



# COUNTY OF SANTA CRUZ BROCHURES

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## Residential Parking Requirements

Parking spaces shall be provided at the time of initial occupancy of a site, or for a major alteration or enlargement of a site or structure. "Major alteration or enlargement" shall mean a change of use or an addition resulting in an increase in the number of bedrooms or the deletion of existing areas used for parking. If more than one use is located on site, the number of spaces shall be equal to the sum of the requirements for each use.

### NUMBER OF PARKING SPACES

<b>Single Family Dwellings:</b> (Includes manufactured homes installed as a SFD)	1 bedroom	2 spaces
	2 - 4 bedrooms	3 spaces
	Add. bed	1 space ea.

<b>Accessory Dwelling Units:</b>	Requirements vary, see County Code 13.10.681(D)(7)(d)	
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<b>Multi-Family Dwellings:</b>	1 bedroom	2 spaces
	2 - 3 bedrooms	2.5 spaces
	4 bedrooms	3 spaces
	Add. bed	.5 space ea.

For Multi-Family developments, additional separate guest parking is required in an amount equal to 20% of the required resident parking. Where this results in a fraction of a parking space, one parking space shall be provided for a fraction of one-half or more, and no parking spaces shall be required for a fraction of less than one-half. Where it can be demonstrated that abutting on-street curb space is available, the required guest parking spaces can be reduced in the number of one space per 18 feet of available curb.

### STANDARDS FOR PARKING SPACES

Off-street parking for cars shall conform to the following standards:

- **Size:** Each **standard** parking space shall be not less than 18 feet (5.5 meters) in length and 8.5 feet (2.7 meters) in width exclusive of aisles and access drives
- Each **compact** space shall be not less than 16 feet (4.9 meter) long and 7.5 feet (2.3 meters) wide. All residential parking is to conform to the requirements for standard spaces (above) except as set out in the following table:

<u>Total spaces required</u>	<u>Allowed % of compact spaces</u>
0-5 spaces	No compact spaces allowed
6-50 spaces	10% compact
51-80 spaces	30% compact
81 or more spaces	40% Compact

- All parking spaces shall have a vertical clearance of not less than 7.5 feet (2.3 meters)
- **Surface.** The parking area, aisles and access drives shall be paved with 2 inches of asphalt concrete over 5 inches of Class II base rock or equivalent permeable or non-permeable surface so as to provide a durable, dustless surface, and shall be graded and drained so as to prevent erosion and to disperse surface water.
- **Location.** Parking spaces shall be provided on the same site as the use for which the spaces are required. Parking spaces may be permitted on an adjoining site, separated only by an alley from the use for which the spaces are required with Variance approval. An easement in perpetuity, attached to the land for which the application is being made, according such off-site parking rights shall be recorded in the office of the County Recorder.
- **Layout.** Each parking space shall be accessible from a street or alley. For Single Family dwelling units, either attached or detached, and for Multi-family dwellings where garages are within, attached to, or immediately adjacent to the dwelling units, tandem parking spaces are allowed. These must be entirely within the subject property and shall consist of no more than two spaces in tandem. Where combined parking for both a single family dwelling and for a second unit is proposed on a parcel, the applicant is advised to contact the Department of Public Works for any additional layout restrictions. Parking area, aisles and access drives together shall not occupy more than 50% of the required front yard setback area for any residential use.
- **Accessible Parking.** Accessible parking is not required for Single Family dwellings. Multi-family dwellings, including alterations to existing Multi-family developments, may be subject to accessible parking requirements as set out in the California Building Code, Chapter 11. For information on requirements you may talk to a Building Plans Checker

### **OTHER RESIDENTIAL STANDARDS**

For all other parking requirements, including standards, for Mobile Home Parks, for housing for the elderly, for Congregate Senior Housing and for Commercial Uses, see the County of Santa Cruz, Zoning Ordinance, sections 13.10.550 through 13.10.555. Where residential units are proposed as a part of a Mixed Use development, parking standards shall be as set out above for Multi-family Dwellings. For bicycle space requirements (Multi-Family only) see 13.10.552(a).

### **VARIANCES AND EXCEPTIONS**

A request for a Variance from the provisions of the requirements as set out above may be considered according to Chapter 18.10 of the County of Santa Cruz Zoning Ordinance, at Level V. This request for a Variance must state in writing the provision from which it is to be varied, the proposed substitute provisions, when it would apply and its advantages. In granting a Variance, the Zoning Administrator shall be guided by the following criteria:

1. That there are special circumstances or conditions affecting the property.
2. That the Variance is necessary for the proper design and/or function of a reasonable project for the property.
3. That adequate measures will be taken to ensure consistency with the purpose of the Residential Parking Standards.