



Parking Reform – Off Street

PLANNING COMMISSION RECOMMENDATION :04/22/26

CITY COUNCIL – URGENCY ORDINANCE ADOPTION – 05/20/2026

ITEM 12(A) – PUBLIC HEARING

PRESENTER – JESSE DAVIS, CHIEF PLANNING MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

Timeline – Parking Reform

10/2024 – Adopted Missing Middle Housing Ordinance

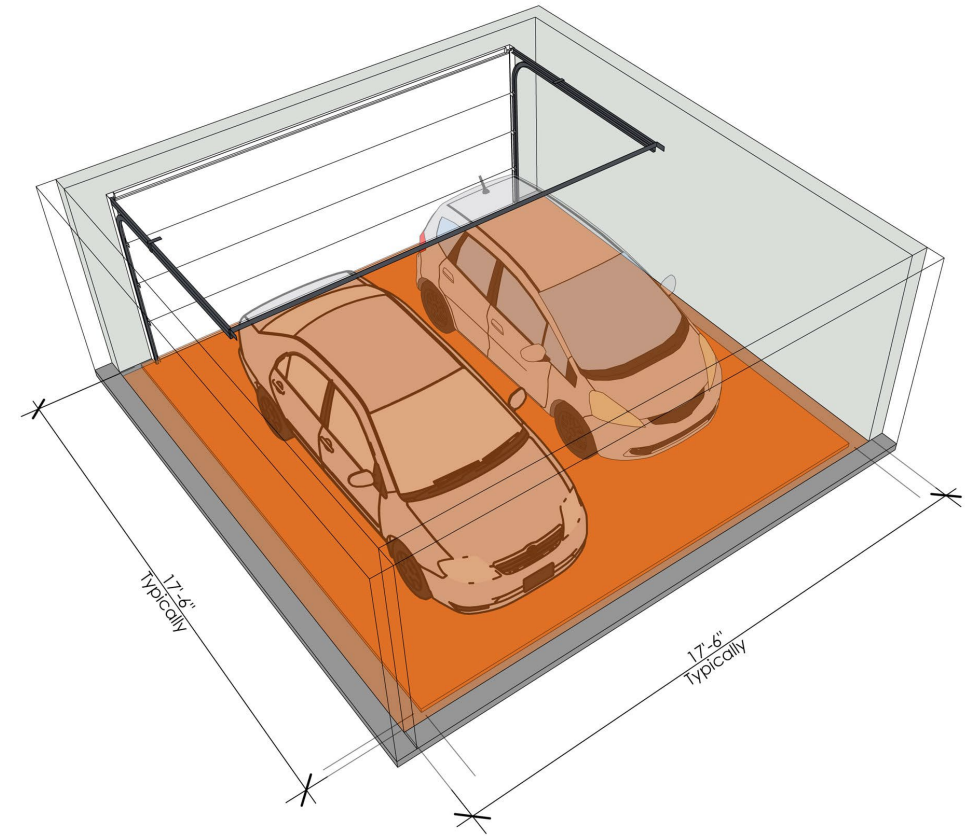
12/2025 – Staff Reform (Planning Related Inquiry)

- 2040 UKGP Staff Related Working Group (Public Works, Building, Planning)

04/2026 – Off-Street Parking Reform – Planning Commission Hearing

05/2026 – Off-Street Parking Reform – City Council Introduction Adoption

2027 – Downtown Parking Reform



Urgency Ordinance



Vacant and underutilized parking lots have increasingly become attractive nuisances, resulting in observed increases in trespass, illegal assemblages, non-permitted sales, and accumulation of trash and debris.

If not immediately effective, the City would be unable to timely reduce parking requirements for overparked properties, thereby delaying or stalling such properties from being put into productive use and reducing the City's ability to effectively protect the public peace, health, and safety by preventing these potential adverse effects.

Post PC Hearing (April 22, 2026)

On April 22, 2026, the Planning Commission unanimously adopted Resolution No. PC-2026-04, recommending City Council approval.

