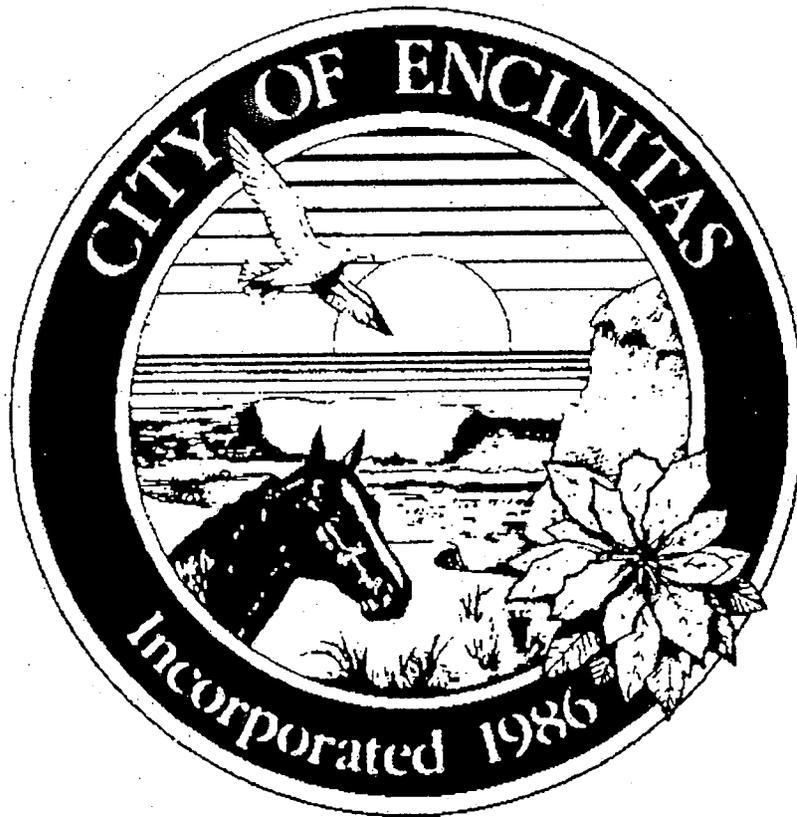


CITY OF ENCINITAS

OFFSTREET PARKING DESIGN MANUAL



Adopted July 24, 1990

Amended October 15, 1992 – Resolution PC 92-32

Amended March 17, 1994 by Minute action

Amended February 10, 2000 – Resolution PC 2000-10

OFF-STREET PARKING DESIGN MANUAL

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Introduction

This Offstreet Parking Design Manual implements Section 30.54.040 of the Zoning Ordinance:

The purpose of these parking regulations is to provide parking areas which are functional in design and adequately landscaped and screened to minimize their visual, noise, and headlight impact, particularly when adjoining residential areas. Specific parking regulations are contained in Section 30.54 et. seq., of the Zoning Ordinance. Also, landscaping requirements are found in Chapter 30.54.060 of the Zoning Ordinance until they are superseded by the adoption of the City of Encinitas Landscape and Irrigation Manual. In designing a parking area, the following is especially important:

i. SIZE OF PARKING SPACES.

Regular = 8.5' x 18'

Handicapped = 14' x 18'

Tandem & Enclosed = 8.5' x 19'

ii. BICYCLE PARKING SPACES.

Most uses, particularly office and retail, also require bicycle spaces. Where bicycle spaces are required there shall not be less than three spaces provided.

iii. LOCATION OF PARKING SPACES.

Some zones require parking to observe certain setbacks. See Section 30.20.010 (D-4, 5), 30.24.010 (D-4, 5) of the zoning Ordinance.

iv. LANDSCAPING.

The commercial and industrial Zones require landscape strips along street frontages and adjacent to residential zones. (See Section 30.20.010 (D) and 30.24.010 (D)). All zones see Section 30.54.060 (E) which require that 15% of a parking area (including all parking stalls, circulation and loading areas) be landscaped.

v. FENCING.

Parking areas abutting residentially-zoned property are required to be screened by a solid fence or wall. (See Section 30.20.010 (D-2) and 30.21.010 (D)).

SECTION I. PARKING AREA REQUIREMENTS

ZONING ORDINANCE CHAPTER 30.54

- A. **COVERED PARKING.** Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located.
- B. **OPEN PARKING.** Open parking spaces shall be located outside the ultimate right-of-way of any street and as follows:

ZONE USE REGULATION	DETAIL See F of this section	YARDS			
		FRONT	SIDE (int.)	SIDE (ext.) Corner Lot	REAR
All Residential	#1	x	-	+	.
All Commercial and O.P.	#2 & #3	*	.	.	.
All Industrial	#3	*	.	.	.

- . = Parking Permitted
- = Parking Permitted - When separated from adjacent property by a 6' high solid fence or wall
- * = Parking Not Permitted - In any required planting strip
- + = Parking Prohibited
- x = Parking Prohibited except in necessary access drive

- C. **BICYCLE SPACES.** Bicycle spaces shall provide bicycle racks or lockers for security and shall be located:
1. As close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 2. As close to building entrances as is practical while maintaining a minimum access aisle of 5 feet without interfering with pedestrian traffic.
 3. At ground level.
- D. **EXCEPTIONS.** A use permit, Variance, Design Review, administrative permit, or site permit may specify the location of parking areas and bicycle spaces in locations other than as

permitted by all of the above.

E. **RELATIONSHIP OF PARKING AREA TO BUILDING SERVED.** All required parking and bicycle spaces shall be located on the same lot or building site with the use or structure they serve, unless the following condition is met:

1. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures served.

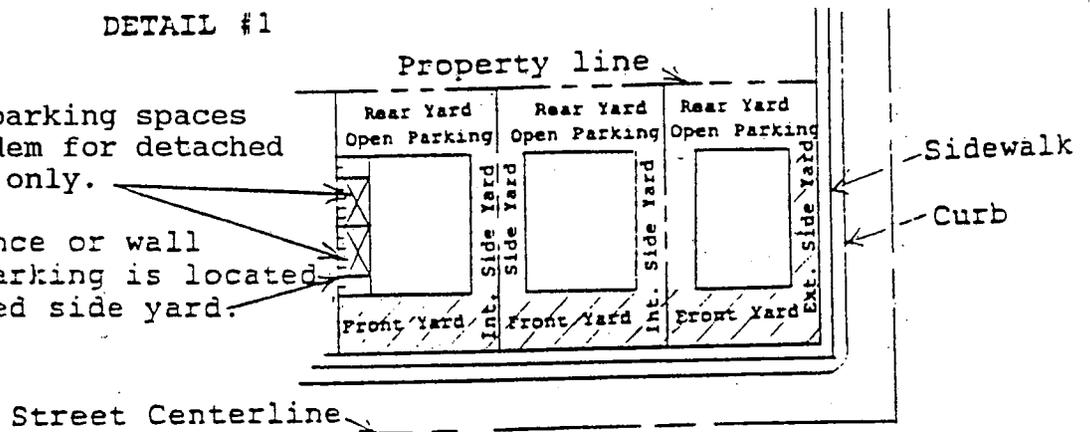
F. **LOCATION OF PARKING ON TYPICAL LOTS.**

Parking prohibited in shaded areas.

DETAIL #1

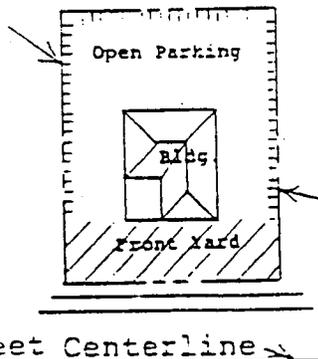
Two 8.5' x 19' parking spaces may be in tandem for detached single family only.

