

**PUBLIC REVIEW DRAFT (JUNE 2023)**  
**REQUIRED PARKING AND LOADING AREAS**

**§ 155.481 REQUIRED PARKING.**

Minimum number of required parking spaces. Except as necessary to comply with requirements to provide electric vehicle supply equipment installed in parking spaces or parking spaces that are accessible to persons with disabilities, the following minimum parking standards apply.

- (A) For sites located within one-half mile of a major transit stop as defined in Section 21064.3. of the Public Resources Code, no parking is required, except:
- (1) Event centers shall provide parking for employees and other workers.
  - (2) Development projects where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging (except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code) shall provide parking in accordance with the minimum parking requirements of subsection B.
  - (3) Development projects for which, within 30 days of the receipt of a completed application, the City finds that based on a preponderance of the evidence in the record that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:
    - (a) The City's ability to meet its share of the regional housing need in accordance with Section 65584 for low- and very low-income households.
    - (b) The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Section 65583.
    - (c) Existing residential or commercial parking within one-half mile of the housing development project.
  - (4) Subsection (3) above shall not apply for the following projects:
    - (a) Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
    - (b) Housing development projects that contain fewer than 20 housing units.
    - (c) Housing development projects subject to parking reductions based on the provisions of any other applicable State law.
- (B) For sites located more than one-half mile from a major transit stop the following number of parking spaces shall be the minimum provided for each new use:
- (1) Residential, Care Services and Facilities, and Mixed Uses

Use	Required Number of Parking Spaces
<b>RESIDENTIAL USES</b>	
Accessory Dwelling Unit (ADU)	1 uncovered standard space per unit. These spaces may be provided as tandem parking on a driveway. No spaces required if ADU is located within one-half mile walking distance of public transit or when there is a car share vehicle located within one block of the ADU. When a garage or carport is converted to an accessory dwelling unit, parking spaces for the primary residence shall not be required to be replaced.
Junior Accessory Dwelling Unit (JADU)	No spaces required.
Single Unit Dwelling	2 enclosed garage spaces per unit accessed by a minimum 12-foot wide 20-foot-long driveway.
Multi-Unit Dwellings	2 spaces per unit. A minimum of one space per unit shall be enclosed or covered. A minimum of 1 guest space per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. A maximum of 30% of tandem parking spaces, excluding guest spaces, are allowed, and shall be limited to a maximum of two cars in depth, in a private garage or private parking area. The tandem two cars in depth shall be assigned to one dwelling unit.
Senior Housing	1 covered space per unit, plus an additional 1 space per 4 units for guest parking
Boarding House and Single Room Occupancy (SRO)	1 space per rentable room.
Manufactured (Mobile) Home or Mobile Home Park	2 spaces per unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed), plus a minimum of 1 guest spaces per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. These spaces may be provided as tandem parking on a driveway.
<b>CARE SERVICES AND FACILITIES</b>	
Special Needs Housing: Supportive Housing, Transitional Housing, and Employee Housing	Special Needs Housing located in a single-unit dwelling or multi-unit dwelling shall be subject to the parking standards for such housing type. For special needs housing configured as group quarters and not within a single unit or multi-unit dwellings (i.e., where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 parking space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be covered or uncovered.
Emergency Shelter, Permanent and Temporary Low Barrier Navigation Centers	1 parking space per 10 beds, plus 1 space per onsite staff person (during the shift with maximum staffing levels).
Residential Care, Assisted Living	1 space per onsite staff person (during the shift with maximum staffing levels), plus one guest parking space per 10 beds.

Use	Required Number of Parking Spaces
Hotel/Motel Conversion to Permanent Housing	1 parking space for each living or sleeping unit plus 1 space per onsite staff person (during the shift with maximum staffing levels).
<b>MIXED USE</b>	
Mixed Use and Live/Work Unit	If two or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately.

(A) Agricultural uses.

- (1) Dwellings. Two parking spaces in a garage or carport for each dwelling unit.
- (2) Farms, ranches and other agricultural uses. One for each two employees other than seasonal or migrant employees.
- (3) Roadside stands accessory to an agricultural use. Four for each roadside stand.

~~(B) Residential uses.~~

~~—(1) Dwelling, single family. Two parking spaces in a garage or carport for each dwelling unit.~~

~~—(a) In the event that a property owner with a one or two bedroom dwelling unit transforms their attached one-car garage to create one additional bedroom, the two required parking spaces may be provided as either uncovered side by side or tandem parking on an existing driveway.~~

~~—(2) Dwelling, multiple family and group. Two parking spaces in a garage or carport for each dwelling unit.~~

~~—(3) Rest home. One parking space for each two residents in accordance with the resident capacity of the home; if employee residence facilities are provided on the premises, an additional one parking space shall be provided for each two employees. A minimum of three parking spaces shall be provided regardless of the number of residents or employees.~~

~~—(4) Rooming house, fraternity house and sorority house. Two parking spaces, in a garage or carport, for each three guest rooms. In dormitories each 100 square feet shall be considered equivalent to a guest room.~~

~~—(5) Trailer parks. One parking space on each trailer site and in addition thereto one parking space for each two trailer sites for guest parking. Said guest parking shall be conveniently located within the trailer park.~~

( 2) Commercial uses.

