

## **CHAPTER 3. PARKING**

**SECTION 6117. REQUIRED AUTOMOBILE PARKING SPACES.** In all districts there shall be provided at the time of the erection of any main building or structure, or at the time any main building or structure is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the schedule set forth in Section 6119 of this Chapter.

### **SECTION 6118. GENERAL REQUIREMENTS.**

- (a) **Size and Access:** Each off-street parking space shall have an **area of not less than 171 square feet** exclusive of access drives or aisles, and shall be of usable shape, location and condition. However, for housing developments granted a Density Bonus for Provision of Affordable or Rental Housing (see Section 6305), up to fifty (50) percent of the required off-street parking spaces may be 128 square feet to accommodate compact cars. There shall be adequate provision for ingress and egress to all parking spaces.
- (b) **Type and Location:** Parking spaces required in connection with residential uses shall be provided in private garages, carports, or storage garages located on the same building site as the main building, except for the following which may be provided uncovered:
  - (1) Parking spaces required for single-family dwellings on parcels less than 3,500 sq. ft. located in the Midcoast.
  - (2) Not more than one parking space required for any substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
  - (3) Not more than one parking space required for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.

No required parking space shall be permitted within a required front yard unless:

- (1) The slope of the front half of the lot on which the parking occurs has at least one foot rise or fall in elevation for every 7 feet measured horizontally.
- (2) It is an uncovered space serving a single-family dwelling on a parcel less than 3,500 sq. ft. in an area located in the Midcoast.

- (3) It is an uncovered space serving a substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
  - (4) It is an uncovered space serving a parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.
- (c) Parking spaces required in connection with uses permitted in "H," "C," or "M" Zones shall be provided in off-street parking areas located within 1,000 feet of the building such spaces are to serve.
- (d) Units of Measurement.
1. For the purpose of this Chapter, "Floor Area" in the case of offices, merchandising or service types of uses shall mean the gross floor area used, or intended to be used, for service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not include areas used principally for non-public purposes such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilet or rest rooms, for utilities, or for dressing rooms, fitting or alteration rooms.
  2. In hospitals, bassinets shall not be counted as beds.
  3. In stadia, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this part.
  4. When units of measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- (e) Change in Use - Additions and Enlargement: Whenever in any building there is a change in use, or increase in floor area, or in the number of employees or other unit measurements specified hereinafter to indicate the number of required off-street parking spaces and such change or increase creates a need for an increase of more than ten (10) percent in the number of off-street parking spaces as determined by the tables in this Chapter, additional off-street parking spaces

shall be provided on the basis of the increased requirements of the new use, or on the basis of the total increase in floor area or in the number of employees, or in other unit of measurement; provided, however, that in case a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required.

- (f) Mixed Occupancies and Uses Not Specified: In the case of a use not specifically mentioned in paragraph (b) of this section, the requirements for off-street parking facilities for a use which is so mentioned and to which said use is similar shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.
- (g) Collective Provision: Nothing in this Chapter shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for the various uses computed separately.
- (h) Joint Use: Not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a theater, bowling alley, dance hall, or an establishment for the sale and consumption on the premises of alcoholic beverages, food or refreshments, and up to one hundred (100) percent of such facilities required for a church or an auditorium incidental to a public or parochial school, may be supplied by off-street parking facilities provided for other kinds of buildings or uses, as defined below, not normally open, used or operated during the principal operating hours of theaters, churches or the aforesaid establishments and not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a building or use, as defined below, other than theaters, churches or the aforesaid establishments may be supplied by such facilities provided for theaters, churches, or the aforesaid establishments, provided that a properly drawn legal instrument is executed by the parties concerned for the joint use of the off-street parking facilities which instrument, duly approved as to form and manner of execution by the District Attorney, shall be filed with the application for a building permit.

Buildings or uses not normally open, used or operated during the principal operating hours of theaters, churches, or the aforesaid establishments are defined as banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, and manufacturing buildings and similar uses.

**SECTION 6119. PARKING SPACES REQUIRED.** The number of off-street parking spaces required shall be set forth in the following table:

USE	PARKING SPACES REQUIRED
<b>Dwellings</b>	1 space for each dwelling unit having 0 or 1 bedroom. 2 spaces for each dwelling unit having 2 or more bedrooms.
<b>Apartments</b>	1 space for each dwelling unit having 0 bedrooms or studio apartment. 1.2 spaces for each dwelling unit having 1 bedroom. 1.5 spaces for each dwelling unit having 2 bedrooms. 2 spaces for each dwelling unit having 3 or more bedrooms. Plus 1 additional uncovered guest parking space for each 5 units.
<b>Housing, Affordable</b>	Same number of spaces required for dwellings or apartments as applicable, except for the provisions of Section 6118(a).
<b>Housing, Rental</b>	Same number of spaces required for dwellings or apartments as applicable except for the provisions of Section 6118(a).
<b>Housing for the Elderly</b>	Same number of spaces required for dwellings or apartments as applicable; however, outside the Coastal Zone the number of spaces may be reduced if the Zoning Administrator makes a finding that not all spaces are needed. In making a finding, the Zoning Administrator shall consider: (1) the anticipated automobile usage and characteristic visitor patterns of the occupants; (2) proximity of the building or land to shopping, service, health and other transportation facilities; (3) proximity of public and commercial parking areas; (4) effect a reduced number of required spaces would have on existing and anticipated parking conditions in the neighborhood; and (5) conditions deemed relevant by the Zoning Administrator.
<b>Rooming Houses, Lodging Houses, Club Rooms, Fraternity Houses</b>	1 for the first 3 guest bedrooms plus 1 for each additional 3 guest bedrooms or fraction thereof.
<b>Auto Courts, Motels</b>	1 for each individual sleeping unit, or dwelling unit.
<b>Hotels</b>	1 for each 4 guest bedrooms.

