

1 **Chapter 25.70 OFF-STREET PARKING**

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21

22 25.70.010 Vehicle parking spaces to be provided.

23 (a) Parking Required. At the time of erection of any building or structure, or at the time any

24 building or structure is enlarged or increased in capacity, there shall be provided off-street parking spaces

25 with adequate and proper provision for ingress and egress by standard size automobiles.

26 (b) Parking with Remodel or Reconstruction. When any building is remodeled, reconstructed

27 or changed in use by the addition of dwelling units, gross floor area, seating capacity, change in type of

28 use or intensified use, such additional garage or parking facilities as may be required must be provided.

29 (c) Minimum Requirements. The regulations which follow are the minimum requirements

30 unless specific requirements are made for a particular use in a district. Additional spaces may be

31 provided. Unless otherwise expressly permitted by a section of this chapter, parking required by this

32 chapter is to be provided on the same lot as the use for which the parking is required.

1 25.70.020 Standards for parking spaces.

2 The following are established as minimum parking space dimensions:

3 (a) Open parking spaces, garages or carports for multiple family residential uses, except
4 when lesser dimensions are hereinafter allowed, shall have a clear interior measurement of nine (9) feet
5 in width and twenty (20) feet in length; Open parking spaces and garages for commercial and industrial
6 uses, except when lesser dimensions are hereinafter allowed, shall have a clear interior measurement of
7 eight and one-half (8 ½) feet in width and eighteen (18) feet in length;

8 (b) Garages and carports for single-family dwellings shall have a clear interior measurement
9 of ten (10) feet in width and twenty (20) feet in length; and open parking spaces for single family dwellings
10 shall have a clear interior measurement of nine (9) feet in width and twenty (20) feet in length;

11 (c) Compact car spaces, where allowed, shall have a clear interior measurement of eight (8)
12 feet in width and seventeen (17) feet in length;

13 (d) A parking space bordered in whole or in part by a structure, wall or fence along one or
14 both lateral sides shall provide one additional foot in width for each enclosed side;

15 (e) A column may project not more than six (6) inches into any parking space and shall not
16 interfere with opening of car doors or with car turning movements;

17 (f) Any parking space dimension shall be increased to size acceptable to the department of
18 public works if more than three (3) vehicle movements are required to enter or exit the space;

19 (g) All parking spaces shall have an unobstructed vertical clearance from floor to lowest
20 projections on the ceiling within the parking area of seven (7) feet.

21 25.70.025 Standards for parking aisles and driveways.

22 The following are established as minimum aisle and driveway dimensions:

23 (a) Aisles. Required parking spaces shall open directly upon an aisle of the following
24 minimums:

25 (1) A thirteen (13) foot wide aisle shall be provided for forty-five (45) degree parking;

26 (2) An eighteen (18) foot wide aisle shall be provided for sixty (60) degree parking;

27 (3) A twenty-four (24) foot wide aisle shall be provided for ninety (90) degree parking;

28 (4) Where parking is provided parallel with the entrance driveway, and where a second aisle
29 at right angles to the first is not available for regular use of such parallel spaces, aisle width shall be
30 increased to twenty-eight (28) feet for a minimum aisle length of twenty-seven (27) feet; the minimum
31 width of parking spaces with ingress and egress from such an aisle may be reduced by six (6) inches
32 from the minimum elsewhere required;

1 (5) A separate means of egress shall be provided for all parking spaces at angles less than
2 ninety (90) degrees unless an area is provided on site which allows a motor vehicle exiting such spaces
3 to do so within three (3) movements. A turning radius of twenty-eight (28) feet for outside clearance and
4 fourteen (14) feet for inside clearance shall be assumed;

5 (6) Aisles with traffic moving in two (2) directions shall be not less than eighteen (18) feet
6 wide;

7 (7) All aisles shall have an unobstructed vertical clearance of seven (7) feet.

8 (b) Driveways. A driveway is the entrance into parking spaces or a parking facility from a
9 public street or other traveled way.

