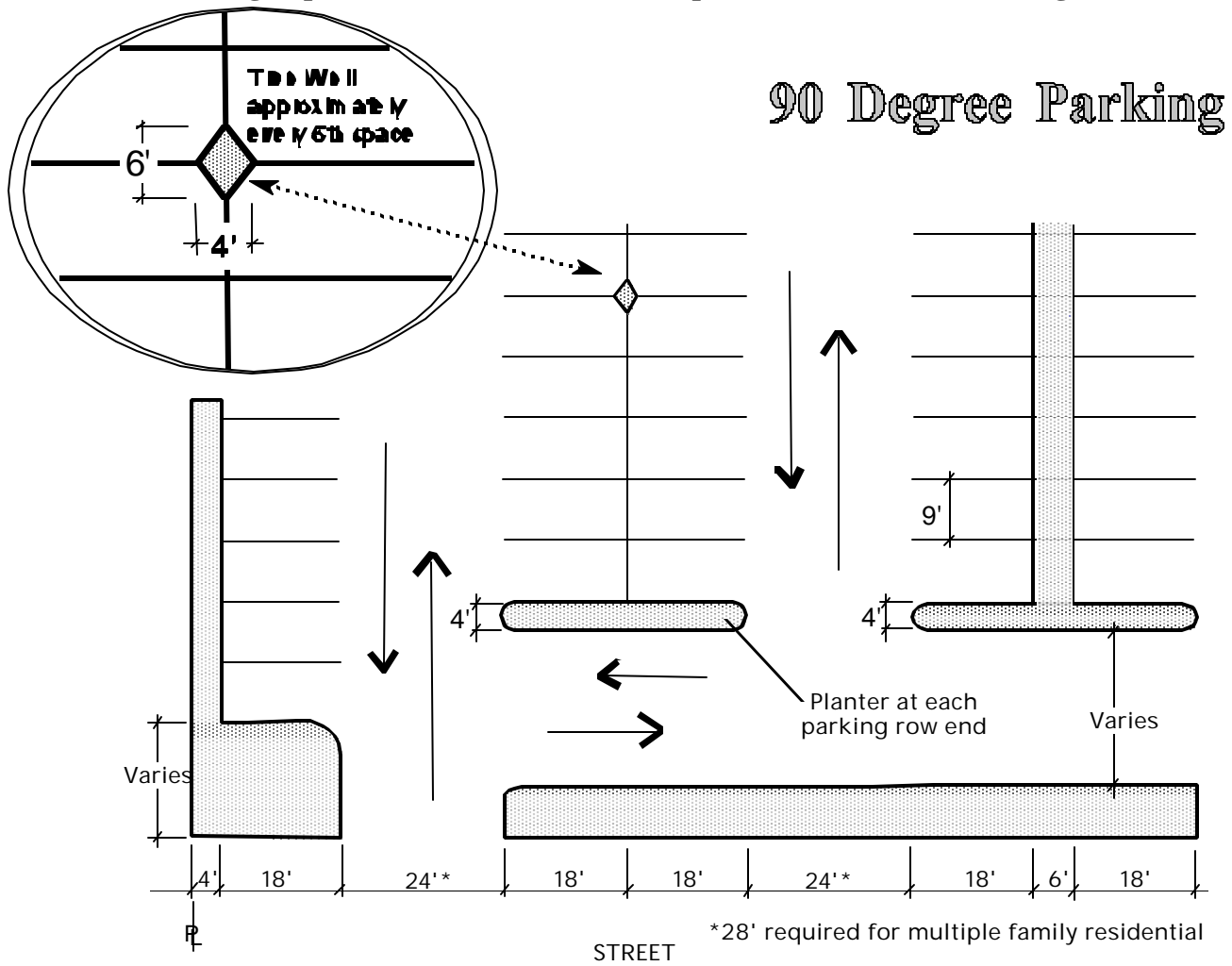


MINIMUM DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

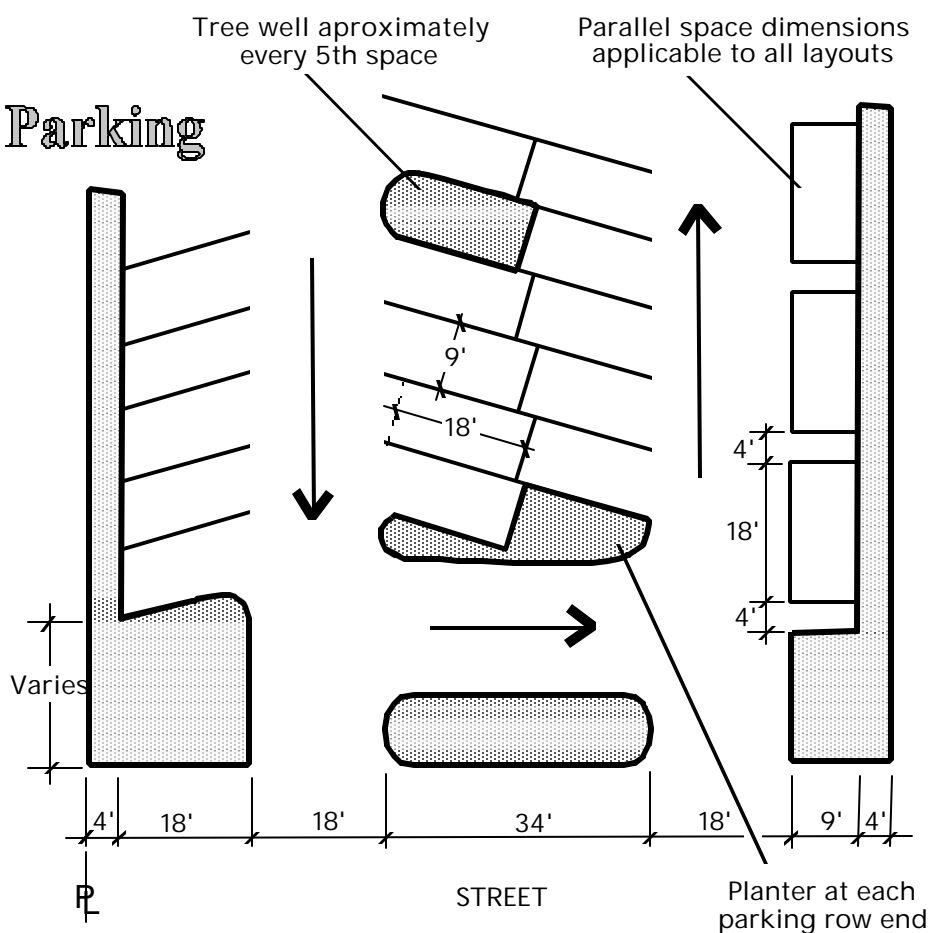
CITY OF RIVERSIDE, CALIFORNIA

Planning Department and Public Works Department, Traffic and Parking Division

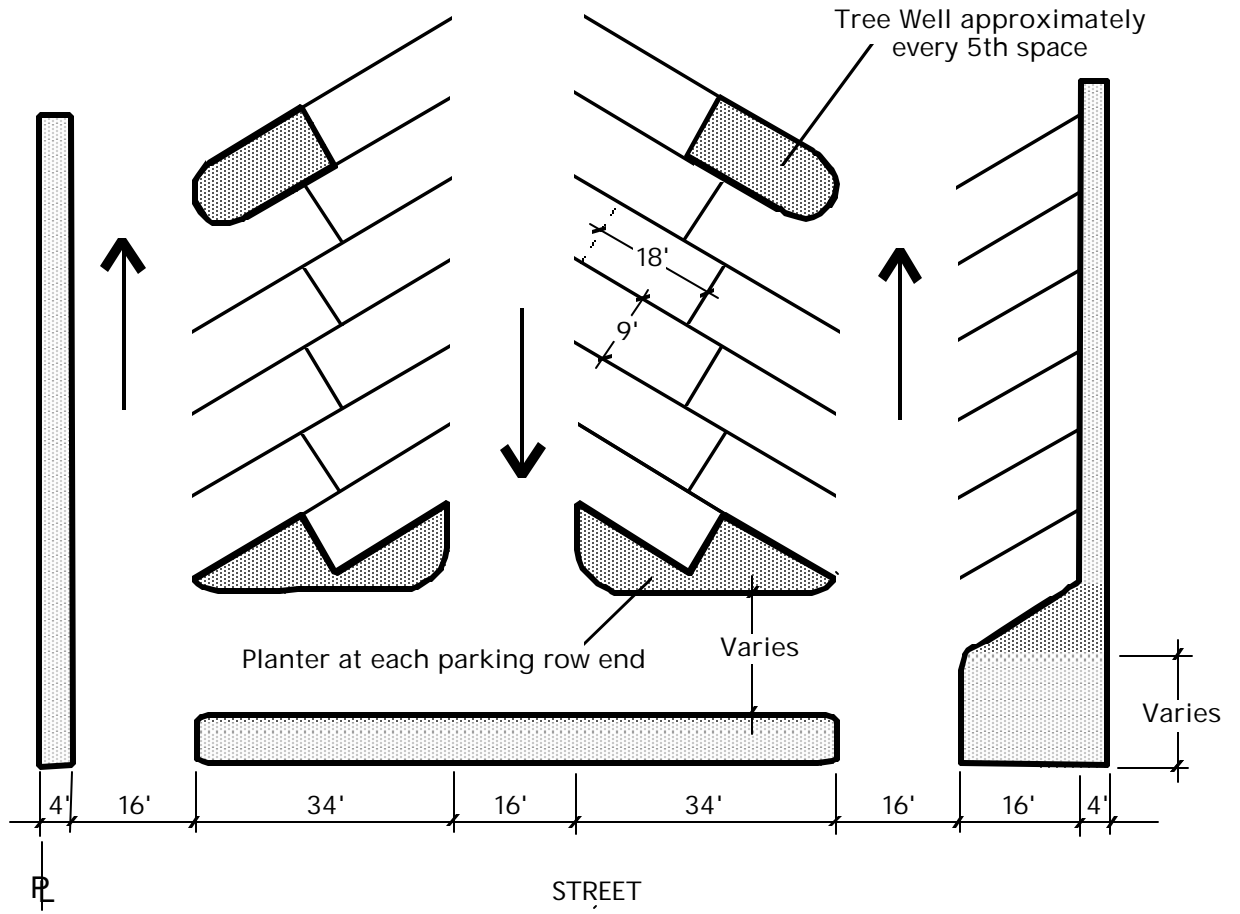


Landscaping, Typical

### 75 Degree Parking

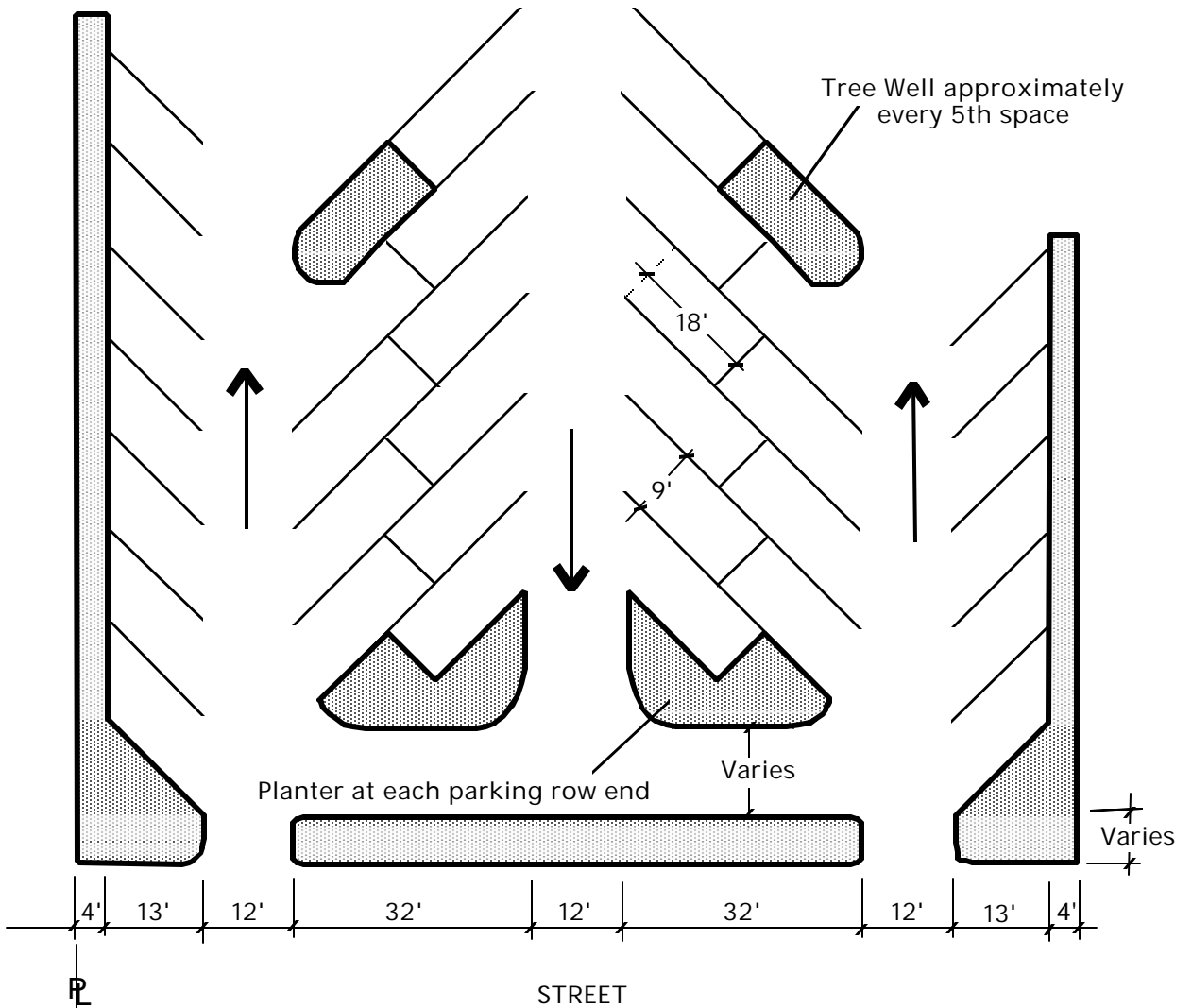


# 60 Degree Parking



Landscaping, Typical

# 45 Degree Parking



## NOTES:

1. All parking facilities shown above, except for the "90 Degree" example, are based on one-way movement of traffic.
2. All stalls must be a minimum of nine feet in width and eighteen feet in length.
3. No residential drives shall be permitted on major streets as shown on the General Plan, Circulation and Transportation Element except where no other access to the property exists. No off-street parking plan will be approved where vehicles are required to back into a street excepting plans for one- and two-family residences.
