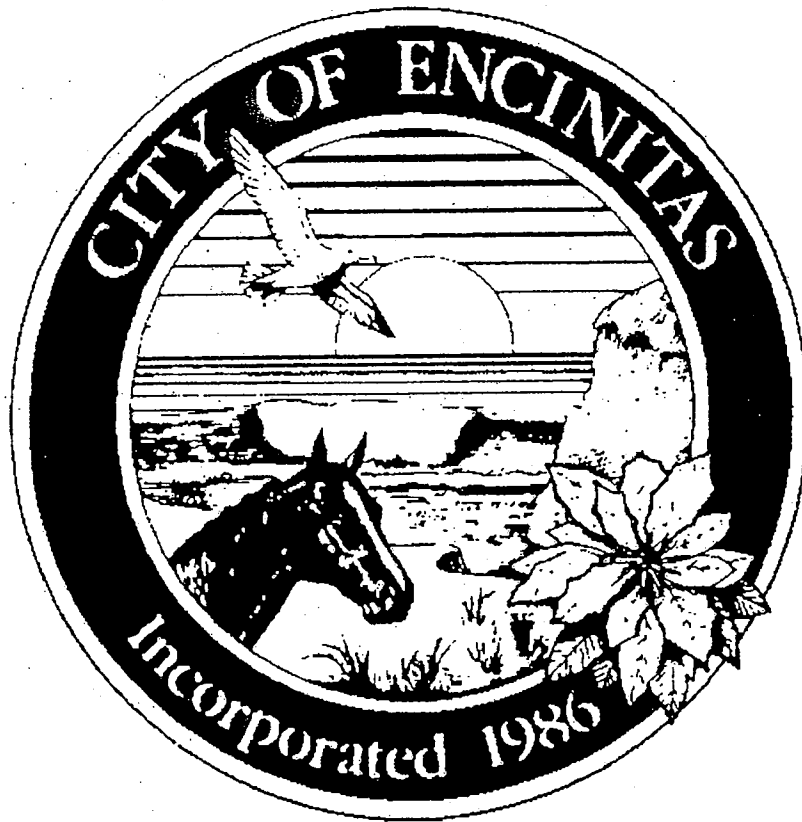


CITY OF ENCINITAS

OFFSTREET PARKING DESIGN MANUAL



Adopted July 24, 1990

Amended October 15, 1992 – Resolution PC 92-32

Amended March 17, 1994 by Minute action

Amended February 10, 2000 – Resolution PC 2000-10

OFF-STREET PARKING DESIGN MANUAL

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Introduction

This Offstreet Parking Design Manual implements Section 30.54.040 of the Zoning Ordinance:

The purpose of these parking regulations is to provide parking areas which are functional in design and adequately landscaped and screened to minimize their visual, noise, and headlight impact, particularly when adjoining residential areas. Specific parking regulations are contained in Section 30.54 et. seq., of the Zoning Ordinance. Also, landscaping requirements are found in Chapter 30.54.060 of the Zoning Ordinance until they are superseded by the adoption of the City of Encinitas Landscape and Irrigation Manual. In designing a parking area, the following is especially important:

- i. SIZE OF PARKING SPACES.**
Regular = 8.5' x 18'
Handicapped = 14' x 18'
Tandem & Enclosed = 8.5' x 19'
- ii. BICYCLE PARKING SPACES.**
Most uses, particularly office and retail, also require bicycle spaces. Where bicycle spaces are required there shall not be less than three spaces provided.
- iii. LOCATION OF PARKING SPACES.**
Some zones require parking to observe certain setbacks. See Section 30.20.010 (D-4, 5), 30.24.010 (D-4, 5) of the zoning Ordinance.
- iv. LANDSCAPING.**
The commercial and industrial Zones require landscape strips along street frontages and adjacent to residential zones. (See Section 30.20.010 (D) and 30.24.010 (D)). All zones see Section 30.54.060 (E) which require that 15% of a parking area (including all parking stalls, circulation and loading areas) be landscaped.
- v. FENCING.**
Parking areas abutting residentially-zoned property are required to be screened by a solid fence or wall. (See Section 30.20.010 (D-2) and 30.21.010 (D)).

SECTION I. PARKING AREA REQUIREMENTS

ZONING ORDINANCE CHAPTER 30.54

- A. **COVERED PARKING.** Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located.
- B. **OPEN PARKING.** Open parking spaces shall be located outside the ultimate right-of-way of any street and as follows:

ZONE USE REGULATION	DETAIL See F of this section	YARDS			
		FRONT	SIDE (int.)	SIDE (ext.) Corner Lot	REAR
All Residential	#1	x	-	+	.
All Commercial and O.P.	#2 & #3	*	.	.	.
All Industrial	#3	*	.	.	.

