



## COMMERCIAL PARKING STANDARDS

### Planning Division

See MMC §17.14 for additional regulations for the HCD (Historic Commercial Downtown) Zone

#### **17.24.040 - Parking - Number of Spaces Required - Special Residential Uses**

Uses	Required Number of Spaces
Senior Citizen	See Section 17.44.170
Convalescent, Nursing or Rest Homes, Sanitariums or Homes for the Aged	One (1) space per four beds
Boarding Houses, Clubhouses, Fraternity or Sorority Houses	One (1) space for each guestroom plus one space for each two beds in a dormitory
Mobile Home Parks	Two (2) spaces for each lot, plus one additional space within the park for each ten lots

#### **17.24.060 Parking - Number of Spaces Required - Non Residential Uses**

The number of spaces required shall be as follows for the various types of buildings and uses. The requirement for a use not specifically mentioned shall be the same as for a use specified which has similar traffic generating characteristics.

Use	Required # of Spaces Based on GFA <sup>1</sup>
Auto repair (light) (heavy)	1 per 250 SF 1 per 250 SF + 1 per 1000 SF
Bars	1 space for every 2 people calculated for occupant load of lounge (based on U.B.C)
Bowling Alleys	6 spaces for each alley
Child Care Centers	1 per staff member + 1 per 20 children
Churches, theaters, auditoriums and similar places of assembly	1 per 5 seats in the principal assembly room <sup>2</sup>
Fast food or drive thru restaurants	1.5 spaces for every table or minimum of ten (10) spaces, whichever is greater <sup>3,4</sup>
Food establishments dealing in quickly consumed food items with seating of 8 or less	No additional parking required in multiple tenant buildings
Hospitals	1 per room
Hotels and Motels	1 per room
Manufacturing, industrial, warehouse and storage buildings	1 per 500 SF or 1 per 1000 SF with a CUP
Medical and dental offices, clinics	1 per 200 SF
Office and financial institutions	1 per 250 SF
Retail Up to 25,000 SF GFA	1 per 200 SF

Over 25,000 FSF GFA	1 per 250 SF
Restaurants, Restaurant/Bar combination	1 per 2.3 people calculated for occupant load of dining area plus 7% of occupancy load for employee parking (based on UBC) or minimum of five (5) spaces, whichever is greater
Storage yards, nursery sales, lumberyards and public utilities services	1 per 500 + 1 per 2000 SF

Notes:	
1	Gross Floor Area (GFA) need not include duct and elevator shafts, stairs, telephone, electrical and mechanical rooms, restrooms, janitor rooms and corridors.
2	Twenty (20) inches of seating space on a bench shall count as one seat. In cases where temporary or moveable seats are provided, there shall be one space for every 40 SF of area within the assembly room.
3	For retail centers developed before 1990, the allowable amount of square footage devoted to restaurants or fast food establishments shall be determined by the committee based on location, available parking and mix of uses.
4	For retail centers developed after 1990, restaurants or fast food establishments can occupy a maximum of 20% of the retail space in a shopping center/multi-tenant building.

