



Community Development Department Planning Division

PARKING SPACE REQUIREMENTS IN RESIDENTIAL AREAS

WHAT TYPE OF PARKING IS REQUIRED? Every single-family residence in the City is required to have at least two parking spaces. One of the spaces must be covered (in a carport or garage), and the other space may be an open space. Most of the newer homes in the community have at least two spaces in an enclosed garage. Parking for multiple-family buildings is calculated based on the number of bedrooms in each dwelling unit, according to the following scale: 1.2 spaces per studio unit; 1.5 spaces per 1- or 2-bedroom unit; and 2 spaces for each unit with 3 or more bedrooms. One space per unit, regardless of unit size, must be covered. Any residentially-zoned lot with an accessory dwelling unit must have at least one additional parking space designated for the accessory unit, but it does not need to be covered.

WHEN ARE NEW SPACES REQUIRED? Parking spaces must be replaced on a property if any existing spaces are removed due to new construction on the site, or conversion of a garage to living space. New parking must be provided for new residential units, even if it involves conversion of existing living space into an accessory dwelling unit. New or replacement parking spaces may also need to be covered to meet the standard of one covered space per unit (excepting an accessory dwelling unit).

Some older homes and apartments in the community do not meet the current requirements for parking spaces; they might not have any covered spaces, or might have only a single parking space per unit. If that is the case on your property, then additional parking is required to serve new residential units added to the property, or to replace parking lost due to construction. However, you will not be required to construct new parking to rectify an existing lack of parking. If a covered space is removed, it will need to be replaced with a covered space; an uncovered space may be replaced with an uncovered or covered space. If a garage was converted to living space without a building permit, and the property does not meet current parking standards, then additional parking may be required before other building permits can be issued.

WHAT SIZE SHOULD THE SPACES BE? A standard residential parking space has a width of 9 feet and a length of 19 feet. For garages or carports housing more than 6 cars, the standard dimension is 9 feet wide by 18 feet long for a large car, and 7.5 feet by 15 feet for a small car (see a staff planner for more details about this, section 17.74.100). For all spaces, an extra foot in width is required for each side of the space that has a vertical obstruction higher than 0.5 feet, such as a garage wall, carport post, or retaining wall. Spaces inside a garage or carport must have a vertical clearance of at least 7 feet, except for the front 5 feet of the parking space, which may have a clearance of 4.5 feet.

WHERE CAN I PARK? To count toward meeting the parking requirement, parking spaces must be outside of the front and side setback areas on a lot. Parking is allowed in the rear yard setback. All spaces must have driveway access, and must be accessible from a public right-of-way, such as a street or alley. Uncovered spaces must be paved with a hard, all-weather surface, such as concrete or asphalt, or an approved permanent, alternative material.

Additional paved parking areas on a lot may be located in setback areas, but may not be used to meet any parking requirement (dirt parking is not allowed). Please see the "Property Development Standards" summary sheet for the setbacks in the residential districts. For example, on many single-family lots, the driveway is located in the front yard setback, and the garage is constructed behind that line. While you may park within the driveway, the parking spaces required for each residence are provided in the garage, not on the driveway within the front yard setback. If you need to construct a new space on your property to make up for the removal of an existing space, or because you are adding an accessory dwelling unit, it must be located behind the first 20 feet of your property, and out of the side yard setbacks. An attached sample plot plan shows various allowable parking space locations.

WHERE CAN I PUT A CARPORT OR GARAGE?

Carports which are attached to a residence must meet all of the setback requirements for the residential structure. Please see the separate information sheet entitled "Building Additions to Residences" for detailed information on attaching a carport or garage.

Carports which are detached from the residential structure, and which are completely independent structures, are considered accessory structures, and a separate set of regulations applies. Please refer to the information sheet entitled "Accessory Structures" for more information on locating a detached carport or garage on your lot.

WHAT ABOUT SCREENING? A carport, whether attached or detached, needs to be designed such that vehicles parked under it will not be visible from a street. Some common methods of meeting this requirement include attaching a gate to the carport, constructing a gate elsewhere on the property, or locating the carport on the property so it is not visible. One exception is allowed: if the carport is located in the rear yard setback area, then up to two vehicles may be visible from the street.

Parking lots or carports serving five or more cars, such as for an apartment complex, must be screened from ground-floor residential units on the property and from adjacent residential lots by a six-foot high solid wall or fence. The required height is three feet along the portion where the parking area adjoins the front yard setback of another residential lot.

WHAT ABOUT TANDEM SPACES? All required spaces must be fully and independently accessible. Therefore, only one space out of a pair of tandem spaces (where cars park end-to-end, and one car must be moved to get the first car out) can be counted towards meeting the parking requirement. However, additional parking spaces on the site, beyond the required spaces, may use a tandem configuration.

WHAT ABOUT THE DRIVEWAY? The zoning ordinance requires that driveways have a minimum width of 8 feet. The 8-foot standard applies to almost all single-family residences; the required width increases with the number of parking spaces served by the driveway. The driveway must be paved with a hard, all-weather surface, such as concrete or asphalt, or an approved permanent, alternative material. Crushed gravel is not an appropriate residential driveway material. To construct a new driveway approach, or to widen an existing curb cut to access your lot, you will need an encroachment permit from the City's Public Works Department for any work in the public right-of-way, such as removal or replacement of the sidewalk. Generally, the Public Works Department will not permit more than one driveway opening on the street frontage of any one lot. Please contact the Public Works Department at 746-4240 for further information on encroachment permits.

DO I NEED A BUILDING PERMIT? While an uncovered parking space and driveway must meet all zoning ordinance requirements, you will not need a building permit to place an uncovered space or driveway on your property. You will need to obtain a building permit for a carport or garage space, and your project may require design review if your property is located in a historic district. Please check with the Building Division at 746-4230 regarding permits for garages and carports. Please ask a staff planner to confirm for you whether design review will be required.

RELATED FORMS AND INFORMATION:

- Property Development Standards
- Building Additions to Residences
- Accessory Structures
- Accessory Dwelling Units