- . = Parking Permitted
- = Parking Permitted - When separated from adjacent property by a 6' high solid fence or wall
- * = Parking Not Permitted - In any required planting strip
- + = Parking Prohibited
- x = Parking Prohibited except in necessary access drive

- C. **BICYCLE SPACES.** Bicycle spaces shall provide bicycle racks or lockers for security and shall be located:
1. As close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 2. As close to building entrances as is practical while maintaining a minimum access aisle of 5 feet without interfering with pedestrian traffic.
 3. At ground level.
- D. **EXCEPTIONS.** A use permit, Variance, Design Review, administrative permit, or site permit may specify the location of parking areas and bicycle spaces in locations other than as

permitted by all of the above.

E. **RELATIONSHIP OF PARKING AREA TO BUILDING SERVED.** All required parking and bicycle spaces shall be located on the same lot or building site with the use or structure they serve, unless the following condition is met:

1. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures served.

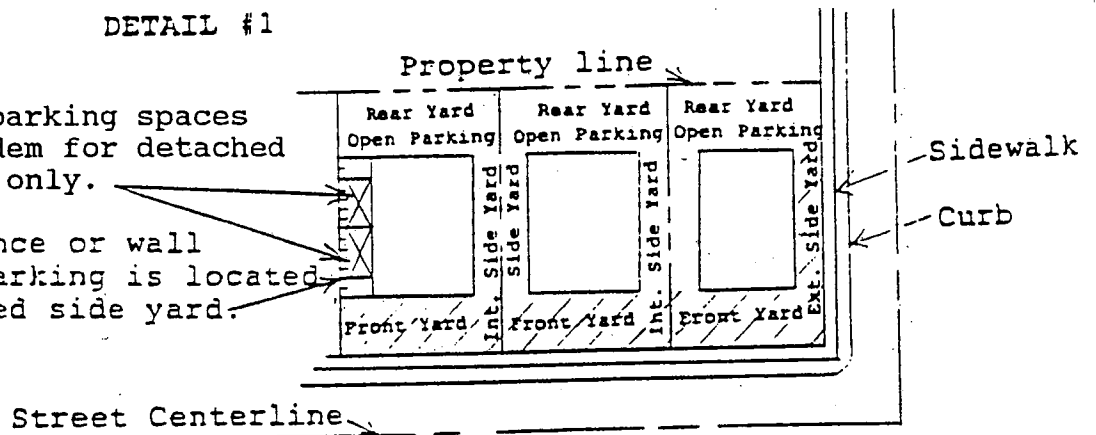
F. **LOCATION OF PARKING ON TYPICAL LOTS.**

Parking prohibited in shaded areas.

DETAIL #1

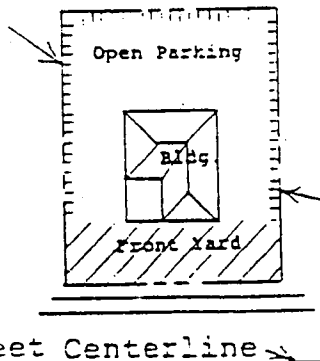
Two 8.5' x 19' parking spaces may be in tandem for detached single family only.

A 6' solid fence or wall required if parking is located in the required side yard.



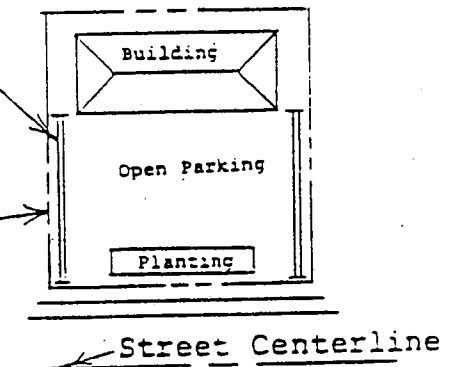
DETAIL #2

A 6' high solid fence or wall required when parking areas abut any zone subject to a residential use regulation.