A 6' solid fence or wall required if parking is located in the required side yard.



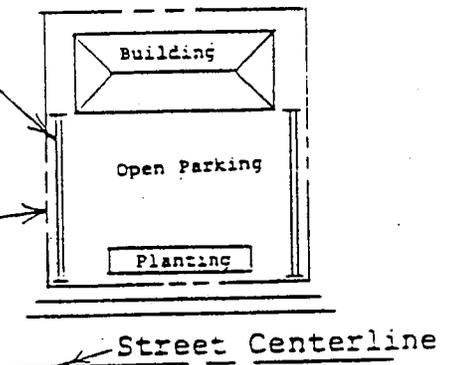
DETAIL #2

A 6' high solid fence or wall required when parking areas abut any zone subject to a residential use regulation.

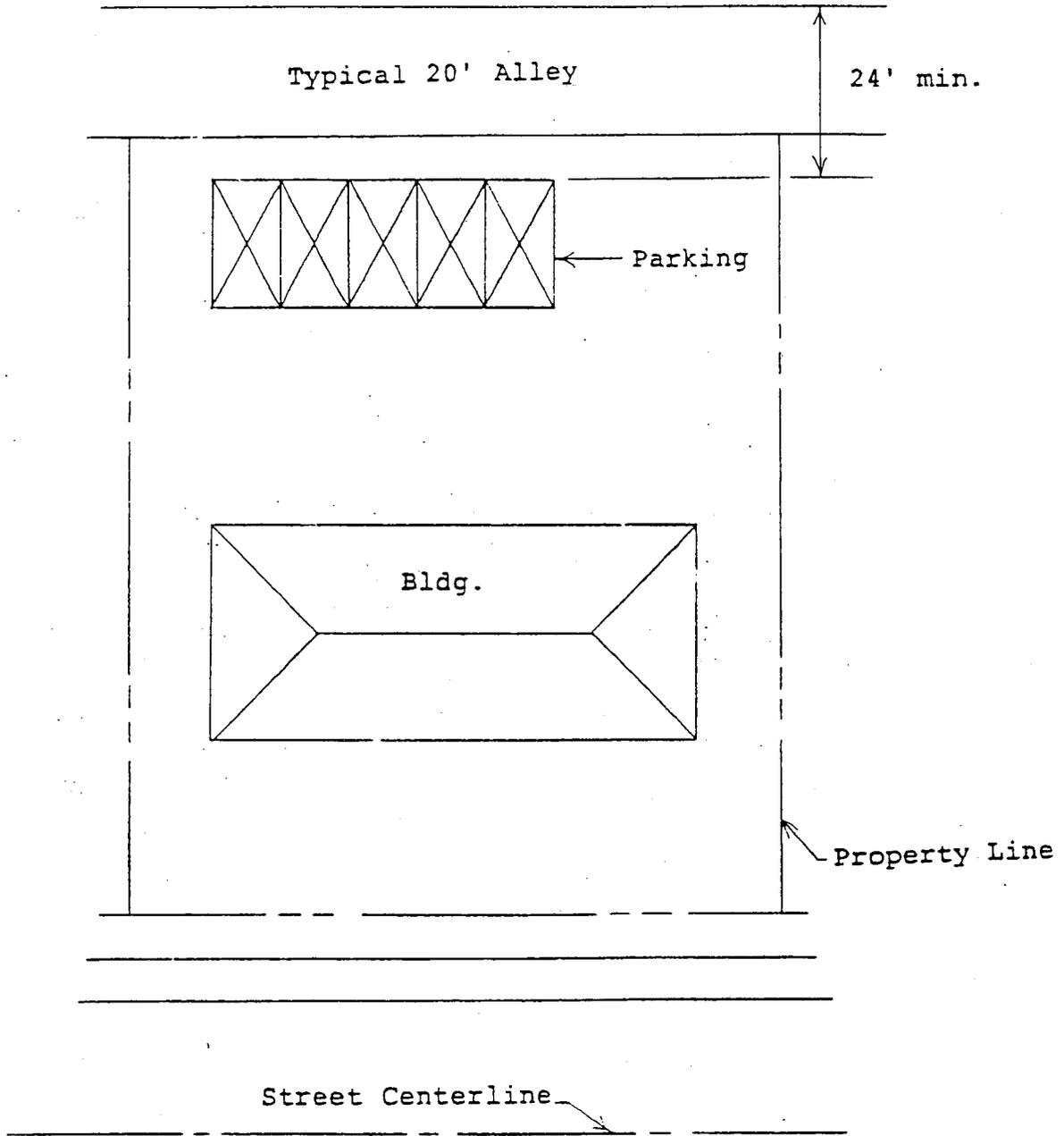


DETAIL #3

Curb required if no fence or wall installed. (A 6' high solid fence or wall when abutting a residential zone.)



G. PARKING FROM ALLEY.



**MOTORCYCLE & BICYCLE
PARKING SPACES**

MINIMUM DIMENSIONS FOR REQUIRED PARKING SPACES					
Dimension Indicator	0°	30°	45°	60°	90°
a	8' -0"	8' -6"	8' -6"	8' -6"	8' -6"
b	21' -0"	18' -0"	18' -0"	18' -0"	18' -0"
c	15' -0"*	13' -0"*	14' -0"*	18' -0"*	24' -0"
d		17' -0"	12' -0"	9' -10"	
e		28' -4"	18' -9"	11' -5"	
f		16' -4"	18' -9"	19' -10"	
HANDICAPPED PARKING SPACES					
a	14' -0"	14' -0"	14' -0"	14' -0"	14' -0"
b	23' -0"	18' -0"	18' -0"	18' -0"	18' -0"
c	15' -0"*	13' -0"*	14' -0"*	18' -0"*	24' -0"
d		28' -0"	19' -10"	16' -2"	
e		36' -7"	22' -8"	13' -0"	
f		21' -1"	22' -8"	22' -7"	

MOTORCYCLE & BICYCLE PARKING SPACES			
Dimension Indicator	Motorcycle	Bicycle	
		Open	Closed
a	3' -6"	2' -0"	3' -3"
b	7' -0"	6' -0"	6' -0"
c	8' -0"	5' -0"	5' -0"
Spaces shall be protected by fence, wall, or curb at least 4" high or by a 4" steel pipe @ 3' & 5' off center, 3 ft. above ground.			

NOTES:

* Minimum of 22 feet for two-way traffic. However, aisles necessary for fire and emergency equipment access must be a minimum of 24' wide.

-- See pages 6 and 7 for required number of spaces and other handicapped parking requirements.

I. HANDICAPPED PARKING REGULATIONS

1. **SIZE OF SPACE**, Minimum width of space shall be 9 feet adjacent to a 5 foot wide marked loading area. An adjacent space may share a loading area.
2. **NUMBER OF REQUIRED SPACES.**

TOTAL # SPACES	# HANDICAPPED SPACES*	TOTAL # SPACES	# HANDICAPPED SPACES
1-40**	1	161-300	5
41-80	2	301-400	6
81-120	3	401-500	7
121-160	4	over 500	+1 for each 200 over 500

