

## DEVELOPMENT STANDARDS

### CHAPTER 06 – PARKING

#### Sections.

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#### **06.010 Minimum parking requirements.**

- A. The standards for providing parking shall apply at the time of erection of any main building or when off-site parking is established. These standards shall also be complied with when an existing building is altered or enlarged by the addition of dwelling units or guest rooms, or where the use is intensified by the addition of floor space, seating capacity, seats, or changed to a use requiring additional parking.
- B. No parking area or parking space which is provided for the purpose of complying with the provisions of this chapter shall hereafter be relinquished, reduced or altered in any manner below the requirements established herein, unless equivalent spaces are provided elsewhere, the location of which is approved by the Commission.

#### **06.020 Development.**

- A. Any land hereafter used for parking lots, or car or trailer sales lots shall be developed with paving, drainage and painting (lighting and wheel stops as determined by the Commission) according to the specifications of the county departments of Planning and Public Works.
- B. All parking spaces shall be paved except as shown in the Table 06.010.
- C. Modification of Requirements. The Planning Commission or Director may waive, modify or increase the parking and driveway standards of this section. The requirements in Table 06.010 are minimums.

#### **06.030 Accessibility.**

All parking spaces, whether in a garage or open area shall be located to be accessible and usable for the parking of motor vehicles. The minimum turning radius shall be 25 feet.

#### **06.040 Tandem parking.**

Tandem parking is prohibited for all multiple residential, commercial, and industrial projects. Tandem parking may be allowed within Central Business Parking Districts.

**06.050 Parking size.**

- A. Covered parking. The minimum size of parking spaces shall be 9 feet in width by 20 feet in length.
  
- B. Uncovered parking. The minimum size of parking spaces shall be 10 feet in width by 20 feet in length; in areas below 7,000' in elevation, the parking stall dimensions may be reduced to 9' x 18'. If a finding of necessity can be made for parking spaces directly accessed from a street, then the length of the parking space shall be 33 feet.

**06.060 Parking layout.**

The method of providing parking shall be clearly shown on any site plan or building plan submitted for consideration.

**06.070 Handicapped requirements.**

- A. Individual handicapped parking  
The minimum size shall be 14 feet wide lined to provide a 9-foot parking space and a 5-foot loading area, by 20 feet in length.
  
- B. Double.  
For two handicapped parking spaces, the minimum size shall be 23 feet wide lined to provide two 9-foot parking spaces and one 5-foot loading area shared between the spaces.

All handicapped parking shall be signed with surface identification symbol and with either a wall mounted or freestanding sign in accordance with the provisions of Title 24, 2-33240.

All parking shall be designed and maintained to permit full utilization of all spaces shown on the submittal. Covered parking may be incorporated in the design of the main building or buildings or may be permitted in separate parking structures.

**06.080 On site.**

All parking spaces shall be on site unless provided in accordance with the provisions of Section 06.090.

**06.090 Off site.**

- A. When parking is to be provided off the regularly subdivided lot on which the structure or uses or portions thereof are located, the owner or lessee of record shall furnish satisfactory evidence to the Director that he owns or has available sufficient property to provide the minimum parking required by this chapter.
  
- B. When parking is to be provided on property other than that being developed or used, there shall have been recorded in the office of the county recorder, prior to the issuance of any permit to construct, erect, add to or alter, a covenant executed by the owners of the property for the benefit of the County in a form approved by the County Counsel to the effect that the owners shall continue to maintain such parking so long as such structure, improvement or use exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises upon which the structure is to be erected or the use maintained and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the County.

In the event the owners of such structure should thereafter provide parking space equal in area and under the same conditions as to ownership upon the lot

or lots other than the premises made subservient in a prior such covenant, the County will, upon written application, accompanied by a filing of a similar covenant, release such original subservient premises from such prior covenant.

**06.100 Joint use.**

Joint use of parking facilities on the same site may be allowed under the following conditions:

- A. When there is no conflict at time of use;
- B. When there is sufficient parking for all uses at any particular time.

**06.110 Minimum requirements.**

The ~~following~~ off-street parking requirements of table 60.010 shall apply to all buildings, new uses commenced and to any areas of expanded uses commenced after the effective date of this ordinance. For any uses not specifically mentioned herein, the Commission shall determine the number or amount of parking required. All facilities shall be on site unless specified differently.

**06.120 Central Business Parking Districts**

Portions of the Bridgeport Townsite, June Lake Village and Lee Vining Townsite have been designated as Central Business Parking Districts. (figures 06.XX) The purpose of these districts is to balance off-street parking requirements with existing community context and character and provide flexibility in allowing alternative means of addressing parking demand in an effort to encourage more economically productive land uses.

