

## *Chapter 17.59 OFF-SITE PARKING (PX) COMBINING DISTRICT*

### Sections:

#### **17.59.010 Applicability.**

There is created in the unincorporated portions of the county an off-site parking (PX) combining district.

- A. This district is applicable to parcels within community centers or community plan areas;
- B. For such parcels, parking may be provided off of the street right-of-way on another parcel or community parking lot. If the project proponent is required to provide off-site parking, an application for inclusion in the PX combining district is required by this section. Application for inclusion in the PX combining district is made pursuant to Chapter 17.88;
- C. Except where there is an existing or proposed community parking area, parking requirements shall not be satisfied by the provisions of this section when it is found that there is adequate room on the subject property for a parking area meeting requirements of this chapter.

(Ord. 2345 § 3 Exh. A(part), 1993).

#### **17.59.020 Provisions.**

In order to be included in the PX combining district, prior to consideration of the request by the planning commission, the proponent shall comply with one of the following provisions:

- A. Submit to the planning director an agreement for recordation to provide the required number of parking spaces at a location within a distance acceptable to the director. Such an agreement shall include provisions for directional signs to indicate in substantially the following language "Parking for (name of business) located (general directions or arrow)";
- B. Satisfy the requirements of this section with the availability of parking in a community parking area for which the planning director finds that the proposed new project will not overburden existing capacity of the parking area;
- C. In the event a community parking area has not yet been constructed, or if the use of the area by the project will overburden the facility, the proponent shall comply with the requirements of Section 17.59.030.

(Ord. 2345 § 3 Exh. A(part), 1993).

#### **17.59.030 Proportional share of off-site parking costs.**

If the proposed project is located in an area where there is to be, or is, an existing, community parking lot, the project proponent may satisfy parking requirements by contributing the proportional cost of the acquisition, development, or maintenance of a community parking facility. The proportional basis shall be determined as follows:

- A. Parking Determination. The number of parking spaces shall be calculated pursuant to this chapter;
- B. The current cost of land acquisition, site preparation, and development, shall be calculated using a property appraisal, cost estimate or consumer price index for a previous estimate approved by the

---

director of public works. In the event that adequate land area is already owned by the county, the cost of land may be waived by the board of supervisors;

- C. The proponent shall pay the cost of each parking space required in subsection (A) of this section based on an area of four hundred five square feet of required development land area for each parking space;
- D. The appropriate fee shall be paid, or improvement security posted, consistent with the requirements of this title, concurrently with the submittal of an application for a building permit to the planning department. The moneys shall be deposited in a trust account for the project.

(Ord. 2345 § 3 Exh. A(part), 1993).