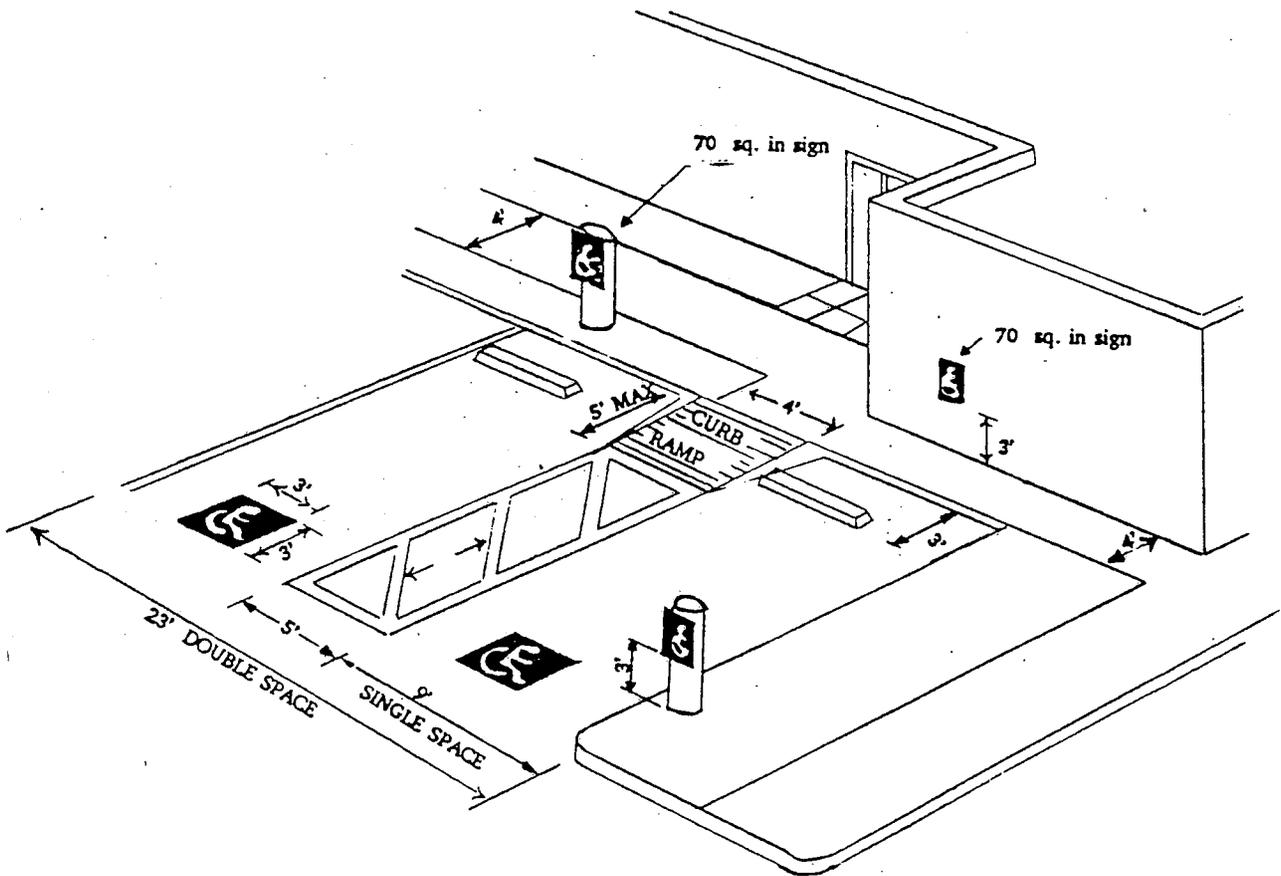
3. SPACES SHALL BE LOCATED:

- a. As near as practical to a primary accessible entrance to the associated facility over a 4 foot wide walk with no obstructing encroachments suitable for use by a physically handicapped person (See diagram page 7);
- b. Where the slopes of finish grade does not exceed 1/4 inch per foot; and
- c. Where the handicapped are not required to pass behind a parked vehicle other than their own.***

4. SIGNING. At a minimum, each handicapped parking space shall be identified by the "International Symbol of Accessibility" (white symbol on a blue background) displayed on:

- * Not applicable to existing facilities unless change of occupancy.
- ** Less than 5 spaces, one handicapped size space required but not exclusively reserved or marked.
- *** May be waived when compliance to regulate or "equivalent facilitation" creates an unreasonable hardship.

HANDICAPPED PARKING



- a. A sign (min. 70 sq. in.) located at the interior end of the space mounted either a maximum of 3 feet above finish grade on a free standing concrete bollard or on a wall a minimum of 36 inches above finish grade or sidewalk; and
- b. The surface of the parking space on a 3 foot painted square.

In addition a sign of not less than 17 by 22 inches shall be located near the entrance to the parking area which displays the symbol and the following text:

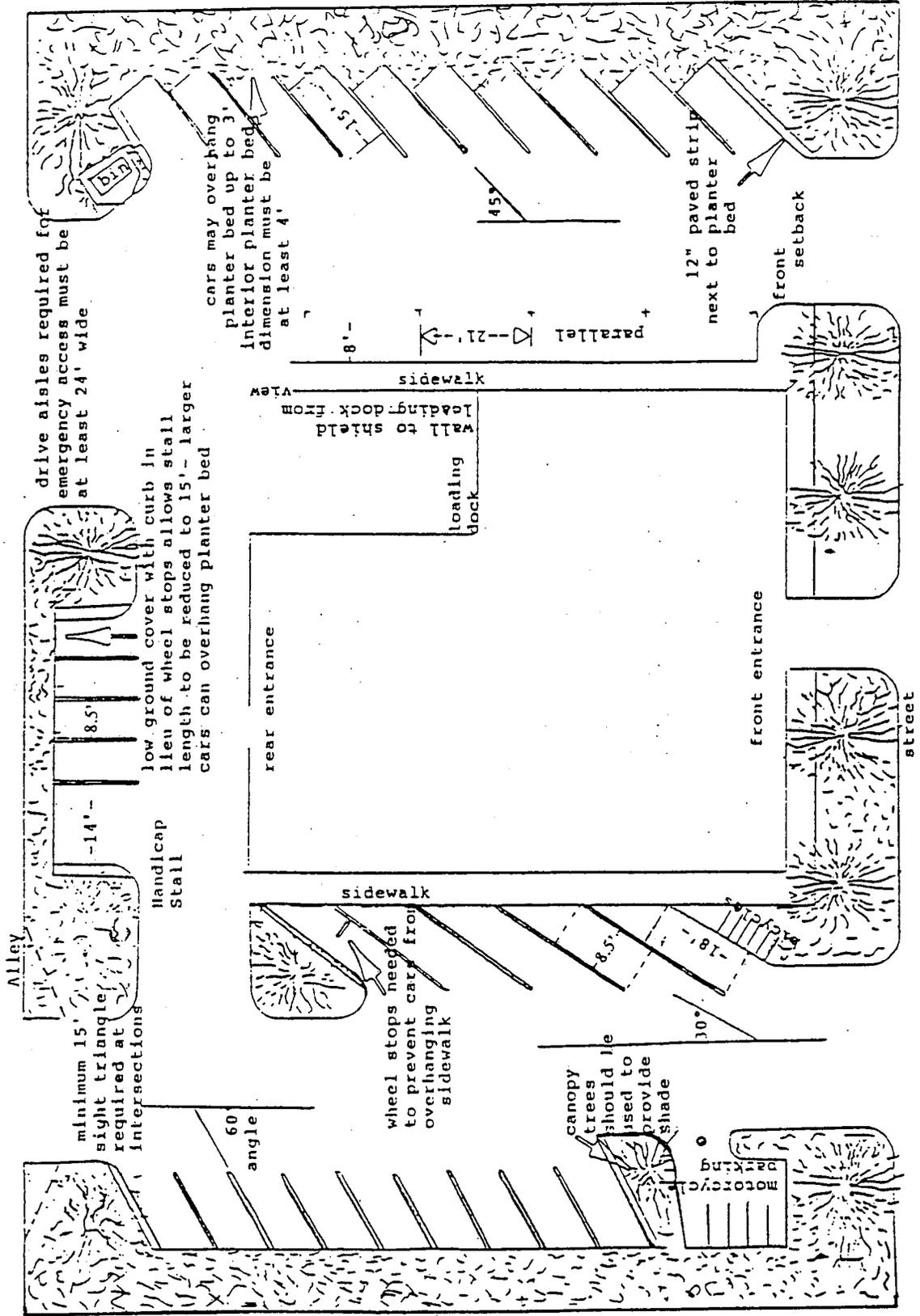
"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at (name and address) or by telephoning (number)."

