

Article V. Regulations Applicable to the I Zone and Overlay Zones.

Sec. 26.5.1. Off-Street Parking and Loading Facilities.

Sec. 26.5.1-1. Interpretation. The provisions of this Section 26.5.1, “Off-Street Parking and Loading Facilities,” establish minimum requirements for the promotion of the public health, safety, comfort, convenience, and general welfare, and shall not be deemed or construed to prohibit the City Council, in granting or approving a Conditional Use Permit, Variance, or Development Agreement from requiring additional parking or loading facilities for a particular use.

Sec. 26.5.1-2. Consideration of Fractional Remainders. Where calculation of the number of spaces required results in a fractional number, any fraction shall be rounded to the next higher whole number.

Sec. 26.5.1-3. Parking in Buildings. Where required parking or Loading Space computations are based on Floor Area, floor space devoted to parking or loading within a Building shall not be included in the Floor Area portion of the computation.

Sec. 26.5.1-4. Multiple Uses. In the case of mixed uses in a Building or on a Lot, the total required number of off-street parking and loading spaces and maneuvering capacity shall be the sum of the requirements for the various uses.

Sec. 26.5.1-5. No Loss of Minimum Required Space or Maneuvering Capacity. Existing parking, maneuvering, and loading facilities on a Lot or parcel may not be reduced or removed below the required minimum (or below the now existing number of spaces or maneuvering capacity, if the existing number of spaces or maneuvering capacity is below the required minimum) unless substitute spaces or maneuvering capacity are provided.

Sec. 26.5.1-6. Parking, Maneuvering, and Loading Development Standards.

- (a) **General.** Parking, maneuvering, and loading capacities for any Building shall comply with the minimum standards set forth in this Section 26.5.1, “Off-Street Parking and Loading Facilities,” except that existing parking, maneuvering, and loading capacities are not required to be brought into compliance with these standards until the occurrence of an event described in Table 26.5.3-3, “Right to Continue Nonconforming Uses.”

If a use requires a Conditional Use Permit, the Director shall recommend the minimum number of Parking Spaces and the minimum loading and maneuvering requirements for the requested use during the Conditional Use Permit process, based on the information and analysis provided as part of the Conditional Use Permit application process. The Director shall notify the City Council of the recommendation. With the concurrence of the City Council, the Director of Public Works shall utilize the recommended minimum parking and loading and maneuvering requirements as the standard for that and similar uses. Such determination of required number of Parking Spaces and loading and maneuvering requirements shall be recorded as specified in Section 26.6.7, “Interpretations, Minor Exceptions, and Appeals.”

If a use requires a Minor Conditional Use Permit, the Director shall approve and develop the standard for the minimum number of Parking Spaces and the minimum loading and maneuvering requirements for the requested use during the Minor Conditional Use Permit process, based on the information and analysis provided as part of the Minor Conditional Use Permit application process. Such determination of required number of Parking Spaces and loading and maneuvering requirements shall be recorded as specified in Section 26.6.7, “Interpretations, Minor Exceptions, and Appeals.”

- (b) **Minimum Automobile Parking Requirements.** Adequate off-street parking, loading, and maneuvering space shall be provided for each use or development on a Lot, or for each Building on a Lot, to accommodate all automobiles or similar vehicles of the employees, consultants, agents, buyers, vendors, salesmen, visitors, and other persons normally transacting business at such enterprise or Building. Table 26.5.1-6(b) Minimum Number of Required Automobile Parking Spaces sets forth the minimum number of required automobile Parking Spaces. If more than one land use is located on a site, including Ancillary or Incidental Uses, the number of required off-street Parking Spaces shall be equal to the sum of all required parking spaces prescribed for each individual Permitted Use.