USE	PARKING SPACES REQUIRED
<b>Automobile Sales, Automobile Repair</b>	1 space for every 500 sq. ft. of floor area.
<b>Convalescent Homes, Skilled Nursing Facilities, Hospitals</b>	1 for each 5 beds.
<b>Theaters</b>	1 for each 5 seats.
<b>Stadia, Sports Arena Auditorium</b>	1 for each 5 seats.
<b>Orphanages</b>	1 for each 10 beds.
<b>Churches</b>	1 for each 4 seats in the main worship unit.
<b>Schools</b>	1 for each classroom, plus 1 for each 100 sq. ft. in the Auditorium, or any space so used.
<b>Dance Halls, Assembly Halls Without Fixed Seats, Exhibition Halls, Meeting Halls, Clubs, Card Rooms</b>	4 for each 100 sq. ft. of floor area used for dancing or assembly.
<b>Bowling Alleys</b>	3 for each alley.
<b>Medical or Dental Clinics, Banks, Business Offices, Professional Offices</b>	1 for each 200 sq. ft. of floor area.
<b>Establishments for the Sale and Consumption (on the premises) of Alcoholic Beverages, Food or Refreshments</b>	1 for each 3 seats or stools.
<b>Mortuaries or Funeral Homes</b>	10 for each room used as a chapel room or slumber room, or parlor, or 1 for each 25 sq. ft. of floor area of assembly rooms used for services, whichever amount is greater.
<b>Warehouses</b>	1 space for each 2 employees on largest shift.
<b>All Uses Not Enumerated Above Which Are Permitted in "C" or "H" Districts</b>	1 for each 160 sq. ft. of gross floor area excluding basement and storeroom.
<b>All Uses Not Enumerated Above Which Are Permitted in "M" Districts</b>	1 space for each 2 employees on largest shift; in no case less than 1 space for each 2,000 sq. ft. of floor area.

**SECTION 6120. EXCEPTIONS.** In cases of practical difficulties and unusual hardship, the Planning Commission may after proper hearings recommend exceptions to the foregoing requirements.

Application for an exception shall be made and an exception may be issued under the same procedure as that specified in Chapter 25 of this Part for the granting of a variance, except that no public hearing need be held thereon and the findings of the Planning Commission need include only that establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 hereof as are reasonably possible. At the time of applying for such exception, the applicant shall pay to the Planning Commission a filing fee set by resolution of the Board of Supervisors.

**SECTION 6121. PARKING AREAS, DEVELOPMENT AND MAINTENANCE.**

- (a) Every parcel of land hereafter used as a public or private parking area shall be developed and maintained as follows:
1. **Screening:** Automobile parking facilities for more than ten (10) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any R-E, R-1, R-2, or R-3 District by a solid masonry wall. Such wall shall not be less than six (6) feet in height, except within required front yard areas and shall be maintained in good condition. Screen planting or wooden fences may be substituted for aesthetic reasons, or in cases of practical difficulties or unusual hardship, provided that the design and plant material is approved by the Planning Director and a bond to guarantee the installation and maintenance of said screen planting or fencing, for a period of three (3) years, is posted with the Planning Commission.
  2. **Surface of Parking Area:** Any automobile parking area for more than ten (10) vehicles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable and dust-free surface and shall be so graded and drained as to dispose satisfactorily of all surface water accumulation within the area.
  3. **Protective Installation:** To insure the proper maintenance and utilization of these facilities, public parking areas shall be designed so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas. A permanent curb, bumper, wheel stop, or similar device shall be installed which shall be adequate to protect the required sidewalks, planters, or landscaped areas from vehicular overhang and to protect any structure from vehicular damage. If such protection is provided by means of a method designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two (2) feet from the edges of the required sidewalks, planter, or landscaped areas and from any building. The Planning Director may require other barrier curbs or wheel

stops as deemed necessary to protect areas within or adjacent to the parking area from vehicular encroachment.

4. Landscaping: A planter or landscaped area of at least four (4) feet wide shall be provided adjacent to all street rights-of-way. In addition, any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the County Engineer. Where a parking area has a capacity of more than ten (10) parking spaces, landscaped areas including the above four (4) foot street buffer strip shall be not less than five (5) percent of the total parking lot area.

Live landscaping shall be provided and maintained within any planter or landscaped area required by this section. Not more than thirty (30) percent of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. Such landscaped area or planter shall create the visual and physical separation necessary to reduce the traffic hazards between pedestrians and vehicles.

- (Section 6118 - Amended by Ordinance No. 3984 - August 8, 2000)
- (Section 6118(a) - Amended by Ordinance No. 2869 - December 20, 1983)
- (Section 6118 - Amended by Ordinance No. 4568 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6119 - Amended by Ordinance No. 1456 - May 23, 1961)
- (Section 6119 - Amended by Ordinance No. 2055 - June 3, 1970)
- (Section 6119 - Amended by Ordinance No. 2126 - January 4, 1972)
- (Section 6119 - Amended by Ordinance No. 2792 - June 8, 1982)
- (Section 6119 - Amended by Ordinance No. 2869 - December 20, 1983)
- (Section 6119 - Amended by Ordinance No. 2878 - January 24, 1984)
- (Section 6120 - Amended by Ordinance No. 1968 - April 1, 1969)
- (Section 6121, Para. (a), Section 1 - Amended by Ordinance No. 1622 - October 22, 1963)
- (Section 6121, Para. (a), Section 1 - Amended by Ordinance No. 1968 - April 1, 1969)
- (Section 6121, Para. (a) Sections 3 and 4 - Amended by Ordinance 2078 - December 15, 1970)