

feet shall be provided between every pair of garage doors accessing attached garages.

(G) *Traffic control aids.*

1. *Marking of spaces.* Parking spaces shall be marked on the pavement. Any other directional markings or signs shall be installed as permitted or required by the city to ensure the approved use of space, direction of traffic flow, and general safety.
2. *Colors reserved.* The following colors are reserved for specific uses in parking areas:
 - a. Red: fire lanes.
 - b. Blue: accessible parking signage and pavement striping.
 - c. White: parking space pavement and aisle marking (one-way).
 - d. Yellow: aisle marking (two-way).
3. *Striping style.* Required off-street parking spaces shall be delineated by four-inch-wide single- or double-striped lines in the configurations shown in Fig. 15.8, "Stall Markings and Wheel Stop Locations."

(H) *Lighting.* Parking areas shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. To accomplish these purposes, lighting of parking areas shall meet or exceed the following standards as demonstrated in the parking plan:

1. *Shielding of lights in commercial parking areas.* Light sources shall be of a full cut-off luminaire type, and concealed or shielded to the maximum extent possible to minimize the potential for glare and unnecessary diffusion on adjacent property. Lighting fixtures for canopies or similar structures shall be recessed or flush-mounted and equipped with flat lenses. For any fixtures adjacent to a residential use or residentially zoned lot, the source of light shall be shielded from sight. This requirement for shielding applies to all light fixtures including security lighting. However, incandescent light sources of 100 watts or less or other light sources of 60 watts or less (gaseous discharge) do not have to be shielded provided they are located at least 150 feet from the property line of a residential district.
2. *Illuminance level.* Maintained average illuminance values in paved, commercial parking areas and multi-family developments shall be no less than two foot-candles. Where adjacent to residential uses, maintained average illuminance shall not exceed 0.5 (one-half) foot-candle at ten feet beyond the property line except where adjacent to walkways, driveways, public and private streets. Illuminance shall be measured using only the light produced on-site. The acceptable uniformity ratio for lighted areas shall be in conformance with recommended ranges adopted by the Illumination Engineering Society of North America (IESNA) for low, medium, and high activity areas.

3. *Hours of lighting.* All parking luminaires, except those required for security, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour before the commencement of business hours. However, for reasons of security, a maximum of 25 percent of the total luminaires used for parking lot illumination may remain in operation during such period. Parking area lighting during off-business hours need not conform to the otherwise applicable average-to-minimum uniformity ratio.
4. *Light color.* Light sources shall produce accurate color rendition and shall be compatible with adjacent light sources. Metal halide and high-pressure sodium light sources have high to fair color rendition and are permitted light sources.
5. *Pole location.* Poles shall be located outside of vehicular circulation areas and off-street parking spaces to the extent possible. In no case shall a pole encroach more than six inches into any required parking space. Location of poles shall not interfere with door opening or vehicular movement.
6. *Style and color.* Light poles and fixtures shall be consistent with the style and character of architecture proposed on the site.
7. *Height.* Light poles shall not exceed 30 feet in height. Pedestrian scale standards, of 12 to 16 feet in height, are recommended for use wherever reasonably practicable. In industrial zone districts, light poles located at least 750 feet from residentially zoned properties may be up to 40 feet in height.

Figure 15.9: Fully Cut-off Luminaire

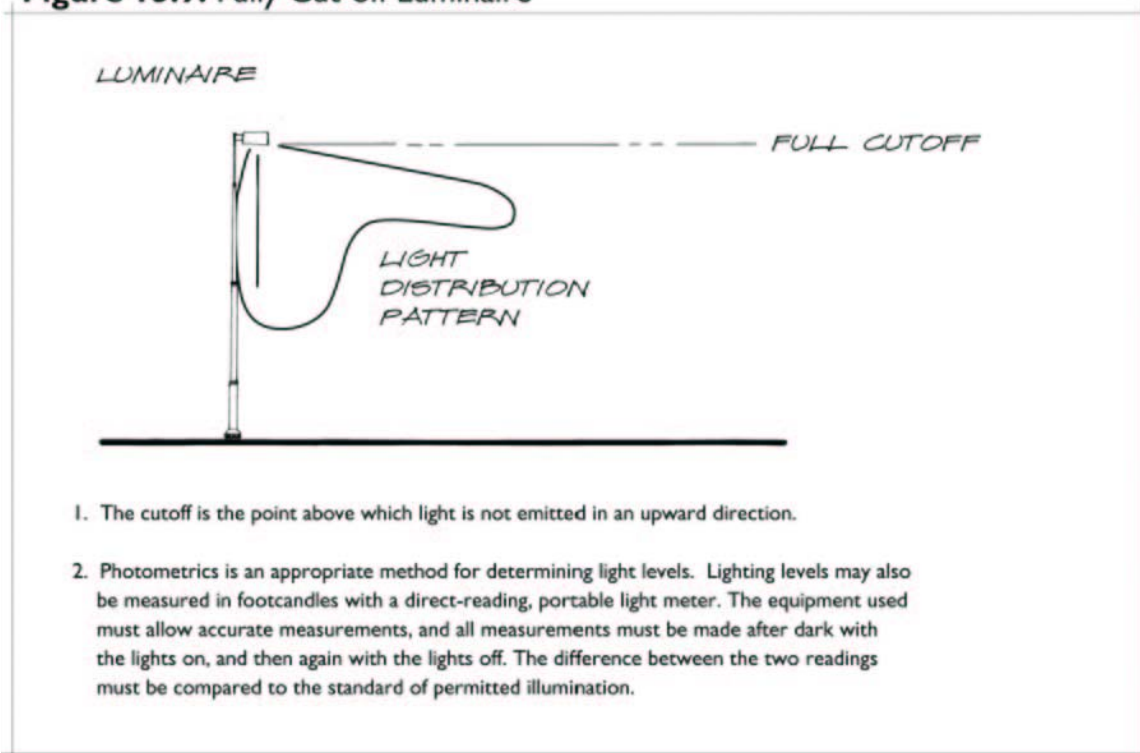


Figure 15.9: Fully Cut-Off Luminaire

(Ord. No. 2001-72, 12-3-2001; Errata of 2-7-2002, 6--11; Errata of 2-20-2002, 26; Errata of 9-11-2002, 108--111; Errata of 9-27-2002)

Sec. 146-1510. Location of Off-Site Parking.

- (A) *Location by Zone.* The entire area comprising required off-street parking areas shall be located in the respective zones as follows:
1. *Residential zones.* The off-street parking area shall be located within 300 feet of the property line, exclusive of street and alley widths, of the principal use for which the off-street parking is being provided, and shall be located in a parking zone district or in the same zone district as the principal use or in a district of greater density as determined by units per acre.
 2. *Business or industrial zones.* Off-street parking shall be located within 300 feet of the property line, as measured by a straight line between the two closest points under consideration, exclusive of street and alley widths, of the principal use for which the off-street parking is being provided, and shall be located only in business, parking, or industrial zone districts.
 3. *Parking districts.* Property to be used for parking that is not contiguous to the generating use must be zoned for a parking district.