Table 26.5.1-6(b)
Minimum Number of Required Automobile Parking Spaces ⁽¹⁾

Use Type	Required Spaces
Industrial Use, Industrial Gas Manufacturing, and Recycling Facility (Including Floor Area Used for Ancillary Uses)	One (1) space per 1,000 square feet of gross Floor Area
Commercial Uses	One (1) space per 250 square feet of gross Floor Area
Incidental Uses	One (1) space per 250 square feet of Floor Area of Incidental Use
Data Centers	One (1) space per 1,250 square feet of gross Floor Area
Emergency Shelter	One (1) space for each five (5) beds plus two (2) additional spaces.
Health Clubs (gyms)	One (1) space per 200 square feet of gross Floor Area
Religious Uses	One (1) space for each three (3) fixed seats, or where no fixed seats are provided, one (1) space for every 35 gross square feet of gross Floor Area

Residential Uses	Parking Determined Pursuant to Development Agreement, but no less than one (1) space for each unit.
Restaurant (Take out)	Eight (8) spaces per 1,000 square feet of gross Floor Area
Restaurant (Sit down)	One (1) space per 100 square feet of gross Floor Area
Retail (less than 25,000 square feet) and multiple tenant Retail	One (1) space per 250 square feet of gross Floor Area
Retail (25,000 square feet or greater) - Single tenant only	One (1) space per 250 square feet for the first 25,000 square feet of gross Floor Area and then one (1) space per each additional 500 square feet of gross Floor Area
Studios (dance, etc.)	One (1) space per 200 square feet of gross Floor Area
Trade Schools	One (1) space per 50 square feet of gross Floor Area
Truck Terminals and Freight Terminals	Parking shall be provided as determined by a parking study prepared for the specific use.
Warehouse Use, General	One (1) space per 1,000 square feet of gross Floor Area
Warehouse Use, Cold Storage	One (1) space per 1,000 square feet of gross Floor Area for the first 50,000 square feet, and one (1) space per 5,000 square feet of gross Floor Area above 50,000 square feet

Note

(1) Through the Conditional Use Permit and Minor Conditional Use Permit processes, the City may require additional parking for a specific use or application.

(c) Minimum Truck Loading Requirements. All Buildings and uses, except for Commercial Uses, Retail Uses, Residential Uses, and Emergency Shelters, shall provide adequate off-street Loading Spaces and areas to accommodate trucks being loaded, unloaded, or waiting to be loaded or unloaded in accordance with the following standards. Truck Loading Spaces in excess of the required number may be counted as required Parking Spaces. Table 26.5.1-6(c) Minimum Required Truck Loading Spaces sets forth the minimum truck loading spaces.

**Table 26.5.1-6(c)
Minimum Required Truck Loading Spaces**

Use Type	Required Spaces
Industrial Use, Warehouse Use, Industrial Gas Manufacturing (Including Floor Area used for Ancillary and Incidental Uses)	One (1) space per 10,000 square feet of gross Floor Area
Cold Storage Warehouses	One (1) space per 7,500 square feet of gross floor area
Data Centers	One (1) space per 50,000 square feet of gross floor area
Commercial Use and Retail Use	Loading shall be provided as determined by a parking study prepared for the specific use.

- (d) **Minimum Truck Parking Requirements.** All Buildings and uses, except for Commercial Uses, Retail Uses, Residential Uses, and Emergency Shelters, shall provide adequate Parking Spaces for all trucks, regardless of size. Table 26.5.1-6(d) Minimum Required Truck Parking Spaces sets forth the minimum number of required truck Parking Spaces.

**Table 26.5.1-6(d)
Minimum Required Truck Parking Spaces**

Use Type	Required Spaces
Industrial Use, Cold Storage Warehouses, Warehouse Use, Industrial Gas Manufacturing (Including Floor Area used for Ancillary and Incidental Uses)	One (1) space per 25,000 square feet of gross Floor Area for the first 100,000 square feet and one (1) space per 100,000 square feet of gross Floor Area above 100,000 square feet