( a ) Automobile sales or rental, boat sales or rental, trailer sales or rental, machinery sales or rental, retail nurseries and other open uses not in a building or structure. One parking space for each 1,000 square feet of area devoted to open display of sales or one space for each two employees, whichever is greater; provided however, that where such area exceeds 10,000 square feet, only one parking space need be provided for each 5,000 square feet of such area in excess of the first 10,000 square feet contained in such area.

(b ) Banks. One parking space for each 200 square feet of floor area.

(c ) Bowling alleys. Five parking spaces for each alley. Additional parking spaces for balance of building calculated according to use.

(d ) Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments. One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.

(e ) Dance halls and skating rinks. One parking space for each 35 square feet of floor area used for seating, plus one parking space for each 75 square feet of floor area used for dancing or skating, plus one parking space for each two employees on the largest shift.

( f ) Furniture sales and repair, major household appliance sales and repair. One parking space for each 400 square feet of floor area or one parking space for each two employees, whichever is greater.

(g ) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.

(h ) Medical and dental clinics and offices. Five parking spaces for each doctor or dentist plus one for each employee on the largest shift, or one for each 200 square feet of floor area, whichever is greater.

(i ) Mortuary and funeral homes. One for each 35 square feet of floor area used simultaneously for assembly purposes plus one for each vehicle used in connection with the use.

( j ) Professional, business or administrative offices (excluding medical and dental). One parking space for each 300 square feet of floor area in office space or one parking space for each two employees, whichever is greater.

(k ) Plumbing, heating and electrical shops. One parking space for each 400 square feet of floor area or one for each two employees, whichever is greater. Also one for each vehicle used in connection with the use.

( l ) Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools, dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.

(m ) Theaters, auditoriums, stadiums, sports arenas, gymnasiums. One parking space for each three fixed seats and/or one parking space for every 35 square feet of seating area where there are no fixed seats. Also one parking space for each 250 square feet of floor area not used for seating. In no event shall less than 10 parking spaces be provided for such use regardless of the number of fixed seats, seating area or floor area.

(n ) Take-out restaurants which provide take-out service exclusively. One parking space for each 200 square feet of floor space.

( 3) Industrial uses.

(a ) Industrial uses, including incidental office uses.

( i) 0 - 20,000: one parking space per 500 square feet.

(ii ) 20,001 - 100,000: one parking space per 750 square feet.

(iii ) 100,001 - 200,000: one parking space per 1,000 square feet.

(iv ) 200,001 and above: one parking space per 2,000 square feet.

(v ) Truck parking shall be required as per § 155.487(F).

( b) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

( 4) Other uses.

( a) Churches, temples and other places of religious worship. One parking space for each 35 square feet of floor area used for assembly purposes in the auditorium.

(b ) Clubs, lodges, fraternal organizations, social halls, assembly halls. One parking space for each 35 square feet of floor area used simultaneously for assembly purposes. In no event shall less than 10 parking spaces be provided regardless of the amount of floor area used simultaneously for assembly purposes.

(c ) Colleges and universities. One parking space for each classroom and lecture hall and one parking space for each three students the school is designed to accommodate.

( d) Business, technical professional, special or trade schools. One parking space for each classroom and lecture hall and one parking space for each one and one-half students the school is designed to accommodate.

(e ) Day care for children, special home; day nursery, children; and nursery school, pre-school children. Parking and loading areas shall be provided in accordance with the provisions of § 155.619; except that in no event shall less than three parking spaces be provided.

(f ) Golf courses. Ten parking spaces for each hole and one for each 35 square feet of building floor area used for public assembly and one parking space for each 250 square feet of building floor area used for other commercial uses.

(g ) Governmental buildings designed for a public use not otherwise enumerated in this division, such as public libraries. One parking space for each 250 square feet of floor area plus one for each two employees on the largest shift.

(h ) Government buildings not frequently visited by the public, such as fire stations. One parking space for each 400 square feet of floor space plus one for each two employees on the largest shift.

(i ) Hospitals and sanitariums. One and three-quarters parking spaces for each patient bed.

(j ) Mini-warehouse. One space for every 10,000 square feet of storage area; plus one covered space for on-site caretaker's unit. Additionally, incidental office area exceeding 10% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

~~(k ) Nursing home. One parking space for each three patient beds.~~

(l ) Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities. One parking space for each 500 square feet of office space or work area within a structure or one parking space for each two employees on the largest shift, whichever is greater. Also, one parking space for each vehicle used in connection with the use. No requirements for facilities which are normally unattended by employees except for occasional maintenance.

(m ) Schools, elementary and junior high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall.

(n ) Schools, high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall and one parking space for each 10 students the school is designed to accommodate. Additional parking spaces for stadiums shall be provided based on one parking space for each 10 fixed seats.