10 (1) The minimum driveway width for single family and duplex residences shall be nine and
11 one-half (9-1/2) feet; a driveway shall be no wider than the garage or parking area it serves;

12 (2) In all other cases, the minimum driveway width shall be twelve (12) feet for parking areas
13 with not more than thirty (30) vehicles. Parking in areas with more than thirty (30) vehicle spaces shall
14 have either two (2) twelve (12) foot wide driveways or one eighteen (18) foot wide driveway;

15 (3) Egress into a public right-of-way shall be in the forward direction, except that backing into
16 a public right-of-way shall be allowed for single family homes or duplexes;

17 (4) Maximum driveway slopes shall not exceed fifteen (15) percent at any point without
18 special approval of the department of public works; slopes in excess of twenty (20) percent shall require
19 approval of the planning commission. Transitional slopes are required for driveways which exceed ten
20 (10) percent maximum slope. No transitional slope shall extend into a required parking space;

21 (5) A seven (7) foot minimum vertical clearance, measured at right angles to the slope, shall
22 be maintained at all points on the driveway. However, a knockout bar with not less than six (6) feet nine
23 (9) inches vertical clearance may be installed at each entry or exit point with permission of the department
24 of public works.

25 (6) A six (6) inch rise above curb grade shall be installed at the property line for flood
26 protection when required by the department of public works.

27 25.70.030 Requirements for single-family dwellings.

28 The following are parking requirements for single-family dwellings.

29 (a) Parking Space Requirements. Each single family dwelling shall provide off-street parking
30 spaces for at least two (2) vehicles, one of which must be covered by a garage or carport. The following
31 further requirements apply to certain additions and to new single family dwellings:
32

1 (1) An existing single-family dwelling increased in size to three (3) or four (4) bedrooms and
2 a new single-family dwelling with up to four (4) bedrooms shall provide off-street parking spaces to current
3 code dimensions for at least two (2) vehicles, one of which must be covered by a garage or carport;

4 (2) A single-family dwelling hereafter increased in size to five (5) or more bedrooms and a
5 new single-family dwelling with five (5) or more bedrooms shall provide off-street parking to current code
6 dimensions for at least three (3) vehicles, two (2) of which must be covered by a garage or carport;

7 (3) For the purposes of subsections (a)(1) and (2) of this section, an existing garage not less
8 than eighteen (18) feet wide and twenty (20) feet deep interior dimension shall be considered to provide
9 two (2) covered off-street parking places.

10 (4) For additions to existing single family dwellings, an existing garage with an eighteen (18)
11 foot depth interior dimension shall be considered to meet the dimensional requirements for a parking
12 space.

13 (b) Parking Aisles and Driveways. Covered parking spaces shall have a twenty-four (24) foot
14 back-up area or be designed to be entered or exited in no more than three (3) maneuvers. All spaces
15 must allow entry in three (3) maneuvers in the forward direction.

16 (c) Parking Limitations.

17 (1) A vehicle shall not be parked between a structure and the front or side property line
18 except in a garage, driveway or other approved parking;

19 (2) Inoperative vehicles, vehicle parts, boats and campers (as defined by Section 243 of the
20 Vehicle Code) shall not be stored or parked in driveways or between a structure and front or side property
21 line;

22 (3) Required covered parking shall not be provided in tandem configuration;

23 (4) For an addition to an existing single-family dwelling, required uncovered spaces may be
24 provided in tandem configuration and may extend:

25 (A) In areas with sidewalks, to the inner edge of the sidewalk,

26 (B) In areas without sidewalks to five (5) feet from the inner edge of the curb,

27 (C) In areas without either sidewalks or curbs, to five (5) feet from the edge of pavement.

28 25.70.032 Requirements for duplexes, apartment hotels and condominiums.

