

## Mt. Shasta Active Transportation Committee Regular Meeting Agenda

City Hall Conference Area  
305 North Mt. Shasta Blvd.  
Friday June 16, 2017; 8:30 AM

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Item
1. Call to Order
2. Roll Call
3. Special Presentations & Announcements
<p><b>4. Public Comment</b></p> <p>Welcome to our meeting. The committee invites the public to address the committee on matters on the Consent Agenda and matters not listed on the agenda that are within the committee’s subject matter jurisdiction. If the Public wishes to comment on matters that are on the agenda, the committee will request comment when the matter is heard. The committee reserves the right to limit public comment on matters that are outside its subject matter jurisdiction.</p> <p>The committee may regulate the total amount of time on particular issues and for speakers (typically 3 minutes). The committee may place additional time limits on comments, to ensure members of the public have an opportunity to speak and the committee is able to complete its business. A group may be asked to choose a spokesperson to address the committee on a subject matter, or the committee may limit the number of persons addressing the committee whenever a group of persons wishes to address the committee on the same subject matter. Speakers may not cede their time to another.</p> <p>If there is an item of great community significance/interest and is within the committee’s subject matter jurisdiction, the committee may request the item be agendized for further consideration at a subsequent committee meeting.</p>
<p><b>5. Staff &amp; Member Comments</b></p> <ul style="list-style-type: none"><li>• Update on Sidewalk Priority</li><li>• Update on grant applications</li></ul>
<p><b>6. Meeting Minutes</b></p> <p>a. Approval of the May 19, 2017 Regular Meeting Minutes</p>

**7. Midtown Trail Construction Priorities**

Background: The Midtown Trail is a major priority for the Active Transportation Committee. The trail would connect the north and south side of the City for cyclists. The process of designating this route has been stagnate due to staff and committee member turn-over. City Staff would like the committee to renew and confirm the route.

Action: Approve attached section items for City Staff implementation.

**8. Community Calendar of Events**

Background: ATC has discussed creating a calendar of events to encourage more bicycle and pedestrian participation in the City of Mt. Shasta.

Action: Discussion and recommendation to staff on direction

**9. Off-Street Parking Requirements: Bicycle Parking**

Background: The City of Mt. Shasta requires all new development to provide a specific amount of bicycle and vehicle parking to accommodate new uses. The requirements have not been reviewed recently and contain conservative requirements for bicycle parking. Changes may need to be made to create more bicycle and pedestrian facilities for new developments.

Action: Recommend action to staff.

**10. Future Agenda Items** – These are tentative items to review in the upcoming meetings

- a. Joint Agency Trail Meeting – 7/21/2017
- b. STAGE Update – 7/21/2017
- c. Car-Free Zones – 8/18/2017
- d. County Bike and Pedestrian Plan – 8/18/2017

**11. Adjourn Next Meeting Friday July 21, 2017 at 8:30am**

Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd., Mt. Shasta, CA at the same time the public records are distributed or made available to the members of the legislative body. Agenda related writings or documents provided to a majority of the legislative body after distribution of the Agenda packet will be available for public review within a separate binder at City Hall at the same time as they are made available to the members of the legislative body.

The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk or Deputy City Clerk at least 48 hours prior to the meeting at (530) 926-7510 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

## Proposed Resolutions for ATC Action Item #1

1) ATC requests staff proceed with implementing the following two segments of the midtown trail in the 2017 construction cycle as shown on the attached map and assuming the Pace Engineering estimates of 2016 to be accurate:

- (a) Old McCloud Class 3 bicycle and pedestrian improvements from Mountain View to South Mt. Shasta Blvd.
- (b) Old McCloud to the Siskiyou Land Trust property line at B street designating B and A Streets, with appropriate connectors, as Smart Streets via signage and sharrows for walkers, bicyclists, and limited automobile use.

2) ATC recommends the City of Mount Shasta work with the Siskiyou Land Trust to secure funding for a Class 1 Bicycle/Pedestrian handicapped accessible trail through their property from B Street via Castle Alley to Rockfellow Drive  
And Class 3 improvements of Castle Street from Chestnut to Land Trust

3) ATC requests staff provide a map showing the location of the parcels for which the city is seeking easements as described in the document Northern Midtown Trail ROW Process 11/4/2014 before asking us to reconfirm these actions.