All signs shall be made of reflectorized porcelain enamel on steel with beaded text or equal. (See diagram page 7)

5. MISCELLANEOUS REQUIREMENTS.

- a. Ramps to accessible walks and paths shall not encroach into parking areas except ramps at the interior end of a parking space may encroach into the loading area provided it does not impede the handicapped person to enter and leave his/her vehicle.
- b. Curbs and/or wheel stops shall be installed to prevent vehicles from projecting over the required 4 feet wide access walks.
- c. Garages or parking areas shall maintain a minimum vertical clearance of 8 feet 2 inches for access to all handicapped parking spaces.

J. PARKING LOT LAYOUT



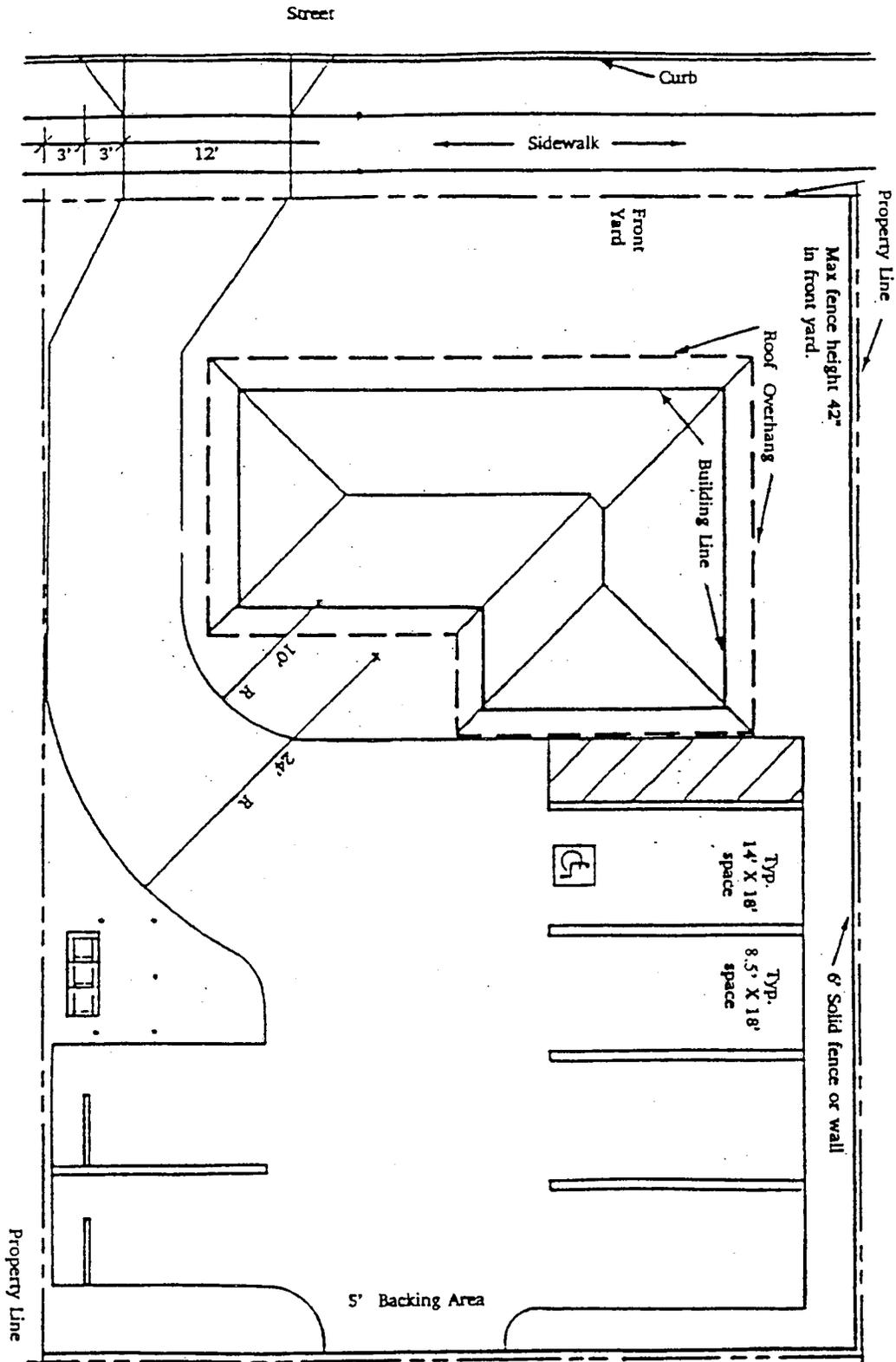
K. TYPICAL DRIVEWAY - PARKING PLOT PLAN & DETAILS

1. The width of a parking space shall be increased by 2'-0" when adjacent to fences and walls.
2. A minimum of a 12-inch wide walk shall be provided adjacent to parking stalls when the stall is next to a landscaped area and shall be separated from vehicular areas by a four-inch high by six-inch wide concrete curb or other treatment approved by the Director of Community Development.
3. A 5'-0 backing area required when there are more than 4 spaces. (Based on 9'-0" wide space.)
4. A 6'-0" high solid fence or wall is required when parking area abuts a residential use or zone, except the height shall be limited to 4 feet when located in the front yard or exterior side yard area.
5. For minimum width driveways serving 5 or more spaces, the edge of driveway shall be at least 2'-0" from eave.
6. Bicycle storage facilities shall be protected by a barrier to minimize vehicles from striking parked bicycles.
7. Minimum Width of Driveway:

MINIMUM WIDTH OF DRIVEWAY		
# of Spaces	Min. Width	Max. Length for Under 18' Wide*
1-4	10'	None
5-8	10'	80'
9-19	16'**	80'
20-up	18'	None***

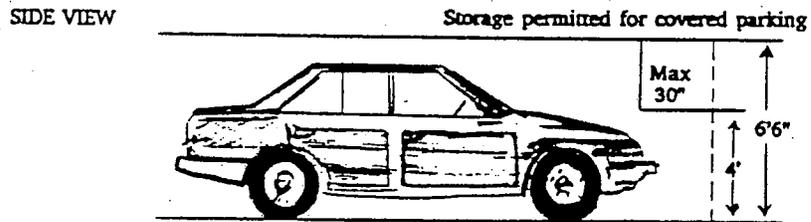
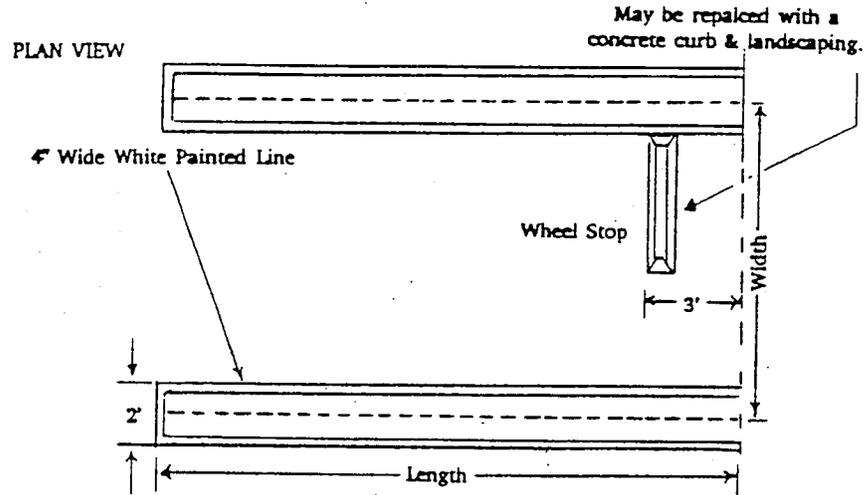
- * Provide at least 10' x 30' turn-out if longer driveway is required.
- ** Or provide separate 10' entrance and exit driveways (any length), provided no portion of a building may be more than 150' from a 16' wide access.
- *** If driveway also serves another business, a 10'-0 unobstructed minimum width is required.