29 (1) Except as specified below for properties within certain portions of downtown Burlingame
30 as identified in Figure 3-4 of the Burlingame Downtown Specific Plan, the following are parking
31 requirements for duplexes, apartments, apartment hotels and condominiums:
32

1 (a) There shall be at least one and one-half (1-1/2) permanently maintained parking spaces
2 on the same lot with the building for each studio or one-bedroom dwelling unit in the building.

3 (b) For each dwelling unit containing two (2) bedrooms, or two (2) potential bedrooms, there
4 shall be provided at least two (2) parking spaces.

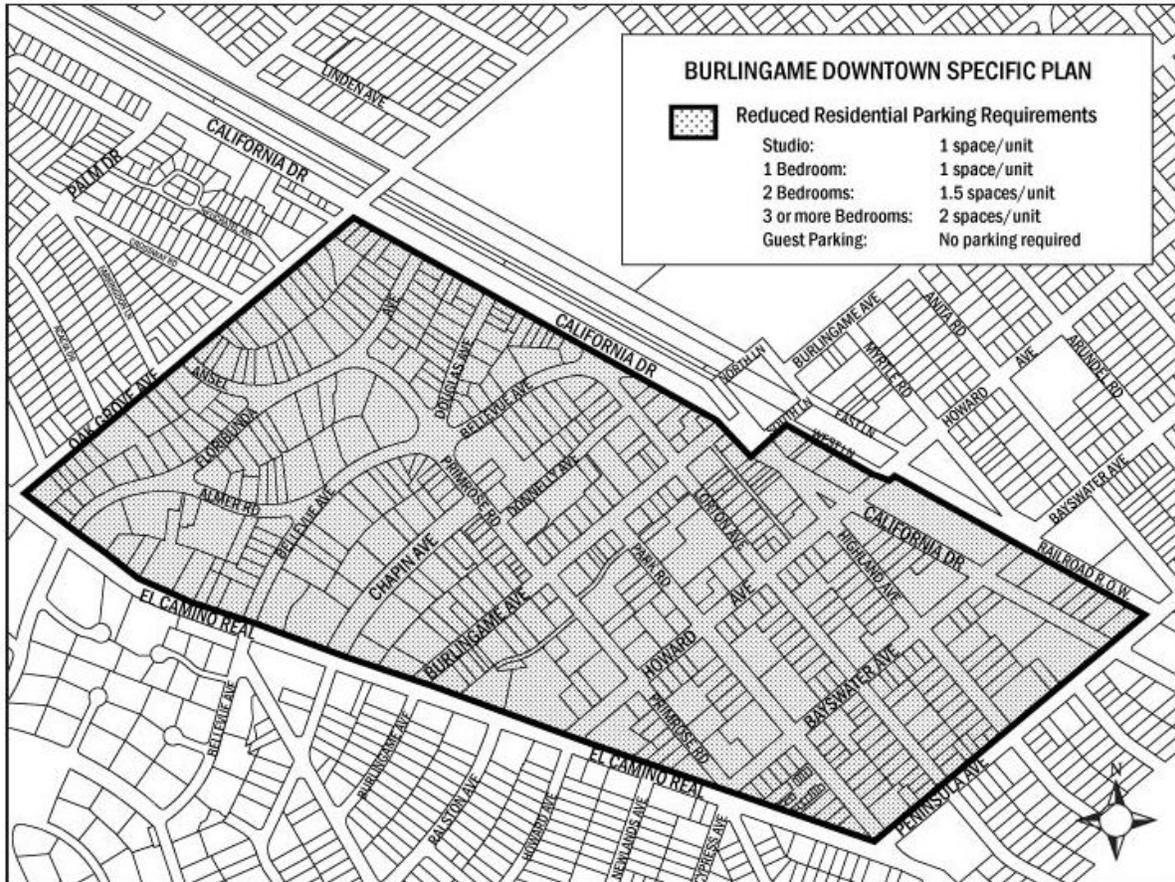
5 (c) For each dwelling unit containing three (3) or more bedrooms, there shall be provided at
6 least two and one-half (2-1/2) parking spaces.