- (e) **Location.** Required parking facilities may be located on the Lot as the use or Occupancy for which the parking is being provided or may be provided on a separate Lot. If provided on a separate Lot, a covenant shall be recorded restricting all or a portion of the use of the separate Lot to parking use for the benefit of the use requiring the parking, and evidence shall be filed with the City of Vernon assuring the required number of spaces on such parcel have been set aside and will be maintained for parking purposes in connection with the particular use or Occupancy requiring the parking so long as such use or Occupancy exists. The main entrance of the parking facility located on a separate Lot shall be within fifteen hundred (1,500) feet, measured along the Street from the property line of the Lot on which the parking is located to the front door of the Building in which the principal use of the Lot is conducted.
- (f) **Parking Requirement for Spaces for the Disabled.** The determination of the required number of Parking Spaces for use by the disabled shall be based on the greater of: 1) the minimum number of required automobile Parking Spaces, as set forth in

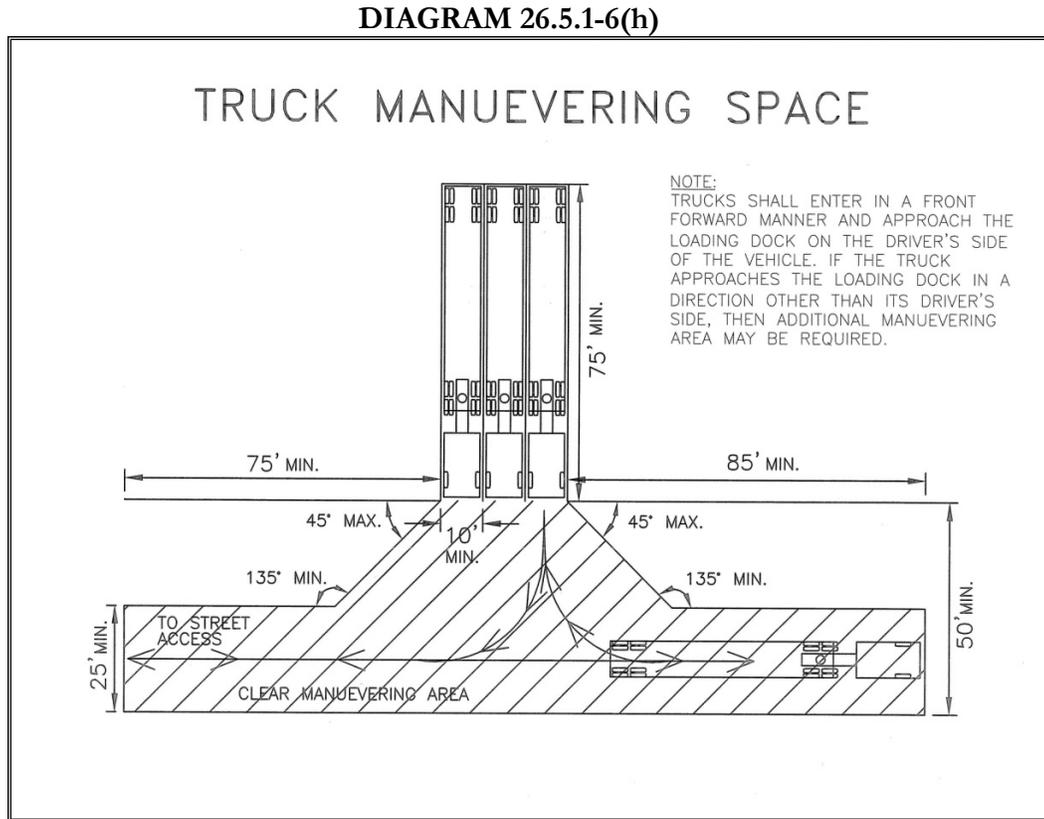
Table 26.5.1-6(b) Minimum Number of Required Automobile Parking Spaces, or 2) the actual number of Parking Spaces provided (including both on the Lot and Parking Spaces located off the Lot that are provided for the business). All Parking Spaces for the disabled shall be located on the same Lot as the use or Occupancy for which the parking is provided, and the number of spaces required and the dimensions thereof shall be provided as required by State law.

