

14.20.090

**14.20.090 Removal of signs.**

A. The lawful use of any permanently mounted sign existing at the time of the enactment of the ordinance codified in this title may be continued although such use does not conform with the provisions of this title, except those declared abandoned or dilapidated, which shall be removed or remedial action taken upon notification by the director of planning and facilities.

B. Non-conforming permanent signs shall be removed or brought into conformity whenever the following occurs:

1. Property changes ownership and the name of the business is to be changed, or
2. The occupancy classification of the building is changed.

C. Any existing sign which is subsequently abandoned shall be removed, and any existing sign exceeding the allowable face area by twenty-five percent (25%), and which is subsequently destroyed or damaged to the extent of sixty percent (60%) or more of its replacement cost, shall be removed or brought into conformity with these regulations.

D. Any nonconforming temporary sign shall be removed or brought into conformity no later than sixty (60) days following December 5, 2000.

E. An order under this section shall be issued in writing to the owner or responsible party of any such sign, or of the building or premises on which such sign is located to comply within thirty (30) days time. Upon failure to comply with such notice, the director of planning and facilities may cause the sign to be removed and any costs of removal incurred in the process may be collected in a manner prescribed by law. (Ord. 99-O-25 § 5.9, 1999)

**Chapter 14.24**

**SUPPLEMENTAL OFF-STREET  
PARKING AND LOADING  
REGULATIONS\***

**Sections:**

- 14.24.010 General requirements.**
- 14.24.020 Land to provide parking.**
- 14.24.030 Design standards.**
- 14.24.040 Maintenance.**
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- 14.24.060 Mixed uses.**
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**14.24.010 General requirements.**

A. Where application of the requirements of Table I result in a fractional space requirement, the next larger requirement shall apply.

B. Wherever a building or use, constructed or established after December 5, 2000, is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

C. Off-street parking areas provided to comply with the provisions of this title shall not be reduced below the requirements of this title.

D. Off-street parking areas shall be designed, developed and maintained in accordance with the requirements of this chapter. Where parking decks or garages are proposed to meet off-street parking requirements, such

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\* The provisions of this chapter shall supplement the off-street parking requirements contained in Table I of this title.

structures shall meet the minimum requirements of Table 2. (Ord. 99-O-25 § 6.1, 1999)

**14.24.020 Land to provide parking.**

Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required. (Ord. 99-O-25 § 6.2, 1999)

**14.24.030 Design standards.**

A. Parking Dimensions. Parking spaces shall be not less than nine feet by nineteen (19) feet, except that a maximum of ten percent of the total number of spaces may be eight and one-half feet by eighteen (18) feet. However, the dimensions of all parallel parking spaces shall be not less than nine feet by twenty-four (24) feet. Minimum isle width shall be as follows:

90 degree parking	22 feet
60 degree parking	18 feet
45 degree parking	13 feet
30 degree parking	11 feet

B. Construction, Paving. Expansive impervious surface parking lots shall be avoided. Instead parking lots shall be broken down into sections as appropriate for the type and size of development, and shall be separated by landscaped divider strips, berms, and similar devices. Paving may consist of asphalt, crushed stones, gravel, or other material approved by the director of planning and facilities. Parking lot construction shall be designed to minimize off-site storm water run off.

C. Drainage. Parking lots shall be designed so as not to drain into or across public sidewalks or on to adjacent property, except into a natural watercourse or a drainage easement. In developed areas where this condition may be impossible to meet, the director of

planning and facilities may exempt the developer from this requirement, provided that adequate provision is made for drainage.

D. Separation from Walkways and Streets. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffer areas by a wall, fence, curbing, or other protective device approved by the director of planning and facilities, and illustrated by subsection 14.16.030(F).

E. Entrances and Exits. Landscaping, curbing, or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas shall be designed so that all movement onto a public street is in a forward motion. Entrance and exit driveways to public streets in the vicinity of street intersections must be located at least fifty (50) feet, measured along the curbline, from the intersection of the nearest curbline.

F. Marking. Parking lots containing ten or more spaces shall be marked by painted lines, curbs, or other means to indicate individual spaces. Signs or markers may be used as necessary to ensure efficient traffic operation of the lot.

G. Lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential areas, if any.

H. Landscaping. Off-street parking areas shall be landscaped in accord with the provisions of Section 14.16.030. (Ord. 99-O-25 § 6.3, 1999)

**14.24.040 Maintenance.**

All off-street parking areas shall be maintained in a clean, orderly, dust-free, and weed-

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free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles or equipment, except for service and auto repair stations/garages. (Ord. 99-O-25 § 6.4, 1999)

**14.24.050 Parking spaces for the physically handicapped.**

A. When off-street parking is required for any building or use, except for residential dwellings with fewer than twenty (20) units, parking for the handicapped shall be included when calculating the overall parking requirements for such building or use, based on the following formula:

Number of Required Spaces	Number of Spaces Reserved for Handicapped Persons
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
over 500	2% of total required

B. Parking spaces for the physically handicapped shall measure twelve (12) feet by twenty (20) feet or eight feet in width, with an adjacent access isle eight feet in width, and shall be located as close as possible to ramps, walkways, and entrances. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, and walkways. (Ord. 99-O-25 § 6.5, 1999)

**14.24.060 Mixed uses.**

Where more than one principal use, whether with the same or different parking requirements occupy the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

However, up to fifty percent (50%) of the parking spaces required for (1) theaters, public auditoriums, bowling alleys, dance halls, clubs, churches and religious institutions may be provided and used jointly by (2) financial institutions, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours as those listed in (1); provided however, that written agreement thereto is properly executed and filed with the county. (Ord. 99-O-25 § 6.6, 1999)

**14.24.070 Off-street loading.**

A. All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street or sidewalk.

B. Off-street loading and unloading space shall in all cases be located on the same lot or parcel of land as the structures they are intended to serve. (Ord. 99-O-25 § 6.7, 1999)