ITEM 11.A.

ORDINANCE NO. 353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 2006-02 AMENDING CHAPTER 17.32 INCLUDING AMENDMENT TO THE TITLE OF THE CHAPTER TO OFF-STREET PARKING OF TITLE 17 (ZONING) OF THE MOORPARK MUNICIPAL CODE

WHEREAS, on January 7, 1998, the City Council adopted Resolution No. 98-1423, directing the Planning Commission to study, set a public hearing, and provide a recommendation on amendments to the Zoning Code pertaining to parking for outside seating for restaurants; and

WHEREAS, on January 17, 2001, the City Council adopted Resolution No. 2001-1810 directing the Planning Commission to study, set a public hearing, and provide a recommendation on requirements for recreation vehicle parking and storage in residential zones; and

WHEREAS, on January 21, 2004, the City Council directed staff to create standards for the operation, maintenance, and enforcement of such standards for gates on private streets; and

WHEREAS, at its meeting of May 22, 2007, the Planning Commission conducted a duly-noticed public hearing on Zoning Ordinance Amendment No. 2006-02, proposed amendments to Chapter 17.32 of the Moorpark Municipal Code, received public testimony on the proposed amendments, and after receiving oral and written public testimony, closed the public hearing and reached a decision; and

WHEREAS, at its meeting of June 20, 2007, the City Council conducted a duly-noticed public hearing on Zoning Ordinance Amendment No. 2006-02, proposed amendments to Chapter 17.32 of the Moorpark Municipal Code, received public testimony on the proposed amendments, and after receiving oral and written public testimony, closed the public hearing and reached a decision; and

WHEREAS, at its meeting of July 18, 2007, the City Council re-introduced Zoning Ordinance Amendment No. 2006-02, proposed amendments to Chapter 17.32 of the Moorpark Municipal Code with a minor clarification to section 17.32.020; and

WHEREAS, the City Council concurs with the Community Development Director's determination that this project is exempt from the provisions of the California Environmental Quality Act by the general rule that CEQA only applies to projects that may have a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY: The City Council finds the proposed amendments to Chapter 17.32 of the Moorpark Municipal Code related to off-street parking requirements within the city are consistent with the City of Moorpark General Plan and all adopted Specific Plans.

SECTION 2. Chapter 17.32 of the Moorpark Municipal Code related to the off-street parking is hereby amended in its entirety as shown as Exhibit A.

SECTION 3. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

SECTION 4. This Ordinance shall become effective thirty (30) days after its passage and adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance; shall enter the same in the book of original ordinances of said City; shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published once in the Moorpark Star a newspaper of general circulation, as defined in Section 6008 of the Government Code, for the City of Moorpark, and which is hereby designated for that purpose.

PASSED AND ADOPTED this 1st day of August, 2007.

_____
Patrick Hunter, Mayor

_____
Deborah S. Traffenstedt, City Clerk

Exhibit A: Zoning Ordinance Amendment No. 2006-02: Amendments to Chapter 17.32 of the Moorpark Municipal Code

EXHIBIT A

Zoning Ordinance Amendment No. 2006-02:

Amendments to Chapter 17.32 (Off-Street Parking) of the Moorpark Municipal Code

"Chapter 17.32

Off- Street Parking Requirements

Sections:

17.32.010 General provisions.
17.32.020 Required parking.
17.32.025 High street area parking requirements.
17.32.030 Loading spaces.
17.32.040 Parking lot design standards.
17.32.050 Parking space standards and striping.
17.32.060 Parking lot restriping.
17.32.070 Parking lot landscaping.
17.32.080 Drive-through facilities.
17.32.090 Parking and private street access gates in residential and non-residential areas.
17.32.100 Residential access and operable motor vehicles.
17.32.110 Second driveways in single-family residential zones.
17.32.120 Recreational vehicle parking and storage standards.

17.32.010 General provisions.

A. Off-street parking must be maintained in conformance to the requirements of this chapter for any building or use so long as the building or use exists.

B. Off-street parking standards apply at the time of the new construction, alteration, any change in use or the manner in which any use is conducted.

C. Where two or more uses are located within the same building, the parking requirements are the total of the parking requirements for each use, except as specifically provided for in this chapter.

D. Tandem parking spaces are only allowed as specifically provided in this chapter.

E. Charging a fee for the use of a required off-street parking space in conjunction with a permitted or conditional use is prohibited.

F. Outdoor unenclosed parking spaces may not be used for the repair, servicing, or storage of vehicles or materials.

G. Parking of commercial vehicles in residential areas is prohibited except as allowed in Section 10.04.300.

H. All new parking spaces must meet the minimum dimensional standards and parking aisle width standards of this chapter. The installation of new substandard or compact parking spaces is prohibited.

