

# OFF-STREET PARKING ORDINANCE



**CITY OF PASADENA  
PLANNING DEPARTMENT  
(713) 475-5543**

## **Sec. 9-7. Minimum standards for off-street parking.**

(a) The city hereby adopts the minimum off-street parking requirements, a copy of which is attached to the original of Ordinance No. 95-86 and marked Exhibit "A."

(b) No certificate of occupancy or building permit shall be issued which provides less than the minimum standards hereby adopted.

(Ord. No. 67-2027, §§ 1, 2, 10-3-67; Ord. No. 95-86, §§ 2, 3, 5-16-95)

**Cross references:** Off-street parking facilities required for mobile homes located outside mobile home park, § 21-49; off-street parking facilities in mobile home parks, § 21-66.

### **Sec. 9-7.1. Minimum construction standards for off-street parking areas.**

(a) The builder shall submit to the building official, a geometric design in the form of a scaled drawing for any proposed off-street parking area, including driveway locations and details, pavement elevations and details, any existing or proposed easements and any access agreements, along with a survey plat showing the location and the size of the area for the proposed parking site and topography showing the drainage plan. The geometric drawing shall be approved by the building official before a permit shall be issued under this section for either permanent or temporary placement.

(b) Fee for a commercial, equipment/storage yard or multifamily residential parking lot area shall be based upon twenty dollars (\$20.00) per first ten thousand (10,000) square feet and ten dollars (\$10.00) per any additional five thousand (5,000) square feet or portion thereof. Fee for a one- or two-family residential off-street parking area shall be twenty dollars (\$20.00).

(c) All off-street parking areas shall be constructed by one (1) of the following minimum standards:

(1) *Commercial ordinary passenger car areas.*

- a. Five and one-half (5 1/2) inches of 2500 PSI concrete reinforced with No. 3 rebar at (18) eighteen inches O.C.E.W. poured on a subbase compacted to ninety-five (95) per cent density; or
- b. One and one-half (1 1/2) inches of hot mix asphalt laid on a six-inch compacted limestone or crushed concrete

base on a subbase compacted to ninety-five (95) per cent density; or

(2) *Commercial heavy truck lanes.* Each commercial business which provides a separate loading/docking area shall designate all delivery routes designed to facilitate delivery and/or transportation of products and such areas shall be clearly defined on the parking lot drawings. Five and one-half (5 1/2) inches of 3000 PSI concrete reinforced with No. 4 rebar at eighteen (18) inches O.C.E.W., or three (3) inches of hot mix asphalt laid on an eight-inch compacted limestone or crushed concrete base on a subbase compacted to ninety-five (95) per cent density shall be required in these locations.

(3) *Equipment and storage yards.* All areas that are required to comply with parking requirements, including areas traveled by vehicles, trucks, trailers, machinery, and equipment shall be constructed from concrete or asphalt with a compacted base and/or subbase as described above. The balance shall be allowed to be constructed of six (6) inches of crushed concrete or crushed limestone with a one-inch minimum aggregate size.

(4) *Multifamily residential.* Five and one-half (5 1/2) inches of 2500 PSI concrete reinforced with No. 3 rebar at eighteen (18) inches O.C.E.W. poured on a subbase compacted to ninety-five (95) per cent density. All pad sites constructed for commercial solid waste receptacles and solid waste truck loading and unloading operations shall be five and one-half (5 1/2) inches of 3000 PSI concrete reinforced with No. 3 rebar at eighteen (18) inches O.C.E.W. poured on a subbase compacted to ninety-five (95) per cent density.

(5) *One- and two-family residential.* Three and one-half (3 1/2) inches of 2500 PSI concrete reinforced with No. 6 wire mesh poured on a subbase compacted to ninety-five (95) percent density and with 1"× 4" redwood or treated pine expansion joints installed not to exceed twelve and one-half (12 1/2) feet in any direction; or One and one-half (1 1/2) inches of hot mix asphalt laid on a six-inch compacted limestone or crushed concrete base on a subbase compacted to ninety-five (95) per cent density.

(d) All commercial off-street parking areas and equipment/storage yards not constructed of poured concrete shall be permanently held true to square by a 2"× 8" treated wood form with treated stakes or by a concrete curb six (6) inches in width and having a depth that extends to the bottom of the base material. Such concrete form shall have one No. 3 rebar placed at mid-depth.

