

Parking development standards:

Development standards insure safe and attractive parking facilities. This pamphlet provides general information about the Town parking development standards (pursuant to Town Code Sec. 29.10.155). Further questions may be directed to the Community Development Department or the Public Works Department.

When rules of a zone pertaining to yards, landscaping, fencing, or lighting are stricter than those contained in the Town Code Sec. 29.10.155, the rules of the zone applies.

- When a garage or carport opens onto a street (excluding alleys) the length of the driveway shall not be less than 25'.
- A vertical clearance of at least 12' shall be maintained above all driveways, unless otherwise authorized by the Fire Chief.
- Curves in a driveway more than 150' long shall have at least a 45' outside radius, unless otherwise authorized by the Fire Chief.

What are the size and location requirements for parking spaces and aisles?

All parking spaces and aisles shall conform to the following standards:

- To determine parking space dimensions, the front limit of the space shall be the face of any wall or barrier (bumper height or higher). If no such wall or barrier exists, the front limit shall be a line perpendicular to the side line of the space 2' forward of the face of the curb.
- Standard spaces shall be at least 8' 6" by 18'. Aisle widths shall be a minimum of 22' for two-way aisles.
- Space width shall increase by 1' to 9½' if adjacent on one side to a wall, fence, hedge or structure; and by 2' to 10½' if adjacent on both sides to such walls, fences, hedges, or structures. Garages for one and two family dwellings shall have at least 20' by 20' clear inside dimension for two-car garages and 11' by 10' for one-car garages.
- Off-street spaces parallel with the aisle shall be at least 20' long for standard spaces.
- Aisle widths and stall sizes are described in the following table:

Angle of stall	Depth of stall perpendicular to aisle	Min. width of one-way aisles
Parallel Parking	8.5'	
12.0'		
30°	16.4'	12.0'
45°	18.7'	13.0'
60°	19.8'	15.0'
90°	18.0'	25.0'

- When the configuration of the property or the location

of existing structures constricts design of parking areas, the deciding body may modify parking stall and aisle width dimensions, if the applicant can demonstrate the modification would not impair the function of the parking area.

- Parking space boundaries shall be delineated by double striping. Each double stripe shall consist of two 4" lines, separated by a 18" space.
- Diagonal parking is encouraged wherever possible but discouraged from having two-way aisles.
- One-way aisles shall not dead-end. Dead-ends on two-way aisles are permissible if adequate turn-around space is provided.
- The minimum inside turning radius for aisles and island shall be 20'.
- Off-street parking shall have maneuvering area adequate to eliminate aisle-to-aisle circulation via the street.
- Off-street parking areas shall be designed so that automobiles will not be backed onto a street, except parking areas that are not on an arterial street serving single-family dwellings.
- Off-street parking spaces shall not be located in any required yard abutting a street (Town Code Sec. 29.10.060).

What are the surfacing requirements?

All outdoor off-street parking spaces, driveways and maneuvering areas shall be paved with a compacted base not less than 4' thick, surfaced with asphaltic concrete or Portland cement concrete pavement or other surfacing approved by the Town Engineer. The paved area shall provide drainage facilities subject to the approval of the Town, adequate to dispose of all accumulated surface water. Special paving may be required within the dripline of existing trees subject to the recommendation of the Director of Parks and Public Works Department.

What are the lighting standards?

All parking lot and parking garage lighting facilities shall conform to the following standards:

- The location, design, intensity, light hue and shielding of lighting fixtures shall be subject to approval by the Development Review Committee.
- Lighting used in connection with off-street parking spaces located in, or adjacent to, any residential

zone shall be arranged and shielded so that the light will not shine directly on a site located in a residential zone.

What are screening and landscaping requirements?

Parking lots and spaces shall be screened and landscaped as follows:

- All outdoor off-street parking spaces shall screen all sides that adjoin, face, or are across the street from either properties in a residential zone or properties developed with a residential use (except those that serve single-family or two-family dwellings). Screening shall be subject to approval by the deciding body.
- Wherever a parking lot is adjacent to a street, a landscaped buffer at least 10' wide is required. Where the parking lot is adjacent to a side or rear property line or to an alley, a landscape buffer at least 5' wide is required. The required width of landscaped buffers is exclusive of curbing or allowance for vehicle overhang, and is measured from the property line or street or alley right-of-way line.
- All landscaped areas shall be completely enclosed by a 6" continuous concrete curb. At any point where a curb around a landscaped area serves as a wheel stop, a vehicle overhang allowance of 2' including the width of the curb shall be added to the landscaped area.
- All portions of the parking area not used for automobile maneuvering and parking or for pedestrian walkways shall be landscaped.
- All landscaped areas shall provide complete irrigation facilities.
- At least 5% of the interior of all parking areas shall be landscaped. To be included in the calculation of the amount of interior landscaping, all landscaped areas must be at least 5' in any dimension exclusive of curbing and vehicle overhang allowances, except that landscaped areas separating side by side parking spaces are included in the calculation if they are at least 3' wide exclusive of curbs.
- Ranks of 15 or more parking spaces shall be interrupted by a landscaped area at least 3' wide exclusive of curbs at intervals no greater than 10 spaces.
- Trees shall be a major design feature in all parking