PARKING - PLOT PLANS AND DETAILS

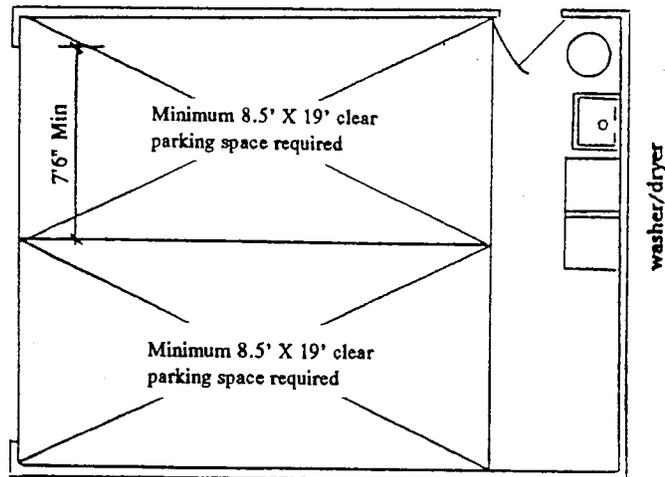


8. Speed bumps shall not be used in driveways or parking lots. Drive aisles should be limited to a maximum of 350' in length to control speed.

9. TYPICAL OFFSTREET PARKING SPACE



PRIVATE GARAGE



L. MISCELLANEOUS REQUIREMENTS FOR PARKING AREAS - (5 OR MORE SPACES, NONRESIDENTIAL AND MULTIFAMILY RESIDENTIAL)

1. **ACCESS.** Parking area layouts shall be arranged so that vehicles do not exit by backing into a public street.
2. **GRADING AND DRAINAGE.** No parking area will be approved that has a minimum grade less than 0.5% or a maximum grading of more than 15%. No driveway to a parking area or space shall be approved with a surface grade exceeding 15%. Driveways with a surface grade over 10% shall not exceed 50 feet in length.
 - a. All surface drainage from any parking lot shall be collected and carried to the storm sewer in accordance with the City's Master Drainage Plan and in a manner acceptable to the City Engineer. In no case shall any surface drainage, either as concentrated flows or sheet flows, cross over the public sidewalk.
 - b. Water shall not be allowed to collect on asphalt covered surfaces. In larger lots concrete swales and/or gutters may be used in sections where water would otherwise settle and increase the rate of deterioration of the asphalt.
 - c. In lots with more than 200 spaces grease intercept systems approved by the Director of Community Development shall be installed to prevent oil and sand from entering storm drains.
3. **SURFACING.** All parking spaces and driveways shall be surfaced in accordance with the paving schedule (Item "M" of this Section).
4. **DIRECTIONAL INDICATORS.** Each parking area with more than one row of parking spaces shall have directional signs or painted directional markers to guide traffic.
5. **LIGHTING STANDARDS AND FIXTURES.** Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be so designed and adjusted so as to reflect light away from any public road or street, and away from any adjoining land on which a dwelling is located or which is zoned for other than business or industrial uses. Light standards shall not exceed 18' feet in height to minimize impact on adjacent

properties.

6. **WHEEL STOPS.** All parking spaces shall be improved with a wheel stop a minimum of 4 inches high where the space is abutting: adjacent property, a building, a landscape area, or a walkway. In lieu of a wheel stop adjacent to a landscape area, a concrete curb may be utilized in the same location of a wheel stop (3' from front edge of parking stall). Low ground cover shall be located within this 3' area. See diagram on Parking Lot Layout.
7. **STRIPING.** Parking spaces shall be delineated by a double-line striping consisting of 4-inch wide painted white lines 1-2 feet apart.
8. **IDENTIFICATION OF SPACES.** All Handicapped and Loading spaces are required to be identified by symbols or lettering.
9. **WALLS AND FENCES.** All parking areas abutting property in any Residential Zone shall be separated from such abutting property by a properly maintained solid fence or wall 6'-0" in height; except such fence or wall shall be 4 feet in height where said fence or wall abuts a front yard on adjacent property or that portion of any side or rear yard on adjacent property wherein the height of a fence or wall is limited to 4 feet.
10. **LANDSCAPING.** An area at least equal to 15 percent of the area of any parking area shall be landscaped in conformance with the requirements of Sections 30.54.060 of the Zoning Ordinance.
11. **LOADING SPACE** shall mean an area, other than a street or alley on the same lot with a building or a group of buildings not less than 10 feet wide, 35 feet long, and 14 feet high which affords adequate ingress and egress for trucks from a public street or alley, and which is permanently reserved, marked and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials. Loading and unloading shall not obstruct access to any parking space.
12. **PASSENGER LOADING SPACE** shall mean an area which is not a drive aisle, on the same lot with a building, or group of buildings, which is permanently reserved, marked and maintained for the temporary parking of vehicles while loading or unloading passengers. The space shall be a minimum of 10 feet wide and 18 feet in length if parked at an angle to the building or curb and must be at least 30 feet in length if parked parallel to a building or

curb.

13. **OFFICE LOADING SPACE** shall mean an area which is near as practical to an accessible entrance. The space shall be a minimum of 10 feet wide and 18 feet in length if parked at an angle to the building or curb and 30 feet in length if located parallel to a building or curb.
14. **PARKING SPACE** shall mean an unobstructed space or area other than a street or alley, not less than the minimum size specified for the type provided with adequate ingress and egress, and which is permanently reserved and maintained for the parking of motor vehicles.
15. **PEDESTRIAN CIRCULATION** - Sidewalks to adjacent properties shall be provided as necessary to meet the expected pedestrian demand. Internal pedestrian circulation systems shall be integrated with the surrounding system of City sidewalks.
16. **MARGIN NOTES ON PARKING/LANDSCAPING PLANS.** Applicant shall note on the plans:
 - a. The number of parking spaces required for each land use.
 - b. The total number of parking spaces provided.
 - c. The number of bicycle parking spaces.
 - d. The number of regular car spaces provided.
 - e. The number of handicapped spaces provided.
 - f. The number of loading and passenger loading spaces provided.
 - g. The percent of area devoted to landscaping.
 - h. The number of motorcycle spaces provided.
 - i. The location of shopping cart collection areas if applicable.
 - j. Location of trash containers.

M. PAVING THICKNESS SCHEDULE AND DETAILS.

All parking spaces, loading spaces and driveways serving them (except those within the public right-of-way) shall be hard surfaced with a minimum of 2.0" of hot or cold mixed asphaltic concrete (A/C) surfacing or 4.0" of portland cement concrete, or as required by the following schedule; provided, however, that areas designed for motorcycle parking shall use the 4.0" of portland cement concrete only.

Parking spaces and driveways accessory to one-family and two-family dwellings need not be surfaced with a more durable type of surfacing than that which exists on the street which provides access to the lot or building site upon which such

dwelling is located. Parking spaces and driveways accessory to one-family and two-family dwellings may use paved wheelstrips or grass crete only for that portion of the driveway that is on private property. Required surfacing shall be placed on a suitably prepared base. Driveways within the public right-of-way shall conform to applicable public road standards.