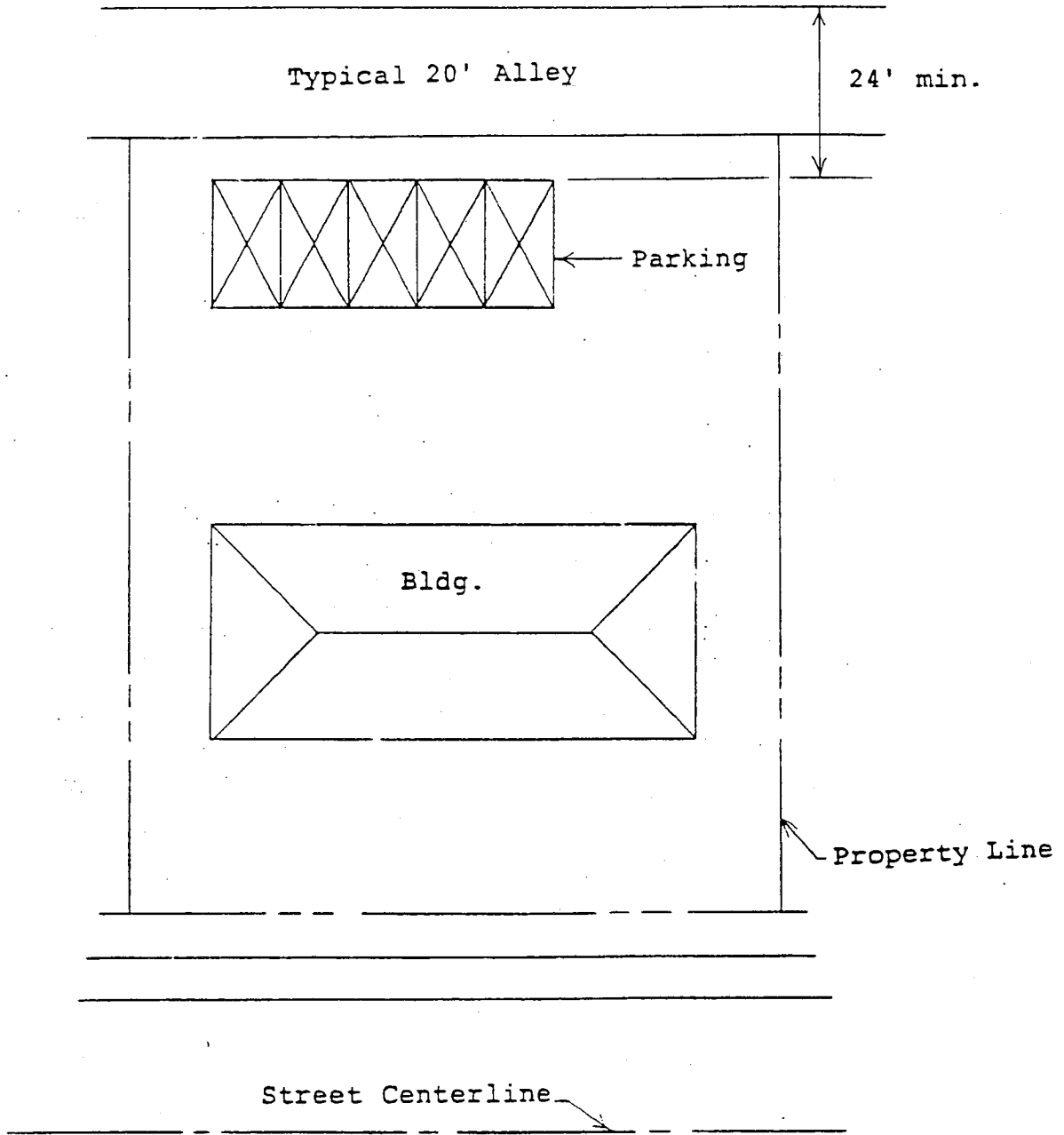


DETAIL #3

Curb required if no fence or wall installed. (A 6' high solid fence or wall when abutting a residential zone.)