A. Minimum Off-Street Requirements

Within the June Lake and Lee Vining central business parking districts, 60% of minimum off-street parking requirements for non-overnight commercial uses in accordance with table 06.010 shall be required. Within the Bridgeport central business district 50% of minimum off-street parking requirements for non-overnight commercial uses in accordance with table 06.010 shall be required.

B. Change of Use

If a new use of a building requires greater off-street parking than the previous use, additional off-street parking is required in an amount equal to the difference between the parking required of the new use and the parking that would have been required of the prior use if current requirements had been applicable.

C. Alternative Parking Allowed Subject to Director's Review or Use Permit

The planning director may approve a parking management plan subject to a Director's Review Permit when the plan incorporates any one or more of the following alternative parking measures. The Planning Commission may approve a parking management plan subject to a Use Permit when the plan incorporates any one or more of the following alternative parking measures.

1. Off-site parking in compliance with section 060.090 exceeding 300 feet from project location but no further than 1,320 feet.
2. Alternative parking space dimensions (not less than 7.5'X16' or angled equivalent) allowed for up to 40% of required spaces.
3. Tandem parking is utilized for employee or longer term parking requirements.

4. Off-site joint use (shared) parking with any other parcel within 300 feet of the central business parking district when in conformance with sections 06.090 and 06.100

5. A maximum of one required off-street parking space may be substituted for four bicycle parking spaces, employee shower facilities, or other equivalent alternative transportation measure or other measure that reduces district-wide parking demand as approved by the director or commission.

**TABLE 06.010: PARKING SPACE REQUIREMENTS**

<b>Land Use</b>	<b>Number of Parking Spaces Required</b>
Single family residences, duplexes, & multi-family residences	Two spaces per unit (either covered or uncovered), plus two spaces for manager's unit. NOTE: In June Lake, single-family residences require three parking spaces.
Accessory Dwelling Units	Two spaces per unit, in addition to that required for the primary unit. The spaces shall be side by side, not tandem. Tandem parking may be considered if all other requirements are met (see § 16.050 F. Standards for Accessory Dwelling Units).
Guest parking for multi-family residences 4-50 units 51-150 units 151+ units	One space per each six units or fraction thereof, but not less than two spaces. One space per each eight units or fraction thereof, but not less than 8 spaces. One space per each 10 units or fraction thereof, but not less than 18 spaces.
Mobile-home parks	Two spaces per unit plus one guest space for each 10 mobile-home lots or fraction thereof.
Commercial lodging; e.g., motels, hotels, bed-and-breakfast, rooming & boarding houses	One space per each sleeping room plus one space for each two employees on largest shift, plus two spaces for managers unit. One extra space for each unit with kitchen.
Public assembly facilities; e.g., churches, community centers, lodges, theaters, auditoriums, arenas	One space for each four seats, but not less than one space for each 100 sq. ft. of floor area of the largest meeting room.
Elementary schools	One and one-half spaces for each classroom and office.
High schools	Two and one-half spaces for each classroom and office.
Hospitals	One space per bed plus one space per doctor, plus one space for each two employees on the largest shift.
Social care facilities	One space for each four beds or fraction thereof, plus one space for each two employees.
Health service facilities; e.g., medical and dental offices	Five spaces for each doctor or doctor's office.

**TABLE 06.010: PARKING SPACE REQUIREMENTS – continued**

<b>Land Use</b>	<b>Number of Spaces Required</b>
Retail stores, services and offices	One space for each 200 sq. ft. of gross leasable floor area but not less than two spaces for each occupancy; may be off site within 300' when approved by the Commission or Director.
Bulk retail sales with a minimum of 7,000 sq. ft. or greater	One space for each 650 sq. ft. of gross leasable floor area or fraction thereof; or one space for each 400 sq. ft. of gross leasable floor area or fraction thereof; may be off site within 300' when approved by the Commission.
Restaurants (fast food)	One space for each three seats; plus one space for each 17 sq. ft. of waiting (ordering) area, plus one space for each 40 seats or fraction thereof for fast food restaurants with a drive-up window; plus one space for each two employees on the largest shift or one space for each 250 sq. ft. of floor area not used for seating or assembly, whichever is larger.
Restaurants, bars, cocktail lounges	One space for each three seats, but not less than one space for each 100 sq. ft. of floor area where customers are served; plus one space for each 250 sq. ft. of floor area not used for seating or assembly, whichever is larger; plus one space for each employees on the largest shift
Service stations	Two spaces for each working bay plus one space for each employee on the largest shift.
Bowling alleys, billiard halls	Five spaces per lane and/ or two spaces per table, plus one space for each two employees on the largest shift.
Warehousing, wholesale stores	One space for each 1,000 sq. ft. of gross floor area or fraction thereof; may be off site within 300' when approved by the Commission or the Director.
Manufacturing, industrial uses, heavy commercial use; e.g., lumber yards, cabinet shops, electrical, plumbing and heating shops, bottling plants, distribution centers, storage and warehousing	Minimum of two spaces for every three employees on the largest shift, but not less than one space for each 1,000 sq. ft. of gross floor area; may be provided off site within 300' when approved by the Commission.

