

CHAPTER VI. OFF-STREET PARKING STANDARDS
ARTICLE 1. RESIDENTIAL DISTRICTS

Sec. 13-84. PURPOSE

The purpose of this article is to establish parking requirements for the residential zones. The provisions of this article shall apply to the R1, R2-MD, R2-HD and R3 zones, and to the residential portions of the Planned Development and Institutional and Recreational zones. *Exception:* These parking standards do not apply to high-rise residential developments in the North Costa Mesa Specific Plan; see the specific plan for applicable parking rates.

Sec. 13-85. PARKING REQUIRED

In the residential districts, the following minimum off-street parking spaces shall be provided. The parking spaces shall provide safe and adequate ingress and egress and shall be maintained in connection with the building or structure and use of land.

- (a) **R1 zone and small-lot single-family common interest developments (excluding townhouses).** At the time of the construction of a residence, off-street parking in the form of a garage and open parking shall be provided as follows:

TABLE 13-85(a) Off-Street Parking Standards for Single-Family Detached Residences in R1 zone and Small-Lot, Detached, Residential Common Interest Developments		
Single-Family Detached Residence with 4 Bedrooms or Fewer		
Garage Parking Spaces	Open Parking Spaces ¹	Total Parking Spaces
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3
Single-Family Detached Residence with 5 Bedrooms or More²		
New Construction		
Garage Parking Spaces ²	Open Parking Spaces ^{1,2}	Total Parking Spaces
3	Lots without garage access from alley: 2	5
	Lots with garage access from alley: 1	4
Bedroom Additions		
Garage Parking Spaces	Open Parking Spaces ^{1,2}	Total Parking Spaces
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3
<p>1. In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common-interest developments, required open parking may be provided on an individual unit's driveway or within the common area. Open parking provided as tandem spaces is subject to approval of a minor conditional use permit.</p> <p>2. For single-family detached residences with five bedrooms or more, tandem parking of up to two standard vehicles is permitted in the garage as it relates to new construction. Tandem garage parking shall exclusively consist of two standard parking spaces.</p>		

Costa Mesa Zoning Code

- (1) Required garage dimensions: Each garage space shall have interior dimensions that are a minimum 10 feet wide by 20 feet long, unobstructed inside measurements. Each residence shall have no more than 700 square feet of garage area unless authorized by a minor conditional use permit.
 - (2) Application to an existing residence: The off-street parking requirements stated above shall not be applied to an existing residence at the time the residence is increased in size and/or the number of bedrooms is increased unless the total number of bedrooms is increased to 5 or more bedrooms.
 - (3) With approval of a minor modification, the Planning Division may allow the retention of an existing driveway access from a street to satisfy open parking requirements, at such time that garage access is proposed from an abutting alley.
- (b) **R2-MD, R2-HD, R3, PDR-LD, PDR-MD, PDR-HD, PDR-NCM and residential components of developments in the PDC and PDI zones.** At the time of the construction of any building and/or when a structure is enlarged or increased by adding a bedroom(s), required parking shall be provided per Table 13-85. Exceptions:
- (1) For lots that are zoned multiple-family residential and contain only one single-family detached residence, the parking requirements in Table 13-85(a) shall be applied.
 - (2) For individual lots in common-interest developments that contain only one single-family detached residence (excluding townhouses), the parking requirements in Table 13-85(a) shall be applied.
- (c) **Reduction of required parking prohibited.** A property owner or property manager shall make available to tenants and guests the parking required by this subsection. No property owner or property manager shall lease, rent, sell, or otherwise make unavailable to residents and guests required parking. Furthermore, the rental of a dwelling unit shall be deemed to include the exclusive use of at least one covered parking space and equal access to the required open spaces reserved for residents.
- (d) **Parking for accessory apartments and granny units.** Accessory apartments and granny units as provided for elsewhere in this Zoning Code shall be provided with at least two (2) on-site parking spaces in addition to parking required for the existing single-family residence. The parking need not be covered. City of Costa Mesa Parking Standards shall apply.

Sec. 13-86. PARKING REQUIRED IN MIXED-USE OVERLAY ZONE

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan.

Sec. 13-87. GENERAL DEVELOPMENT STANDARDS

General development standards for parking areas applicable to the residential zones are contained in ARTICLE 3 DEVELOPMENT STANDARDS of this chapter.

