

ORDINANCE NO. 647 N.S.  
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
 AMENDING MUNICIPAL CODE REGULATIONS FOR  
 OFF-STREET PARKING REQUIREMENTS FOR  
 COMMERCIAL, SERVICE AND OFFICE LAND USES  
 IN THE DOWNTOWN PARKING ASSESSMENT DISTRICT  
 (CODE AMENDMENT 92008)

WHEREAS, Section 21.22.040 of the Paso Robles Municipal Code contains the off-street parking requirements for all land uses and provides special requirements for certain commercial, service and administrative professional land uses located within the Downtown Parking Assessment District; and

WHEREAS, the Land Use Element of the General Plan contains policies that call for the revitalization of the historic downtown by encouraging specialty retail, office and entertainment land uses to locate within this area; and

WHEREAS, existing off-street parking requirements have proven to be a hindrance to the City's efforts to revitalize the historic downtown in that said requirements have made it economically infeasible to utilize all of the floor space in certain existing historic buildings and to move new activity-generating land uses into vacant space, where the new uses were required to provide a greater ratio of off-street parking spaces than that required for previous uses; and

WHEREAS, the City finds that the Downtown Parking Assessment District adequately and appropriately defines the area considered to be the historic downtown; and

WHEREAS, public hearings were conducted by the Planning Commission on October 27, 1992 and by the City Council on November 3, 1992, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

WHEREAS, at its meeting of November 3, 1992, in accordance with the California Environmental Quality Act, the City Council adopted a Negative Declaration for this code amendment;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that Title 21 (Zoning) of the Municipal Code be amended as follows:

SECTION I: Section 21.22.040 is hereby amended to read as follows:

**"21.22.040 Parking space requirements.**

The minimum number of required spaces shall be determined by the following criteria except within the Downtown Parking Assessment District, in which commercial, service and office land uses located within buildings that were existing as of November 1, 1992 shall have no requirement to provide off-street parking spaces:

- A. Residential Land Uses.
  - 1. Single-family dwellings, including condominiums: a two car garage or carport, per dwelling unit;
  - 2. Two-family dwellings: two parking spaces per dwelling unit;
  - 3. Multi-family dwellings:
    - a. One and one-half spaces for each one-bedroom unit,
    - b. Two spaces for each two-bedroom unit,
    - c. Two and one-half spaces for each unit with three or more bedrooms,
    - d. Visitor Parking Spaces: For all multi-family dwellings with more than five dwelling units per lot, one visitor parking space shall be provided for each five dwelling units; provided that no more than fifty percent of the required resident parking spaces are in garages. If greater than fifty percent of the required resident parking spaces are in garages, the Planning Commission may require additional visitor parking spaces;

## 4. Mobile Home Parks:

a. Two spaces on each mobile home site shall be provided. Such spaces may be in tandem with a dimension of ten feet by forty feet,

b. Guest parking shall be on the basis of one parking space for each five mobile home pads. Such spaces shall be distributed throughout the park in a reasonable manner,

c. One parking space is required for each two hundred fifty square feet of gross floor space in the recreational, laundry, or community building.

5. Elderly Housing: In elderly housing (either federally assisted or private market housing subject to enforceable deed restrictions as to occupancy): One parking space per each dwelling unit, with fifty percent of the required parking to be improved in accordance with the standards set forth under this code and the remaining area to be landscaped or used for recreational purposes. Upon finding that the improved off-street parking area is insufficient, the Planning Commission may require that part or all of the unimproved off-street parking be improved to provide additional off-street parking to City standards;

6. Caretaker's quarters: Two spaces per dwelling.

## B. Motels and Hotels.

1. Motels and hotels without kitchen facilities: one space for each rental unit and one space for each employee;

2. Motels and hotels with kitchen facilities: one and one half spaces for each rental unit and one space for each employee;

3. Motels and hotels within the Downtown Parking Assessment District: one space for each employee and one space for each rental unit.

## C. Educational and Institutional.

1. Assembly areas, including conference rooms, without fixed seating: one space per one hundred square feet of net floor area;

2. Churches: one parking space for each four fixed seats in the principal place of assembly;

3. Hospitals: one parking space for each employee and one additional space for each four patient beds;

4. Residential Care Facilities for the Elderly: one parking space for each employee and one additional parking space for each room;

5. Schools: one space for each staff member and employee; in the case of secondary schools, one additional parking space for each eight students in grades nine through twelve shall be provided.

