

**City of Rio Dell**  
**Parking Landscaping Requirements**  
**Section 17.30.180 Rio Dell Municipal Code**

**Parking:** Section 17.30.180 of the Rio Dell Municipal Code (RDMC) identifies Parking and Loading requirements, including the required number of spaces, landscaping, lighting, surface requirements, striping, wheel stops, number of spaces, handicap spaces, bicycle and motorcycle parking and loading spaces.



**Section 17.30.180(6)** of the RDMC identifies the minimum dimensions of parking spaces and aisles. The applicant is proposing both perpendicular and angled spaces. The proposed parking space dimensions and aisle dimensions complies with the parking regulations.

**Section 17.30.180(7)(a)** of the RDMC requires all parking spaces, access drives and maneuvering areas to be improved with and permanently maintained with an all weather durable asphalt, concrete of comparable surface as required by the Director of Public Works.

**Section 17.30.180(8)** of the RDMC requires that the parking spaces be clearly delineated with white 4 inch wide lines and that the striping be continuously maintained in a clear and visible manner.

**Section 17.30.180(9)** of the RDMC requires concrete curbing at least 6 inches in height and 6 inches wide around the perimeter of the parking and landscaped areas.

**Section 17.30.180(10)** of the RDMC identifies driveway and access requirements. The purpose of the driveway provisions is to limit the number of driveways to avoid potential conflicts with pedestrians, bicyclist and vehicles.

**Section 17.30.180(10)(b)** of the RDMC requires that each access driveway be located a minimum of 50 feet from the nearest intersection, as measured from the centerline of the access road driveway to the centerline of the nearest travel lane of the intersecting street, unless a lesser or greater distance is approved or required by the Director of Public Works.

**Section 17.30.180(11)(b)** of the RDMC requires that one-way driveways be a minimum of 16 feet wide and two-way driveways be a minimum of 25 feet wide.

**Sections 17.30.180(12), (13) and (14)** of the RDMC identifies parking area landscape requirements for parking lots containing 3 spaces or more. Landscaping has to be provided throughout the parking lot as a combination of ground cover, shrubs and trees.

**Section 17.30.180(13)(i)** requires a six foot landscaping strip between the parking area and the street, curb, gutter and sidewalk.

**Section 17.30.310 et. seq.** requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is consistent with a number of Goals and

Policies of the Circulations Element, including Policies 3-1 and 3-2, requiring pedestrian and bicycle improvements. These regulations and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements.

**Section 17.30.180(12)(a)(iii)** of the RDMC encourages on-site stormwater detention/retention, pollutant cleansing and groundwater recharge. In addition, the City's Open Space and Conservation Element, Policies CO 5.2-7 and CO 5.6-2 require the incorporation of detention/retention facilities and bio swales. It is the City's policy that there is no net increase in stormwater runoff during a 25 year storm event as a result of a project.

**Section 17.30.180(13)(a)** of the RDMC requires that parking areas be screened from streets and adjoining properties and contains the following perimeter parking landscaping requirements:

*(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.*

*(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.*

*(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.*

*(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).*

**Section 17.30.180(13)(c)** of the RDMC requires that when a parking area is located adjacent to a nonresidential structure, a landscape strip shall be provided adjacent to the structure, exclusive to any building entries or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways.

**Section 17.30.180(14)** of the RDMC requires that 10% of the gross area of the parking lot be landscaped.

**Section 17.30.180(14)(a)** of the RDMC, requires trees that reach a minimum height of twenty (20) feet are required within or adjacent to the parking lot at a minimum ration of one (1) tree for every five (5) parking spaces.

**Section 17.30.180(15)** of the RDMC, requires that outdoor lighting fixtures be limited to a maximum height of fifteen (15) feet and that the fixtures be directed downward and away from adjoining properties and public rights-of-way, so that no on-site lighting directly illuminates adjacent properties.

**Section 17.30.180(19)** of the RDMC identifies bicycle parking requirements. The number of required bicycle spaces is based on the number of required parking spaces. Below is a copy of the bicycle parking demands.

Vehicle Parking Spaces Required	Number of Bicycle Spaces Required
3 - 25	3
26 - 50	5
51 - 75	10
76 - 100	15
100+	20

*Section 17.30.180(19)(b)RDMC*

**Section 17.30.180(20)** of the RDMC identifies **motorcycle** parking requirements. Parking lots with 20 or more spaces are required to provide motorcycle parking facilities. Each motorcycle space shall have a minimum dimension of four (4) feet by seven (7) feet long.

**Section 17.30.180(21)** of the RDMC identifies the number of required **loading** spaces. Industrial and manufacturing uses are required to provide 1 loading space for 5,000 to 40,000 square feet of gross floor area. Retail uses between 15,000 square feet and 10,000 square feet are required to provide one (1) loading space. Loading spaces must be at least 11' x 35' and have at least 14 feet of vertical clearance.

Loading areas are to be screened with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.

The loading areas must be striped and identified for "loading only" and the striping and notation must be continuously maintained in a clear and visible manner.