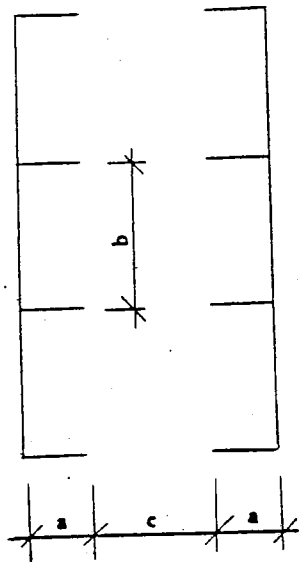


G. PARKING FROM ALLEY.

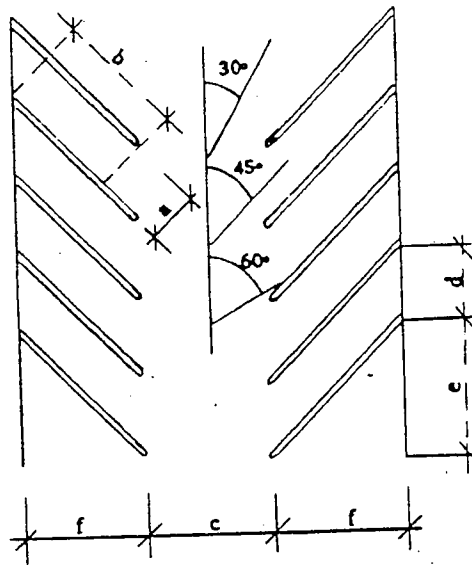


H. TYPICAL PARKING LOT DIMENSIONS - FIVE OR MORE SPACES
(Residential and Non-Residential Uses)

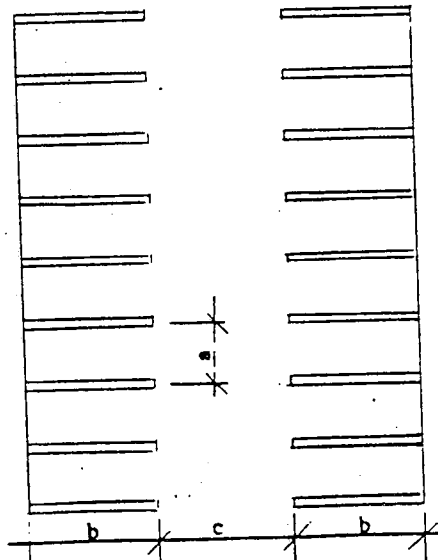
0° PARKING



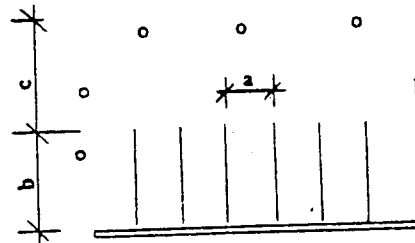
30°, 45°, 60° PARKING



90° PARKING



MOTORCYCLE & BICYCLE PARKING SPACES



**MOTORCYCLE & BICYCLE
PARKING SPACES**

MINIMUM DIMENSIONS FOR REQUIRED PARKING SPACES					
Dimension Indicator	0°	30°	45°	60°	90°
a	8' -0"	8' -6"	8' -6"	8' -6"	8' -6"
b	21' -0"	18' -0"	18' -0"	18' -0"	18' -0"
c	15' -0"*	13' -0"*	14' -0"*	18' -0"*	24' -0"
d		17' -0"	12' -0"	9' -10"	
e		28' -4"	18' -9"	11' -5"	
f		16' -4"	18' -9"	19' -10"	
HANDICAPPED PARKING SPACES					
a	14' -0"	14' -0"	14' -0"	14' -0"	14' -0"
b	23' -0"	18' -0"	18' -0"	18' -0"	18' -0"
c	15' -0"*	13' -0"*	14' -0"*	18' -0"*	24' -0"
d		28' -0"	19' -10"	16' -2"	
e		36' -7"	22' -8"	13' -0"	
f		21' -1"	22' -8"	22' -7"	

MOTORCYCLE & BICYCLE PARKING SPACES			
Dimension Indicator	Motorcycle	Bicycle	
		Open	Closed
a	3' -6"	2' -0"	3' -3"
b	7' -0"	6' -0"	6' -0"
c	8' -0"	5' -0"	5' -0"
Spaces shall be protected by fence, wall, or curb at least 4" high or by a 4" steel pipe @ 3' & 5' off center, 3 ft. above ground.			

NOTES:

* Minimum of 22 feet for two-way traffic. However, aisles necessary for fire and emergency equipment access must be a minimum of 24' wide.

-- See pages 6 and 7 for required number of spaces and other handicapped parking requirements.

I. **HANDICAPPED PARKING REGULATIONS**

1. **SIZE OF SPACE**, Minimum width of space shall be 9 feet adjacent to a 5 foot wide marked loading area. An adjacent space may share a loading area.
2. **NUMBER OF REQUIRED SPACES.**

TOTAL # SPACES	# HANDICAPPED SPACES*	TOTAL # SPACES	# HANDICAPPED SPACES
1-40**	1	161-300	5
41-80	2	301-400	6
81-120	3	401-500	7
121-160	4	over 500	+1 for each 200 over 500