7 (2) For properties within the area identified in Figure 3-4 of the Burlingame Downtown
8 Specific Plan, the following are parking requirements for duplexes, apartments, apartment hotels and
9 condominiums:

10 (a) There shall be at lease one (1) permanently maintained parking space on the same lot
11 with the building for each studio or one-bedroom dwelling unit in the building.

12 (b) For each dwelling unit containing two (2) bedrooms, or two (2) potential bedrooms, there
13 shall be provided at least one and one-half (1 ½) permanently maintained parking spaces.

14 (c) For each dwelling unit containing three (3) or more bedrooms, there shall be provided at
15 least two (2) permanently maintained parking spaces.



(3) Eighty (80) percent of the total required parking spaces shall be covered or within a garage or carport. Parking spaces shall not be situated in the front or side setback areas. A vehicle shall not be parked between a structure and the front or side property lines except in a garage, driveway or other approved parking.

(4) Inoperative vehicles, vehicles, vehicle parts, boats and campers (as defined by Section 243 of the Vehicle Code) shall not be stored or parked in driveways or between a structure and front or side property lines.

25.70.034 Requirements for rooming houses, motels, hotels, group residential facilities for the elderly.

The following are parking requirements for rooming houses, motels, hotels, and group residential facilities for the elderly:

(a) Lodging Houses, Rooming Houses. There shall be provided one parking space for each two (2) lodging rooms plus one parking space for each two (2) persons employed on the premises, including the owner or manager;

1 (b) Motels, Hotels. There shall be provided one parking space for each dwelling unit or
2 lodging room.

3 (c) Group Residential Facilities for Elderly People. There shall be provided one parking
4 space for each three (3) residential units where such facilities are designed as separate units; if designed
5 as lodging rooms, one space for each four (4) lodgers, plus one space for each two (2) people employed
6 on the premises.

7 25.70.035 Requirements for emergency shelters for the homeless.

8 The following is the parking requirement for emergency shelters for the homeless:

9 (a) There shall be provided one parking space for each three (3) beds.

10 25.70.036 Requirements for hospitals, including critical care, convalescent and extended care.

11 The following are parking requirements for hospitals including critical care, convalescent and
12 extended care:

13 (a) Critical Care Hospitals. There shall be provided one car space for each one and one-half
14 (1-1/2) beds.

15 (b) Convalescent and Extended Care Hospitals. There shall be provided one car space for
16 each three and one-half (3-1/2) beds.

17 25.70.038 Requirements for churches and places of public assembly.

18 The following are parking requirements for churches and places of public assembly:

19 (a) There shall be provided parking spaces in the ratio of one space for each six (6)
20 permanent seats or, if there are no fixed seats, one space for each sixty (60) square feet of floor space in
21 the assembly area.

22 25.70.040 Requirements for commercial and industrial uses.

23 The following are parking requirements for commercial and industrial uses. Parking spaces on the
24 same lot shall be provided for commercial and industrial buildings as set forth in the following table of
25 requirements:

26 Health Services	1 space for each 250 sq. ft. of gross floor area
27 All other offices	1 space for each 300 sq. ft. gross floor area
28 Retail stores	1 space for each 400 sq. ft. of gross floor area
29 Establishments for the sale and consumption on the 30 premises of beverages, food and refreshments	1 space for each 200 sq. ft. of gross floor area
31 Classes as a part of another business or in an office 32 or industrial building	1 space for each 50 sq. ft. of gross floor area for instruction

1	Furniture stores, appliance stores, bulk	1 space for each 600 sq. ft. of gross floor area
2	merchandise	
3	Repair shops, service shops, machine shops,	
4	laboratories, any shop engaged in repairing, testing,	1 space for each 800 sq. ft. of gross floor area
5	manufacturing, or processing materials or products	
6	Commercial recreation, gymnasiums and health	
7	clubs	1 space for each 200 sq. ft. of gross floor area
8	Industrial buildings, wholesale establishments,	
9	warehouses	1 space for each 1,000 sq. ft. of gross floor area
10	Gasoline service stations	At least 2 parking spaces for employees shall be
11		provided on the property
12		1 space per 625 sq. ft. of gross floor area and 1
13	Animal shelter or animal rescue center	space per 5,000 sq. ft. for outdoor habitat that is
14		accessory to such a facility

16 25.70.042 Requirements of other uses.

