



# ZONING CODE BULLETIN 06-1

**EFFECTIVE DATE:** January 10, 2006

**PERTINENT CODE SECTIONS:** 17.116.200 (Parking space dimensions)  
17.116.210 (Driveways and maneuvering aisles for parking)  
17.94.050 (S-12, Standards for required parking facilities)  
17.94.060 (S-12, Parking spaces)  
17.94.070 (S-12, Maneuvering aisles)

**QUESTION/ISSUE:** How to deal with Mechanical Parking Lifts?

This bulletin addresses the concept of mechanical parking lifts in relation to the provisions of 17.116 and 17.94 dealing with parking space dimensions, locations, and maneuvering. There is no mention of mechanical parking lifts in the code chapters dealing with parking (17.94 and 17.116) or anywhere else in the code. When the parking sections were last revised, the concept of mechanical parking lifts was not widely known in the United States. In the past few years, the technology and familiarity with mechanical parking lifts has grown significantly, as has the availability of such systems. This bulletin serves to address the use of mechanical parking lifts, given the provisions of 17.94 and 17.116, until such time that these parking sections are amended.

The above referenced parking sections contain language such as “*All required parking spaces and associated maneuvering aisles, driveways and other related features shall be of such design and arrangement as to provide motor vehicles with adequate ingress to and egress from all required parking spaces,...*” and “*Facilities which are intended to meet the off-street parking and loading requirements shall be made permanently available to, and maintained so as to permit utilization by, the residents, shoppers, employees, or other participants in, or the loading operations of, the activity or activities served.*”. These provisions have been interpreted to mean that each and every space must be independently accessible at all times (without the need to perform a mechanical operation).

Through this bulletin, the use of mechanical parking lifts to satisfy parking requirements shall be permissible, subject to the following: 1) all applicable dimensional provisions must be satisfied; 2) no other vehicle has to be driven out of the way to allow for vehicle access or retrieval; 3) there must be a viable method of operation of the lift(s) in the event of a power failure, and 4) subject to approval by the Planning Director or designee.

NOTE: This bulletin does not address nor supersede the regulations on tandem parking (Sections 17.94.060D and 17.116.240).

Scott Miller, Zoning Manager  
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