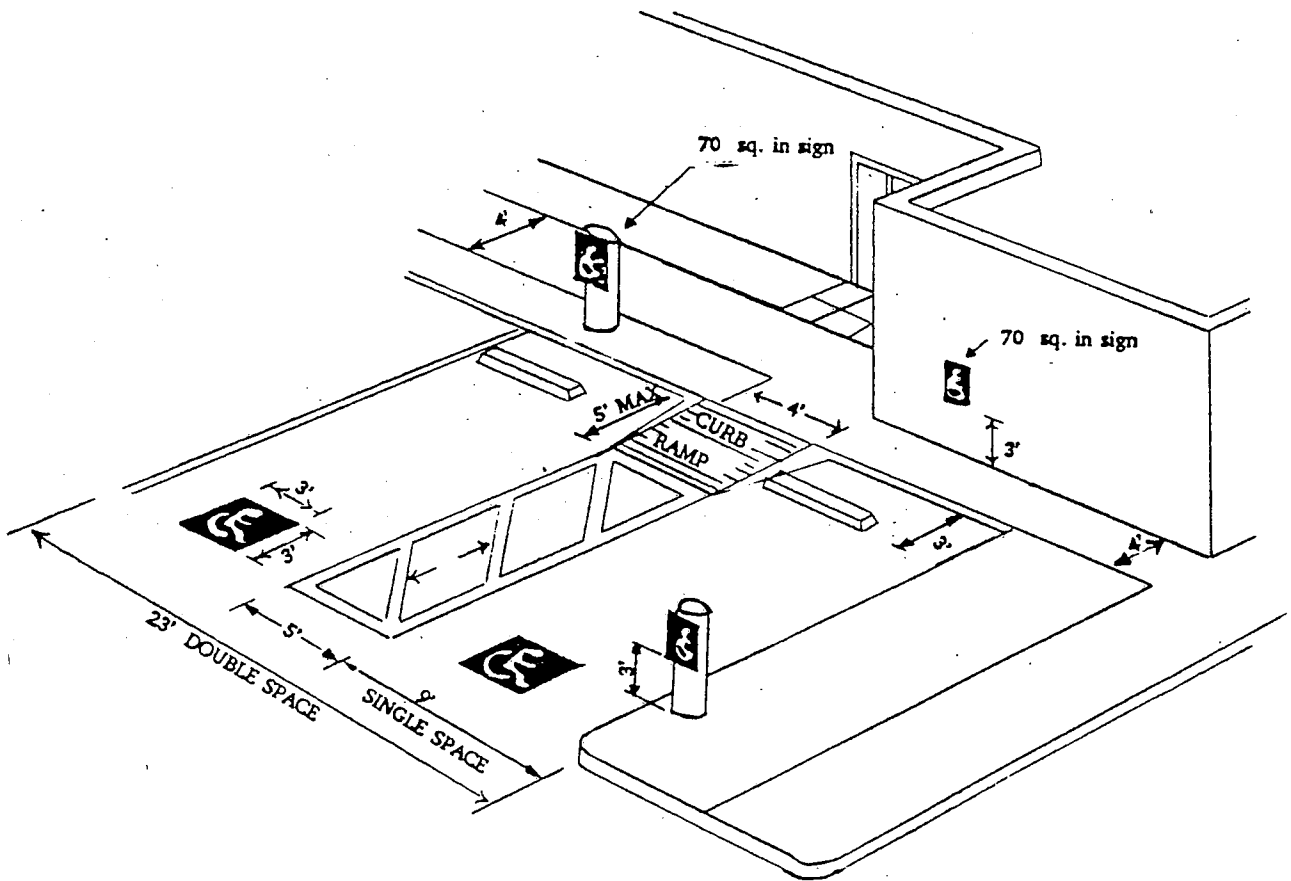
3. **SPACES SHALL BE LOCATED:**

- a. As near as practical to a primary accessible entrance to the associated facility over a 4 foot wide walk with no obstructing encroachments suitable for use by a physically handicapped person (See diagram page 7);
- b. Where the slopes of finish grade does not exceed 1/4 inch per foot; and
- c. Where the handicapped are not required to pass behind a parked vehicle other than their own.***

4. **SIGNING.** At a minimum, each handicapped parking space shall be identified by the "International Symbol of Accessibility" (white symbol on a blue background) displayed on:

- * Not applicable to existing facilities unless change of occupancy.
- ** Less than 5 spaces, one handicapped size space required but not exclusively reserved or marked.
- *** May be waived when compliance to regulate or "equivalent facilitation" creates an unreasonable hardship.

HANDICAPPED PARKING



- a. A sign (min. 70 sq. in.) located at the interior end of the space mounted either a maximum of 3 feet above finish grade on a free standing concrete bollard or on a wall a minimum of 36 inches above finish grade or sidewalk; and
- b. The surface of the parking space on a 3 foot painted square.

In addition a sign of not less than 17 by 22 inches shall be located near the entrance to the parking area which displays the symbol and the following text:

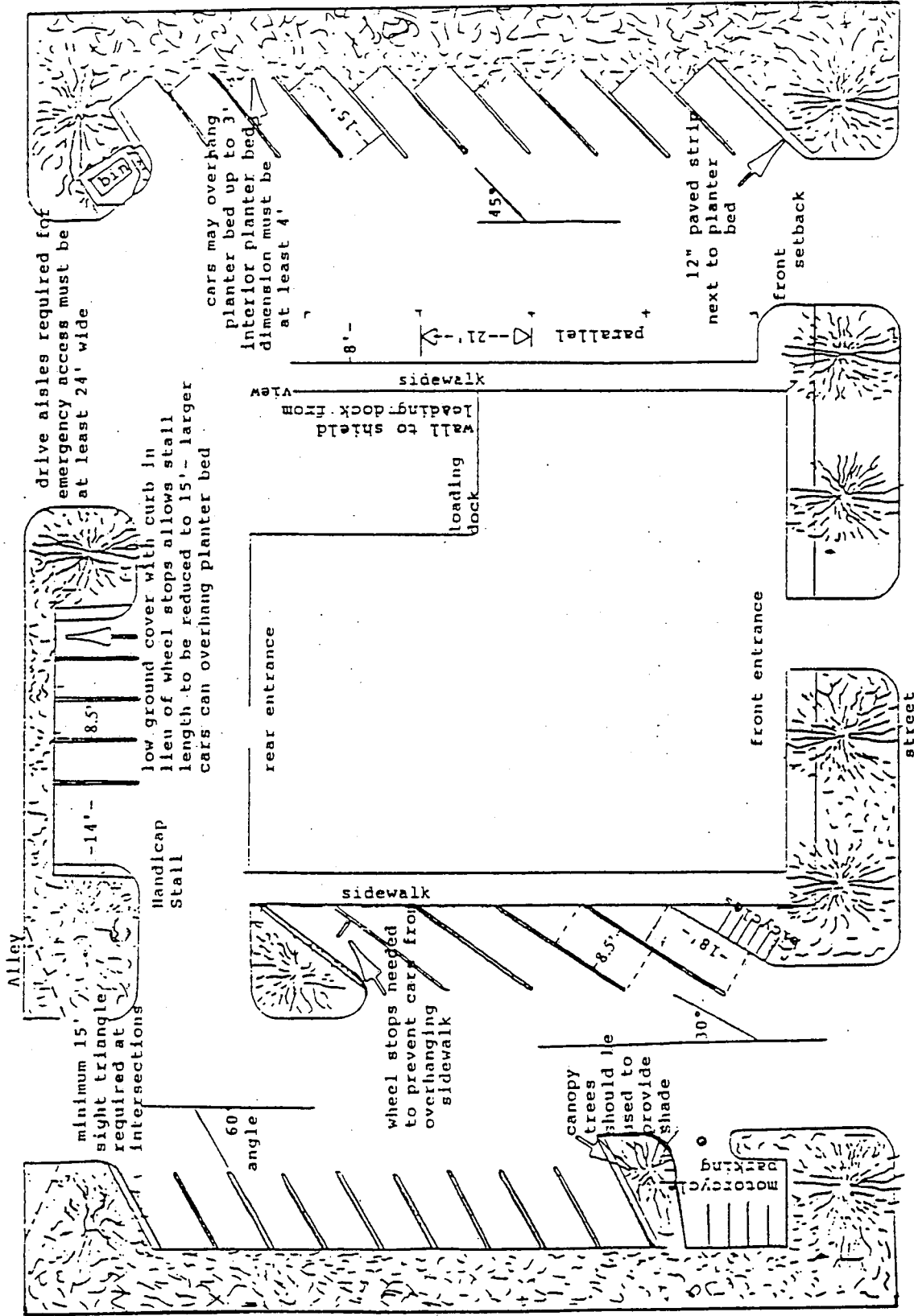
"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at (name and address) or by telephoning (number)."

All signs shall be made of reflectorized porcelain enamel on steel with beaded text or equal. (See diagram page 7)

5. MISCELLANEOUS REQUIREMENTS.

- a. Ramps to accessible walks and paths shall not encroach into parking areas except ramps at the interior end of a parking space may encroach into the loading area provided it does not impede the handicapped person to enter and leave his/her vehicle.
- b. Curbs and/or wheel stops shall be installed to prevent vehicles from projecting over the required 4 feet wide access walks.
- c. Garages or parking areas shall maintain a minimum vertical clearance of 8 feet 2 inches for access to all handicapped parking spaces.

J. PARKING LOT LAYOUT



K. TYPICAL DRIVEWAY - PARKING PLOT PLAN & DETAILS

1. The width of a parking space shall be increased by 2'-0" when adjacent to fences and walls.
2. A minimum of a 12-inch wide walk shall be provided adjacent to parking stalls when the stall is next to a landscaped area and shall be separated from vehicular areas by a four-inch high by six-inch wide concrete curb or other treatment approved by the Director of Community Development.
3. A 5'-0 backing area required when there are more than 4 spaces. (Based on 9'-0" wide space.)
4. A 6'-0" high solid fence or wall is required when parking area abuts a residential use or zone, except the height shall be limited to 4 feet when located in the front yard or exterior side yard area.
5. For minimum width driveways serving 5 or more spaces, the edge of driveway shall be at least 2'-0" from eave.
6. Bicycle storage facilities shall be protected by a barrier to minimize vehicles from striking parked bicycles.
7. Minimum Width of Driveway:

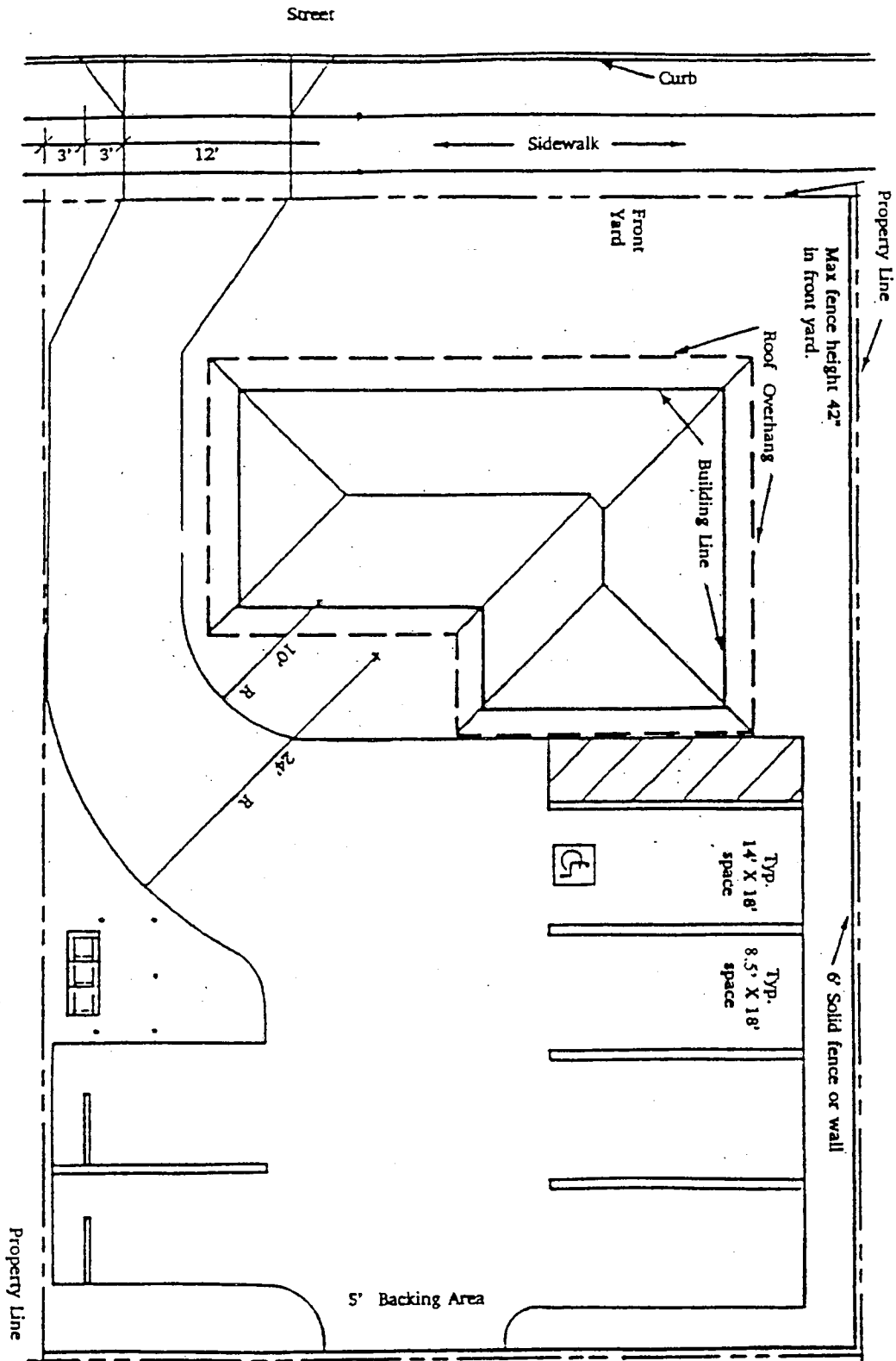
MINIMUM WIDTH OF DRIVEWAY		
# of Spaces	Min. Width	Max. Length for Under 18' Wide*
1-4	10'	None
5-8	10'	80'
9-19	16'**	80'
20-up	18'	None***

* Provide at least 10' x 30' turn-out if longer driveway is required.

** Or provide separate 10' entrance and exit driveways (any length), provided no portion of a building may be more than 150' from a 16' wide access.

