

**Chapter 17.52
PARKING AND LOADING REGULATIONS**

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17.52.010 Purpose and intent.

This section is intended to provide for off-street parking and loading facilities to meet the parking needs created by specific uses and to insure their proper design, location and usefulness to protect the public safety and, where appropriate, to buffer and transition surrounding land uses from their impact. (Ord. 185 § 2, 1993)

17.52.020 Basic regulations.

A. Off-street parking shall be provided subject to the provisions of this chapter for:

1. Any new building constructed;
2. Any addition or enlargement of an existing building or use; and
3. Any change in the occupancy of any building or the manner in which any use is conducted that would result in additional parking spaces being required.

B. The required parking spaces or garages shall be located on the same building site or development, except where allowed by this chapter.

C. All off-street parking spaces and areas required by this title shall be designed and maintained to be fully usable for the duration of the use requiring such areas and spaces.

D. On-street parking within public or private streets, driveways, or drives shall not be used to satisfy the off-street parking requirements, except where allowed by this chapter.

E. Whenever the computation of the number of off-street parking spaces required by this section results in a fractional parking space, one additional parking space shall be required.

F. Temporary use of off-street parking spaces for nonparking purposes shall be permitted only if such use is specifically approved by the director of community development.

G. Parking facilities constructed or substantially reconstructed subsequent to the effective date of this chapter, whether or not required, shall conform to the design standards set forth in this chapter. (Ord. 185 § 2, 1993)

17.52.030 Design standards.

The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways, loading spaces and other areas shall conform to the requirements of the City of Solana Beach Offstreet Parking Design Manual on file with the city clerk, copies of which may be obtained in the department of community development. Pursuant to a minor exception, as provided in SBMC [17.68.030](#), the director may waive or modify one or more of these requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this chapter. (Ord. 185 § 2, 1993)

17.52.040 Parking requirements.

A. Automobile Parking. The following schedule establishes the minimum amount of automobile parking required for each category of use. These requirements shall apply to all uses in all zones except where specific alternative parking requirements are set forth in an individual zone. Requirements for uses not specifically listed shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. When a garage or parking lot is converted or used for purposes other than parking, the required amount of parking shall be provided on the site consistent with the design standards of this chapter.

Use	Number of Spaces Required
Residential Uses	

Single-family dwellings (conventional)	2 parking spaces.
Two-family dwellings, multiple-family dwellings and mobile homes*	
Studios/efficiency units/single room occupancy	1 space per unit.
One bedroom	1.5 spaces per unit.
Two or more bedrooms	2 spaces per unit.
Additional guest parking	1 uncovered space for each 4 units.

*(For rental apartments - a minimum of 50 percent of required parking spaces shall be covered)

Mobile home parks	2 covered spaces per unit within an enclosed garage which may be tandem, and 1 uncovered guest space for each 4 units.
Group residential	1 space for each resident in accordance with total permitted occupancy plus 1 guest space for each 4 residents of permitted occupancy.
Accessory living units	1 space in addition to those required for primary residence.
Caretaker units	2 spaces in addition to those required for primary use.
Residential day care	2 spaces in addition to those required for primary residence.
Residential care facilities	As prescribed in SBMC 17.60.100 .

Civic/Institutional Uses

Religious and civic assembly facilities.** This requirement may be modified pursuant to SBMC 17.52.050 . Shared parking	1 space for each 4 fixed seats, or 1 space for each 35 sf. of non-fixed seating area in the principal sanctuary or auditorium, whichever is greater. 18 inches of bench shall be considered a fixed seat.
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** (Parking for accessory uses shall be as required for each use separately)

Libraries, cultural exhibits, museums	1 space for each 300 sf. of gfa.
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Hospitals	1.75 spaces for each patient bed, or as determined by conditional use permit.
Convalescent facilities, sanitariums, nursing homes	1 space for each 4 beds in accordance with the resident capacity of the facility.
Educational institutions, schools	
Nursery/preschool	1 space for each staff member, plus 1 space for each 10 children.
Elementary/junior high	2 spaces for each classroom.
High school	7 spaces for each classroom.
Community college/university	10 spaces for each classroom.
Office Uses	
Office, general	
Less than 2,000 sf.	1 space for each 200 sf. of gfa.
2,001 to 7,500 sf.	1 space for each 225 sf. of gfa.
7,501 to 40,000 sf.	1 space for each 250 sf. of gfa.
40,001 and greater	1 space for each 300 sf. of gfa.
Offices, medical and dental	1 space for each 200 sf. for first 2,000 sf., plus 1 space for each additional 175 sf. over 2,000 sf.
Offices, real estate sales	Same as General Commercial
Banks, savings and loans, financial	Same as General Office, plus 1 lane for each drive-up window and/or automatic teller machine with 6 vehicles per lane.
Commercial, General (Retail trade, neighborhood commercial, personal and household services, business services)	
All multitenant commercial centers and all freestanding general commercial uses not listed below	
Less than 25,000 sf.	1 space for each 200 sf. of gfa.
25,001 to 250,000 sf.	1 space for each 225 sf. of gfa.