**TABLE 06.010: PARKING SPACE REQUIREMENTS – continued**

Land Use	Number of Spaces Required	
Car wash	One space per bay.	
Shopping centers, malls	A single commercial development project can obtain a reduction of 20% of the number of parking spaces in excess of 200, provided 100 sq. ft. of landscaping, above and beyond other requirements is provided for each parking space reduced. Motels, hotels and combined commercial residential developments are specifically excluded from the described reduction.	
Handicapped parking	<p align="center">Total # of Parking Spaces</p> <p align="center">1 - 25</p> <p align="center">26 - 50</p> <p align="center">51 - 75</p> <p align="center">76 - 100</p> <p align="center">101 - 150</p> <p align="center">151 - 200</p> <p align="center">201 - 300</p> <p align="center">301 - 400</p> <p align="center">401 - 500</p> <p align="center">501 - 1,000</p> <p align="center">1,001 and over</p>	<p align="center">Handicapped Spaces Required</p> <p align="center">1</p> <p align="center">2</p> <p align="center">3</p> <p align="center">4</p> <p align="center">5</p> <p align="center">6</p> <p align="center">7</p> <p align="center">8</p> <p align="center">9</p> <p align="center">2% of total</p> <p align="center">20, plus one for each 100 over 1,000</p>
1. Handicapped spaces count as a portion of the total number of parking spaces required.		
2. Not applicable to existing facilities unless occupancy is changed.		
3. Handicapped spaces shall be provided, designed and signed in conformance to Title 24 of the California Administrative Code.		

**NOTES**

1. Density bonuses are available for enclosed, covered parking, including underground or understory parking.
2. Fractional parts from 0.5 to 0.9 may be rounded to the next higher number when calculating required spaces.
3. "Gross leasable floor area" or "gross floor area" means the total floor area, not counting hallways, bathrooms or storage/ utility

**TABLE 06.020: PARKING STANDARDS – STALL, SIZE, PAVING, STRIPING**

<b>PARKING STALL DIMENSIONS – minimum requirements</b>	
Covered Parking, Carport	9' wide x 20' long.
Minimum turning radius	Must have a turning radius of at least 25'.
Uncovered Parking	10' wide x 20' long. Below 7,000' elevation, the required dimensions may be reduced to 9' x 18'. If a finding of necessity can be made for parking spaces accessed directly from a street, the required length of the parking space shall be 33'.
Individual Handicapped Spaces	13' wide, lined to provide an 8' parking space and a 5' access aisle; 20' long.
Double Handicapped Spaces	21' wide, lined to provide two 8' parking spaces and one 5' access aisle shared between the spaces; 20' long.

<b>STRIPING REQUIREMENTS</b>
All paved parking spaces shall be striped in accordance with the approved parking layouts shown in Figure 6.020.
All handicapped parking shall be signed with a surface identification symbol and with either a wall-mounted or freestanding sign in accordance with the provisions of Title 24.

<b>PAVING AND DRIVEWAY IMPROVEMENT STANDARDS</b>
All parking and driveway areas shall be paved except as provided for below. In areas 7,200' or greater in elevation, all parking and driveways shall be paved to facilitate snow removal. The Planning Commission or Director may waive, modify, or increase the parking and driveway improvement standards provided below. Driveways shall also comply with applicable provisions of the Fire Safe Standards in Chapter 22 and the county Roadway Standards.