I. Shared parking for commercial and industrial uses, reducing the minimum

required parking spaces by up to twenty-five (25%) percent while maintaining a minimum of twenty (20) parking spaces, may be allowed by the community development director when the director has determined that due to the operational characteristics of the on-site uses, parking demands will occur at different times.

J. When a parking standard is not indicated in this chapter, the community development director may establish the parking standard based on the type of use, location of use, number of employees, traffic generated and good planning practice. A copy of the director's decision shall be sent to the planning commission and city council and a copy shall be maintained in the building permit file for the business address.

17.32.020 Required parking.

Off-street parking spaces for new uses and for expansion of existing uses shall be provided in the quantities specified below. A fraction of a space greater than one-half (1/2) will be counted as a whole space. Parking requirements for new uses and for expansion of existing uses fronting on High Street between Moorpark Avenue and Spring Road and Walnut Street between High Street and Charles Street are calculated under the provisions of Section 17.32.025.

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
A. Agricultural	
1. Wholesale nurseries, tree farms and ornamental plant farms including container plants, greenhouse, hothouse and the like	5 spaces for sites < 5 acres 10 spaces for sites 5 to 20 acres 20 spaces for sites > 20 acres
2. Wildlife Sanctuaries	As specified by conditional use permit
B. Residential: Handicap parking must be provided where required by the California Accessibility Code.	
1. Boarding houses and bed and breakfast inns	2 spaces in a garage plus 1 space per rented room
2. Care facilities for up to 12 persons	2 spaces in a garage
3. Dwellings, single family	2 spaces in a garage for dwellings ≤ 2,800 sq. ft. 3 spaces in a garage for dwellings > 2,800 sq. ft.
4. Dwellings, two family or two single family dwellings on one lot (not second dwellings per Section 17.28.020G)	2 spaces in a garage for each dwelling ≤ 2,800 sq. ft. 3 spaces in a garage for each dwelling > 2,800 sq. ft.
5. Dwellings, multiple (> 2 units)	1 space per unit covered in a garage or carport for each bachelor or studio unit 2 spaces per unit, 1 covered in a garage for each unit with 1 or more bedrooms plus for all units 0.5 spaces per unit for visitors
6. Mobile home parks	2 tandem spaces covered in a garage or carport plus 1 space for each 4 mobile homes for visitors
7. Model homes, temporary office for sale of homes or lots in subdivision where a model complex plan/temporary office complex plan	8 spaces minimum. The director may increase the standard depending upon the number of models.
8. Second dwelling units	See section 17.28.020G
9. Senior housing (attached or detached) restricted to residents 55 years old and older	0.5 spaces per unit (0.25 spaces shall be in a garage or carport)

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
C. Commercial retail and service: Handicap parking must be provided and located in accordance with California Accessibility Code. Bicycle parking at a standard of one (1) bike rack for each ten (10) vehicle spaces must be provided. Motorcycle parking must be provided at a standard of three (3) spaces per one hundred (100) required vehicle parking spaces. Location of bicycle and motorcycle spaces is subject to the approval of the community development director. All parking is calculated per gross floor area unless otherwise stated.	
1. Adult businesses	As specified by conditional use permit but no less than 1 space per 300 sq. ft.
2.Automobile/light truck/motorcycle a. Rental	1 space per 2,000 sq. ft. of display area plus 1 space per 300 sq. ft. of office
b. Brakes, oil changes, tires and shock sales and installation, tune-ups	1 space per 1,000 sq. ft. of display area plus 1 space per service bay, plus 1 space per 300 sq. ft. of office
c. Engine rebuilding, transmission repair, steam cleaning, auto body, painting	2 spaces per service bay plus 1 space per 300 sq. ft. for office
d. Sales, service and/or parts	1 space per 300 sq. ft. of display area or office, plus 1 space per service bay
e. Automobile service stations with or without mini-marts.	1 space per pump island and service bay plus 1 space per 300 sq. ft. of mini-mart
3. Building supplies	1 space per 300 sq. ft.
4. Car washes, self-service or automatic with or without automotive service stations	2.5 spaces per washing stall for self-service carwashes 1 space/20 linear feet of wash tunnel for full service car washes plus 1 space for each pump island and service bay
5. Shopping Centers (4 or more uses and over 25,000 sq. ft.)	1 space per 250 sq. ft. which may be used for any combination of retail, restaurant, and office uses (existing retail centers may also have any combination of retail, restaurant, and office uses when this ratio of parking is provided; otherwise, required parking is calculated based on specific uses)
6. Cyber cafes, video/computer arcades, game rooms	1 space per 300 sq. ft. plus 1 4-space bicycle rack per 2,000 sq. ft. of floor area
7. Commercial uses not listed, unless specific parking requirements are otherwise determined by the community development director	1 space per 300 sq. ft.
8. Furniture and large appliance stores	1 space per 500 sq. ft. of display/warehousing area plus 1 space per 300 sq. ft. for office
9. Hotels, motels and bed and breakfast inns	1 space per room plus 1 space per 300 sq. ft. of office (accessory uses such as restaurants, nightclubs, conference facilities and banquet facilities shall provide the parking required for those individual uses)
10. Kennels and catteries	1 space per 300 sq. ft. of lobby or office, whichever is greater plus 1 space per employee
11. Nurseries (retail)	1 space per 2,000 sq. ft. of display area plus 1