- (g) **Size.** The minimum size of all Parking and Loading Spaces shall be as set forth in Table 26.5.1-6(g) Parking and Loading Space Minimum Dimensions. Any automobile parking stall adjoining a Building or Ancillary Structure shall be provided with two (2) additional feet of width.

**Table 26.5.1-6(g)
Parking and Loading Space Minimum Dimensions**

	Width	Length	Minimum Vertical Clearance
Automobile Parking Space	8.5 ft.	19 ft.	7 ft.
Truck Parking Space	10 ft.	75 ft.	15 ft.
Truck Loading Space	10 ft.	75 ft.	15 ft.
For any stand-alone parking or truck Loading Space (not adjacent to another space)	15 ft.	75 ft.	15 ft.

- (h) **Truck Maneuvering Space.** Unobstructed truck maneuvering space shall be fifty (50) feet, as illustrated by Diagram 26.5.1-6(h) Truck Maneuvering Space.



- (i) **Loading Equipment.** Loading equipment may extend into the fifteen (15) foot vertical clearance area described in Section 26.5.1-6(h), "Truck Maneuvering Space," above when required by specialized loading operations, if the Director determines such intrusion will not be contrary to the intent of this Section and approves such intrusion.
- (j) **Parking Lot Dimensions.** Minimum dimensions for required automobile parking shall be as indicated in Table 26.5.1-6(j) Parking Lot Dimensions. Parallel parking stalls located adjacent to a maneuvering or access aisle shall have minimum dimensions of 8.5 feet wide by 25 feet long.

Table 26.5.1-6(j)
Parking Lot Dimensions

Angle (Degrees)	Stall Width (Measured Perpendicularly)	Aisle Width – One Way	Aisle Width – Two-Way
45	20 ft.	15 ft.	20 ft.
60	21 ft.	21 ft.	21 ft.
90	19 ft.	27 ft.	27 ft.

- (k) **Access.** Easily accessible and adequate ingress and egress shall be provided to all parking and loading facilities. Sufficient driveways, maneuvering, and turn-around areas shall be provided on the Lot to allow for safe and unobstructed front entry onto

the Lot. All vehicles, including trucks, using the parking or loading facilities shall enter or leave the Street in a front forward manner without backing onto the Street or backing into the Lot. A minimum of fifty (50) feet of unobstructed maneuvering space shall be maintained for all required truck parking and Loading Spaces, as shown in Diagram 26.5.1-6(h) Truck Maneuvering Space. No maneuvering of vehicles from a parking or loading stall shall occur within twenty (20) feet of a driveway opening, as measured perpendicular to the driveway width, as shown in diagram 26.5.1-6(k) Narrowing of Drive Aisle. An aisle shall not be narrowed at a rate greater than 2 to 1 to achieve a minimum width as shown in Diagram 26.5.1-6(k) Narrowing of Drive Aisle. Minimum required aisle widths shall be as indicated in Table 26.5.1-6(k) Parking Aisle Dimensions.

DIAGRAM 26.5.1-6(k)