(e) Minimum stall and aisle width dimensions for all commercial off-street parking areas angled at 30°, 45°, 60°, 75°

and 90° shall be in accordance with Exhibit "1". Parking lots shall be of such a design that no vehicle shall be required to back out of a driveway onto a street, alley, or way or back from a street, alley or way into a driveway.

(f) A six-inch curb or wheel-stop (pin or epoxy to pavement) shall be required at all parking spaces that abut a public right-of-way, property line, or building in accordance with Exhibit "2". A wheel-stop may serve two (2) parking spaces.

(g) All parking spaces shall be striped using four-inch wide painted lines and all handicap markings shall comply with American Disabilities Act requirements.

(h) Construction of an off-street parking area on a public utility easement shall be allowed. Off-street parking constructed on a public utility easement shall provide an expansion joint placed along the easement line and such parking area shall be constructed with a compacted flexible base with appropriate asphalt complying with minimum paving standards. Should any utility work become necessary within the easement, all damages shall be repaired by the owner of such property and all costs associated with such repairs shall be totally borne by the owner.

(i) All commercial off-street parking shall have a six (6) inch curb constructed around the perimeter.

(j) All off-street parking shall be setback a minimum of five (5) feet from the property line. Additional setbacks may be required to provide adequate drainage and obtain a maintainable side slope from five (5) feet of the structure to the existing elevation at the property line.

(k) Driveways accessing off-street parking shall be located and constructed as to prevent wrong way traffic to and from the street right of way.

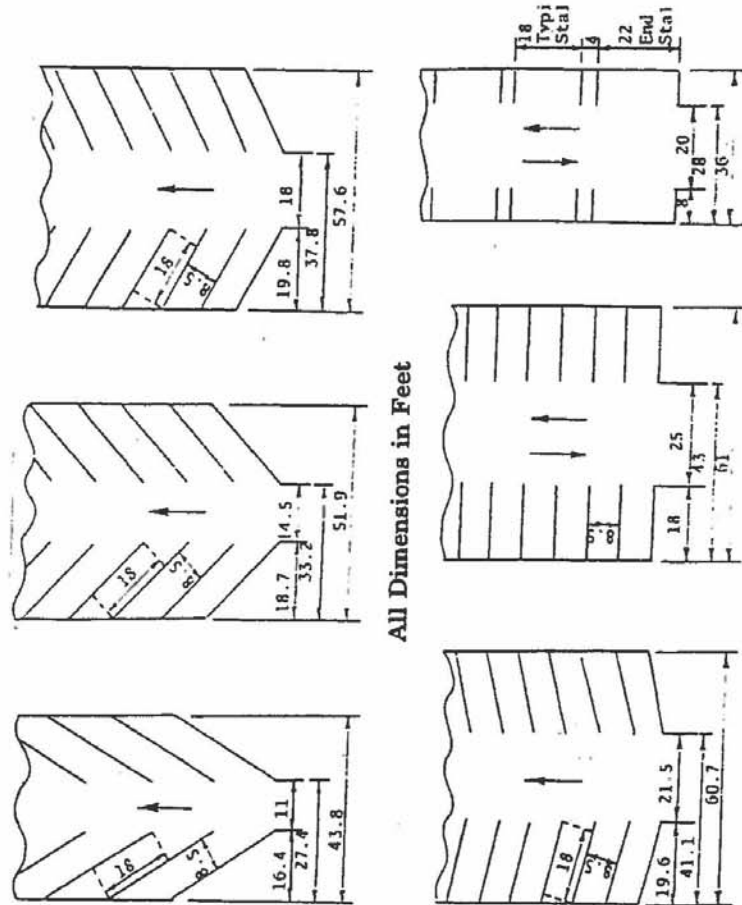
(l) No residential or commercial driveway shall be permitted to be constructed as the continuation of a dead end street.

