

EXHIBIT “E”

Table 19.580.060 Required Spaces

Use	Number of Spaces Required
A	
Ambulance Service	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5 stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People - Entertainment and Non Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living	0.5 spaces/bed
B	
Banks and Financial Service a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽¹³⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/guest room ⁽¹⁶⁾
Boardinghouse	1 space/guest room ⁽¹²⁾

Use	Number of Spaces Required
Bus Terminal	(5)
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses a. With indoor facilities b. Outdoor only	a. See "Assemblies of People" for parking requirements b. (5)
Commercial Storage (mini-warehouse, self-storage facilities)	1 space/250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling c. Studio Unit d. Accessory Dwelling Unit	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾ c. 1 space/dwelling unit d. 1) When a garage, carport or covered parking is demolished or converted to an ADU, replacement parking for the primary dwelling shall be required. 2) No parking is required for the ADU.
E	

Use	Number of Spaces Required
Equipment Sales/Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/pick-up space ⁽⁴⁾
Farmers Market - Certified	⁽⁵⁾
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. ⁽⁵⁾
H	
Home Improvement Sales and Service a. With outdoor storage/display area	1 space/250 square feet a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area

Use	Number of Spaces Required
Lumber Yard and Building Materials - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones) ⁽³⁾	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service - urgent care e. Optometrist office	a. 1 space/bed ⁽¹²⁾ b. 1 space/180 square feet of floor area ⁽¹³⁾ c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	
Offices - Business and Professional	1 space/250 square feet of gross floor area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space/180 square feet of gross floor area ⁽¹³⁾
Outdoor sales, display or storage	5 spaces plus 1 space/250 square feet of office area
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾

Use	Number of Spaces Required
Public Uses (Public utility and services facilities)	(5)
R	
Rail Transit Station	(5)
Recreational Facilities - Commercial: a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club ⁽¹⁵⁾ g. Swimming Pool h. Specialty Non-Degree (Dance and Martial Arts) i. Other indoor and outdoor facilities	a. 1 space/250 square feet b. 5 spaces/bowling lane ⁽¹²⁾ c. 1 space/100 square feet of floor area d. ⁽⁵⁾ e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/150 square feet of floor area g. ⁽⁵⁾ h. ⁽⁵⁾ i. ⁽⁵⁾
Recycling Centers: a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities	a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee
Recycling Facilities: a. Indoor Collection Center b. Reverse Vending Machine c. Reverse Vending Machine - Bulk Type d. Mobile Recycling Unit	a. ⁽⁵⁾ b. No additional parking is required c. ⁽⁵⁾ d. 1 space/attendant (if applicable)
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	

Use	Number of Spaces Required
<p>Schools:</p> <p>a. College, Community College, University, and Professional</p> <p>b. Elementary or Secondary (Junior High)</p> <p>c. High School</p> <p>d. Vocational and Technical</p>	<p>a. ⁽⁵⁾</p> <p>b. 2 space/classroom plus 2 bus loading spaces</p> <p>c. 7 spaces/classroom plus 3 bus loading spaces</p> <p>d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ⁽⁹⁾ ⁽¹³⁾</p>
Senior Housing	1 space/unit ⁽²⁾
Shelters, Emergency	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Single Room Occupancies	1 space/dwelling unit
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
Supportive Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
Transitional Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
Tutoring Center	<p>1 space per each faculty/staff;</p> <p>1 space/2 students, for students 16 years old or older; and,</p> <p>1 space/10 students, for students under 16 years old</p>

Use	Number of Spaces Required
V	
Vehicle Fuel Station: a. With Accessory Retail/Convenience Market b. With Vehicle Maintenance/Repair c. With Indoor Storage Area d. With Restaurants (including all cooking, serving and seating areas) e. With Car Wash	a. 1 space/250 square feet of retail area including cooler areas ⁽¹⁴⁾ b. 2 spaces/service bay ⁽¹⁴⁾ c. 1 space/1,000 square feet of storage area ⁽¹⁴⁾ d. 1 space/100 square feet of floor area ⁽¹⁴⁾ e. 1 space/washing bay ⁽¹⁴⁾
Vehicle Parts and Accessories	See "Retail Sales" for parking requirements
Vehicle Repair - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used a. Without Outdoor Display b. With Outdoor Display	a. See "Retail Sales" for parking requirements b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities: a. Full Service and Express b. Self Service - (No separate office or retail use)	a. 1 space/2 employees of largest shift, not including vacuum stalls (Adequate stacking and drying areas as determined by Conditional Use Permit) b. 1 space/2 washing bays or stalls in addition to the bays, not including vacuum stalls
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	
Warehousing and Wholesale Distribution Centers	1 space/1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
Wireless Telecommunication Facilities	⁽⁵⁾
Table 19.580.060 Notes:	

Use	Number of Spaces Required
<p>1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.</p> <p>2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.</p> <p>3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.</p> <p>4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.</p> <p>5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.</p> <p>6. Excluding lath and green houses.</p> <p>7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.</p> <p>8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.</p> <p>9. Additional parking for assembly rooms or stadiums is not required.</p> <p>10. Parking may be provided on the same or adjoining lot.</p> <p>11. Parking may be provided on the same lot or within 100 feet of the subject site.</p> <p>12. Parking may be provided on the same lot or within 150 feet of the subject site.</p> <p>13. Parking may be provided on the same lot or within 300 feet of the subject site</p> <p>14. The pump islands are not counted as parking stalls.</p> <p>15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.</p> <p>16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, theCommunity & Economic Development Director, or his/her designee, may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.</p> <p>17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.</p>	