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
	space per 300 sq. ft. of office
12. Recreation vehicle storage yard	1 space per 300 sq. ft. for office plus one space for every 50 storage spaces
13. Rental and leasing of large equipment with/without outdoor storage and repair	1 space per 500 sq. ft. plus 1 space per 2,000 sq. ft. of outdoor storage or display area
14. Retail shops and services, except as otherwise indicated in this Table, including but not limited to antiques, art supplies, auto supply, bakery, barbers, beauty salons, bicycle sales/service, book and stationary, building supplies, camera/photo, carpet sales/cleaning, cigar/cigarette sales, clothing and fabric, computer sales, copy services and supplies, day care, department and variety, dry cleaners, florist, flooring/carpet sales/service, food and market, gift and novelty, hardware, home and office furniture, jewelry, key and locksmiths, music, newsstands, pet grooming, pet supplies, pharmacy, photo/camera, pool supplies, sporting goods, small equipment rental (no outdoor storage), spa, toy and hobby, used merchandise, video/DVD/CD sales and rental, wireless sales/service and uses which the Community Development Director determines to be similar	1 space per 300 sq. ft.
15. Retail sales in M-1 and M-2 zone limited to a maximum of 20% of gross floor area of the building in which it is located	1 space per 300 sq. ft. used for retail sales
D. Eating and drinking places: Handicap parking must be provided and located in accordance with California Accessibility Code. Bicycle parking at a standard of one (1) bike rack for each ten (10) vehicle spaces must be provided. Motorcycle parking must be provided at a standard of three (3) spaces per one hundred (100) required vehicle parking spaces. Location of bicycle and motorcycle spaces is subject to the approval of the community development director. All parking is calculated per gross floor area unless otherwise stated.	
1. Bars with or without entertainment including, but not limited to cocktail lounges, cabarets with or without outdoor seating	1 space per 100 sq. ft., minimum parking is 10 spaces
2. Breweries, micro breweries, wineries/tasting rooms in accordance with the restrictions below:	1 space per 100 sq. ft., minimum parking is 10 spaces.
a. With or without restaurant and with or without outdoor seating and with or without entertainment.	1 space per 100 sq. ft., minimum parking is 10 spaces
b. Operations involving only the production, bottling, and distribution of beverages.	1 space per 500 sq. ft.
3. Restaurants and similar establishments engaged in the retail sale of prepared food for on-site or off-site consumption in accordance with the restrictions below:	

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
a. With or without entertainment and with or without consumption of beer and wine and with or without outdoor seating	1 space per each 100 sq. ft. (including outdoor seating area) up to 4,000 sq. ft. plus 1 per each 80 sq. ft. over 4,000 sq. ft.
b. With drive-in or drive-through facilities with or without outdoor seating	1 space per each 80 sq. ft. (including outdoor seating area) A minimum queue of 8 cars (using a 20 feet per car length) shall be provided for the drive-through lane separate from the parking space aisle.
E. Office and professional: Handicap parking must be provided and located in accordance with California Accessibility Code. Bicycle parking at a standard of one (1) bike rack for each ten (10) vehicle spaces must be provided. Motorcycle parking must be provided at a standard of three (3) spaces per one hundred (100) required vehicle parking spaces. Location of bicycle and motorcycle spaces is subject to the approval of the community development director. All parking is calculated per gross floor area unless otherwise stated.	
1. Banks and other financial institutions	1 space per 300 sq. ft. plus 1 space per Automated Teller Machine
2. Laboratories: research and scientific	1 space per 300 sq. ft.
3. Professional and administrative offices including, but not limited to: accounting, advertising agencies, chiropractic, collection services, dental, direct mail marketing companies, employment agencies, engineering services, insurance, investment, medical, optical and related health services, planning services, real estate services, secretarial services, travel agencies, and uses which the Community Development Director determines to be similar	1 space per 300 sq. ft.
4. Veterinary offices and animal hospitals.	1 space per 300 sq. ft.
F. Manufacturing, assembly and distribution: Handicap parking must be provided and located in accordance with California Accessibility Code. Bicycle parking at a standard of one (1) bike rack for each ten (10) vehicle spaces must be provided. Motorcycle parking must be provided at a standard of three (3) spaces per one hundred (100) required vehicle parking spaces. Location of bicycle and motorcycle spaces is subject to the approval of the community development director. All parking is calculated per gross floor area unless otherwise stated.	
1. Cement, concrete and plaster, and product fabrication	As specified by conditional use permit
2. Distribution and transportation facilities	As specified by conditional use permit
3. Heavy machinery repair, including trucks, tractors and buses	As specified by conditional use permit
4. Manufacturing and assembly including, but not limited to appliances, cabinets, cleaners, clothing, computers, cosmetics, detergents, electronics, furniture, leather products, machinery, metal fabrication, medical and scientific instruments, paper, perfumes, pharmaceuticals, photographic	1 space per 500 sq. ft.

