

19.580 Parking and Loading

Table 19.580.060 Required Spaces

Dwelling:	
a. Single-family dwelling	a. 2 spaces within a private garage/dwelling unit
b. <u>b. Single-family dwellings on lots between 3,500 square feet to 5,499 square feet in area</u>	<u>b. 2 covered spaces in a garage or carport.</u>
c. <u>c. Single-family dwellings on lots less than 3,500 square feet in area</u>	<u>c. 1 covered space and 1 uncovered space ⁽⁴⁾.</u>
b- d. Multiple-family dwelling	b- d. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾⁽⁴⁾
e. <u>e.</u> Live/Work, Studio Unit/Tiny Home (Foundation)	e. <u>e.</u> 1 space/dwelling unit
d. <u>d. f.</u> Accessory Dwelling Unit and Junior Accessory Dwelling Unit	d. <u>d. f.</u> No replacement parking is required when a garage, carport or covered parking is demolished. No parking is required for the ADU or JADU.

4. Required parking spaces may be in tandem. ~~, and the driveway may be used for the required drop-off and pick-up space.~~

A. Single family dwellings.

1. *Required number and type of spaces.* See Table 19.580.060 (Required Spaces) Dwelling-Single Family.
 - a. Tandem parking: May be provided to satisfy the minimum parking requirement on lots less than 3,499 square feet in area.
2. *Parking location in the front and side yard areas.*
 - a. Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles exceeding 10,000 pounds gross vehicular weight, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage.
 - b. In addition, front and side yard areas may also be paved for the parking and maneuvering of vehicles as set forth in Section 19.580.070.A.3 below.
3. *Permitted driveway locations.*
 - a. House with attached or detached garage or carport: The space between the driveway serving the garage or carport and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed 20 feet in width beyond the driveway serving the garage or carport. (See Figure 19.580.070 A.3.a - House with Attached Garage)
 - b. House with detached garage or carport, served by adjacent street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage or carport, such space not to exceed 20 feet in width beyond

the driveway serving the garage or carport. (See Figure 19.580.070 A.3.b - House with Detached Garage)

- c. House with detached garage or carport served from an alley: A space, not exceeding 20 feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A.3.c - House with Detached Garage Served by Alley)

19.580.080 - Design standards.

A. Parking space dimensions.

1. Table 19.580.080 A. (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.
2. **Compact spaces.**
 - a. Up to 15 percent of the onsite parking spaces may have compact dimensions as set forth in Table 19.580.080 A.
 - b. Calculations that result in a fraction of a space shall be rounded to the nearest whole number.
 - c. Compact spaces shall not be permitted for single-family dwellings.
3. Parking spaces that are parallel and adjacent to a building, fence/wall, or other door swing or pedestrian access obstruction shall be nine and one-half feet wide.
4. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four inches wide or by other means acceptable to the Planning Division. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
5. Except in the case of individual tree well planters, the minimum paved depth of a parking space shall not be reduced by an overhang into a planter.
6. Tandem parking shall not be permitted to satisfy the minimum parking requirement, except as provided in Section 19.580.070 B.1.d e (Multiple Family Dwellings) and Section 19.580.070 A.1.a (Single family dwellings).
7. Angled Parking Spaces. Any parking layout incorporating angled parking spaces shall illustrate that minimum space dimensions are met by overlaying a rectangle (having the minimum required dimensions - Standard or Compact) onto each angled space so that no overhang occurs on the adjoining spaces, planters or drive aisles.
8. One-car garages shall have a minimum interior dimension of 12 feet wide and 20 feet deep.
9. Two-car garages shall have a minimum interior dimension of 20 feet wide and 20 feet deep.