PAVING THICKNESS SCHEDULE

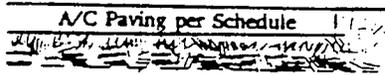
REQUIRED THICKNESS OF A/C AND SUBBASE*			
Existing Soil Classifications	Residential General Parking for Autos Serving Not More Than 4 Spaces	Multi-Family Commercial Store Frontage Parking	Commercial Heavy Duty Truck Loading and Parking
GOOD TO EXCELLENT BASE Decomposed granite, well graded sands and gravels which retain load supporting capacity when wet.	2" A/C on existing soil	3" A/C on existing soil	3" A/C on 5" aggregate base or 4" A/C on 4" aggregate base or 5" A/C on existing soil
MEDIUM BASE Silty sands and sand gravels containing moderate amounts of clay and fine silt. Retains moderate amount of firmness under adverse moisture conditions.	2" A/C on 6" of decomposed granite base or 3" A/C on 3" aggregate base or 4" on existing soil	3" A/C on 5" aggregate base or 4" A/C on 3" aggregate base or 5" on existing soil	3" A/C on 7" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil
POOR BASE Soils having appreciable amounts of clay and fine silt. Soils become quite soft and plastic when wet.	3" A/C on 5.5" aggregate base or 5" A/C on existing soil	3" A/C on 8" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil	3" A/C on 12" aggregate base or 4" A/C on 10.5" aggregate base or 8" A/C on existing soil

* This paving thickness design for A/C paving shall be used unless a pavement design by a registered civil engineer is submitted and approved by the Community Development Department.

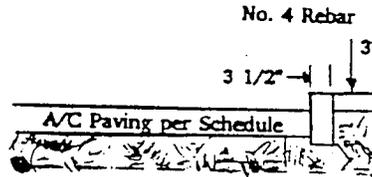
- TREATMENT FOR EDGE OF A/C PAVING.** Protection of all A/C paving edges is required by 2" x 4" redwood strips staked 4' O/C and at corners of appropriate concrete curb or A/C berm.

REDWOOD STRIP

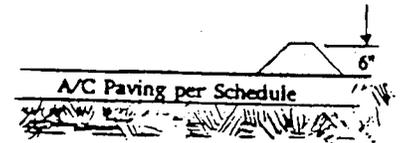
2" x 4" (nominal) redwood border on all A/C pavement edges (not required for portland cement concrete)



CONCRETE CURB

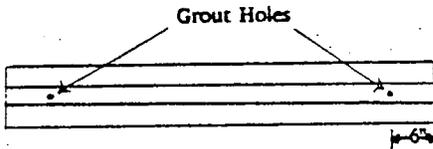


ASPHALT BERMS

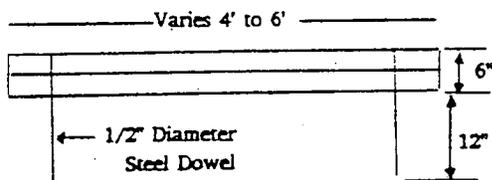


- WHEEL STOP DETAILS**

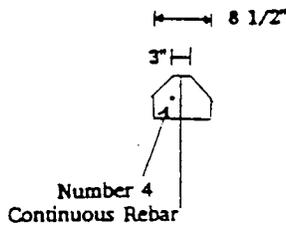
TOP VIEW



FRONT VIEW

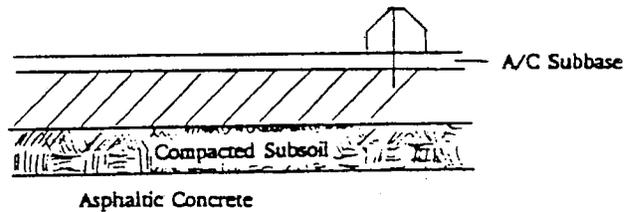
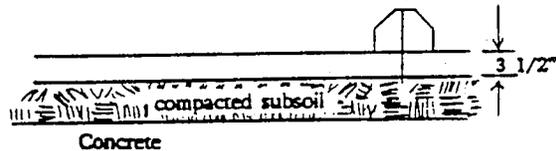


END VIEW

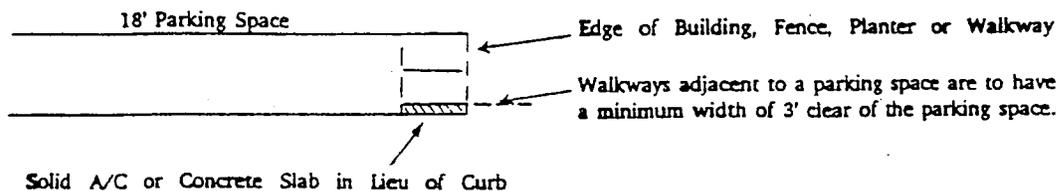


PAVING

All parking spaces or areas and loading spaces & driveways serving them shall be hard-surfaced with asphalt concrete (A/C) paving schedule or 3 1/2" of portland cement concrete.



OPTIONAL WHEEL STOP



SECTION II. DRIVEWAYS

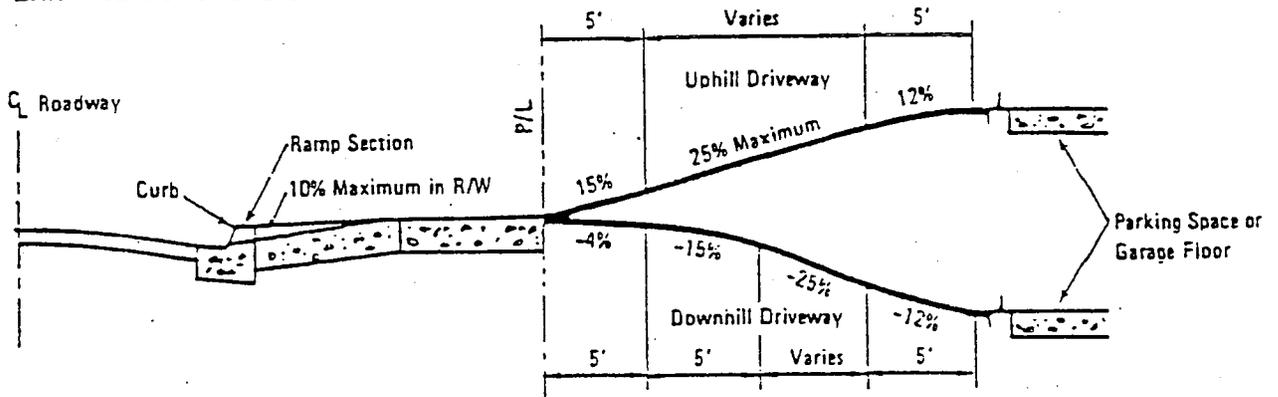
A. DESIGN STANDARDS

1. Please refer to the Appendix for driveway standards as required by the City Public Works Department.
2. Driveways shall be a minimum of 25 feet from the curb return of any intersection.
3. Parking stalls in commercial areas shall be accessed from the lot not from the alley or street.
4. A minimum 15' sight triangle free of landscaping over two feet tall or other obstructions must be maintained at all vehicular access points.