17 For uses not listed in the above schedule of required parking, spaces shall be supplied on the
18 same basis as provided for the most similar use, or as determined by the director of community
19 development. For such determination such matters as type of use and user, number of employees,
20 number of visitors and similar factors shall be considered; in any case, where the decision of the director
21 of community development is contested by the applicant, his or her decision may be appealed to the
22 planning commission. The commission may approve, disapprove or modify the decision of the director of
23 community development.

24 25.70.044 Requirements for compact car spaces.

25 Compact car spaces shall be allowed within industrial and commercial districts in the following
26 ratio:

Required Parking	Allowable Compact
Spaces	Spaces
1-11	0
11-20	1
Over 20	20% of spaces over 20

1 Each compact car space shall be clearly marked "COMPACT CAR." The compact car spaces
2 shall be distributed throughout the parking area.

3 25.70.050 Exceptions for the AA, APN, APS, C-1, C-2, C-R, IB, RR, and SL districts and for
4 nonconformities.

5 (a) All uses in the AA, APN, APS, C-1, C-2, C-R, IB, RR, and SL districts shall conform to the
6 parking requirements of this chapter unless specific parking requirements are imposed by the chapter of
7 this code governing the particular district.

8 (b) Existing uses which become nonconforming as a result of the adoption of parking
9 requirements may be remodeled so long as the gross floor area occupied by the use is not increased. If
10 the gross floor area is increased, parking shall be provided as required for the additional floor area.

11 (c) Any existing parking spaces which form the basis for credit against any parking
12 assessment shall be maintained in a usable operating condition.

13 25.70.060 Computation where result is a fractional space.

14 When the determination of the number of required parking spaces results in a fractional space,
15 one parking space shall be provided.

16 25.70.070 Computation of spaces for mixed uses.

17 The ratio of required spaces to floor area shall be computed by measuring within the gross floor
18 area of the building. Where a building is used or intended to be used for a combination of purposes, the
19 parking spaces shall be provided in relation to the proportion of the building assigned to each use and
20 shall be the total of the combination of uses.

21 25.70.080 Use of required parking spaces.

22 Required parking spaces and any portion of the area on a site encompassing the required
23 parking and the required landscaping within the parking area on a site, shall not be rented or leased to
24 any party on or off the site or used for some purpose other than that permitted or allowed on the site;
25 these spaces shall be made available and maintained in safe, useable condition for the tenants and their
26 clients or customers, at no charge.

27 25.70.090 Vehicle parking in the Parking Sector of the Burlingame Downtown Specific Plan.

28 Notwithstanding any other provision of this code, the following shall apply to vehicle parking
29 requirements in the Parking Sector of the Burlingame Downtown Specific Plan, as shown on the Parking
30 Sector Boundaries map, Figure 3-3 of the Burlingame Downtown Specific Plan:

1 (a) Retail, personal service and food establishment uses located on the first floor within the
2 Parking Sector shall be exempt from providing off-street parking. Any other uses on the first floor, and all
3 uses above or below the first floor shall provide off-street parking as required by this chapter.

4 (b) Any new development, except reconstruction because of catastrophe or natural disaster,
5 shall provide on-site parking, except that the first floor of such new development in the Parking Sector
6 shall be exempt from parking requirements if the first floor is used for retail, personal service or food
7 establishment uses.

8 (c) Buildings reconstructed after catastrophe or natural disaster shall be required to provide
9 parking only for the square footage over and above the square footage existing at the time of the disaster.
10 This parking shall be provided on site.