Table 13-85 RESIDENTIAL PARKING STANDARDS			
UNIT SIZE	TENANT COVERED PARKING ¹	TENANT OPEN PARKING ^{2,3,4,6}	GUEST PARKING ^{5,6}
BACHELOR	1	.5	.5
1 BEDROOM	1	1.0	.5
2 BEDROOMS	1	1.5	.5
3 BEDROOMS OR MORE	1	2.5	.5
<p>(1) If covered parking for apartments is provided in a parking structure and there is more than one parking space in any parking structure, then there shall be no solid walls constructed to separate individual parking spaces.</p> <p>(2) Open tenant parking spaces required by this section shall be distributed throughout the project at convenient locations and shall be screened from view from any public right-of-way. Open tenant parking may be provided as covered parking.</p> <p>(3) For projects on individual driveways that are at least 19 feet long and lead to a garage space(s) or a carport space(s), the driveway area may be used for satisfying tenant open parking requirements.</p> <p>(4) Open parking can be reduced by .25 space per unit for one bedroom and larger units if the covered parking is provided within either a carport or a parking structure. For purposes of this section, a parking structure shall be defined as: a structure designed and constructed to provide covered automobile parking where parking spaces are located in a common area with no walls or other physical separations between spaces. Open parking requirements may be met by excess covered parking.</p> <p>(5) Guest parking shall be clearly marked and permanently maintained for individuals visiting within the development. Guest parking spaces shall not be allowed on individual driveways. Guest parking may be reduced to .25 space per unit for each unit above 50 in a large residential development.</p> <p>(6) Fractions equal to or above one-half (0.5) shall be rounded up. For rounding purposes, the tenant parking requirements shall be added together; guest parking shall be rounded up separately.</p>			

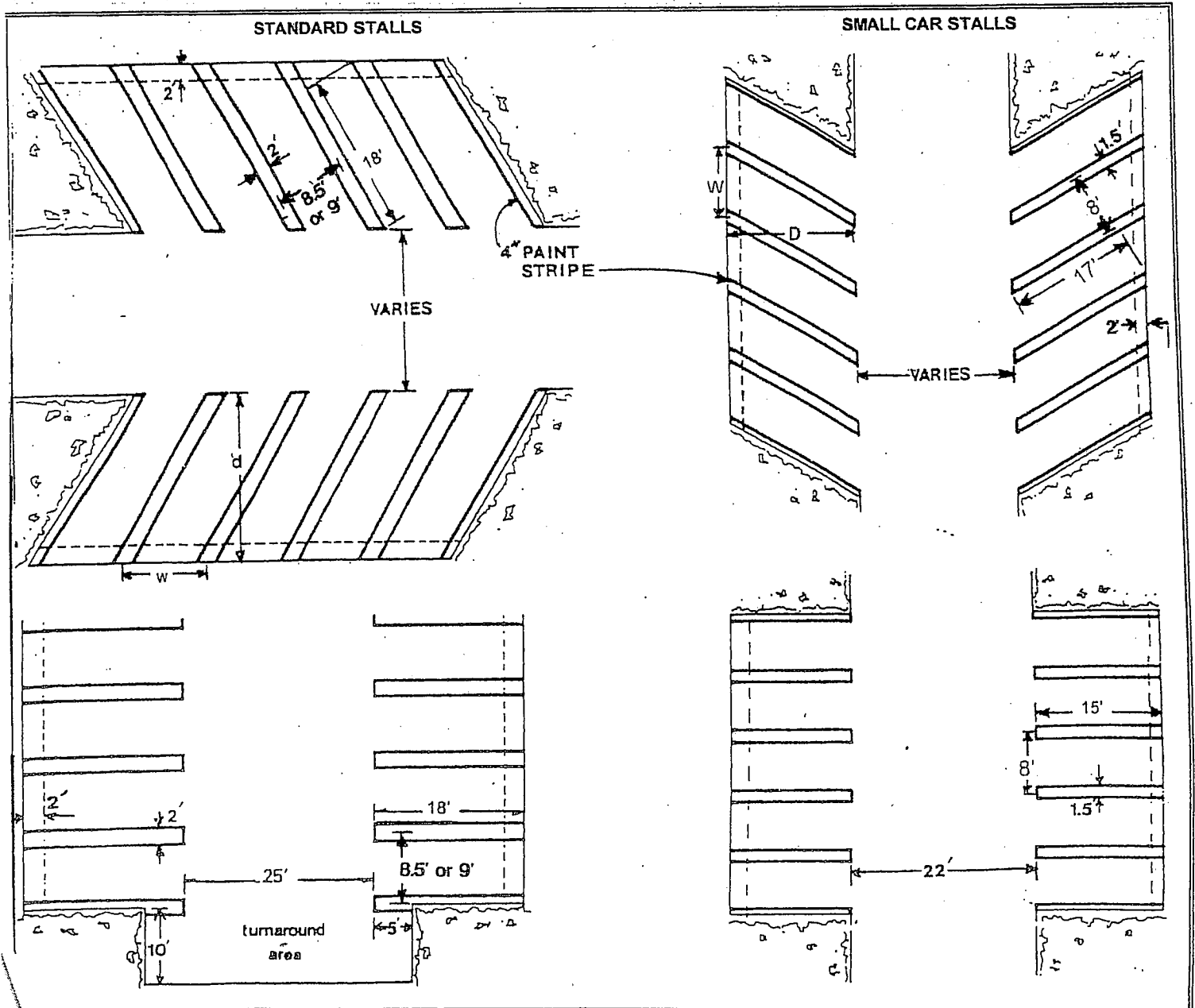
CITY OF COSTA MESA PARKING DESIGN STANDARDS