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
and optical goods, plastic products, signs and advertising displays, soap, textiles, welding, and other uses which Community Development Director determines to be similar.	
5. Warehousing and Wholesaling	1 space per 500 sq. ft.
6. Self-storage or mini-storage	10 spaces for Self-storage or mini-storage
7, Outdoor Storage, including, but not limited to vehicles, equipment, tools, and supplies.	1 space per 1,000 sq. ft. of outdoor storage space
G. Public and semi-public: Handicap parking must be provided and located in accordance with California Accessibility Code. Bicycle parking at a standard of one (1) bike rack for each ten (10) vehicle spaces must be provided. Motorcycle parking must be provided at a standard of three (3) spaces per one hundred (100) required vehicle parking spaces. Location of bicycle and motorcycle spaces is subject to the approval of the community development director. All parking is calculated per gross floor area unless otherwise stated.	
1. Care facilities not in a single family home, including adult day care facilities, Alzheimer's day care facilities, congregate living health facilities, child day care centers, community treatment facilities, foster family and adoption agencies, hospices, long-term health care facilities, residential care facilities for the elderly, residential care facilities for persons with chronic life-threatening illness, skilled nursing and intermediate care facilities, social rehabilitation facilities, therapeutic day services facilities, transitional housing placement facilities, and transitional shelter care facilities as defined in Division 2 of the Health and Safety Code	1 space per 2 beds plus 1 space for each 500 sq. ft.
2. Clubhouses, lodges, banquet halls	1 space per 80 sq. ft.
3. Governmental uses including, but not limited to city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	As specified by permit.
4. Hospitals, including urgent care	1 space per 3 beds plus 1 space per 225 sq. ft. of office area
5. Places of religious worship, with or without schools	1 space per 80 square feet of main auditorium (sanctuary or place of worship) and classrooms plus 1 space per 300 square feet of offices
6. Public and private education and training facilities including, but not limited to colleges and universities, elementary, middle and high schools, professional and vocational schools	As specified by permit
7. Recreational facilities (private) with/without food services, including, but not limited to bicycle and skate parks, golf	As specified by permit

Use	Minimum Parking Required Based on Gross Floor Area of Building (Unless Otherwise Stated)
courses, gymnasiums, fitness, health spas, martial arts and dance studios, racquetball, and yoga	
8. Theaters, amphitheaters and the like	1 space per 40 sq. ft. without fixed seats 1 space per 3.5 fixed seats
H. Accessory and miscellaneous	
1. Dwelling, caretaker for self storage or mini-warehouse	2 spaces in a garage
2. Outdoor sales (Temporary)	As specified by permit
3. Retail shops and services as listed in Table 17.20.060A.22 when the uses are determined by the community development director to be ancillary to the office uses of the zone	1 space per 300 sq. ft.
4. Temporary uses including, but not limited to carnivals, Christmas tree sales, circuses, festivals, movie and television production, sidewalk sales, special events, outdoor sales	As specified by permit

17.32.025 High street area parking requirements.

A. Commercial development on High Street is unique within the city and its parking must be addressed in a manner different than parking for other commercial development. The Downtown Specific Plan establishes standards for development which are unique to the downtown and High Street in particular. Parking in the High Street area (from Moorpark Avenue on the west to Spring Road on the east and Walnut Street from High Street to Charles Street) must meet seventy-five (75%) percent of the required parking pursuant to Section 17.32.020 of this chapter. In-lieu of meeting the required parking, the applicant may pay a fee based on the estimated value of a fully improved parking space, circulation and landscaping to reduce the required on-site parking to fifty (50%) percent of the required parking pursuant to Section 17.32.020. The city council shall establish the fee by resolution to be used to offset a portion of the cost required to construct public parking facilities in the downtown area.

