

F. Parking Structure Design Standards

1. Setbacks. The parking structure shall comply with the minimum requirements, including all height adjustments, of the underlying zone.
2. Maximum Height. The parking structure shall comply with all height requirements, including the stepping back of the additional stories, of the underlying zone.
3. Parking Stall Size Requirements.
 - a. **Retail/Hotel Projects**. Retail/Hotel type developments are characterized by constant traffic flow and parking space ingress/egress, and generally have a higher daily traffic count than a single/multiple user office building. Because of such, all parking stall and aisles shall conform to the parking stall design standards. There shall be no reduction in the minimum aisle width or parking stall depth for a parking structure constructed for a retail or lodging land use.
 - b. **Office Building Project**. Office building type developments are characterized by non-constant traffic flow and parking space ingress/egress, and generally have two time periods of activity. The balance of the day is characterized by a very low activity level, and evening hours are normally not occupied. Because of such, the minimum parking stall depth for 90 degree parking may be reduced from twenty [20] feet to eighteen [18] feet upon review and approval of the Planning Commission. The minimum travel aisle way shall not be reduced in any circumstance. All other parking stall dimensions for angled parking, including stall width, shall not be reduced.
4. Parking Structure Appearance Requirements. Parking structures shall be designed as to complement adjacent non-parking structures, and to blend in with the local man-made or natural environment. If adjacent to an existing or future office building and the facility is adjacent to a right-of-way, the parking structure shall be designed as to appear as an office building with simulated window openings and doors, unless otherwise approved by the Planning Commission. Exterior elements shall use at least one of the following materials: embossed concrete, polished masonry, colored glass, and brick. Stucco shall not cover more than 25% of the hard vertical surface area. Stucco may only be used if approved by the Planning Commission after determination that the material blends with the adjacent man-made or natural environment, and is used in an architecturally pleasing manner (such as quoins, pediments, etc).
5. Landscaping. The parking structure shall landscape the base of the facility with additional trees and shrubs, along with other materials that will de-emphasize the use of the facility as a parking structure. It is strongly encouraged, but not required, to landscape the top level with additional trees, grass, and other pedestrian friendly elements (such as benches and/or tables)