Subsequently, staff made non-substantive corrections to the draft Ordinance. These edits address typographical errors and omissions and ensure consistency across zoning designations.

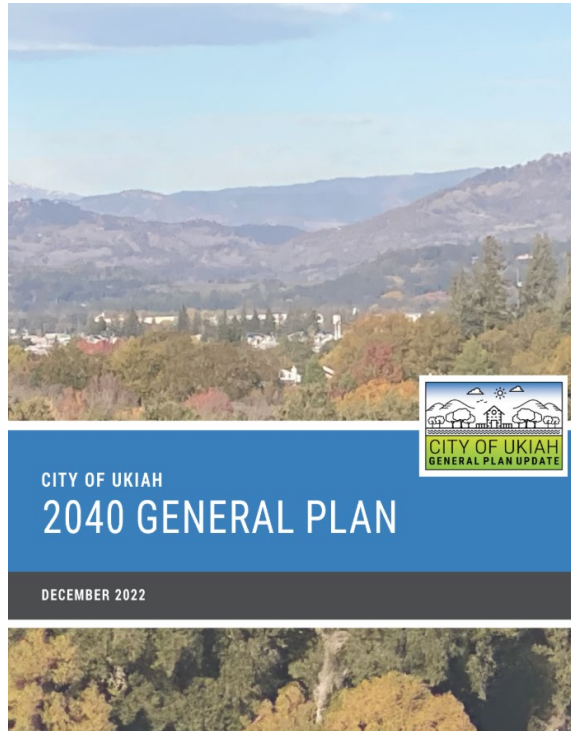
Key clean-up items:

1. Bicycle parking language in the C-N, C-1, and C-2 zones now references §9199(B) and §9208.
2. Multifamily parking dimensions have been removed from the residential articles and replaced with cross-references to §9197 (standard dimensions) and §9192 (compact space allowance).
3. The "30% compact" rule has been deleted from those articles to align with the 40% allowance in the off-street parking regulations.



Off Street Parking – 2040 General Plan

General Plan



Policy LU-1.3
(Neighborhood
Infill)

Policy LU-2.4
(Pedestrian
Orientation)

Mobility Element



Policy MOB-2.2
(Transportation
Demand
Management))

Policy MOB-1.10
(Bicycle Parking
Standards)

Parking Standards - Ukiah Examples

Below is a short list featuring commercial parking standards that appear mismatched to most new development or adaptive reuse projects:

§9198(C)(1): Bowling Alleys And/Or Billiard Halls: Four (4) parking spaces for each bowling lane, and two (2) per billiard table, plus such additional spaces as may be required for affiliated uses such as bars, restaurants, or offices

§9198(C)(5): Pitch And Putt And Miniature Golf Course: Three (3) parking spaces per hole plus the spaces required for accessory uses on the site.

§9198(B)(8): Funeral Homes And Mortuaries: One parking space for each three (3) seats in each chapel or parlor room, plus one space for each funeral vehicle kept on the premises, plus two (2) spaces for office space.

§9198(B)(4): Coin Operated Laundromats Or Dry Cleaning: One for each three (3) washing machines.