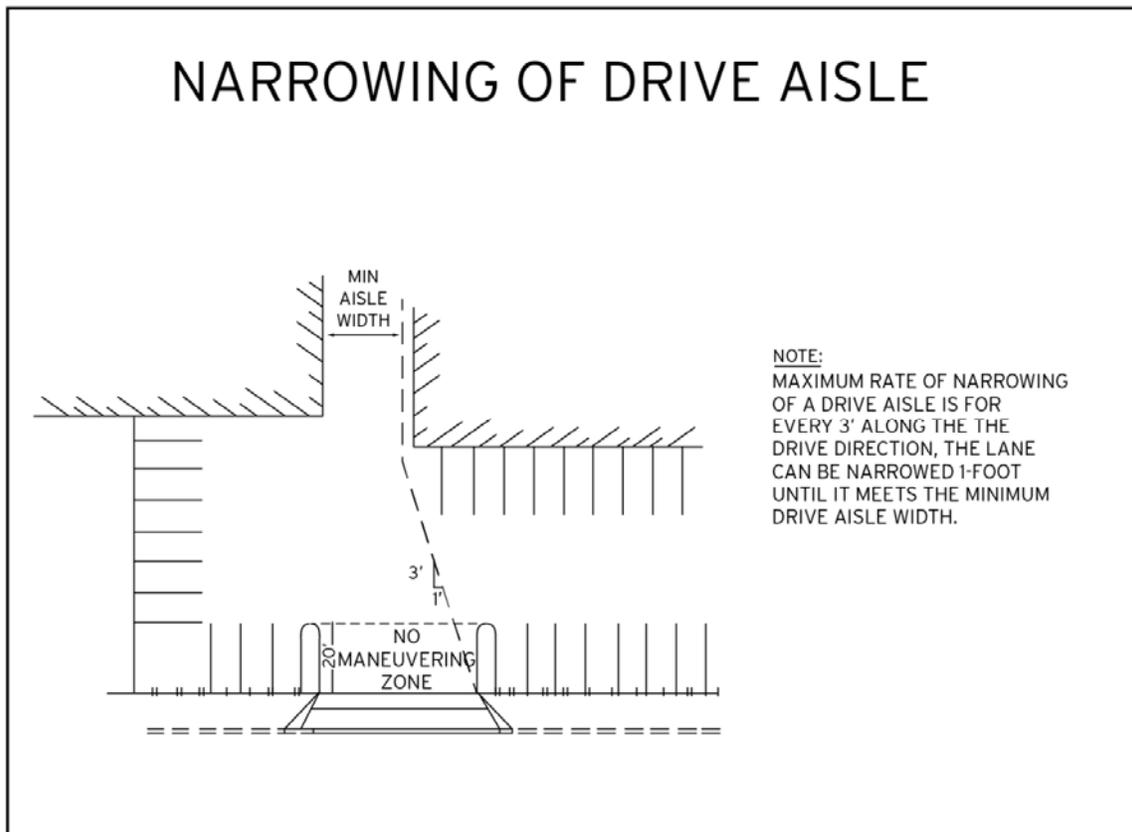
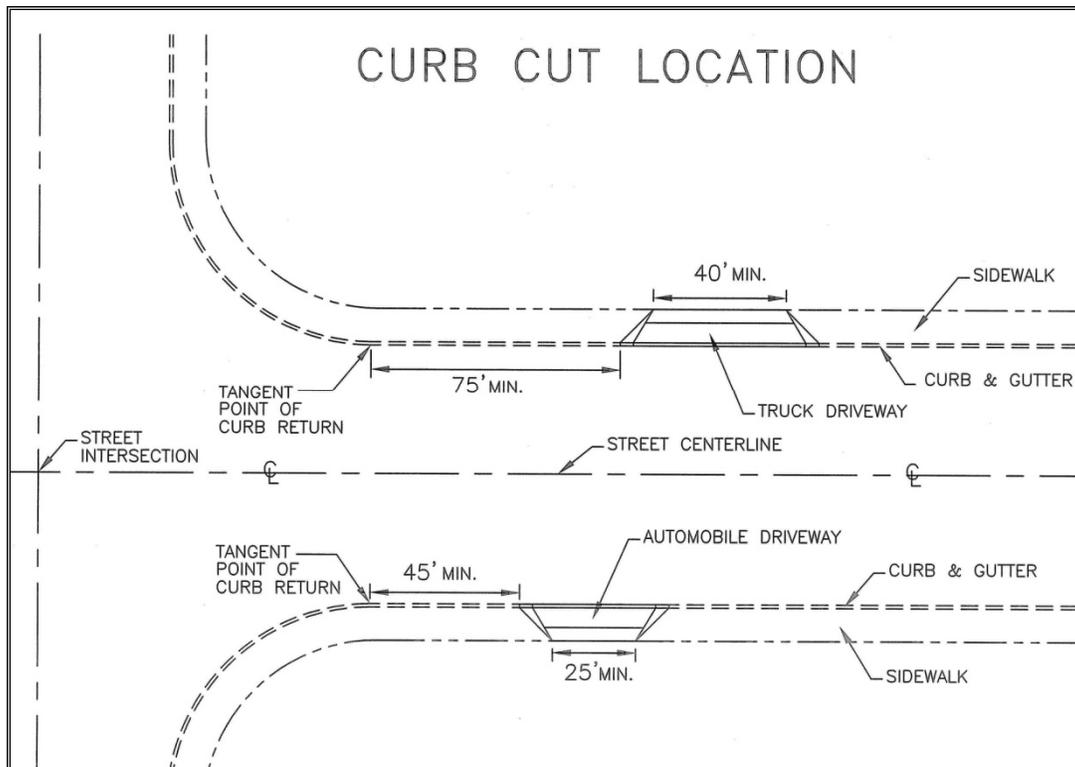


