Parking Lot Design Manual & Standards

INTRODUCTION

The purpose of the Parking Lot Design manual is to provide property owners a uniform set of guidelines for motor vehicle parking in all non-residential zoning districts.

SITE PLAN

A Site Plan for each non-residential lot shall dictate the number of required parking spaces in accordance with Article XXII-D Parking of the Comprehensive Zoning and shall be designed in accordance with the Design Standards contained herein. Any changes to the design or number of parking spaces shall be updated by the property owner on the Site Plan and resubmitted for review and approved by the City.

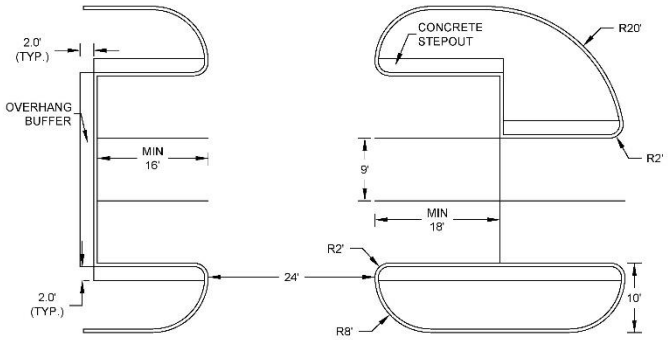
DESIGN STANDARDS FOR PARKING LOTS

All parking surfaces are to be constructed of continually reinforced Portland cement concrete. The construction and maintenance will be the responsibility of the property owner. All repairs shall be constructed using the same material as existing. Fire lanes shall have a minimum thickness of six inches (6"). All other parking areas shall have a minimum thickness of five inches (5"). Drive approaches shall match the concrete section of the connecting street.

PARKING SPACES, FIRE LANE AND DRIVE AISLE STANDARDS

Off-Street Parking Spaces - (90°)

- Parking spaces are a minimum of nine feet (9') wide with a single four-inch (4") wide painted white stripe and vary in depth depending on location.
- A minimum parking space depth of sixteen feet (16') is allowed for head in parking overlapping a curb if a two-foot (2') wide buffer is provided at the back of curb, consisting of concrete or decomposed granite.
- Two foot (2') wide concrete step outs shall be provided at the back of curb where parking spaces are adjacent to landscaped islands and shall extend for the full length of the landscape island.
- Where ninety-degree (90°) spaces are head-to-head, the minimum parking space depths are eighteen feet (18').
- Drive aisle width and Fire Lane widths are a minimum twenty-four feet (24').



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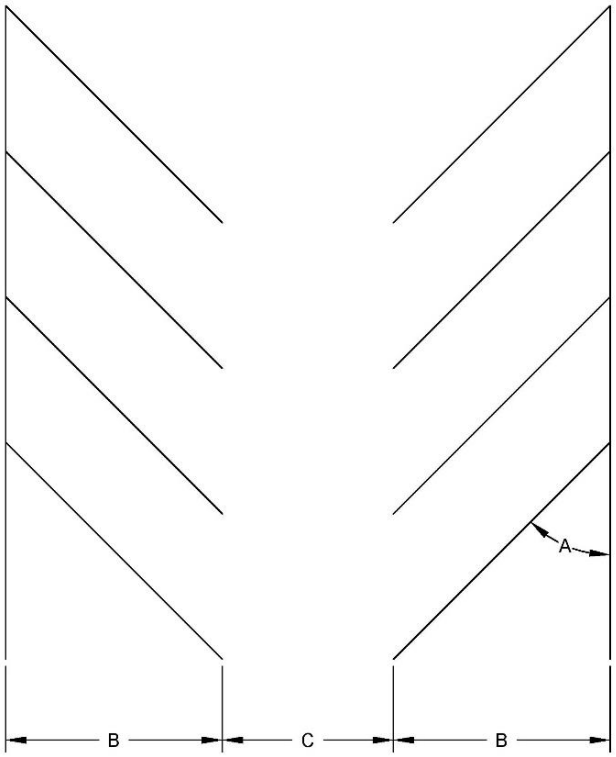
Off-Street Parking Spaces - Angled

Angled parking shall follow the minimums in the table below:

Space Angle (A)	Space* Length (B)	One-way Drive Aisle (C)
30°	15'	13'
45°	17'	15'
60°	19'	18'