(All Zones except R1)

Revised November 1, 1999 per Resolution #99-74

STANDARD STALLS					SMALL CAR STALLS			
Stall Dimensions					Stall Dimensions			
Parking Angle*	Aisle Width 1 way/2 way	D	W (Commercial and Industrial)	W (Residential)	Parking Angle*	Aisle width 1 way/2way	D	W
30	15'/20'	16'	18'	17'	30	15'/20'	13'	16 1/2'
45	15'/20'	18 1/2'	13'	12'	45	15'/20'	14 1/2'	12'
50	15'/20'	19'	12'	11'	50	15'/20'	15'	11'
60	18'/20'	20'	10 1/2'	10'	60	15'/20'	16'	10'
70	21'/21'	18 1/2'	9 1/2'	8'	70	15'/20'	16'	9'
80	23'/23'	18'	9'	8 1/2'	80	18 1/2'/20'	16'	8'
90	25'/25'	18'	9'	8 1/2'	90	22'/22'	16'	8'

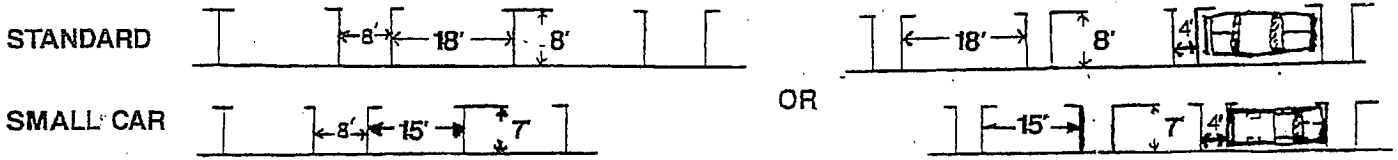
* Other parking angles are also permitted. Consult the Planning Division when proposing alternative dimensions.



PARKING DESIGN STANDARDS

(All Zones Except R1)

1. All parking areas containing more than 2 spaces shall provide forward motion access to and from the public street, unless an exception is approved by the Planning Division.
2. Parking areas shall provide internal circulation or sufficient, designated turnaround space. Turnaround area, as shown on the reverse side of this sheet, shall be provided at the end of all dead-end parking aisles exceeding 100 feet in length. Other turnaround arrangements providing the same maneuverability may be approved by the Planning Division.
3. Of the required stall depth, the maximum allowance of bumper overhang into a landscaped area is 2-feet for standard and small car stalls. This area may not be included in the fulfillment of the landscaping requirements for the site, nor may it encroach into the required street setback.
4. Carports and stalls in parking structures shall provide a clear inside dimension equal to the required width for open stalls; vertical supports shall be recessed 4 feet from access aisle. Other designs providing the same accessibility may be approved by the Planning Division.
5. Residential garage parking stalls shall maintain an unobstructed inside dimension of at least 10 feet in width and 20 feet in length. Garages shall be provided with a minimum door width of 8 feet for single garages and 16 feet for double garages.
6. Stalls (open and carports) with vertical restrictions at the side (walls, fences, shrubs, etc.) shall be increased in width 1 foot over the width normally required.
7. When necessary due to constraints, minor reductions in the aisle width may be approved by the Planning Division, provided the stall width is increased accordingly.
8. Site plans shall be drawn to scale.
9. Small car parking shall be reasonably distributed throughout the project site and shall be subject to review and approval of the Planning Division.
10. Parallel parking stalls shall be 18 feet in length and 8 feet wide, except that parallel parking stalls for small cars shall be 15 feet in length and 7 feet wide. 4 feet shall be provided at each end of each parallel parking space or 8 feet shall be provided between every other parking space.



11. Handicapped stalls shall be provided according to Title 24, Part 2 of the 1995 California Building Code (shown below), or any future amendment to the provisions.

Total Number of Parking Spaces	Required Minimum Number of Accessible Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	*
1001 - over	**

* 2 percent of total

** 20 plus 1 for each 100, or fraction thereof over 1001.

One handicapped stall shall be at least 18 feet in length and 17 feet wide. Additional handicapped stalls shall be at least 18 feet in length and 14 feet wide. Handicap parking design and location shall be reviewed and approved by the Building Division.

12. Where feasible, small car parking shall be provided according to the Drachman System (see below).