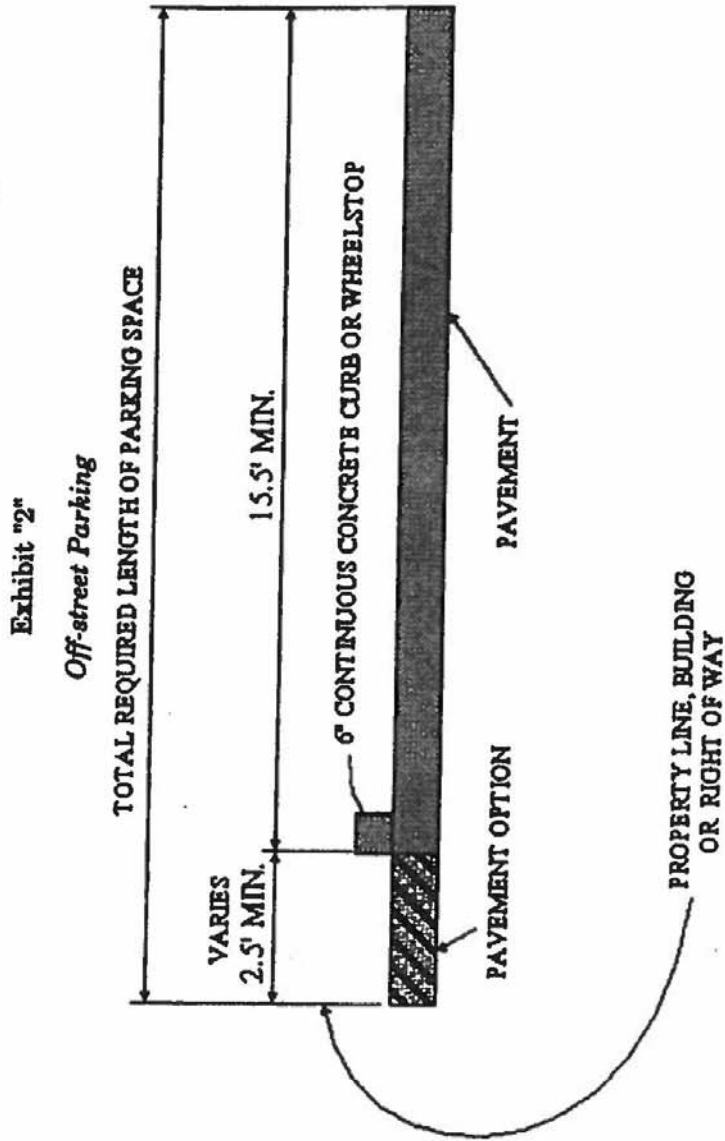
## OFF STREET PARKING REQUIREMENTS

### *Exhibit "1"*

<i>Angle of Parking (deg)</i>	<i>Direction of Traffic</i>	<i>Width of Stall (ft.)</i>	<i>Depth of Stall Perpendicular to Aisle (ft.)</i>	<i>Width of Aisle (ft.)</i>
30	one way	8.5	16.4	11
45	one way	8.5	18.7	14.5
60	one way	8.5	19.8	18
75	one way	8.5	19.6	21.5
90	two way	8.5	18.0	25
parallel	two way	8.0	--	20

All Dimensions in Feet





(Ord. No. 95-218, § 1, 11-7-95)