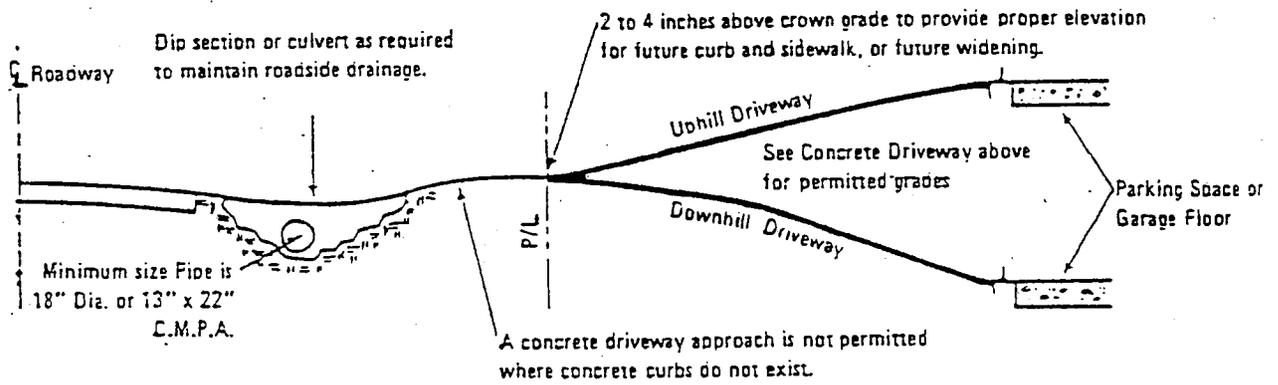
B. TYPICAL DRIVEWAY PROFILES

1. Driveways with grades greater than 15% shall be surfaced with asphalt concrete or portland cement concrete.
2. Portland cement concrete driveways with grades greater than 14% shall have a deep broom finish perpendicular to the direction of travel.
3. Maximum grade break is 14%.
4. Driveways serving parking lots (5 or more spaces) shall not exceed 15% slope.

EXISTING CONCRETE CURB (Concrete Driveway)



NO CURB (Asphaltic Concrete, D.G., or Dirt Driveway)

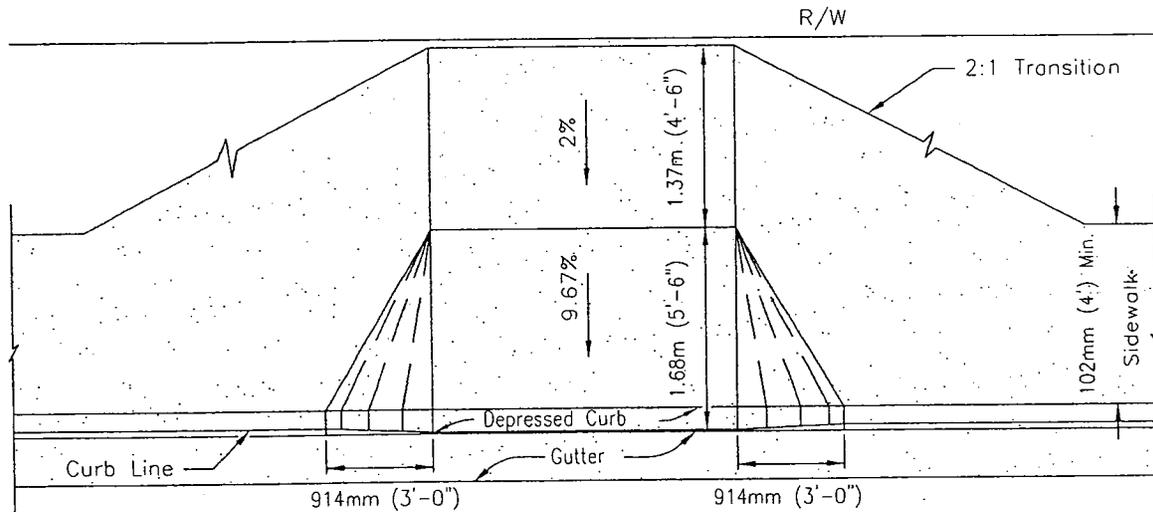


SECTION III. LANDSCAPING

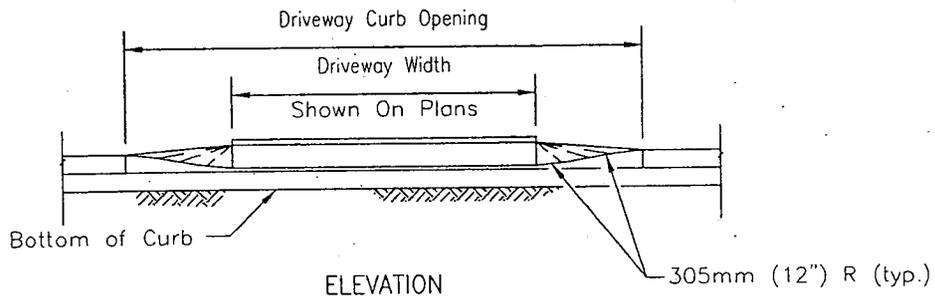
A. GENERAL REQUIREMENTS.

1. Section 30.54.060(E) of the Zoning Ordinance requires, that a minimum of 15% of all parking areas including all parking and on-site circulation shall be landscaped in conformance with this Design Manual and with the City of Encinitas Landscape and Irrigation Manual upon adoption.

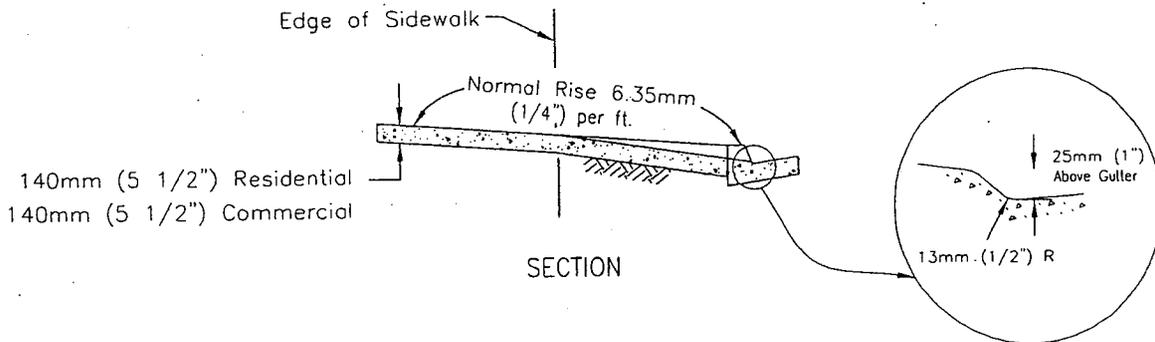
APPENDIX



PLAN



ELEVATION



SECTION

NOTES

1. No concrete shall be placed until forms and subgrade are inspected by the Agency.
2. Concrete shall be 332 kg/M3 C 22 Mpa (520-C-2500).
3. See Standard Drawings G-15 and G-16 for width and location requirements
4. Driveway ramp to extend to 3m (10') from curb face or to property line whichever is less. (For commercial driveways only)
5. See Standard Drawings G-2 and G-10 for curb and joint details.

Revision	By	Approved	Date
ORIGINAL		R. Munoz	4/97
Add Metric		T. Stanton	03/03

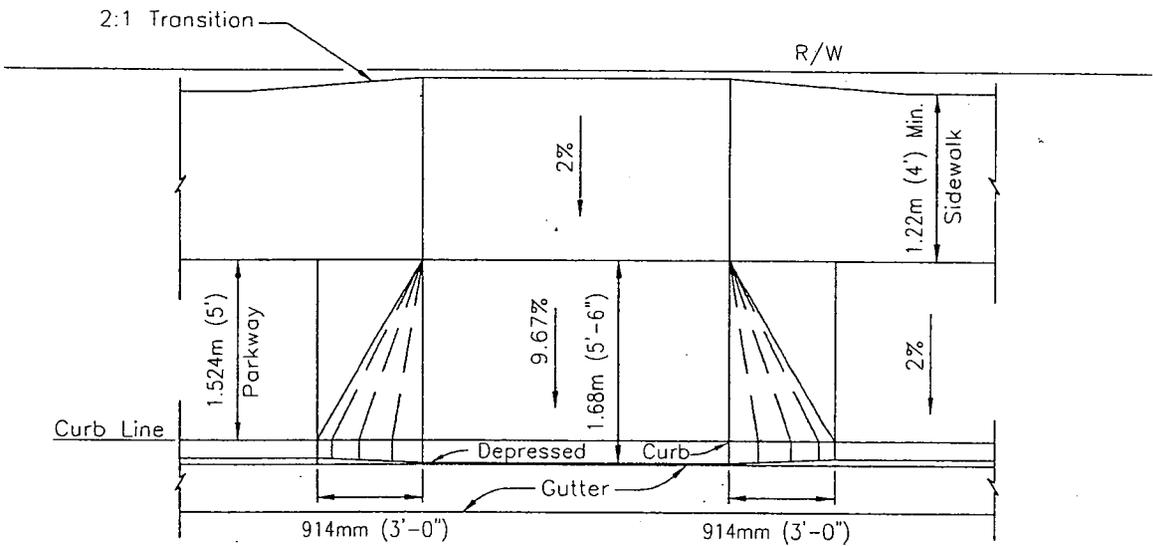
SAN DIEGO REGIONAL STANDARD DRAWING

CONCRETE DRIVEWAY
(Contiguous Sidewalk)