**Chapter 15.44**  
**OFF-STREET PARKING REQUIREMENTS**

Sections:

<a href="#">15.44.010</a>	Purpose.
<a href="#">15.44.020</a>	Parking compliance required.
<a href="#">15.44.030</a>	Parking space.
<a href="#">15.44.040</a>	Off-street parking space sizes.
<a href="#">15.44.050</a>	Number of spaces required.
<a href="#">15.44.053</a>	Provision of off-site parking.
<a href="#">15.44.055</a>	Shared parking on single mixed use site.
<a href="#">15.44.060</a>	Design regulations.
<a href="#">15.44.070</a>	Standard City parking lot design.
<a href="#">15.44.080</a>	Design review and appeal.
<a href="#">15.44.090</a>	Minor modifications – Waiver.
<a href="#">15.44.100</a>	Temporary permits.
<a href="#">15.44.110</a>	Cash payment in lieu of parking space(s).
<a href="#">15.44.120</a>	Provisions for providing parking in lieu of on-site.
<a href="#">15.44.130</a>	Bicycle parking.
<a href="#">15.44.140</a>	Delegation by City Manager.
<a href="#">15.44.150</a>	Definitions.
<a href="#">15.44.160</a>	Violations – Enforcement.

**15.44.010 Purpose.**

The purpose of this chapter is to provide an acceptable number of parking spaces for residential, commercial and industrial uses and to provide safe access on and off public streets. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.020 Parking compliance required.**

Prior to the issuance of a building permit or the establishing of a new use, the applicant shall demonstrate compliance with the off-street parking requirements found in Table A at the end of this chapter. In the event the building permit is for the expansion of an existing structure or the new use is within an existing structure, the applicant shall only be required to provide the additional parking measured by the expanded portion of the structure or the extent to which the new use is more intensive.

Should an existing structure be destroyed or damaged to the point of total reconstruction, and said rebuilt or remodeled/upgraded structure provides for no more than 110 percent of the original square footage, then the structure would be required to provide for the same number of existing spaces; said permit will therefore not require additional parking space unless there is a change of use. (Ord. CCO-03-08, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.030 Parking space.**

“Parking space” means an accessible and usable space on the building site, including vehicle circulation. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.040 Off-street parking space sizes.**

In any district, the following parking space minimum sizes shall be observed:

(A) Residential uses: full size spaces: 10 feet by 20 feet, compact spaces: seven and one-half feet by 16 feet.

(B) Nonresidential uses: customer and visitor spaces, full size spaces: nine feet by 20 feet, compact spaces: seven and one-half feet by 16 feet.

(C) Parallel spaces for all uses: full size spaces: eight feet by 22 feet, compact spaces: eight feet by 21 feet.

(D) Handicapped parking spaces shall conform to the California Building Code, Cal. Code Regs. Title 24, that is in effect at the time of permit issuance.

(E) Compact parking spaces shall not exceed 25 percent in any private parking lot. (Ord. CCO-12-03 § 1, 2012; Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.050 Number of spaces required.**

(A) The City Council shall, by resolution, adopt regulations which specify the minimum number of parking spaces required to be provided for any nonresidential structure or use subject to this chapter. Such regulations shall be incorporated herein by reference as Table A at the end of this chapter. For all calculations of required parking, any portion of a space over one-half shall be rounded up to the next whole space.

(B) Residential structures of one to three dwelling units shall require two parking spaces for each dwelling unit, one of which shall be covered or enclosed. Residential structures of four or more dwelling units shall require one and one-half spaces per unit, plus one additional space per five units to be reserved for recreational vehicles. (Ord. CCO-12-03 § 1, 2012; Ord. CCO-11-05 § 43, 2011; Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.053 Provision of off-site parking.**

A parking lot may be provided on adjacent or other similarly zoned property within 800 feet of the project site requiring the parking for nonresidential structures or uses.

(A) Provision of an off-site parking lot shall include a mechanism guaranteeing permanent parking attributed to the project and perpetual maintenance of the parking lot.

(B) Signage shall be provided at both the principal location directing customers to the off-site parking lot, and at the off-site parking lot indicating those spaces that are designated for those customers' use.

