PARKING STANDARDS

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OFF-STREET PARKING REQUIREMENTS

A. The installation of all parking shall comply with the standards described herein as well as the requirements of the Zoning Ordinance. All required parking shall be provided on private property. On-street parking may not be counted for meeting parking requirements listed in the Zoning Ordinance.

B. These standards are intended to serve as a supplement to the regulations located in the La Mesa Zoning Ordinance. The Zoning Ordinance regulations include, but are not limited to, provisions for: the required number of parking spaces for a particular use, the parking of recreational vehicles, the use of shared parking within a development, and the use of off-site parking. Chapter 24.04 of the Zoning Ordinance should be consulted in conjunction with these Parking Standards adopted by City Council Resolution No. 17128.

C. After the installation of a commercial parking lot in conformance with specified requirements, parking areas may be restriped to meet the needs of the property owner providing that no area originally devoted to parking, landscaping, fire lane easements, or access aisles be altered. In addition, the minimum number of parking spaces required for the uses on the site shall be maintained in accordance with these standards.

D. Required Minimum Sizes of Parking Spaces, Driveways, and Aisle Widths.

1. The following standards are applicable to parking areas utilizing 90° parking stalls:

Type	Size	Required Aisle Width
Standard	9'-0" x 19'-0"	25'-0"
Standard	8'-6" x 19'-0"	27'-0"
Compact	8'-0" x 16'-0"	23'-0"
Universal	9'-0" x 18'-0"	23'-0"

* Universal spaces may be used only in multi-level parking structures.

2. The following standards are applicable to parking areas utilizing angled parking stalls:

Parking Stall Angle	Required Aisle Width	
	One Way	Two Way
60°	17'-0"	20'-0"
45°	13'-0"	20'-0"

3. The following standards are applicable to parallel spaces:

Type of Stall	Size
Standard	8'-0" x 23'-0"
Compact	7'-6" x 18'-0"

4. The following are the required minimum interior dimensions (measured from the interior finish of walls):

Single-car garage	10'-0" x 19'-0"
Two-car garage	19'-0" x 19'-0"

5. Driveways serving off-street parking areas which do not have adjoining parking stalls shall provide the following minimum widths:

One Way Service	10'-0"
Two Way Service	20'-0"

Two-way service is required for driveways serving more than 5 required parking spaces or for driveways over 50 feet in length (except where serving a single-family residence).

6. Driveways serving panhandle or easement access lots shall be located within easements with the following minimum widths:

Easement serving one single-family residence:	14'-0"
Easement serving two or more residences:	22'-0"

7. Compact spaces for non-residential projects may be utilized for up to fifty percent of the required number of parking spaces. All spaces in residential projects shall be standard size spaces, except where universal stalls are permitted in parking structures. It is

recommended that compact spaces be reasonably distributed through the lot and clearly identified so as to ensure their intended use.

8. Parking spaces bounded on a side by a post, wall or fence more than 1 foot in height shall be increased in width by 1 foot, measured from the face of the obstruction.

9. Guest spaces must be made available in residential projects. 20% of all required parking spaces for a residential project must be reserved for use by guests and shall be designated with signs.

E. Disabled Parking Standards.

1. Individual parking spaces shall be 14'-0" by 19'-0" with a 25'-0" aisle width, utilizing a 9 foot parking space and a 5 foot loading area.

2. Two adjacent disabled parking stalls may be 23'-0" wide, lined to provide two 9 foot parking spaces and one shared 5 foot loading area.

3. Disabled parking spaces shall be clearly identified with an approved handicap parking sign and surface identification.

4. Parking areas with 5 or fewer parking spaces shall include one disabled size parking space, although this space is not required to be exclusively reserved or identified.

5. The Federal requirements under the Americans with Disabilities Act (ADA) may differ from the State Title 24 requirements listed herein. The ADA requirements should be reviewed for compliance.

6. The following table indicates the number of disabled spaces required based on the total number of parking spaces provided:

TOTAL NO. PARKING SPACES REQUIRED IN LOT OR GARAGE	MIN. NO. OF 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
501-1,000	*
1,001 - over	**

* Two percent of total
**Twenty plus one for each 100, or fraction thereof over 1,000

F. Location and Development Standards

1. For multiple and group dwellings, required parking spaces for a unit shall not be located more than 150 feet from the unit.

2. The maximum grade of any parking surface and its adjacent backup area shall be no more than 5% in any direction.

3. Driveways steeper than 7% are suitable only for egress of a vehicle in a forward motion. Driveways exceeding 7% shall provide a turn-around area for the vehicles at the top of the driveway.

