

III. REQUIRED RATIO OF PARKING SPACES

SEC. 10-2.300 REQUIRED RATIO OF PARKING SPACES.

Uses not specifically listed in this article shall provide the minimum off-street parking required of the use most similar in nature, as determined by the Director of Community and Economic Development/ Planning Director. Additional parking spaces may be required for developments requiring conditional use permits, parcel map or tract map approvals, or other conditionally approved projects at the discretion of the Director of Community and Economic Development/Planning Director.

SEC. 10-2.310 RESIDENTIAL USES.

The number of off-street parking spaces required for residential shall be:

USES	PARKING SPACES REQUIRED
DETACHED RESIDENTIAL¹:	
Up to 3,000 gross square feet	2.0 covered within an enclosed garage per dwelling unit
Greater than 3,000 gross square feet	3.0 covered within an enclosed garage per dwelling unit
If a lot abuts a public or private street that has no parking lane on either side of the street or is posted for no parking on both sides of the street.	2.0 covered per dwelling unit within an enclosed garage plus 2.0 uncovered per dwelling unit. Driveway parking spaces can satisfy the uncovered parking requirement.
If a dwelling with a single car garage was built prior to March 24, 1959	1.0 covered per dwelling unit
DUPLEXES, TRIPLEXES, MULTI-UNIT RESIDENTIAL (4+ UNITS)^{1,2,*}	
Studio	1.0 covered and 0.50 uncovered per dwelling unit
One-bedroom	1.0 covered and 0.70 uncovered per dwelling unit
Two or more bedrooms	1.0 covered and 1.10 uncovered per dwelling unit
* Ten percent of parking spaces required shall clearly be marked for visitor's parking, at least 70 percent of which shall accommodate standard size vehicles. Where less than 10 parking spaces are required, a minimum of one standard parking space shall clearly be marked for visitor's parking.	
LIVE/WORK	<u>See Section 10-2.204</u>
Senior (62+) rental housing SENIOR (62+) RENTAL HOUSING³	0.5 covered spaces per dwelling unit
Special needs housing, as defined in California Health and Safety Code Section 51312 SPECIAL NEEDS HOUSING FOR INDIVIDUALS WITH DISABILITIES³	0.3 covered spaces per dwelling unit
MOBILE HOMES	2.0 per mobile home space, plus 1.0 guest parking space per three mobile home spaces within a mobile home park
CARETAKER QUARTER	<u>1.0 per caretaker quarter unit</u>

<u>SINGLE ROOM OCCUPANCY (SRO)</u>	<u>1.0 per sleeping unit</u>
<u>1. Group Homes, Supportive Housing and Transitional Housing shall provide the required ratio of parking spaces for a detached residence, duplex, triplex or multi-unit residential (4+ units), whichever is most consistent with the building form.</u>	
<u>2. Ten percent of parking spaces required shall clearly be marked for visitor's parking, at least 70 percent of which shall accommodate standard size vehicles. Where less than 10 parking spaces are required, a minimum of one standard parking space shall clearly be marked for visitor's parking.</u>	
<u>3. If any of the residential dwelling units are for designed and occupied by this population, this parking regulations shall apply.</u>	

(Amended by Ordinance 17-16 , adopted Nov. 7, 2017; Amended by Ordinance 24-01 , adopted Jan. 23, 2024)

SEC. 10-2.320 LODGING, REST HOMES AND HOSPITAL USES.

The number of off-street parking spaces required for boarding, hotels, convalescent homes, and hospital uses shall be:

USES	PARKING SPACES REQUIRED
DORMITORY BOARDING, rooming and transient homes, sleeping accommodations of clubs and lodges, and dormitories, including those of clubs, lodges, fraternities, and sororities	1.2 for each occupant based on capacity as designed.
HOTELS and motels	1.0 for each room, plus 1.0 for each two employees on the largest shift, plus 15% additional truck/trailer combination parking spaces, if located in an Industrial zoned area
CONVALESCENT FACILITY, rest and nursing homes, homes for the aged, and sanitariums	1.0 for each 3.0 beds (See Section 10-2.770 for physically disabled persons parking requirements.)
HOSPITALS	1.0 for each hospital bed
<u>EMERGENCY SHELTER, LOW BARRIER NAVIGATION CENTER</u>	<u>1.0 for each three employees on site during the shift that has maximum staffing, plus 1.0 space for each facility vehicle</u>