B. Driveways installed on High Street must provide reciprocal vehicular access to the parking area. All parking spaces provided above the seventy-five (75%) percent standard may be designated as reserved parking. Reserved spaces become reciprocal after 6:00 p.m. until 2:00 a.m. so that those spaces are available for off-peak parking. Reserved parking signs must include the time restrictions. All signing must be in conformance with Chapter 17.40 Sign Regulations. Reciprocal parking spaces are required in accordance with the following table.

Percentage of Parking Standard Provided	Percentage of Required Reciprocal Parking
50 to 74	75
75	50

For example, if Section 17.32.020 requires one-hundred (100) parking spaces and fifty (50) parking spaces are provided, then thirty-eight (38) parking spaces must be reciprocal and twelve (12) parking spaces may be reserved for exclusive use for the on-site uses of the property between 2:00 a.m. and 6:00 p.m.

C. Notwithstanding the foregoing, any property providing one-hundred (100%) percent of the parking required pursuant to Section 17.32.020 is exempt from the shared parking and shared access requirements set forth herein.

17.32.030 Loading spaces.

A. Every new use and every new building or structure erected or existing use or building altered, unless waived by the community development director, planning commission or city council, must have permanently maintained off-street loading and unloading spaces as shown below. Waivers for loading and unloading may occur when improvements are to a legal nonconforming site or building and not considered to be an expansion of the nonconforming use or when the alteration of the building does not add building square footage to the use.

Use	Spaces Required
1. Restaurants and other eating and drinking establishments	
a. < 4,000 sq. ft.	0
b. 4,000 – 10,000 sq. ft.	1
c. 10,001 – 20,000 sq. ft.	2
d. >20,000 sq. ft.	2 plus 1 space for each additional 50,000 sq. ft. of building.
2. Administration offices, medical and professional offices, personal and financial services, hotels, motels, hospitals, sanitariums and commercial recreation	
a. < 10,000 sq. ft.	0
b. 10,000 – 100,000 sq. ft.	1
c. >100,000 sq. ft.	1 plus 1 space for each additional 50,000 sq. ft
3. Warehouses, storage facilities, manufacturing and other industrial and retail uses	
a. < 5,000 sq. ft.	0
b. 5,001 - 30,000 sq. ft.	1
c. 30,001 – 80,000 sq. ft	2
d. >80,000 sq. ft.	3 plus 1 space for each additional 100,000 sq. ft.

B. A fraction of a space greater than one-half (½) will be counted as a whole space.

C. For mixed uses, the total number of required loading spaces is the sum of the requirements for the various uses computed separately. Loading space facilities for one use shall not be considered as providing required loading space facilities for any other use.

D. Loading requirements for uses not specifically listed in this section will be based upon the requirements for comparable uses listed, and upon the particular

characteristics as determined by the community development director.

E. The minimum dimension requirements for loading spaces are as follows:

Use	Berth Width	Berth Length	Berth Height	Turning Radius
1. Retail, commercial and industrial uses	12'	50'	14'	45'
2. Commercial Office	11'	35'	13'	40'

F. Loading facilities must be located on-site subject to the following requirements:

1. Loading areas and docks must be located in rear and side yard areas outside of required setbacks and may not open toward public or private streets.

2. Loading spaces must be located and designed so trucks do not back onto public or private streets or alleys or require the use of a public right-of-way for access to a loading dock, exceptions may be granted by the city in cases where alternative access is unavailable or infeasible.

3. Loading areas do not count as required parking spaces.

4. Loading spaces must be designed to prevent interference with vehicular or pedestrian circulation.

17.32.040 Parking lot design standards.

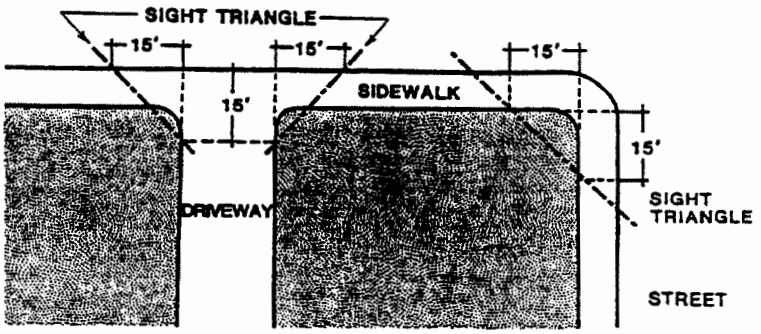
The following standards shall apply to all multiple family residential, commercial and industrial parking lots:

A. Access

1. All aisles and parking spaces must be on-site. Minimum parking aisle widths must be in accordance with the following table. For parking lot designs that utilize different angles than shown in the table, the minimum aisle width of the next higher angle applies. Some parking aisles may need to be wider to provide access for emergency equipment.