## D. Commercial-Recreational.

1. Amusement parks, fairgrounds: One space per five hundred square feet outdoor use area;

2. Pool halls, bowling alleys, and similar recreational facilities: one parking space for each two hundred square feet of net floor space;

3. Stadiums: one parking space for each six spectator seats;

4. Theaters: one space for every five seats.

## E. Commercial and Service Uses.

1. Ambulance services: Three spaces per emergency vehicle;

2. Animal Hospitals and Boarding: One space per three hundred square feet of gross floor area;

3. Auto Sales and Garages: four spaces for each maintenance stall;

4. Automobile service businesses: Three spaces per service bay;

5. Barber and Beauty Salons: one space per one hundred twenty-five square feet of gross floor area;

6. Bus stations: One space per three hundred square feet of office/waiting room plus one space per thousand square feet of warehouse/garage area;

7. Carwash, mechanical: one space per each employee on the largest shift plus fifty square feet of parking space (need not be striped) for each auto the facility is capable of washing in one hour of constant operation;

8. Carwash, self service: Two spaces per washing area or unit;

9. Funeral homes and mortuaries: One parking space for each four fixed seats plus one space for every forty square feet of floor area for nonfixed seats in a chapel, assembly room or foyer;

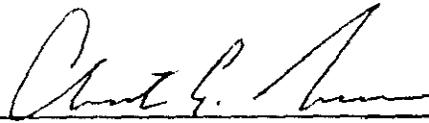
10. Furniture and large appliance sales: one space per five hundred square feet of gross floor area;
11. Laundromats: one space per two hundred square feet of gross floor area;
12. Mini-marts and liquor stores: one space per two hundred twenty-five square feet of gross floor area
13. Multitenant commercial centers (including but not limited to sit-down restaurants, laundromats, medical/dental offices, banks, mini-marts, and liquor stores: one space per two hundred fifty square feet of gross floor area unless the Planning Commission finds that a proposed land use will create a disproportionate demand for off-street parking spaces; in such cases the Planning Commission may determine that the land use is of similar class and nature to land uses requiring additional spaces and require same to be provided;
14. Nurseries (plant): one space per five hundred square feet of gross floor area used for sales, office and small materials storage and one space per two thousand square feet of outdoor storage or indoor storage of large materials;
15. Restaurants (drive-through): one space per one hundred square feet of gross floor area;
16. Restaurants (sit-down), nightclubs and similar establishments: one space per 150 square feet of gross floor area; parking spaces for outdoor seating shall be provided as follows:
- a. Where the outdoor seating area is twenty-five percent or less of the indoor serving area, no additional parking spaces are required.
  - b. Where the outdoor seating area is twenty-six to fifty percent of the indoor seating area, additional parking spaces shall be provided at one-half of the rate required for indoor serving area.
  - c. Where the outdoor seating area is greater than fifty percent of the indoor serving area, additional parking spaces shall be provided at the same rate required for indoor serving area;
17. Retail and service establishments: one space per two hundred fifty square feet of gross floor area;
18. Service Stations:
- a. Self-service, with no accessory uses: two spaces,
  - b. Full-service: three spaces per service bay.
- F. Administrative and Professional.
1. Clinics: one space for two hundred square feet of gross floor area;
  2. Medical/dental offices, banks/savings and loans and similar institutions: One space per two hundred square feet of gross floor area. Where physical circumstances warrant minor deviations from off-street parking standards for the conversion of homes to offices in the R-3-0 Zone, the architectural review committee (ARC) may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations;
  3. Offices, not including medical/dental offices, clinics, banks/savings and loans and similar institutions: one space per two hundred square feet of gross floor area. Exception: In the R-3-0 zone, where physical circumstances warrant minor deviations from off-street parking standards for conversion of homes to offices, the ARC may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations.
- G. Industrial, Manufacturing, and Storage.
1. Manufacturing industries: one parking space for each five hundred square feet of gross floor area used for manufacturing and one parking space for each thousand square feet of gross floor area, within a building, used for storage;
  2. Wholesale and storage: one parking space for each thousand square feet of gross floor area within a building;
  3. Mini-warehouses: one space for each five thousand square feet of gross floor area within a building to be distributed proportionately in the front and rear portion of the lot."

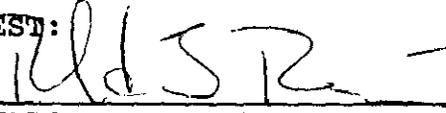
PASSED AND ADOPTED, This 1st day of December, 1992, by the following roll call vote:

AYES: Heggarty, Macklin, Martin, Picanco, and Iversen

NOES: None

ABSENT: None

  
MAYOR CHRISTIAN E. IVERSEN

ATTEST:   
RICHARD J. RAMIREZ, CITY CLERK

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