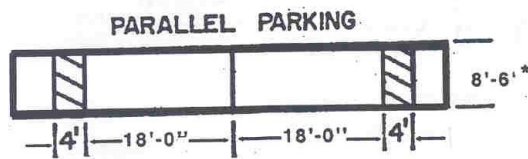
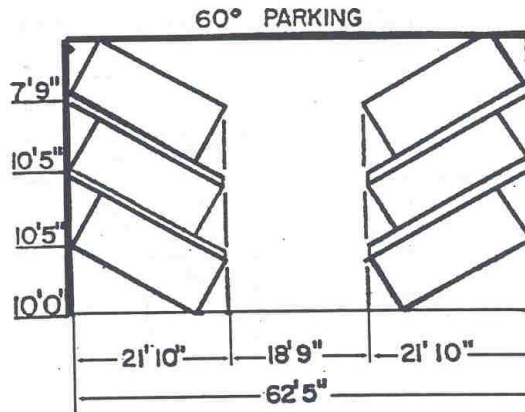
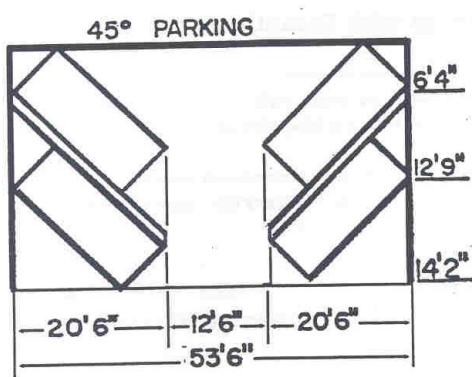
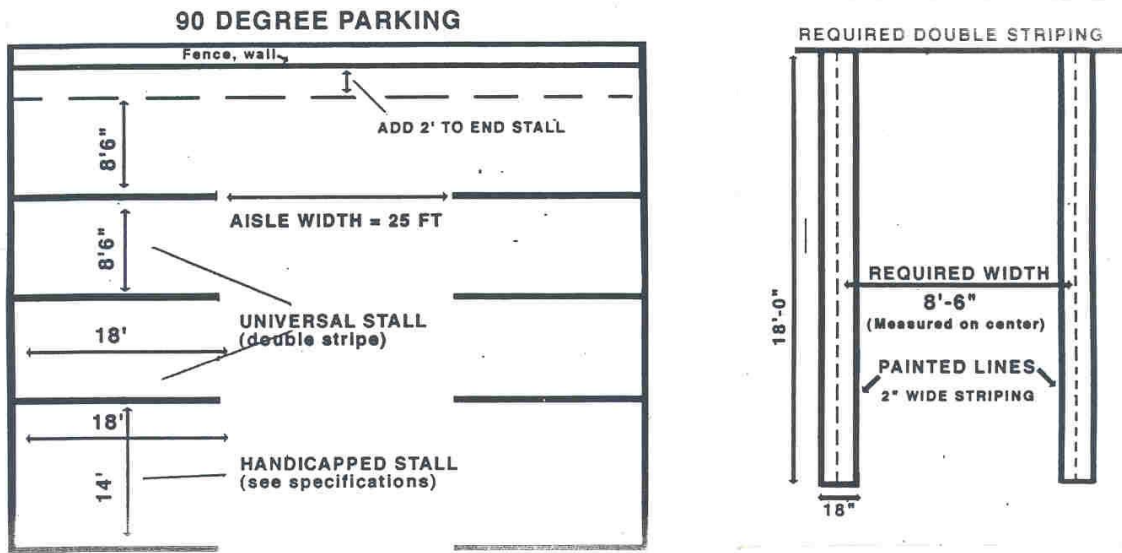
**17.24.070 Parking - Facilities-Design - Nonresidential**

Every required nonresidential parking area and garage shall be designed and maintained in accordance with the following regulations:

Open Parking Lot - Universal Parking Stall	8' 6" x 18' 0"
Parking Structure - Regular Parking Stall	9' 0" x 20' 0"

- 1 Every parking stall adjoined on one or both sides of its length by a curb, fence, wall, partition, column, post or similar obstruction, that is located less than four feet from an access aisle measure along the length of the stall or continues to form the end of an access aisle, shall add a minimum of two (2) feet to the width of the end stall
- 2 Each stall shall be located so that no automobile is required to back onto a public street.
- 3 Each space shall be independently accessible with a minimum of twenty-five (25) feet of unobstructed space for universal stalls.
- 4 Handicapped stalls shall be provided as required by the State Code.
- 5 Striping and car stops or bumpers shall be required per this chapter.
- 6 Where parking areas adjoin residential uses, they shall be separated there from by screening as specified in the Monrovia Municipal Code.
- 7 Wheel stops shall be provided for parking areas that adjoin landscaping, fences, walls or similar barriers. Barrier shall be at least 2' from any property line.
- 8 Unless otherwise excepted, driveways and parking areas shall be surfaced or paved with asphaltic concrete of at least two and one-half inch thickness with one-inch thickness of aggregate underlayment, or concrete of at least three and one-half inch thickness.
- 9 All commercial and industrial buildings, hotels, hospitals and institutions hereafter erected, constructed, converted, established, or enlarged to increase their floor space, shall be provided with adequate loading space.

- 10 All existing parking lots of over one hundred spaces when upgraded shall be designed and maintained in accordance with universal parking stall size and striping requirements.
- 11 Tandem parking shall not be permitted to meet required parking for non-residential uses.



\* add 2' adjacent to a wall, fence, etc