	Parking Angle (in degrees)			
	30	45	60	90
a. One-Way Aisle	16'0"	18'0"	20'0"	25'0"
b. Two-Way Aisle	22'0"	22'0"	25'0"	25'0"

2. Each parking lot entrance and exit must be constructed and maintained so that a sight distance visibility triangle is maintained in accordance with the exhibit shown below and/or Caltrans design standards if applicable for site visibility. Exits from parking lots must be clearly posted with "STOP" signs in accordance with the requirements of chapter 17.40.



3. Paving in parking lots must be asphalt, concrete or other permanent surfacing material sufficient to prevent mud, dust, loose material, and other nuisances.

4. Driveways must utilize an alley type return, consistent with city standards and be designed to meet the following width standards:

a. One lane driveways must be a minimum of sixteen (16') feet wide and a maximum of twenty (20') feet wide.

b. Two lane driveways must be a minimum of twenty-five (25') feet wide and a maximum of forty-five (45') feet wide.

B. Location

1. Off-street parking spaces must be located on the same lot as the building or use that they serve, except when said parking is located on an off-site lot within five-hundred (500') feet or less from the property it serves and when the following findings can be made:

a. Fifty (50%) percent or less of the required parking is off-site;

b. A parking covenant is recorded against the site tying the off-site parking with the off-site use until the parking is replaced.

2. Carpool parking spaces must be located as close as practical to the entrance(s) of the use they are intended to serve.

3. Bicycle parking spaces must be located as close as is practical to the entrance to the uses which they serve, but not so they obstruct or impede pedestrians.

4. Motorcycle parking spaces must be located as close as is practical to the entrance to the uses which they serve.

C. Design: Parking and loading facilities must meet the following standards:

1. The finished grade of a parking stall space may not exceed five (5%) percent slope in any direction.

2. Parking facilities must be screened from view from public streets by one, or more of the following screening methods, subject to the approval of the community development director:

a. Low profile walls, not exceeding three and one-half (3½') feet in height, consisting of decorative concrete, stone, brick, or similar types of masonry materials consistent with the architecture of the on-site buildings and combined with on-site landscaping.

b. Landscaping, consisting of trees, shrubs, and ground cover lower than three and one-half (3½') feet in height with the exception of trees.

c. Landscaped earthen berms not exceeding three and one-half (3½') feet in height.

3. When a parking stall is located adjacent to a planter, a one (1') foot wide Portland cement concrete area adjacent to the planter curb must be provided.

4. Parking lot lighting must comply with chapter 17.30. In no case may parking lot lighting be located in raised landscaped planters at the end of parking aisles.

5. Except for required handicapped-accessible parking, individual wheel stops are prohibited. In all other cases where a wheel stop may be needed, a six (6") inch high concrete curb surrounding a raised landscaped planter must be used.

6. Raised planters must be a minimum of six (6') feet in width. A maximum two (2') foot vehicle overhang is allowed. When overhang parking is utilized, the depth of the parking stall may be reduced by two (2') feet. Landscaping in the two (2') foot overhang area does not count toward required landscaping.

7. Tree wells, a minimum of four (4') feet by four (4') feet, may be provided in the parking area when located between parking stalls.

8. When a parking lot abuts a residentially zoned-property, an eight (8') foot high decorative block wall, measured from the highest finished grade adjacent to the wall, must be provided along with a minimum ten (10') foot wide landscaped buffer. The business owner shall maintain the wall and the landscaping in a good condition for the life of the use.

9. All landscaping must comply with the latest adopted City of Moorpark Landscape Guidelines and Standards.

17.32.050 Parking space standards and striping.

A. Parking Space Size. All measurements are the minimum requirements. Compact parking spaces are not allowed.

Type	Stall Width in feet	Stall Depth in feet	Comments
1. Single Family Residential	10	20	Spaces shall be in a garage and free and clear of obstructions
2. Multiple Family Residential a. Garage b. Carport or Open	 10 9	 20 20	Spaces shall be free and clear of obstructions
3. Commercial and Industrial	9	20	
4. Motorcycle	5	10	
5. Parallel	10	24	

B. Parking lots must be designed so that no vehicle has to back out into a street in order to leave the lot or to maneuver out of a parking space. Circulation of vehicles among parking spaces must be accomplished entirely within the parking lot. Each parking space must be clearly marked with paint striping at least two (2") inches wide.

C. Tandem spaces may be provided in garages for residential uses only in excess of the required parking, provided that they meet the same minimum width and depth requirements, do not exceed a two (2) vehicle depth and are dedicated for use by

the same dwelling unit.