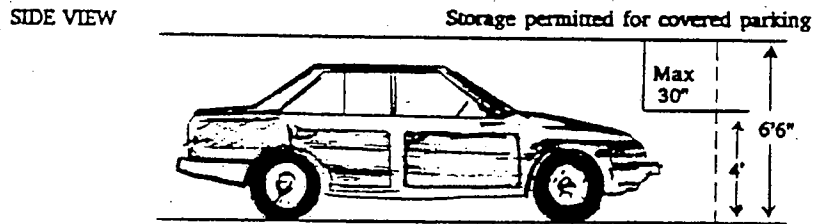
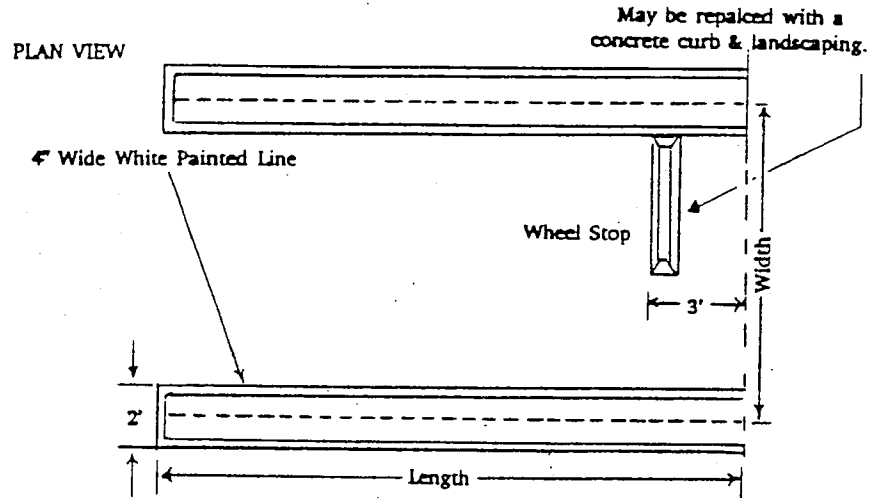
*** If driveway also serves another business, a 10'-0 unobstructed minimum width is required.

PARKING - PLOT PLANS AND DETAILS

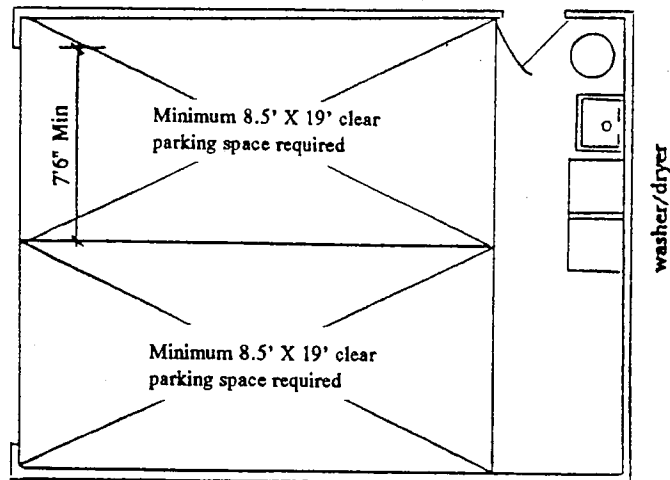


8. Speed bumps shall not be used in driveways or parking lots. Drive aisles should be limited to a maximum of 350' in length to control speed.

9. TYPICAL OFFSTREET PARKING SPACE



PRIVATE GARAGE



L. MISCELLANEOUS REQUIREMENTS FOR PARKING AREAS - (5 OR MORE SPACES, NONRESIDENTIAL AND MULTIFAMILY RESIDENTIAL)

1. **ACCESS.** Parking area layouts shall be arranged so that vehicles do not exit by backing into a public street.
2. **GRADING AND DRAINAGE.** No parking area will be approved that has a minimum grade less than 0.5% or a maximum grading of more than 15%. No driveway to a parking area or space shall be approved with a surface grade exceeding 15%. Driveways with a surface grade over 10% shall not exceed 50 feet in length.
 - a. All surface drainage from any parking lot shall be collected and carried to the storm sewer in accordance with the City's Master Drainage Plan and in a manner acceptable to the City Engineer. In no case shall any surface drainage, either as concentrated flows or sheet flows, cross over the public sidewalk.
 - b. Water shall not be allowed to collect on asphalt covered surfaces. In larger lots concrete swales and/or gutters may be used in sections where water would otherwise settle and increase the rate of deterioration of the asphalt.
 - c. In lots with more than 200 spaces grease intercept systems approved by the Director of Community Development shall be installed to prevent oil and sand from entering storm drains.
3. **SURFACING.** All parking spaces and driveways shall be surfaced in accordance with the paving schedule (Item "M" of this Section).
4. **DIRECTIONAL INDICATORS.** Each parking area with more than one row of parking spaces shall have directional signs or painted directional markers to guide traffic.
5. **LIGHTING STANDARDS AND FIXTURES.** Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be so designed and adjusted so as to reflect light away from any public road or street, and away from any adjoining land on which a dwelling is located or which is zoned for other than business or industrial uses. Light standards shall not exceed 18' feet in height to minimize impact on adjacent