* Does not account for 2' vehicle overhang



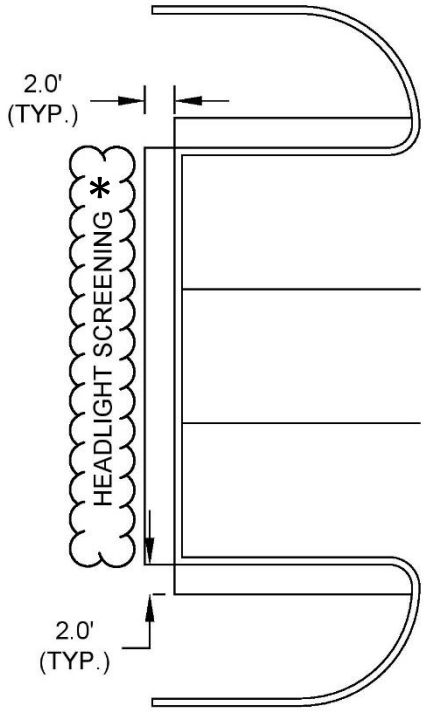
On-Street Parking Spaces

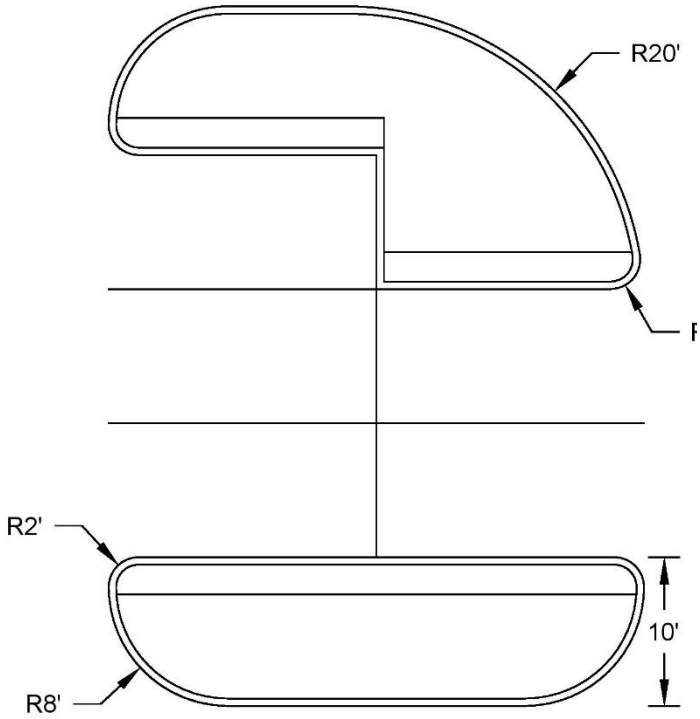
Where allowed or required on-street parking spaces shall be a minimum twenty-two feet (22') in length and eight-feet (8') in width. Forty-five-degree (45°) curb returns shall be constructed at the ends of the parking spaces to transition to the street curb. A minimum of thirty feet (30') is required between a street intersection or driveway intersection radius return and the first on-street parking space.

Parking Islands

Minimum ten foot (10') wide landscaped parking islands are required at the end of parking rows. Each parking island shall be landscaped and shall comply with the City's Landscape Policy. The minimum radii are listed in the figures below. Parking islands along designated Fire Lanes shall have a minimum radius of twenty feet (20').

Please reference the City's Landscape Policy*, noting that where parking abuts public right of way or a property line, evergreen shrubs with a mature height greater than thirty inches (30") or a berm greater than thirty inches (30") above the parking lot grade is to be installed at the end of the abutting parking stalls to screen headlights.