4. The maximum ramp (driveway) slope shall be 15%. However, the maximum slope of a driveway leading to a single-family detached dwelling may be 20%, subject to approval of the Fire Department. For slopes over 10%, a transition at least 8 feet long shall be provided at each end of the ramp at a maximum of 50% of the slope of the ramp itself.

5. A ramp driveway exit rising up to a public sidewalk must have a transition section with a maximum slope of 5% before intersecting the sidewalk to provide adequate visibility for the driver. This transition shall be 16 feet long, measured from the back of sidewalk (in areas lacking sidewalks, measured 5 feet behind the face of curb).

6. All driveways, parking areas, and access thereto shall be paved with not less than 2 inches of asphaltic concrete, over 4 inches of decomposed granite or equivalent base, or 4 inches of portland concrete on a suitable base. Driveways steeper than 12% (when permitted) shall be paved with 4 inches of portland concrete on a suitable base.

7. All parking areas, except for single-family residences and duplexes, shall be designed so no parking space requires the backing of a vehicle into a public street or across a public sidewalk.

8. Parking stalls located parallel to a public street whose back-up aisle is the entry driveway from the street shall be located a minimum of 20 feet from the face of curb.

9. Dead end drive aisles shall provide a 3-foot indentation in the perimeter landscaping to facilitate the backing up of vehicles from the last parking stalls.

10. Tandem parking spaces may be provided in parking lots for employee parking, although these spaces may not be counted for required parking

REQUIRED LANDSCAPING FOR OFF-STREET PARKING AREAS

A. All off-street parking areas for multiple-unit residential and commercial projects shall receive landscaping, both around their perimeter and within the interior of the parking lot, according to the following standards.

B. Landscape Requirements

1. All required front setback areas shall be landscaped except for driveways. All parking spaces and back-up areas, except for driveway parking for single-family dwellings, shall be located behind the required front yard setback.

2. All parking areas shall provide a minimum five-foot landscape planter around the perimeter of the parking area, except for driveway access. Landscape planters shall be widened to accommodate vehicle overhang, resulting in 8'-0" width adjacent to standard spaces and 7'-0" width adjacent to compact spaces. Only low-level shrubs and groundcover shall be used in vehicle overhang areas. Perimeter landscaping shall be used to screen the parking lot from the public view by the use of shrubs and/or decorative mounding to an effective height of 3.5 feet and shall utilize street trees at the ratio of 1 tree per 40 feet of street frontage.

3. At least 10% of the parking area shall be landscaping, exclusive of any required perimeter and front yard landscape buffers. Interior landscaping planters shall be dispersed throughout the entire parking lot area. Any interior landscaping planter counted toward the 10% interior landscaping requirement must have a minimum five foot wide area exclusive of any vehicle overhang. Interior landscaping planters shall be provided in intervals of not less than 10 parking spaces. Each interior landscaping planter shall receive a minimum of one tree.

4. All interior landscaping planters shall provide trees selected to provide shade canopies with a minimum diameter of ten feet at maturity.

5. Interior landscaping shall not be required in covered parking areas or on the open top deck of a parking structure whose height is at least 8 feet above the elevation of all adjoining public streets.

6. The amount of required interior parking lot landscaping may be reduced by the Planning Commission when the following findings are made:

   a. It effectively mitigates the visual impact of a broad expanse of pavement through careful placement of trees and other vertical elements such as vines and landscaped banks.

   b. It helps promote safe traffic circulation.

   c. It is provided in an area large enough to ensure its survival.

   d. A school or church parking lot is to be used jointly as a playground.

7. All landscaping (perimeter and interior) shall be separated from the parking pavement by a continuous 6-inch portland cement concrete curb.

8. A root barrier or equivalent shall be installed per manufacturer's specifications for all trees within ten feet of a public sidewalk.

SCREENING OF PARKING AREAS

A. Parking areas adjacent to residential properties shall screen vehicle headlights from view through the use of an ornamental wall or fence, or dense foliage located a minimum of 4 feet from the wheel curb. If screening is to be provided through the use of landscaping, it shall be shown that such foliage will accomplish the screening within one year.

B. Parking areas which abut residential dwelling units shall screen vehicle headlights from any windows or glass doors in the units through the use of an ornamental wall or fence.

SECURITY LIGHTING

A. Lighting shall be provided in all parking areas to provide an adequate level of security. All lighting fixtures shall be ornamental. Lighting on the top deck of parking structures shall be wall mounted in lieu of pole lighting.

B. All lighting shall be screened so that it does not illuminate adjacent properties. In general, light bulbs should not be directly visible from any adjoining residential property.