250,001 and greater	1 space for each 250 sf. of gfa.
Building supply/ furniture/appliance stores	1 space for each 250 sf. of gfa. of sales floor area, plus 1 space for each 800 sf. of gfa. of warehouse storage area.
Retail nursery/garden shop	1 space for each 250 sf. of indoor display area, plus 1 space for each 800 sf. of outdoor display area.
Art/dance studio	1 space per employee, plus 1 space per two students at maximum capacity.
Barber and beauty shops	1 space per 200 sf of gfa.
Business/professional/ trade schools	1 space per employee, plus 1 space per 2 students at maximum capacity.
Mortuaries and funeral homes	1 space for each 4 fixed seats, or 1 space for each 35 sf. for non-fixed seating area in the principal sanctuary, whichever is greater.
Automotive Sales and Service	
Carwash - full service	1 space per every 3 employees on the maximum shift, plus 400 sf. of operations parking area for each 20 ft. of conveyer length.
Carwash - self service	2 spaces per stall, plus 2-space queuing lane in front of each stall.
Oil change, lube and tune shops	1 space per service bay, plus 1 space for each employee, plus 2-space queuing lane for each bay.
Vehicle repair/garage	1 space for each 400 sf. of gfa.

Vehicle sales	1 space for each 400 sf. of gfa. for showroom and office, plus 1 space for each 2,000 sf. of outdoor display area, plus 1 space for each 500 sf. of gfa. for vehicle repair.
Service stations	1 space for each pump island, plus 1 space for each service bay, plus 1 space for each 250 sf. of convenience store sales area.
Multitenant auto-related facilities	1 space for each 200 sf. of gfa., plus 1 space for each employee.

Commercial Recreation and Large Assembly

Restaurants, cafes, bars, night clubs and other eating and drinking establishments	1 space per 100 sf. of gfa. (gfa. includes outdoor seating/eating area), exempting from parking standards up to two incidental tables and eight chairs for all retail food establishments and restaurants. This exemption shall not apply for (a) outdoor tables and chairs proposed in the public right-of-way, nor (b) for such uses facing an adjacent residential zone, unless specifically permitted by the city council as part of a discretionary public hearing permit.
Restaurants with drive-in/drive-thru facilities	1 space for each 100 sf. of gfa., plus 1 lane for each drive-up window with stacking space for 6 vehicles before the menu board.
Bowling alley	3 spaces per lane, plus parking required for incidental uses (i.e., pro shop, coffee shop, etc.).
Driving range	1 space per tee, plus parking required for incidental uses.

Golf course	6 spaces per hole, plus parking required for incidental uses (i.e., pro shop, bar, banquet room).
Miniature golf course	3 spaces per hole, plus parking required for incidental uses (i.e., game room, food service, etc.).
Tennis/racquetball courts	3 spaces per court, plus parking required for incidental uses.
Amusement parks, video arcades, skating rinks	1 space per 200 sf. of area within enclosed structures, plus 1 space per 3 persons at maximum capacity (may be adjusted at project review).
Health clubs and other indoor participant sports facilities	1 space for each 200 sf. of gfa.
Hotels and motels	1 space for each guest unit, plus parking requirements for associated commercial uses, plus 1 space for each 50 sf. of gfa. of main assembly room, plus 1 space for each employee at maximum shift.
Theaters, conference/meeting facilities, convention halls, auditoriums	1 space for each 4 fixed seats, or 1 space for each 35 sf. of non-fixed seating area in the principal auditorium or conference space, whichever is greater.
Industrial Uses	
Manufacturing and warehousing, general	
Less than 3,000 sf.	1 space for each 250 sf. of gfa.
3,001 to 5,000 sf.	1 space for each 500 sf. of gfa.
5,001 to 10,000 sf.	1 space for each 750 sf. of gfa.
10,0001 to 50,000 sf.	1 space for each 1,000 sf. of gfa.
50,001 and greater	1 space for each 1,250 sf. of gfa.

Miniwarehouse/personal storage (minimum aisle width of 24 feet required between buildings)	1 space for each 300 sf. of gfa. used for office or maintenance purposes, plus 2 spaces for caretaker's unit, if applicable.
Special Uses	
Recycling centers, service yards	1 space for each 300 sf. of gross building area, plus 1 space for every 1,000 sf. of gross yard area.
Outdoor markets, swap meets	1 space for each 200 sf. of gross sales area, plus 1 space per vendor space.

B. Motorcycles. Facilities with 25 or more parking spaces shall provide at least one designated parking area for use by motorcycles. Developments with over 100 spaces shall designate at least one percent of the total parking space area for motorcycle parking. Design of such parking area shall conform with the City of Solana Beach Offstreet Parking Design Manual.

C. Bicycles. General commercial and office uses with 10 or more parking spaces shall provide at least one bicycle parking space per 10 full automobile parking spaces. Such bicycle spaces shall provide locking facilities and be conveniently located near the entrances to buildings for which they serve. Whenever possible, weatherproofing or facility covering should be used. Design standards for bicycle spaces are prescribed in the City of Solana Beach Offstreet Parking Design Manual.