Table 26.5.1-6(k)
Parking Aisle Dimensions

	Width	Height
One-way aisle	15 ft.	15 ft.
Two-way aisle	20 ft.	15 ft.

- (l) **Curb Cuts.** No curb cut for a driveway or aisle or any portion providing vehicular access to the Lot shall be permitted within any portion of any curb return, nor within seventy-five (75) feet of the point of tangency of any curb return for a driveway used by trucks, nor within forty-five (45) feet of the point of tangency of any curb return for a driveway used exclusively by automobiles, as shown in Diagram 26.5.1-6(l) Curb Cut Location.

DIAGRAM 26.5.1-6(l)



- (m) **Driveway Entrance.** The minimum driveway entrance width for truck access shall be forty (40) feet, and the minimum driveway entrance width for automobile access shall be twenty-five (25) feet. All driveways shall be constructed in accordance with City standards.
- (n) **Markings.** All required parking and Loading Spaces and facilities shall be clearly and adequately marked with permanent durable and easily distinguishable materials. All one-way drives, entrances, and exits shall be clearly and permanently marked. Such signs and markings shall be maintained and shall be visible to drivers of vehicles using the parking facility.
- (o) **Paving.** All parking and loading facilities shall be paved with asphalt or concrete and shall provide for adequate drainage. Drainage to the Street shall be treated in compliance with the City's discharge and treatment requirements prior to being released to the Street or storm drain system.

- (p) **Maintenance.** All parking and loading areas shall be kept clean and free of debris, dust, mud, and trash. Parking areas shall be used only for the purpose of parking vehicles. Where Landscaping is provided within or along any parking area, such areas shall be maintained and provided with permanent underground, automated irrigation systems. Striping, marking, direction signs, lighting, screening and all other improvements required by this Section shall be adequately maintained.

- (q) **Reduction in Required Parking Spaces.** The required number of off-street Parking Spaces may be reduced by Outdoor Storage and Activities if a parking demand study, prepared by a California-licensed traffic engineer or other qualified professional, is completed specific to the project site and the Permitted Use, and further provided that the study finds that the project site has excess Parking Spaces beyond the Permitted Use's need; such study must be approved by the Director. Where required off-street parking is reduced to allow for Outdoor Storage and Activities, Outdoor Storage and Activities shall only occupy surplus off-street parking in the amount indicated by the parking demand study, and only so long as the actual parking need for the Permitted Use as identified in the parking study continues to be met. No Buildings or Structures shall be constructed in the approved Outdoor Storage and Activities areas that are replacing required off-street Parking Spaces. Any approved parking reduction shall apply only to the specific Permitted Use located on the property and analyzed in the parking demand study. Any subsequent or new use or tenant on the subject property shall not be permitted to utilize the area dedicated to Outdoor Storage and Activities unless a new and project-specific parking demand study is prepared as stipulated in this Section 26.5.1-6(q), "Reduction in Required Parking Spaces," and approved by the Director.