**OFF-STREET PARKING REQUIREMENTS**

**TYPE OF OCCUPANCY**

PROFESSIONAL/OFFICE	MINIMUM THREE (3) SPACES PER THE FIRST 1,000 SQUARE FEET AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL TWO HUNDRED (200) SQUARE FEET UP TO TWENTY THOUSAND (20,000) SQUARE FEET. ABOVE TWENTY THOUSAND (20,000) SQUARE FEET – TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET OF G.F.A. OR FRACTION THEREOF
OFFICE/WAREHOUSE COMBINATION	MINIMUM THREE (3) SPACES PER THE FIRST 1,000 SQUARE FEET AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL TWO (200) SQUARE FEET UP TO TWENTY THOUSAND (20,000) SQUARE FEET. ABOVE TWENTY THOUSAND (20,000) SQUARE FEET – TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET OF G.F.A. OR FRACTION THEREOF, PLUS ONE (1) PER EACH TWO THOUSAND (2,000) SQUARE FEET OF WAREHOUSE
FINANCIAL/BANK	MINIMUM THREE (3) SPACES PER THE FIRST 1,000 SQUARE FEET AND ONE (1) ADDITIONAL SPACE PER EACH ADDITIONAL TWO HUNDRED (200) SQUARE FEET UP TO TWENTY THOUSAND (20,000) SQUARE FEET. ABOVE TWENTY THOUSAND (20,000) SQUARE FEET – TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET OF G.F.A. OR FRACTION THEREOF PLUS EIGHT (8) IN-LINE SPACES FOR THE FIRST DRIVE THROUGH WINDOW OR FIVE (5) IN-LINE SPACES FOR EACH OF MULTIPLE DRIVE THRU WINDOWS – TWENTY (20) FEET LONG EACH
HOTEL/MOTEL	MINIMUM THREE (3) FOR FIRST 1,000 SQUARE FEET PLUS ONE (1) PER TWO HUNDRED (200) SQUARE FEET OF EACH ADDITIONAL SQUARE FEET ABOVE ONE THOUSAND (1,000), PLUS ONE (1) PER EACH UNIT. OTHER USE GROUPS INCLUDED TO BE FIGURED AS INDIVIDUAL USE GROUP PLUS SUCH ARE REQUIRED FOR EATING FACILITIES, ASSEMBLY ROOMS, CLUBS AND OTHER RELATED FACILITIES AS DETERMINED BY USE OR ACTIVITY
APARTMENT	TWO (2) SPACES PER DWELLING (1.8 IF BALANCE IS LANDSCAPE AREA) PLUS ONE (1) PER TEN (10) UNITS FOR GUEST PARKING. CLUBS AND OTHER FACILITIES WILL BE DETERMINED BY USE OR ACTIVITY



MOBILE HOME PARK	TWO (2) SPACES PER MOBILE HOME SPACE PLUS ONE (1) SPACE FOR GUEST PARKING FOR EACH TWENTY (20) MOBILE HOMES OR FRACTION THEREOF. TWENTY FOUR (24) FOOT WIDE PRIVATE STREET – NO ON STREET PARKING. ON STREET PARKING PERMISSIBLE ON ONE (1) SIDE IF STREET WIDTH IS MINIMUM OF TWENTY EIGHT (28) FEET
SINGLE FAMILY RESIDENTIAL	TWO (2) SPACES PER DWELLING UNIT (MAY BE INCLUDED IN GARAGE)
PATIO HOME	TWO (2) SPACES PER DWELLING (NOT COUNTING GARAGE)
TWO FAMILY RESIDENTIAL	TWO (2) SPACES PER DWELLING UNIT (MAY BE INCLUDED IN GARAGE)
MOBILE HOME ON PRIVATE LOT	TWO (2) SPACES PER DWELLING (MAY BE INCLUDED IN GARAGE)
TOWNHOUSE/CONDOMINIUM	TWO (2) SPACES PER DWELLING UNIT, PLUS ONE GUEST STALL PER TEN (10) UNITES. (MAY BE INCLUDED IN GARAGE OR PARKING AREA)
RETIREMENT HOUSING NURSING/ASSISTED LIVING	ONE (1) PER TWO HUNDRED (200) SQUARE FEET ANCILLARY PLUS ONE (1) PER THREE (3) BEDS
GROUP RESIDENTIAL/ ROOMING HOUSE	TWO (2) SPACES PER DWELLING UNIT PLUS ONE (1) SPACE PER TWO (2) BEDS
HOSPITAL	2.5 SPACES FOR EACH BED
CLINIC/MEDICAL DENTAL (OUTPATIENT)	FIVE (5) SPACES PER ONE THOUSAND (1,000) FOR EVERY ONE THOUSAND (1,000) SQUARE FEET G.F.A.
FUNERAL HOME	ONE (1) SPACE PER FOUR (4) SEATS
VETERINARY	FOUR (4) SPACES PER EVERY ONE THOUSAND (1,000) SQUARE FEET G.F.A. (MINIMUM 4)
TRUCK TERMINAL	ONE (1) PER LOADING DOCK SPACE PLUS OFFICE PARKING REGULATIONS
MINI WAREHOUSE/STORAGE	MINIMUM THREE (3) SPACES
CHURCH	ONE (1) SPACE PER FIVE (5) SEATS IN SANCTUARY
DAYCARE CENTER	MINIMUM OF EIGHT (8) SPACES PLUS TWO (2) SPACES PER ONE THOUSAND (1,000) SQUARE FEET G.F.A. (MUST INCLUDE ADEQUATE PICK UP AISLES)

