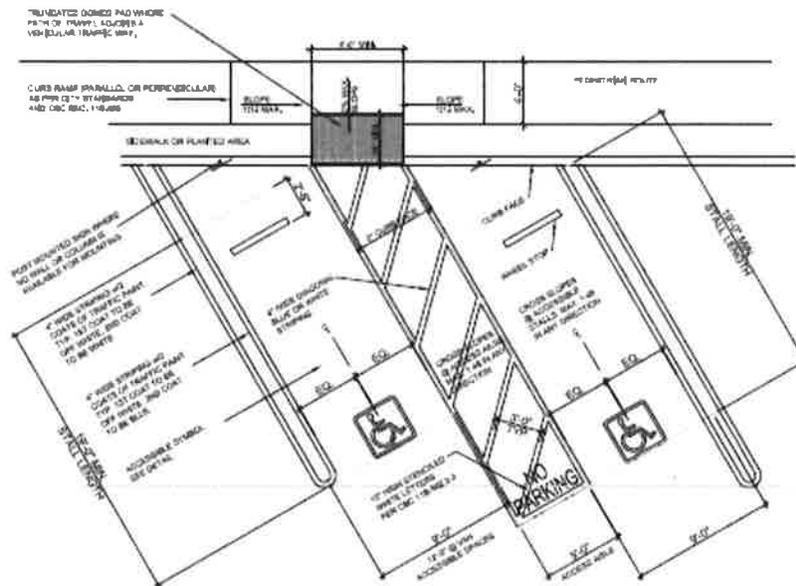


TYPICAL ACCESSIBLE STALL STRIPING DETAIL

FIGURE 18.54.120.B
 ACCESSIBLE PARKING DIMENSIONS AND AREA REQUIREMENTS



ACCESSIBLE STALL STRIPING DETAIL



ANGLED ACCESSIBLE STALL STRIPING DETAIL

I. Section 18.54.120.B.3.b is amended to read as follows:

“b. One in every six accessible spaces, but not less than one, shall be served by an access aisle eight feet wide minimum, and shall be designated van accessible as required by Section 18.54.120.B.8.b. All such spaces may be grouped on one level of a parking structure.”

3. Severability. If any word, sentence, paragraph, or other portion of this ordinance is deemed to be invalid or unenforceable for any reason by a court of competent jurisdiction, the City Council declares its intent that all remaining words, sentences, paragraphs or portions of the ordinance not held to be invalid or unenforceable shall remain in full force and effect, and shall, be so construed, as if the original ordinance did not contain the invalid or unenforceable language.

4. Effective Date. This Ordinance shall be effective on the thirty-first day following the date of its adoption. The City Clerk is authorized and directed to publish a copy in the manner provided by law.

5. Adoption. INTRODUCED AND ADOPTED at a meeting of the City Council held on December 13, 2016 by the following vote:

AYES: Mayor Ritter, Aguilera, Rigby, Franklin, Green

NOES: None

ABSTAIN: None



JUDY RITTER, Mayor

APPROVED AS TO FORM:
Darold Pieper, City Attorney

ATTEST:
Kathy Valdez, City Clerk

By: 

By: 

CERTIFICATION

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing Ordinance No. 2016-20 to be posted on December 19, 2016, at the following locations within the City of Vista: 1) the Reference Desk of the Vista Branch of the San Diego County Public Library, 700 Eucalyptus Avenue; 2) the Lobby Counter at the Gloria McClellan Adult Activity & Resource Center, 1400 Vale Terrace Drive; and 3) the City Clerk's Office, 200 Civic Center Drive.



Kathy Valdez, City Clerk