D. Carports, garages, parking areas and driveways must be paved with concrete or other durable material approved by the community development director. Asphalt paving for garages and driveways to single-family homes and duplex homes is not allowed.

17.32.060 Parking lot restriping.

Parking lot restriping plans identifying the proposed changes to the parking area must be submitted for review by the community development department. The property owner or an authorized representative shall obtain a Zoning Clearance from the community development director prior to restriping. The issuance of a Zoning Clearance will be based on verification of compliance with parking standards in effect at the time the original entitlement for site development was granted. However, when habitable space is added to an existing building, the approval of a permit to restripe will be based on verification that the new parking spaces comply with the current parking standards and that any existing nonconforming spaces do not increase the nonconformity. Approval of a Zoning Clearance for parking lot restriping is required when one or more of the following are proposed for any developed sites within the city:

A. Resurfacing of an existing parking lot with no changes to the configuration of drive aisles and parking spaces.

B. Restriping of an existing parking lot with or without changes to the configuration of drive aisles and/or the number of parking spaces.

C. Modifying, adding and/or altering the existing on-site parking lot landscaping (e.g. landscaped planters).

17.32.070 Parking lot landscaping.

A. A minimum of ten (10%) percent of the parking area must be in landscaping. This landscaping will be counted toward the total required landscaping for the project site. Landscaping in a raised planter, when counted as the overhang area for a vehicle, will not be counted toward the required landscaping of the parking area. Landscaping of parking areas within multiple family residential, commercial and industrial zones must meet the requirements of the latest adopted City of Moorpark Landscape Standards and Guidelines.

B. For properties along High Street from Moorpark Avenue to Spring Road and along Walnut Avenue from High Street to Charles Street the percentage of required landscaping will be determined as part of the development permit, however, it cannot exceed ten (10%) percent of the parking area. Landscaping in the public right-of-way may be counted toward meeting a portion or all of the landscaping for the site if the property owner agrees to maintain such landscaping.

C. Excessive tree trimming, which limits the height and/or width of the tree canopy and results in a reduction in required shade coverage for parking lot areas, is prohibited.

D. Landscaping at aisle intersections and site entrances/exits must meet the visibility requirements of section 17.32.050A.2.

E. All landscaping in and adjacent to parking areas must be in raised planters surrounded by six (6") inch high Portland cement concrete curbs. When a parking stall

is located adjacent to a planter, a one (1') foot wide Portland cement concrete area adjacent to the planter curb must be provided.

17.32.080 Drive-through facilities.

Initial installation, modification or additional drive-through facilities may require approval of a conditional use permit, a permit adjustment or modification to an existing conditional use permit. The requirements outlined below apply to applications requesting initial installation, modifications or additional drive-through facilities:

A. Each drive-through lane must be separated from the vehicular and pedestrian routes.

B. Each drive-through lane must be striped, marked, signed or otherwise distinctly delineated.

C. There must be at least an eight (8) car stacking capacity for the drive-through lane. Additional stacking may be required as part of the permit if warranted.

17.32.090 Parking and private street access gates in residential and non-residential areas

Gates which limit or control access to nonresidential and residential uses require special design consideration so that parking demand and usage, vehicular circulation, utility access, and emergency response are not detrimentally affected. All gates must use the E-Key System or alternative approved by the community development director and city engineer/public works director. An E-Key System means a remote radio controlled receiver gate operation system of a type and specification approved by the community development director and city engineer/public works director installed upon and activating electrically operated gates to facilitate radio ingress or egress by emergency personnel.

A. Residential uses. Gates that control vehicular and pedestrian access to a residential area are only permitted across private streets and must be designed consistent with city standards. Approval of gates is subject to the planned development permit process or by permit adjustment of an approved planned development permit by the community development director. Public parks and other public use facilities must not be located within a gated residential community. Pedestrian access may be required as part of the gate design when, in the opinion of the community development director, it is necessary to serve the community in which the gated area is located. At a minimum, the gates must be designed to:

1. operate electronically, opening automatically by use of a controller or remotely through a directory key pad;

2. include a battery back-up which allows for at least three (3) hours of operation in the event of a power outage;

3. lock in the open position in case of emergency;

4. provide an electronically operated device equipped with both an E-Key System , and a Key switch devise or key vault device to the city, police, fire and utility services that would allow vehicular access through the gated area;

5. be electronically operated or key controlled if pedestrian access is provided within the vehicular gate design;

6. be architecturally compatible with the residential development and to be

constructed of a durable, long-lasting, and low maintenance materials.