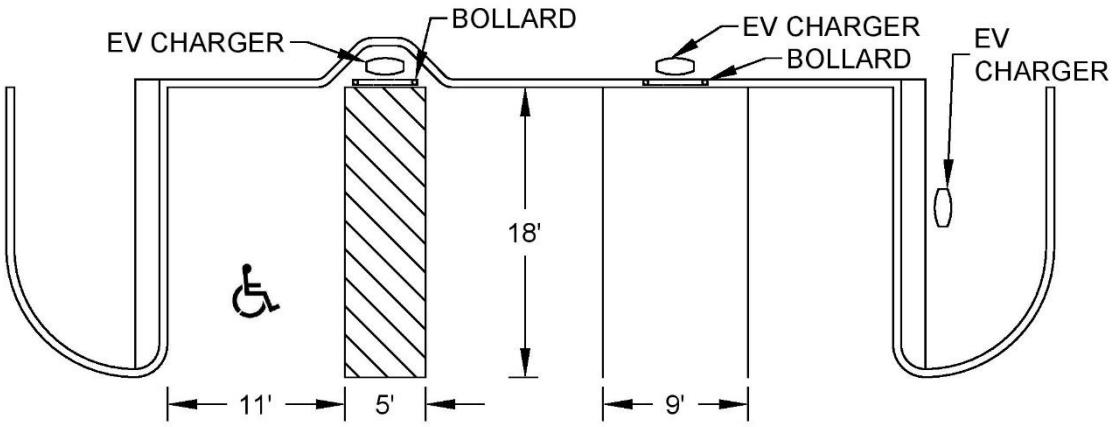


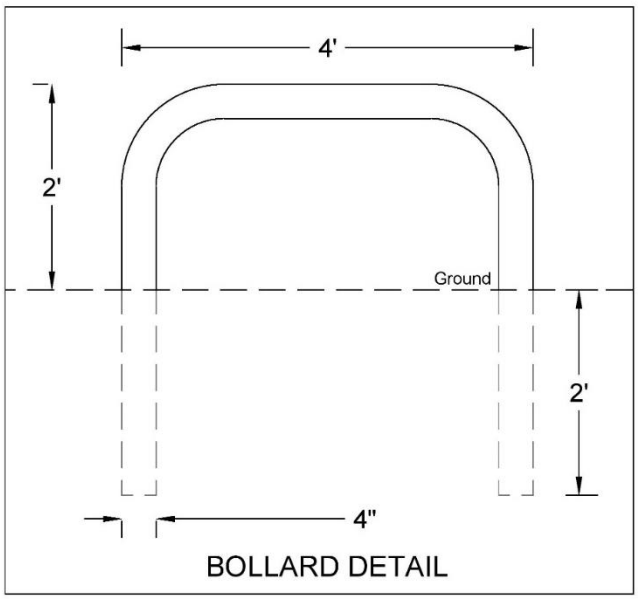


*See Landscape Policy

Public EV Parking Stations

Tall vertical bollards should be avoided to protect EV station equipment where possible. Raised curb, curbed islands, or integrally poured wheel stops are preferred. Where additional protection is desired, the bollard detail below should be used.





MISCELLANEOUS

Sidewalks

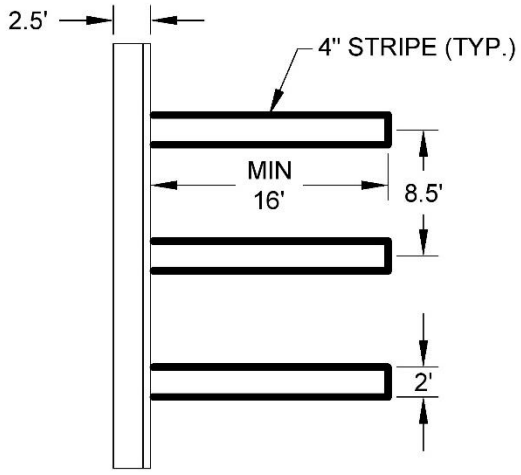
Where head-in or angled parking is adjacent to a sidewalk, the width of the sidewalk should be increased by two feet (2').

Precast Wheel Stops

Precast wheel stops are prohibited, except where required for accessible spaces.

Long Term Parking

Long term parking allows for the parking space width to be reduced from nine feet (9') to eight feet-six inches (8'-6") with double four-inch (4") wide painted white stripes. *This option is only allowed in Office and Industrial Zoning Districts*. Where eight feet-six inch (8'-6") wide spaces are provided, an adequate number of nine foot (9') wide parking spaces are required adjacent to the front of the building for visitor usage. The number of nine foot (9') wide parking spaces will be determined by the developer for City approval. Stall widths for Planned Developments will be addressed at the time of concept plan is submitted for approval.



Traffic Calming Devices

The use of speed bump or speed humps is prohibited in Fire Lanes. Speed cushions or speed tables shall be approved by the Fire Marshal and shown on the approved Site Plan in accordance with the Fire Department's Traffic Calming Devices policy at the link below.

https://www.cor.net/departments/fire-department/prevention/traffic-calming-devices