SCHOOLS (PUBLIC, DENOMINATIONAL, OR PRIVATE)	ELEMENTARY – THREE (3) SPACES PER CLASSROOM HAVING UP TO THIRTY (30) PERSONS JUNIOR HIGH – FIVE (5) SPACES PER CLASSROOM HAVING UP TO THIRTY (30) PERSONS SENIOR HIGH – TWELVE (12) SPACES PER CLASSROOM HAVING UP TO THIRTY (30) PERSONS OR,  ONE (1) PER EVERY TEN (10) SEATS IN THE AUDITORIUM, WHICHEVER IS GREATER
LODGE/FRATERNAL ORDER	ONE (1) SPACE PER FIFTY (50) SQUARE FEET G.F.A.
RESTAURANTS	ONE (1) SPACE PER ONE HUNDRED (100) SQUARE FEET G.F.A. (INCLUDING OUTSIDE SEATING)
TAKE-OUT ONLY RESTAURANT (NO SEATED DINING)	ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET G.F.A.
DRIVE-THRU SERVICE	FIVE (5) TWENTY (20) FOOT LONG IN LINE PARKING PER DRIVE THRU WINDOW
SERVICE STATION	ONE (1) SPACE PER ONE HUNDRED TWENTY-FIVE (125) SQUARE FEET G.F.A. MINIMUM FOUR (4) SPACES REGARDLESS OF SIZE
SHOPPING CENTER AND MALL OVER THREE ACRES	ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET G.F.A.
NIGHTCLUB/DANCEHALL ASSEMBLY OR EXHIBIT HALL	ONE (1) SPACE PER ONE HUNDRED (100) SQUARE FEET G.F.A.
EXERCISE/FITNESS PERSONAL TRAINING/DANCE	ONE (1) SPACE PER ONE HUNDRED AND FIFTY (150) SQUARE FEET G.F.A.
AUTOMOBILE SALES DEALER	5.5 SPACES PER ONE THOUSAND (1,000) SQUARE FEET G.F.A.
AUTO REPAIR ESTABLISHMENTS	TEN (10) SPACES PER ONE THOUSAND (1,000) SQUARE FEET G.F.A.
MERCANTILE/RETAIL SA+S=TP	SALES AREA + STORAGE = TOTAL PARKING SALES AREA – ONE (1) PER TWO HUNDRED (200) SQUARE FEET  STORAGE – ONE (1) PER TWO THOUSAND (2,000) SQUARE FEET

BARBER/BEAUTY SHOP NAIL SALON/RELATED PERSONAL SERVICES	ONE (1) SPACE PER ONE HUNDRED (100) SQUARE FEET G.F.A.
CAR WASH - AUTOMATED DRIVE-THRU/VACUUM	EIGHT (8) PARKING SPACES
CAR WASH - AUTOMATED HAND DETAIL/LUBE	FIFTY (50) PARKING SPACES
CAR WASH - AUTOMATED HAND DETAIL/VACUUM	TWENTY (20) PARKING SPACES
CAR WASH – HAND DETAIL ONLY	TEN (10) PARKING SPACES
CAR WASH – SELF SERVICE VACUUM ONLY	ONE (1) PARKING SPACE

NOTES:

- CALCULATIONS – ANY FRACTIONAL SPACES SHALL REQUIRE ADDITIONAL SPACE
- OFF-SITE PARKING SPACES THAT ARE TO BE CONSIDERED IN TOTAL PARKING NUMBERS WILL BE REVIEWED ON AN INDIVIDUAL BASIS.
- VARIANCE PROCEDURES ARE DELINEATED IN SECTION 9 – 79 PASADENA CODE OF ORDINANCES.
- ALL LAND USES NOT SPECIFICALLY CATEGORIZED WILL BE CLASSIFIED UNDER THE CATEGORY MOST CLOSELY ASSOCIATED BY INDUSTRY.