B. Nonresidential uses. Gates that control vehicular access to a nonresidential site are subject to review and approval as part of a planned development permit process or by permit adjustment of an approved planned development permit by the community development director. The gate height must be consistent with the wall/fencing requirements of the zone in which the property is located and must be located in such a manner as to be aesthetically compatible with the design of the building(s) on the site. Any gates approved for nonresidential uses must be constructed in accordance with city standards.

1. The gates may be non-electronic when they are closed to provide site security after regular business hours with no restriction to vehicular traffic during the conduct of business.

2. Electronically controlled gates that are used to control vehicular access during business hours must meet the requirements of section 17.32.090A.

C. By no later than December 31, 2010, all gates for residential and non-residential uses must meet the standards within this section. Prior to December 31, 2010, if any repairs to the gates that are in excess of fifty (50%) percent of the value of the gates, as determined by the building official of the city, must comply with the standards within this section.

D. The community development director has the discretion to require applications for any gates to be reviewed by the planning commission.

17.32.100 Residential access and operable motor vehicles.

A. Residential access. Access to parking spaces for dwellings must be at least ten (10') feet in width throughout and paved with a minimum of two and one-half (2½") inches of asphalt or concrete, except that a center strip over which the wheels of a vehicle will not normally pass need not be paved, provided that the access complies with the requirements of the Ventura County Fire Protection District. For flag lots, the minimum access width is twenty (20') feet. Driveways serving more than two (2) dwelling units must be at least eighteen (18') feet in width.

B. Operable Motor Vehicles. Motor vehicles parked within any required front, rear or side setback must be fully operative, licensed and registered vehicles. The vehicles may only be parked within the driveway access to the required parking or on a paved area (concrete, or other city approved hardscape materials) adjacent to the driveway. Additional paved area for parking purposes must be connected to a city approved access and driveway, may not exceed fifty (50%) percent of the area covered by the existing driveway and may not, when combined with the existing driveway, be greater than thirty (30') feet in total width.

17.32.110 Second driveways in single-family residential zones.

A. Second driveways in single family residential zones that meet the provisions of this section are permitted on corner lots or lots with more than one-hundred (100') feet of street frontage; however, in no instance may there be more than two (2) driveway approaches per lot. Where the lot frontage is less one-hundred feet (100'), but in no case less than eight-five feet (85'), the community development director with approval of the city engineer may approve an administrative permit for a second

driveway if it is not on a corner lot, if it does not substantially reduce on-street parking and meets all of the standards of section 17.32.100 B, C and D. The community development director may add conditions of approval to guarantee compliance with this section.

B. The second driveway must be at lease forty (40') feet from the back of the curb return and at least forty (40') feet from the first driveway.

C. The driveway must be setback at least ten (10') feet from any driveway on an adjacent property.

D. Construction of a second driveway off of a public street requires the issuance of an encroachment permit. Construction of second driveways must meet city standards.

17.32.120 Recreational vehicle and trailer parking and storage standards.

A. Recreational vehicle and trailer parking and storage are allowed on residentially-zoned lots when the following standards are met. For on-street parking requirements see chapter 10.04. For the purposes of this section, "trailer" includes a towed recreational vehicle as defined in Section 17.08.010 as well as a utility trailer used to haul personal, non-business property (e.g. boat trailer, motorcycle trailer). Storage implies on-site parking without moving the vehicle for more than seventy-two (72) hours.

1. A self-propelled recreational vehicle used by the resident for daily or frequent transportation may be parked on the driveway so long as it does not overhang into the public or private right of way.

2. Parking or storage of a recreational vehicle or trailer is only allowed when the vehicle is parked on a paved surface in the side yard, but not in a street side yard.

3. If the recreational vehicle is parked or stored in the side yard, it must be adjacent to the dwelling or garage and must not extend or protrude beyond the front line of the dwelling or garage, whichever is adjacent to the parking area, and must be parked at least three (3') feet from the side property line. The recreational vehicle shall be screened by landscaping planted with a minimum of five (5) gallon shrubs or trees, at two feet on center. The landscaping shall not protrude, overhang or impede into the three foot (3') setback.

4. Parking or storage of a recreational vehicle in the rear yard, unless the garage is located in the rear yard, is prohibited except as permitted by section 17.32.120B.

5. The recreational vehicle or trailer must be owned by and registered to a resident of the property on which it is parked or stored.

6. In all cases the recreational vehicle(s) must be screened from view from the street by an eight (8') foot high decorative, opaque gate.

7. Additional limitations for on-street parking are required by Section 10.04.220.

B. The community development director may, through the approval of an Administrative Permit, allow parking or storage of a recreational vehicle when it is owned and registered to the property owner, in the street rear yard. The applicant must provide proof, to the satisfaction of the director, that the recreational vehicle

parking/storage met and is compliance with the legal requirements in effect at the time the vehicle was first parked/stored."