Location of required off-street parking spaces:

All off-street parking spaces shall be on the same lot as the use for which they provide.

What are the requirements for driveways?

Off-streets parking lots and parking garages must be connected to streets or alleys by driveways that comply with the following requirements:

- Driveways that serve not more than two parking spaces shall be at least 10' wide if they provide either ingress or egress only; at least 18' wide if they provide both ingress and egress. The deciding body may allow a reduction in width of two-way driveways if it finds that conditions make the 18' impractical.
- Driveways that serve more than two and not more than 10 parking spaces shall be at least 10' wide if they provide either ingress or egress only; at least 18' wide if they provide both ingress and egress.
- Driveways that serve more than 10 and not more than 25 parking spaces shall be at least 11' wide if they provide either ingress or egress only; at least 20' wide if they provide both ingress and egress.
- Driveways that serve more than 25 parking spaces shall be at least 12' wide if they provide either ingress or egress only; at least 22' wide if they provide both ingress or egress.
- The minimum distance from a wall, fence or similar obstacle to the edge of any driveway shall be 2' except single-family and two-family dwellings where no minimum distance is required.
- All driveways less than 18' in width and more than 150' in length shall develop turn-out areas to prevent the obstruction of access for emergency vehicles to such standards at the Town Engineer and Fire Department prescribes.

lots.

What are the standards for curbs, wheel stops and markings?

Curbs, wheel stops and markings for parking lots and spaces shall be provided as follows:

- All off-street parking spaces shall have wheel stops. Wheel stops must be continuous curbing and shall not be separate blocks (except single-family or two-family dwelling spaces).
- Opposing ranks of parking stalls shall be separated by a raised curbed island.
- All off-street parking areas shall provide entrance, exit and traffic flow markings arranged and marked to provide for orderly and safe parking of automobiles, subject to the approval of the Town Engineer.

Pedestrian circulation?

Off-street parking area shall provide for adequate pedestrian circulation.

Standards for disabled accessibility:

Parking lot improvements shall meet disabled-accessible parking requirements. Each application for a permit for parking lot improvements shall be reviewed and determined in accordance with the requirements for disabled-accessibility (Title 24 of the California Administrative Code). The Development Review Committee may approve a permit for parking lot improvements that reduce the number of parking spaces required if it makes the finding that public necessity for disabled-accessible parking spaces outweigh the need for the number of parking spaces required.

When are loading spaces required?

No buildings or part of a building having a floor space of 10,000 S.F. or more (establishments requiring the receipt or distribution by vehicles or trucks of materials or merchandises, e.g., manufacturing plant, storage facilities, warehouse facilities, goods display, retail store, wholesale store, markets, hotels, hospitals, mortuary, laundry, dry cleaning establishments) shall be constructed, erected or moved within, or onto any, lot or parcel of land in any zone for any use unless at least 1 off-street loading space, plus 1 additional loading space for each 20,000 S.F. of floor area. A required loading space may occupy a required rear yard.

Loading spaces required shall be developed in the following standards:

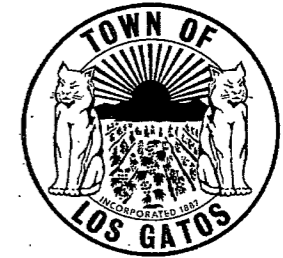
- a) Each off-street loading space required shall be not less than 10' wide, 30' long and 15' high (exclusive of driveways for ingress and egress and maneuvering areas).
- b) Each off-street loading space required shall provide driveways for ingress and egress and maneuvering space of the same type, which is required for off-street parking spaces.
- c) No off-street loading space required shall be closer than 50' to any lot or parcel of land in a residential zone unless such off-street loading space is wholly within a completely enclosed building or unless enclosed on all sides by a wall not less than 8' high.

Other requirements?

For answers to other questions on topics such as temporary parking lots and the Development Review Committee process you may contact the Community Development Department at (408) 354-6874.

www.losgatosca.gov

Town of Los Gatos
Community Development
Department



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Summary Handout