Surfacing & Lighting

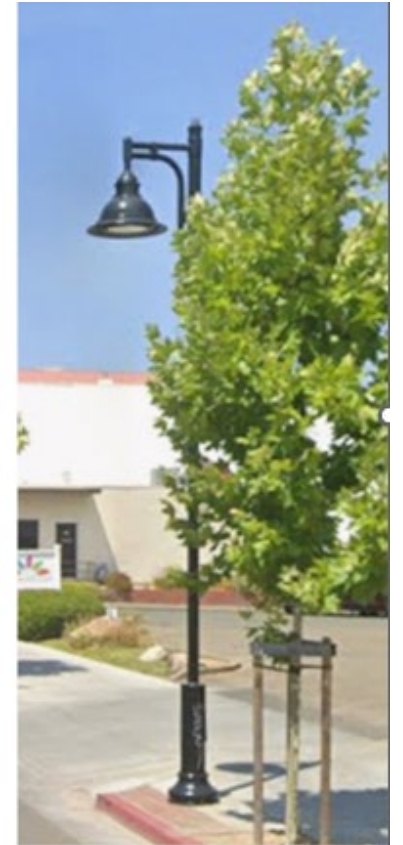
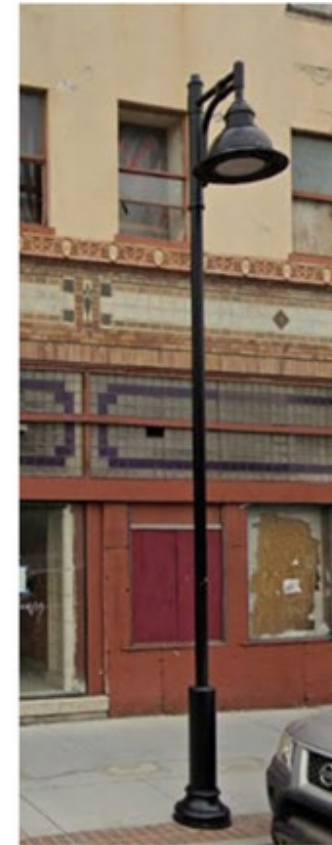
§ 9194 SURFACING OF PARKING AREAS

All open off street parking areas or residential driveways shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free, all weather surface which shall meet the requirement of all applicable laws and the approval of the [Director of Public Works](#). Permeable paving materials, including permeable asphalt, permeable concrete, interlocking pavers, and similar low-impact surfacing materials, are encouraged for off-street parking areas, drive aisles, and walkways, where site conditions allow. The use of permeable materials may be approved by the City Engineer or designee where such materials meet structural, drainage, and maintenance standards.

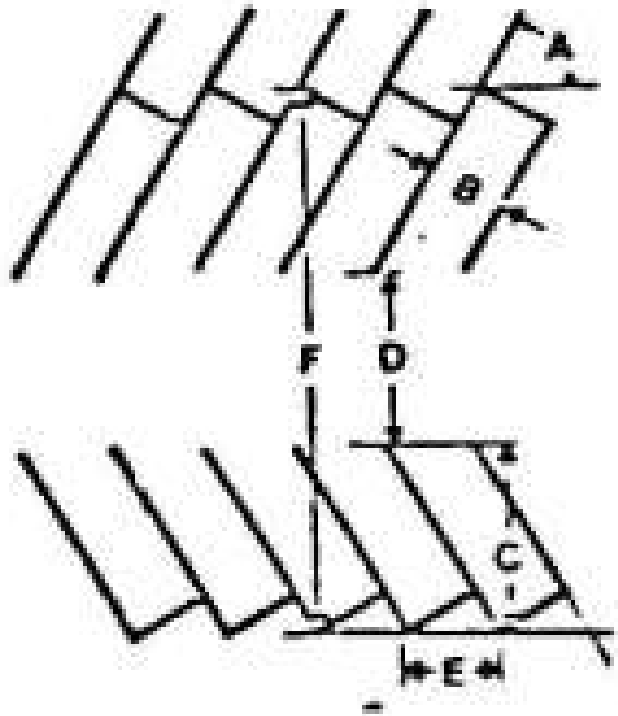
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§ 9196 LIGHTING OF PARKING AREAS