(C) Shared Parking Off-Site. Off-site parking may be shared with one or more other uses, provided all of the following criteria are met:

(1) Applicant must demonstrate that the shared off-site parking area has a different time of peak parking demand than principal site, or that there is the total required parking for both types of uses.

(2) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this chapter.

(3) Shared off-site parking agreements or contracts between two or more landowners with one or more uses should contain, but not be limited to, the following components:

(a) The mechanism, lease or contract shall specify the total number and location of parking spaces under contract, and this number, when added to any on-site parking provided, must be equal to the total number of parking spaces required, as adjusted by the calculations in MSMC [15.44.055\(C\)](#).

(b) The lease or contract shall legally bind all parties and provide for amendment or cancellation only upon written approval from the City.

(c) The lease or contract shall set forth the nature of the sharing arrangement, including any details as to any limitations of sharing where necessary.

(d) The lease or contract may contain additional legal language that is common to contractual agreements, including but not limited to indemnification, cooperation, or termination where necessary.

(e) The lease or contract shall include language as to who is responsible for maintaining shared spaces, including striping, sealing, asphalt repair, cleaning and signage.

(f) The lease or contract shall specify insurance requirements for the shared facilities.

(g) The lease or contract shall make provisions for enforcement procedures with special focus on monitoring and parking violations.

(D) The provision of off-site parking shall be memorialized in a binding agreement between the City and the property owner, which shall be recorded with the Siskiyou County Recorder and shall be an encumbrance against the property that is credited with additional parking. (Ord. CCO-12-03 § 2, 2012)

**15.44.055 Shared parking on single mixed use site.**

(A) The purposes of the shared parking provisions for single sites are to:

(1) Allow a reduction in the total number of parking spaces required for certain properties in cases where a mix of land uses on the same parcel of land have varying peak periods of parking demand;

(2) Reduce the overall amount of impervious surfaces, specifically the amount of land devoted to surface parking;

(3) Stimulate economic development to encourage mixed use;

(4) Encourage flexibility and adaptive use or reuse of parcels.

(B) General Provisions.

(1) Shared parking may be approved on parcels containing more than one land use, provided at least one of the uses generates different peak periods of parking demand than the other uses.

(2) Shared parking arrangements are voluntary, and must be approved by the City. They may be approved in any commercial zoning district where off-street parking is required.

(C) Calculation.

(1) Where shared parking arrangements are proposed, proponents shall provide evidence that the proposed uses have different peak periods of parking demand by the following method:

(a) The Table of Peak Parking Demand (Table 1) and associated formula shall be used to determine the number of parking spaces to be provided.

(b) Each proposed use shall be categorized by weekday and evening/weekend peak periods according to Table 1. Where proposed land uses do not fit neatly into the categories described, the Planning Department shall make a determination as to which category the use most closely resembles in terms of parking demand.

(c) The formula for determining the amount of parking spaces required in a shared parking arrangement shall be as follows:

(i) Calculate the normal parking requirement for all uses in the weekday peak category of land uses. Do the same for all uses in the evening/weekend peak category.

(ii) The larger of the two categorical sums shall be considered the "base" parking requirement for the site.

(iii) Add 25 percent of the smaller of the two categorical sums to the base parking requirement. The total represents the number of required parking spaces for the shared parking arrangement.

**Table 1. Peak Parking Demand**

<b>Weekday Peaks</b>	<b>Evening/Weekend Peaks</b>
Banks	Auditoriums
Schools	Bars and dance halls
Distribution facilities	Meeting halls
Factories	Restaurants
Medical clinics	Theaters
Offices	Religious institutions
Professional services	Parks
Personal services	Shops and malls

(D) Shared Parking Permit. An applicant interested in shared parking shall apply for a shared parking permit as part of project review by the Planning Commission. If the project is not subject to design review or another action before the Planning Commission, the application shall include the following:

- (1) Name of applicant.
- (2) Date of application.
- (3) Square footages and categories of uses for all individual uses located or proposed to be located on or that use the subject property.
- (4) Number of parking spaces normally required according to Table A at the end of this chapter.
- (5) Any other information that may be necessary for the Planning Commission to determine the feasibility of shared parking. (Ord. CCO-12-03 § 2, 2012)

**15.44.060 Design regulations.**

The City Council may, by resolution, adopt specific regulations to be met in any parking lot design subject to approval hereunder, including but not limited to the following, which regulations shall be published in a form easily usable by, and made available to, the public:

- (A) Lot entrance and exit specifications, ramps and interface with adjacent sidewalks, streets and alleys;
- (B) Signage, striping and markings;
- (C) Grading, drainage and slopes;
- (D) Aisle, turning, approach area and other circulation specifications;
- (E) Loading zones;
- (F) Handicapped spaces;
- (G) Drive-up and drive-through design;
- (H) Wheel stops and other devices for the protection of persons or property;
- (I) Lighting;
- (J) Pedestrian access to lot;
- (K) Landscaping, snow removal and storage, irrigation and screening;
- (L) Vehicle roof and pedestrian clearances for covered parking areas;
- (M) Visibility and other safety considerations;
- (N) Any other design criteria which will serve to protect the public health, welfare and safety;

(O) Fees to be charged for reimbursement to the City for processing applications hereunder, and for enforcement of this chapter. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.070 Standard City parking lot design.**

(A) Paved Surface. Other than for campground and agricultural uses the area devoted to driveways and vehicle parking shall be hard surface such as asphaltic-concrete and masonry products and shall be designed to the specifications of the Department of Public Works.

(B) Illumination. All artificial illumination provided in conjunction with parking areas shall be installed, directed downward, and shielded to confine all direct rays of light within the boundaries of such facilities.

(C) Access Control. Parking areas shall have barriers, directional signs, curbs, or other control features to limit access only to the approved encroachments from the paved parking area. Whenever possible, shared encroachments or frontage roads should be integrated into parking area design.

(D) Marking. Every paved parking area shall be clearly marked and such marking shall be maintained in a visible and orderly manner.

(E) Interior Traffic Circulation. Traffic circulation within any outdoor parking area shall be designed to ensure that no vehicle needs to use a public road to travel from one portion of the parking lot to another. Dead-end aisles shall be provided with adequate paved turnaround area at the closed end.

(F) Uses with drive-through, customer pick-up, or service windows shall have circulation patterns designed to accommodate both customer parking and drive-through patrons. Patrons using the parking lot shall be able to access parking spaces and exit the property without interfering with the drive-through area. Vehicles in line at the drive-through window during peak traffic times shall be located in such a manner so that access to and from the property is not impeded, and customers wanting to park and go into the business are not blocked from parking spaces. Drive-through lanes shall be clearly marked. These requirements are also in effect if a drive-through is added to an existing use.

(1) Design of the parking area shall include provisions for control of surface runoff waters onto adjoining property and roads as approved by the Department of Public Works.

(2) All parking areas shall include an area for the storage of snow removed from the parking area. This may include a parking space.

(3) The maximum grade or slope of driveways at the street access areas on multiple-family residential, commercial, and industrial parking lots shall not exceed six percent.

(G) Completion of Parking Area.

(1) No use or occupancy of the structure, or development, including the stocking of inventory shall be permitted until the parking areas and encroachments have been completed to the satisfaction of the City Planner.

(2) If parking areas are impractical to complete due to inclement weather, and final inspection is to occur between November 1st and May 1st of the City fiscal year in which the inspection will take place, improvement security may be posted consistent with the requirements of this code if approved by the City Planner. Work shall be completed by September 30th of the year following May 1st. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**15.44.080 Design review and appeal.**

Any person whose parking lot is subject to design review or appeal shall apply for approval in such manner as specified by the City Administrator or the Planning Director, and pay any applicable fee. The City Administrator shall determine whether the proposed design meets all requirements of this chapter, and if it does, he/she shall issue a permit for construction of same. The City Administrator is not hereby authorized to exercise any legal discretion in the issuance of such permits. Any person

whose design is rejected by the City Administrator may appeal such decision to the Planning Commission, the decision of which may be appealed within 10 days after it is denied or issued, to the City Council, which decision shall be the final interpretation of this chapter. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.090 Minor modifications – Waiver.**

Relief from any provision of this chapter, by way of minor modification to, or the granting of a waiver from, may be obtained when, based upon written evidence from the property owner, the Planning Commission can support a finding that, due to the particular circumstances, the project or business will not create the usual need for parking spaces or there are other significant difficulties associated with the site. Provided, however, that no waiver shall be granted if in the judgment of the Planning Commission a waiver would be detrimental to the public health, welfare or safety. The grant or denial of any such waiver may be appealed, within 10 days after issuance thereof, to the City Council. (Ord. CCO-12-03 § 1, 2012; Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.100 Temporary permits.**