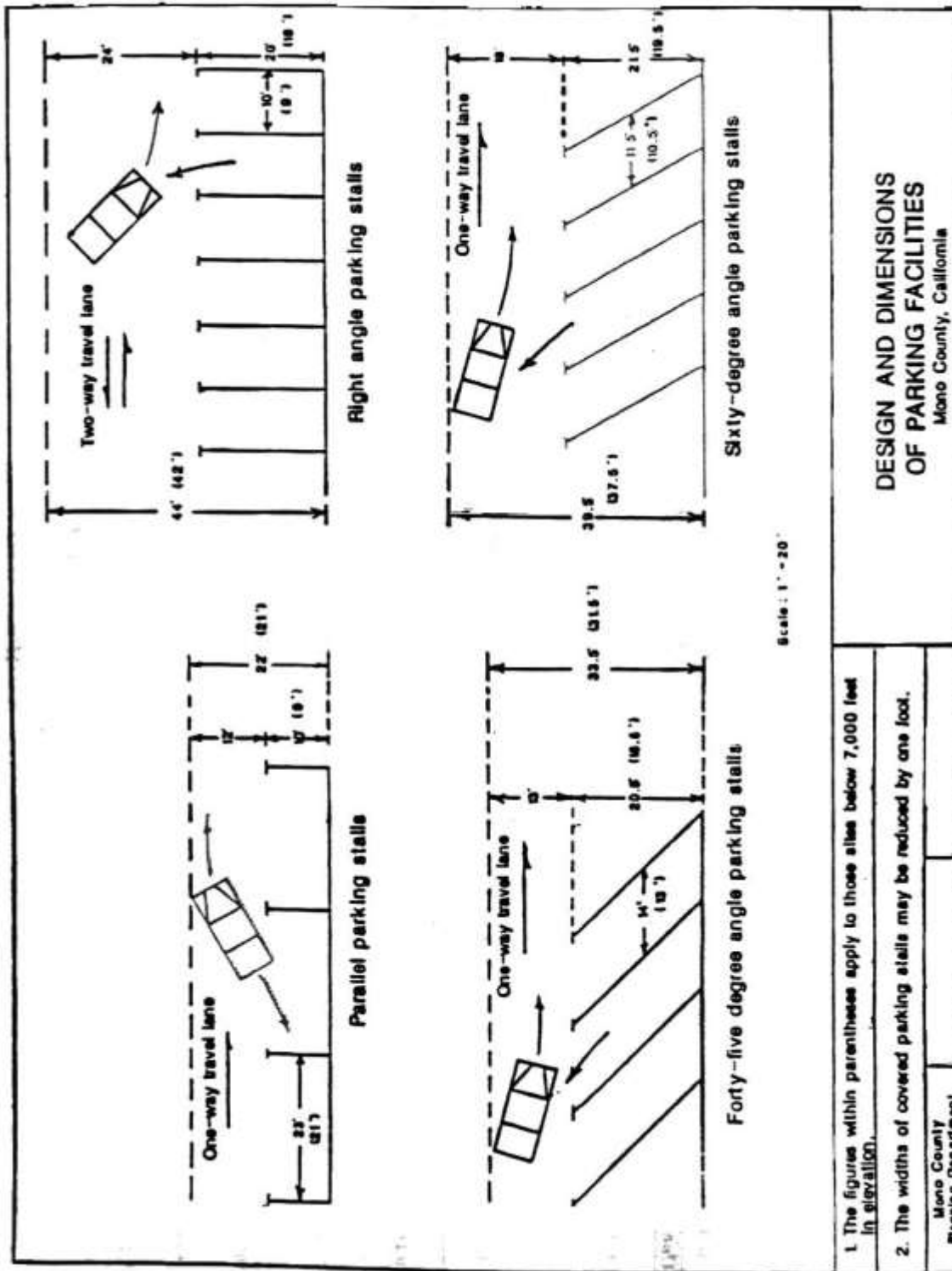
A reduction of 20% of required surface paving shall be granted in areas that use pervious surface systems for exterior patios, driveways and parking areas. Additional increased reduction may be granted if engineered plans demonstrate a permeability factor greater than 20%.



**TABLE 06.020: PARKING STANDARDS – STALL SIZE, PAVING, STRIPING – continued**

<b>Land Use</b>	<b>Lot Size</b>	<b>Paved Access Road</b>	<b>Dirt or Gravel Access Road</b>
Single-family residential	Less than 1/2 acre	Asphalt or similar impervious surface	Graded dirt or gravel
Single-family residential	1/2 acre or more	Graded dirt or gravel	Graded dirt or gravel
Multiple-family residential	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Commercial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Industrial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Parking lots, car or trailer sales lots	Shall be developed with paving, drainage & striping (lighting & wheel stops as determined by the Commission) according to the specifications of Planning Division and Department of Public Works.		

FIGURE 12: DESIGN AND DIMENSIONS OF PARKING FACILITIES



**DESIGN AND DIMENSIONS  
OF PARKING FACILITIES**  
Mono County, California

1. The figures within parentheses apply to those sites below 7,000 feet in elevation.

2. The widths of covered parking stalls may be reduced by one foot.

Mono County  
Planning Department