4. Driveway widths shall have the following minimum dimensions except where greater widths are necessary at property lines to meet the driveway approach standards established by the Public Works Department:
  - a. Ten feet for single-family residential and duplex driveways;
  - b. Twelve feet for one-way multiple-family residential driveways 150 feet or less in length with no on-drive parking and when adjacent to one or two story buildings;
  - c. Sixteen feet for all other one-way multiple-family residential driveways;
  - d. Twenty-four feet for all two-way multiple-family residential driveways; twenty-eight feet in width for any portions of driveways used as maneuvering areas for adjacent parking bays.
  - e. Twelve feet for all one-way non-residential driveways except that such driveways may be reduced to ten feet if; (1) the driveway provides access to not more than ten parking spaces, and (2) the total length of the ten-foot-wide driveway does not exceed 75 feet; and,
  - f. Twenty feet for all two-way non-residential driveways; twenty-four feet in width for any portions used as maneuvering areas for adjacent parking spaces.
5. Parking stall, entrances, exits, driveways, aisles and alleys used for access must be improved in accordance with the parking section of the zoning regulations, including:
  - a. Landscaping in accordance with City Council Resolution 10904;
  - b. Striping of the stalls;
  - c. Bumper or wheel stops when the stalls are abutting structures or walkways;
  - d. Two and one-half inches a.c. paving over four inches d.g.;
  - e. Masonry walls where required by the zoning regulations; and
  - f. Directional signs to insure safe and proper ingress and egress.
6. All lighting must be directed away from residential property.
7. The design of off-street parking facilities must be approved by the City Planning Department prior to the issuance of any building permit. Appeals, variances and referrals shall be per Title 19 of the Municipal Code. Street access driveways must be approved by the Public Works Department.
8. Sufficient information to determine compliance with the above must be shown on the plot plan which must be drawn to standard architect's or engineer's scale and must show the following information:
  - a. Street address if known;
  - b. Dimensioned property lines and their connection with some established street intersection;
  - c. Location and floor area of each use for all existing and proposed buildings and structures;
  - d. Names and widths of abutting streets;
  - e. Location of curbs, sidewalks, street lights, street trees, utilities, and other street improvements;
  - f. Detailed and dimensioned layout of parking stalls, aisles, driveways, wheel or bumper stops, walls, curb cuts, directional signs, landscaped areas, and other improvements;
  - g. Detailed information of any easements;
  - h. North arrow and scale;
  - i. Name and phone number of an individual who can answer questions and make decisions regarding the parking lot design.