The City Administrator may grant temporary relief from the requirements of this chapter so as to accommodate the reasonable business needs of any property owner, if needed because of construction or any other temporary condition which prevents the property owner from meeting such requirements. Such a temporary off-street parking permit shall not exceed six months in length, and may be renewed. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.110 Cash payment in lieu of parking space(s).**

Where a recognized district exists for providing common parking, an applicant may pay to the district such sum for each space required by Table A not provided, as determined by the City Council. Any sums collected by the City pursuant to this section shall be applied to the acquisition and/or improvement of public parking spaces in the district. (Ord. CCO-03-08, 2003; Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.120 Provisions for providing parking in lieu of on-site.**

The City Council may establish by resolution a fee which the City, at its sole discretion, may accept from the applicant in lieu of requiring the applicant to provide off-street parking spaces within an established parking district. The amount of fee will be determined by considering the cost of actually providing off-street parking spaces, and the fee may, by resolution, be adjusted from time to time so that the fee, in the sole discretion of the City Council, reflects the then current cost of creating and providing off-street parking spaces. (Ord. CCO-12-03 § 1, 2012; Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.130 Bicycle parking.**

For every commercial or industrial building of 2,000 or more feet of gross floor, a stationary object shall be provided to which two bicycles may be attached with a user-provided six-foot cable and lock. Additional structures may be added at the owner's option. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket, and, in the case of commercial buildings, shall be located out-of-doors, in or near the auto parking area. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.140 Delegation by City Manager.**

Any ministerial authority granted hereby to the City Manager may be delegated by him/her to such subordinate as he/she may from time to time specify, including, but not limited to, the Planning Director, Director of Public Works or City Building Inspector. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.150 Definitions.**

Except as specifically provided to the contrary herein, or in any regulations adopted in relation hereto, the definitions set forth in MSMC Title [18](#) and the Uniform Building Code (UBC) are incorporated by reference into this chapter. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

#### **15.44.160 Violations – Enforcement**

Any person who violates this chapter shall be guilty of an infraction, to be punished therefor according to the law as it shall at the time thereof exist. In addition, such violation is hereby deemed to be a nuisance, and the City may seek abatement thereof in the manner provided under the Municipal Code for Building Code Section 4051 violations, or under other law or regulation. The City shall recover its reasonable attorney fees expended in any civil enforcement proceedings. (Ord. CCO-03-01, 2003; Ord. CCO-01-06, 2001; Ord. CCO-90-06, 1990)

**TABLE A**

**Parking Space Requirements – Nonresidential**

<b>TYPE OF BUSINESS</b>	<b>PARKING REQUIREMENT</b>
<b>RESTAURANT/BAR/COFFEE SHOP</b>	
Sit Down	The greater of 1 space per each 4 seats OR 1 space per 250 S.F. gross floor area
Drive-Through, Fast Food	The greater of 1 space per each 4 seats OR 1 space per 250 S.F. gross floor area. At design review, applicant must demonstrate that queuing is adequate and does not interfere with internal circulation or spill over off site
<b>RETAIL, PERSONAL SERVICES, AND OFFICES</b>	
All Retail Stores Not Listed Elsewhere	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Nursery/Flora	1 space per employee on maximum shift PLUS 1 space per 200 S.F. gross floor area interior sales space PLUS 1 space per 2,000 S.F. greenhouse and open display space
Confectionery/Bake Shop	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Auto Parts, Department Stores	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Furniture, Tire Store, Bulk Goods Stores	1 space per 500 S.F. gross floor area
Building Materials, Farm Machinery Outlet Machinery (Large)	1 space per 500 S.F. gross floor area PLUS 1 space per employee on the maximum shift
Repairs, Household Items, Radio, TV and Electronics	1 space per employee PLUS 1 space per 600 S.F. gross floor area
Personal Service Not Listed	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Bank/Walk In	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Bank/Drive-In/Through	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area