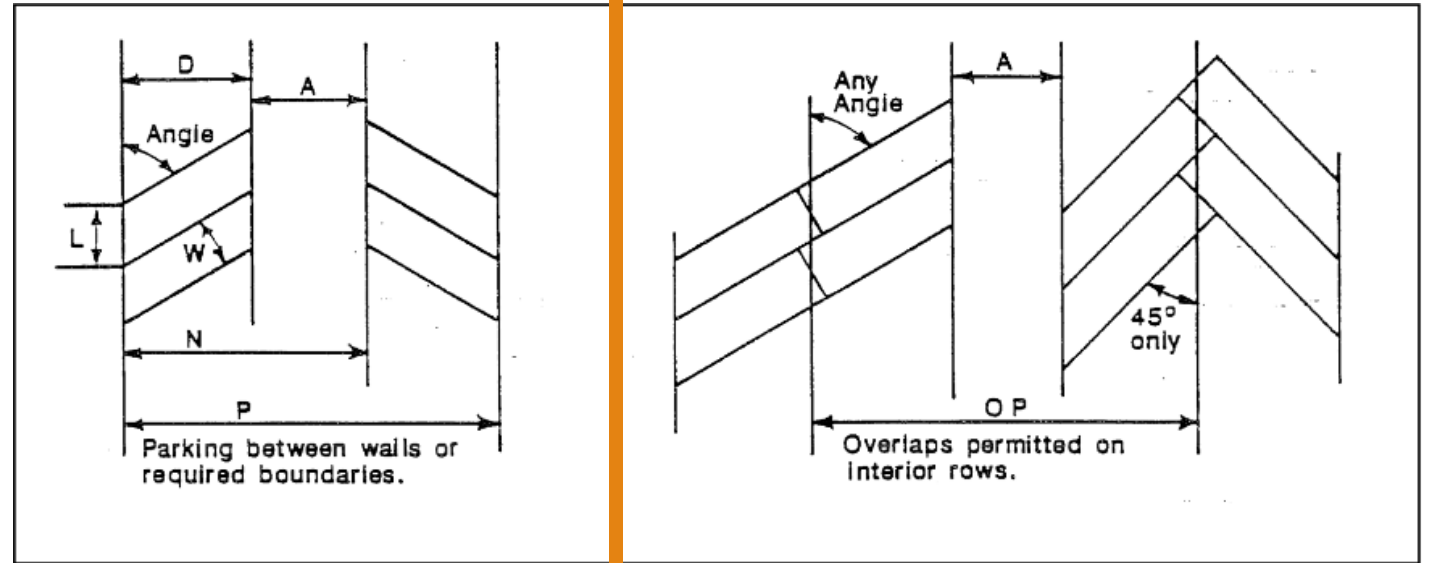
Any lighting used to illuminate off street parking areas shall be [downcast, shielded, and directed away from the public right-of-way](#) [directed internally](#) and away from residential properties in such a way as not to create a nuisance. Outdoor lighting shall be regulated by the State of California Title 24 Energy Efficiency Standards outdoor lighting requirements. If a conflict between the requirements of this Division and the State of California Title 24 Energy Efficiency Standards arises, that which produces the least glare shall apply.



Existing



Proposed



Parking Space Dimensions

Bicycle Parking

§ 9208 BICYCLE PARKING DESIGN STANDARDS.

For the purpose of this Section, "bicycle parking facilities" shall refer to both long-term/Class II and short-term/Class I bicycle parking facilities as visualized in §9055.1 Development Standards.

- A. All bicycle parking spaces provided shall be on a hard and stable surface.
- B. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
- C. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.



Administrative Flexibility

Minor adjustment: Allows for parking modification up to 25 percent for projects that do not require discretionary review. The Community Development Director may approve an increase or decrease in parking spaces

OR

Discretionary approval: If the project already requires Discretionary Review, this exception may be used to reduce the amount of parking spaces by any amount. The Zoning Administrator or Planning Commission may, as a condition of project approval, approve any increase or decrease in parking spaces.

FINDINGS

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198
- (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

Zoning Code – Consistency (Housing)

§9198 (OFFSTREET) Number of Parking Spaces Required

1. Single-Family Dwellings: Two (2) on site **parking** spaces for each dwelling unit.
2. Duplexes: Two (2) on site **parking** spaces per unit.
3. Multiple-Family Dwellings And Condominiums: One **parking** space for one bedroom units; two (2) **parking** spaces for two (2) or more bedrooms per unit.

§9021 (LOW-DENSITY RESIDENTIAL) Required Parking

- A. The minimum parking area required in Low Density Residential (R-1) Districts is as follows:
1. Single-Family Dwelling: One on-site parking space per unit.
 2. Duplex: One on-site parking space per unit.
 3. Multiple-Family Dwelling(s): One on-site parking space per unit.

Staff Recommendation

Adopt an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

