

SECTION xxx.x. PARKING. Parking shall comply with all of the provisions of Chapter 3 of the Zoning Regulations, except for:

x. Section 6119, Parking Spaces Required, which shall be replaced by the following Table 1, which sets forth the minimum number of off-street parking spaces which shall be required, and except for provisions for Shared Parking and Off-Site Parking, which are regulated by subsections of this Chapter. For uses not listed in Table 1 only, the provisions of Section 6119 shall apply.

x. Section 6118(a) Size and Access. In the NMU District, a maximum of 25% of the parking space required by Table 1 may be compact parking spaces with an area of 128 sq.ft. and minimum dimensions 8 ft. in width by 16 ft. in length.

TABLE 1		
REQUIRED PARKING		
USE	PARKING GENERATING FACTOR	PARKING SPACES REQUIRED
1. Residential		
Townhouses Dwellings, Multiple	Dwelling Unit Parking: 0-1 bedrooms	1 covered
	≥2 bedrooms	1.5 covered
	Dwelling Unit Parking in a Mixed-Use Development: 1 unit	1 covered
	Affordable Housing Parking: (Developments eligible for density bonus) Each affordable dwelling unit	1 covered or uncovered
	Visitor Parking: Each Dwelling Unit	0.2
2. Commercial/Office		
All uses listed under the “Commercial and Office Use Classification” in Section XXXX.3, Uses Permitted, except “Food Services”	Up to 400 sq. ft. and each 400 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Food Services” in	Up to 100 sq. ft. and each	1 covered or

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Section XXXX.3, Uses Permitted (Restaurants, Bars, Food Establishments Specializing in Take-out Service)	100 sq. ft. thereafter	uncovered
Any Commercial, Office and/or Food Service Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered
3. Institutional and Other		
All uses listed under the "Institutional Use Classification" in Section XXXX.3, Uses	Up to 500 sq. ft. and each 500 sq. ft. thereafter	1 covered or uncovered
Any Institutional or Other Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered

SECTION XXXX.X ALTERNATIVE PARKING APPROACHES. The total number of parking spaces required per Section xxx.x may be reduced in accordance with the following provisions.

x. Shared Parking

a. Applicability

Subject to this Section's requirements and the securing of a Use Permit in accordance with the provisions of Section 6503 of the Zoning Regulations, an applicant may request shared parking to meet the minimum parking requirements for shared parking facilities serving more than one use on a site, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

b. Analysis Required

In addition to the procedures established in Section 6503 of the Zoning Regulations, requests for shared parking shall comply with this Section's standards and criteria. A parking analysis shall be submitted as part of the application which clearly establishes that the subject uses will use the shared parking spaces at different times of the day, week, month, or year. The analysis shall reference a shared parking study prepared by a Qualified Professional. A shared parking study shall, at a minimum address:

1. The intensity and type of activities and the composition of uses;
2. Hours of operation of the uses;
3. The rate of turnover for proposed shared spaces;
4. Distances of shared parking spaces from the uses they serve; and
5. The anticipated peak parking and traffic loads for the site.
6. Parking spaces reserved for a specific tenant or dwelling unit shall not be included in the shared parking calculation.
7. If the shared parking spaces are located on a different parcel than the primary use(s) served, such off-site spaces shall be located within a walking distance no greater than 800 feet from the use served, unless the use being served is residential, in which case such off-site spaces shall be located within a walking distance no greater than 400 feet from the use served.

c. Findings Required

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Issuance of a Use Permit for shared parking may reduce the total number of spaces required by this section if the following findings are made, in addition to the findings required in Section 6503 of the Zoning Regulations:

1. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
2. The peak hours of parking demand from all uses do not coincide so that peak demand is greater than the parking provided;
3. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided; and
4. A written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel , that includes:
 - (a) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking, and a guarantee that any change of use will require immediate written notification to the County Planning and Building Department;
 - (b) A guarantee among the property owner(s) for access to and use of the shared parking facilities;
 - (c) A provision that the County may require parking facilities in addition to those originally approved, upon finding by the Planning Commission that adequate parking to serve the use(s) has not been provided; and
 - (d) A provision stating that the County, acting through the Planning Commission, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the Use Permit and and/or agreement at any time.

x. Off-Site Parking

a. Applicability

Subject to this Section's standards and requirements and the securing of a Use Permit in accordance with the provisions of Section 6503 of the Zoning Regulations Required parking may be located on a parcel different than the primary use for which provided ("off-site parking").

b. Standards Required

In addition to the procedures established in Section 6503 of the Zoning Regulations, requests for off-site parking shall comply with this Section's standards and criteria.

1. Parking requirements may be met off the parcel by ownership or a current lease of parking spaces on another parcel and dedicated to the primary use being served. Divesting ownership or terminating lease of the required parking spaces shall result in termination of the Use Permit until the parking deficiency is remedied.
2. Off-site parking shall be located within a walking distance no greater than 800 feet from the use served, unless the use being served is residential, in which case such off-site spaces shall be located within a walking distance no greater than 400 feet from the use served.
3. In the event that a shared parking entity has been formed and is fully operational, the documented parking spaces allocated to the parcel will count toward the vehicle parking requirement. Although allocated to a specified parcel, said spaces need not be specifically reserved for said specified parcel.

c. Findings Required

A Use Permit for off-site parking may be approved if the following findings are made, in addition to the findings required in Section 6503 of the Zoning Regulations:

1. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
2. A written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel, that includes:
 - (a) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking; and a guarantee that any

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change of use will require immediate written notification to the County Planning and Building Department;

- (b) A guarantee among the property owner(s) for access to and use of the off-site parking facilities;
- (c) A provision that the County may require parking facilities in addition to those originally approved, upon finding by the Planning Commission that adequate parking to serve the use(s) has not been provided; and
- (d) A provision stating that the County, acting through the Planning Commission, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the Use Permit and/or agreement at any time.

To be included in the Definitions Section:

x. Walking Distance Defined

For the purposes of this Section, “walking distance” shall be measured from the primary entrance of the primary use served along a connection that meets ADA requirements.

NOTE: This is a WORKING DRAFT without complete numbering, formatting and graphics, and is to be vetted by stakeholders including but not limited to: the North Fair Oaks Zoning Workgroup and County Staff, prior to formal review by the NFO Council, CEQA, Planning Commission and Board of Supervisors.

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