TYPE OF BUSINESS	PARKING REQUIREMENT
	must demonstrate that queuing is adequate and does not interfere with internal circulation or spill over off site
Gas or Service Station	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Manicurist/Beauty Shop	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Mortuary	The greater of 1 space per employee PLUS 1 space for each 3 fixed seats OR 1 space per each 50 S.F. of public area
Self-Storage/Mini-Storage	1 space per 10,000 S.F. gross rental area PLUS 2 parking spaces per business
Animal Care and Control	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Medical/Dental/Treatment	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Nonmedical Professional Offices	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
Health Club/Physical Therapy	One space per 300 S.F. gross floor area, up to and including 5,000 S.F., then 1 space per 500 S.F. gross floor area
<b>HOSPITAL AND NURSING RESOURCES</b>	
Convalescent, Nursing and Rest Home	1 space per each employee PLUS 1 space per each 4 beds
General Hospital	1 space per each 2 beds PLUS 1 space for every employee on maximum working shift
<b>PUBLIC ASSEMBLY</b>	
Public Assembly; Church/Chapel; Club/Lodge; Community Center; Public Arena/Stadium; Auditorium (Nonschool); Outdoor Concert Venue	The greater of 1 space per each 3 seats in principal seating area OR 1 space per each 40 S.F. of seating/assembly area PLUS 1 passenger loading space.
<b>PUBLIC ENTERTAINMENT</b>	
Bowling Alley	4 spaces per alley PLUS 1 space per employee PLUS 1 space per each 3 seats in any bar or dining area
Dance Hall	The greater of 1 space per each 4 occupants allowed by Fire Code OR 1 space per each 40 S.F. gross floor area PLUS 1 passenger loading space
Theater	The greater of 1 space per each 4 seats OR 1 space per 50 S.F. of seating area
<b>PUBLIC LODGING</b>	

<b>TYPE OF BUSINESS</b>	<b>PARKING REQUIREMENT</b>
Boarding House	1.5 spaces per guestroom PLUS 1 space per employee/owner PLUS all applicable required parking for additional use categories
Bed and Breakfast	As per Chapter <a href="#">18.21</a> MSMC
Hotel/Motel	1 space per each guestroom PLUS 1 space per every 2 employees PLUS all applicable required parking for additional use categories
<b>VEHICLE ASSOCIATED – All parking requirements are exclusive of any service or storage areas</b>	
Automobile/Boat Sales	1 space per 2,000 S.F. interior and exterior sales/display/storage area – up to total of 20 spaces
Mobile Home/Recreational Vehicles	1 space per each 5,000 S.F. open lot area – need not exceed 5 spaces PLUS 1 space per employee on maximum shift
Heavy Equipment Sales and Service	1 space per 1,000 S.F. gross floor area PLUS 1 space per employee on maximum shift
Towing, Washing Facility	2 spaces per rack/bay/towing truck PLUS 1 space per employee on maximum shift
<b>EDUCATIONAL FACILITIES</b>	
Educational Facility Not Listed	1 space per employee, including teachers and administrators, PLUS 1 per each adult student PLUS adequate space for loading/unloading students
Public, Private or Parochial Elementary	1 space per 500 S.F. of floor area PLUS 1 space per employee PLUS adequate space for loading/unloading students
High School or College	1 space per 10 students PLUS 1 space per each employee PLUS adequate space for loading/unloading of students
<b>UNLISTED USES</b>	Parking requirements for types of structures and uses not specifically listed in this table shall be determined by the Planning Director based on requirements of comparable uses listed herein.
<b>COMBINED USES</b>	Combined use goes with the greater standards on a single floor. However, see “Shared Parking” if applicable
<b>SPACE COMPUTATION</b>	Space computations for any use which result in a fraction that is 50% or greater shall be increased to the next higher full digit.
<b>HANDICAPPED SPACES</b>	In addition to the standard requirements, parking lots shall conform to the handicapped requirements of the California Building Code, Title 24, California Code of Regulations currently in effect.

**The Mt. Shasta Municipal Code is current through Ordinance CCO-17-04, passed April 24, 2017.**

Disclaimer: The City Clerk's Office has the official version of the Mt. Shasta Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: [www.mtshastaca.gov](http://www.mtshastaca.gov)  
(<http://www.mtshastaca.gov/>)  
City Telephone: (530) 926-7510  
Code Publishing Company  
(<http://www.codepublishing.com/>)