



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES

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Director

MEMORANDUM

TO: Interpretation File

CC: Maggie Castro, Planning Section Manager
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Cathy Gardner, Records/Admin. Manager

FROM: Paul Melcher, Planning Director *PM*

SUBJECT: Parking Surface Area Paving Requirements Pursuant to Section 906.00 of the Yuma County Zoning Ordinance

DATE: March 4, 2011

The portions of the Yuma County Zoning Ordinance (Ordinance) addressed in this interpretation are Sections 902.00 and 906.00(A-B). The question being asked relates to manufactured home sales, service, repair, and rental uses discussed in Section 902.00, Plate IX-1 of the Ordinance, and if these spaces should be paved once twenty-five vehicles or manufactured homes are parked on a property as part of the associated uses. Copies of the specific Ordinance references are attached to this determination.

The purpose of Plate IX-1 is to provide guidance in making determinations as to the number of parking spaces required for certain uses of a property. Under this matrix, vehicle or manufactured home sales, and service, repair, and rental uses are required to dedicate one (1) space per two hundred (200) feet of gross floor area for parking. In addition, the Ordinance states: *All sales, service, repair and rental facility lots used for vehicle parking shall meet the parking area surface requirements in Section 906.00 (Parking Area Surfaces).*

The key to this determination is that Plate IX-1 describes two standards for paving for the properties on which vehicle or manufactured home sales, service, repair, and rental uses occur. The first portion of the requirements deals with paved parking required as part of a sales/service office. The second portion deals with the requirements for the lots used for vehicle parking, i.e., vehicles for sale or rent or manufactured homes for sale, and the specific reference to parking improvements in Section 906.00(A-B).

As a result of the bifurcated requirements of the Plate IX-1 referenced herein and the link between the requirement in Plate IX-1 and Section 906.00, it is the Planning Director's determination that parking area improvements are required when more than six (6) vehicles or manufactured homes are displayed for sale or lease pursuant to 906.00(B), and more substantial parking area improvements are required when more than twenty-five (25) vehicles or manufactured homes are displayed for sale or lease pursuant to 906.00(A). Furthermore, Section 906.00 also applies to any other uses where a requisite number of parking spaces triggers specific improvements.

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<i>Plate IX-1: (Continued)</i>	
Use	Parking Requirements
Theaters, Stadiums	One (1) space for every three (3) seats. (Eighteen (18) inches per seat)
Vehicle or MH Sales, Service, Repair, Rental	One (1) space per two hundred (200) square feet of gross floor area. All sales, service, repair and rental facility lots used for vehicle parking shall meet the parking area surface requirements in Section 906.00 (Parking Area Surfaces).
Veterinarians/ Kennels and Boarding Stables	One (1) space per two hundred (200) square feet of gross floor area.
Wholesale Sales	One (1) space per four hundred (400) square feet of gross floor area.

Section 903.00--Parking Space Dimensions

Each Parking space shall contain a rectangular area at least twenty feet (20') long and nine feet (9') wide (eleven feet (11') wide for handicapped). Lines demarcating parking spaces shall be provided where three (3) or more spaces are adjacent. These may be drawn at various angles in relation to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section. For parallel parking, spaces shall not be less than twenty-two feet (22') by nine feet (9').

Section 904.00--Required Widths of Parking Area Aisles and Driveway

A. Parking Aisles

Plate IX-2: Parking Angle and Aisle Width

	0 Degrees	45 Degrees	60 Degrees	90 Degrees
One-way Traffic Aisle	12 Feet	18 Feet	18 Feet	24 Feet
Two-way Traffic Aisle	24 Feet	24 Feet	24 Feet	24 Feet

B. Driveways shall be not less than twelve feet (12') in width for one-way traffic and twenty-four feet (24') in width for two-way traffic. Where parking angles exceed sixty (60) degrees, two-way traffic aisles are required.

C. This section does not apply to parking areas serving one (1) or two (2) dwelling units on a parcel.

Section 905.00--General Design Requirements

A. Vehicle parking areas shall be designed so that vehicles may exit without backing onto a public street. This requirement does not apply to parking areas serving one or two dwelling unit properties. Backing onto arterial streets is prohibited, unless or if other means are not possible.

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- B. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians, structures or other vehicles.

Section 906.00--Parking Area Surfaces

- A. Parking areas that include lanes for drive-thru windows or that have more than twenty-five (25) required parking spaces shall be graded and surfaced with asphalt over ABC, concrete, or Portland cement over consolidated subgrade driveways.
- B. Parking areas that are not covered with the type of surface specified in Subsection (A) that require more than six (6) spaces shall be graded and surfaced with a dust-inhibitor treated ABC. The perimeter of such parking areas shall be defined by bricks, stones, railroad ties, or other similar devices. The driveway leading from the street or the property line shall be surfaced as provided in Yuma County Public Works Construction Standards.
- C. Parking spaces in areas surfaced in accordance with Subsection (A) shall be appropriately marked with single-stripped painted lines or other markings.
- D. Parking areas shall be properly maintained by the owner.
- E. A nonconforming use shall comply with this Subsection if the following occurs:
 - 1. The nonconforming use expands the floor area of the business by twenty-five percent (25%) or more; or
 - 2. The total amount of required parking for the business, after expansion, exceeds ten (10) parking spaces; or
 - 3. The nonconforming use changes to a conforming use and the required parking is ten (10) or more parking spaces.

Section 907.00--Joint Use of Required Parking Spaces

- A. One (1) parking area may contain required spaces for several different uses but, except as otherwise provided in this section, the required space assigned to one (1) use may not be credited to any other use.
- B. To the extent developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday, but is generally ninety percent (90%) vacant on the weekends, another development that operates only on weekends could be credited with ninety percent (90%) of the spaces on that lot. Or, if a church parking lot is generally occupied only to fifty percent (50%) of capacity on days other than Sunday, another development could make use of fifty percent (50%) of the church's spaces on those other days.
- C. Joint use parking agreements between adjoining properties, or in planned developments on the same property, shall be in a form approved by the County identifying:
 - 1. The number of vehicle spaces provided for each land use activity(ies);