D. Drive-thru Facilities. In order to reduce potential impacts to vehicular circulation on a site, the following requirements shall apply to any use with drive-thru facilities:

1. Each drive-thru lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
2. Each drive-thru lane shall be striped, marked or otherwise distinctly delineated.
3. The vehicle stacking capacity of the drive-thru facility and the design and location of the ordering and pick-up facilities will be determined by the director of community development and city engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the city a traffic study addressing the following issues:
 - a. Nature of the product or service being offered.
 - b. Method by which the order is processed.
 - c. Time required to serve a typical customer.
 - d. Arrival rate of customers.
 - e. Peak demand hours.
 - f. Anticipated vehicular stacking required.

E. Disabled Spaces. Minimum requirements for disabled parking spaces and design standards shall be as prescribed in the City of Solana Beach Offstreet Parking Design Manual (PDM).

F. Loading Spaces. Off-street freight and loading spaces shall be provided for those businesses which typically have large numbers of deliveries such as large offices complexes, hospitals, shopping centers, institutions, hotels, group residential facilities, schools, and other major commercial and industrial facilities.

1. Minimum Requirements. The following minimum number of loading spaces shall be provided for each use:

Gross Floor Area	Spaces Required
Less than 25,000 sf. of gfa.	1*
25,001 or greater	1 plus additional space as required by the director

*Requirement may be waived (see SBMC [17.52.030](#)).

Requirements for uses not specifically listed shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use.

2. Design Standards.

- a. Access. When the lot upon which the loading space is located abuts an alley, the loading space shall have access from the alley.
- b. Dimensions. Required freight and equipment loading spaces shall be not less than 10 feet in width, 35 feet in length, with 14 feet of vertical clearance.
- c. Lighting. Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.
- d. Location. Loading spaces shall be located and designed as follows:
 - i. Adjacent to, or as close as possible to, the main structure.
 - ii. Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public rights-of-way, or other traffic areas on-site.
 - iii. Situated to ensure that all vehicular maneuvers occur on-site. ([Ord. 445](#) § 8, 2014; [Ord. 406](#) § 2, 2009; [Ord. 350](#) § 1, 2006; Ord. 185 § 2, 1993)

17.52.050 Shared parking.

In all zones, parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The applicant shall have the burden of proof for a reduction in the total number of required off-street parking spaces for shared parking purpose. Shared parking may be permitted pursuant to a conditional use permit issued by the director of community development or concurrently with another application reviewed by the city council subject to the following minimum conditions:

- A. A sufficient number of spaces (both shared and separate) are provided to meet the greater parking demand of the participating uses.
- B. Satisfactory evidence, as deemed by the hearing authority, has been submitted by the parties operating the shared parking facility, demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses for which the shared parking is proposed.
- C. Shared parking facilities shall not be located further than 600 feet from any structure or use served, unless it can be shown that increased distances are feasible through use alternative transportation modes such as shuttle services.
- D. A written agreement, covenant, deed restriction or other document as determined necessary by the hearing authority shall be executed by all parties to assure the continued availability of the shared parking spaces for the life of the proposed development or use. ([Ord. 191](#) § 1, 1994; Ord. 185 § 2, 1993)

17.52.060 Off-site parking.

Pursuant to a conditional use permit issued by the city council the requested off-street automobile parking for a commercial use, whether required or not by this title, may be provided off-site; provided the following requirements are met:

- A. The proposed off-site location is within 600 feet walking distance from the nearest point of the parking facility to the nearest point of the commercial building that such property is required to serve.
- B. The proposed off-site location is easily accessible to the property being served and is not located across a major street or highway.
- C. Adequate signage is provided to direct vehicles to the off-site parking.
- D. The proposed off-site location shall be in a commercial or industrial zone.
- E. The off-site location is on property owned or leased by the owner(s) of the premises containing the uses to be served.
 - 1. If the off-site location is leased, the use permit shall be conditioned to automatically expire upon termination of the lease. Such lease may not otherwise be terminated without the approval of the city unless the use for which the parking is provided is eliminated. Said lease shall contain a description of the number of parking spaces held under lease and shall be recorded with the San Diego County recorder's office and shall be binding on all heirs, assigns, or successors in interest.
 - 2. If the off-site location is owned, such site shall be considered to be an inseparable part of the lot or parcels containing the uses to be served and the owners shall record with the county recorder's office a covenant running with the land for the benefit of the city

guaranteeing that such owner(s) and their heirs, assigns, or successors in interest, will continue to maintain said off-site parking facilities so long as the building or use they are intended to serve is maintained. (Ord. 185 § 2, 1993)

17.52.070 Parking assessment district.

The number of required parking spaces for uses and structures located within an assessment district formed to provide off-street parking shall be reduced by the number of parking spaces provided by the assessment district which are attributable to the subject property. For purposes of this section, the parking spaces shall be attributed to each lot or parcel in the same ratio that the assessed value of the subject parcel bears to the total assessed value of the assessment district, unless the city council determines that the parking spaces should be attributed to individual parcels in another manner. ([Ord. 191](#) § 1, 1994; Ord. 185 § 2, 1993)

[Mobile Version](#)