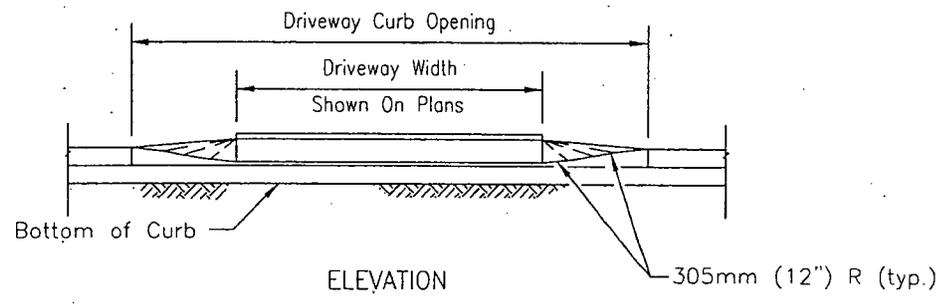
RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

T. Stanton 31/01/2003
Chairperson R.C.E. 19246 Date

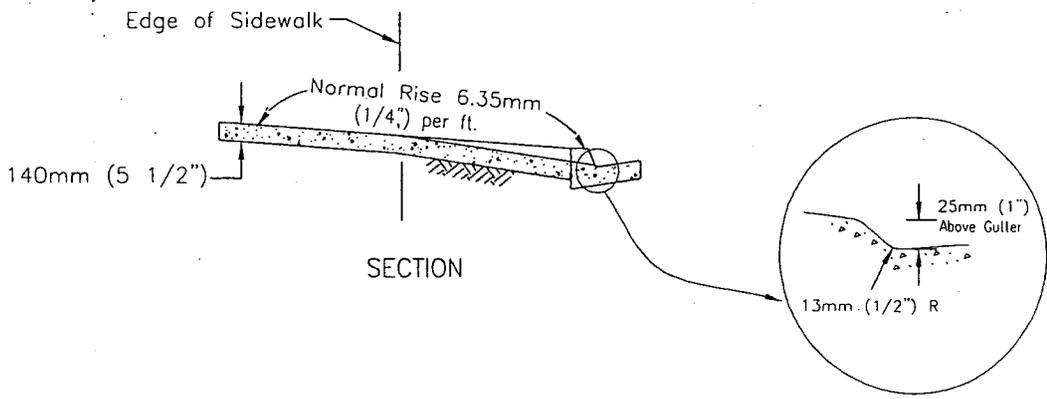
DRAWING NUMBER G-14A



PLAN



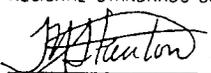
ELEVATION

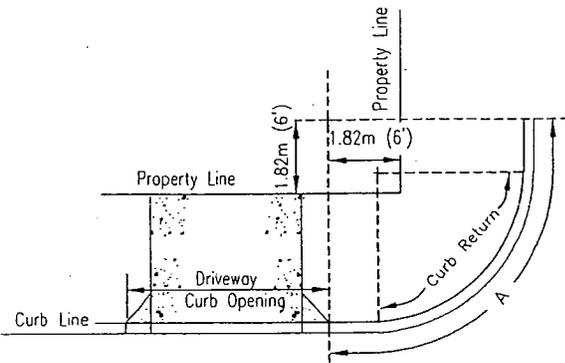


SECTION

NOTES

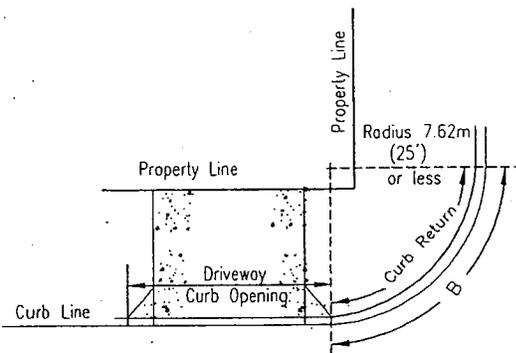
1. No concrete shall be placed until forms and subgrade are inspected by the Agency.
2. Concrete shall be 308 kg/M³ C 17 Mpa (520-C-2500).
3. See Standard Drawings G-15 and G-16 for width and location requirements
4. Driveway ramp to extend to 3m (10') from curb face or to property line whichever is less. (For commercial driveways only)
5. See Standard Drawings G-2 and G-10 for curb and joint details.

Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		R. Munoz	4/97		
Add Metric		T. Stanton	03/03	CONCRETE DRIVEWAY (Non-contiguous Sidewalk)	 Chairperson R.C.E. 19246 Date 3/01/2003



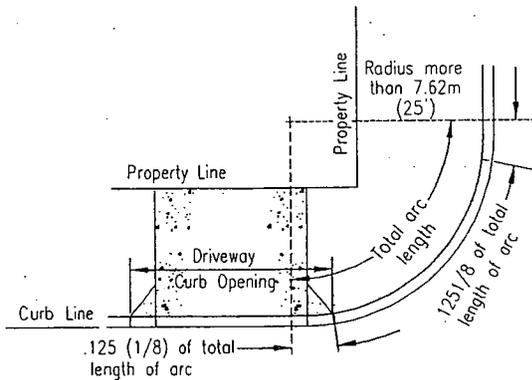
REQUIREMENT 1

No portion of any curb opening shall be permitted within 6' of the intersection of the prolonged property lines and the curb as shown by arc A.



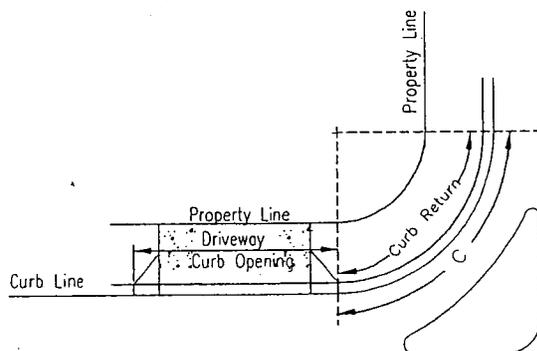
REQUIREMENT 2

No portion of any curb opening shall be permitted in the curb return where the radius of curb is 7.62m (25') or less, as shown by arc B.



REQUIREMENT 3

On all curb returns where the radius is more than 25', curb openings may encroach upon each end of the return a distance equal to 12 1/2% or .125 (1/8) of the total length of the arc on the curb return, thus leaving at least 75% of the length of arc on the return face free from driveway encroachment, provided Requirement 1 is met.



REQUIREMENT 4

No portion of any curb opening shall be permitted in the curb return where a separate turning movement is provided, as shown by arc C.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Add Metric		T. Stanton	03/03

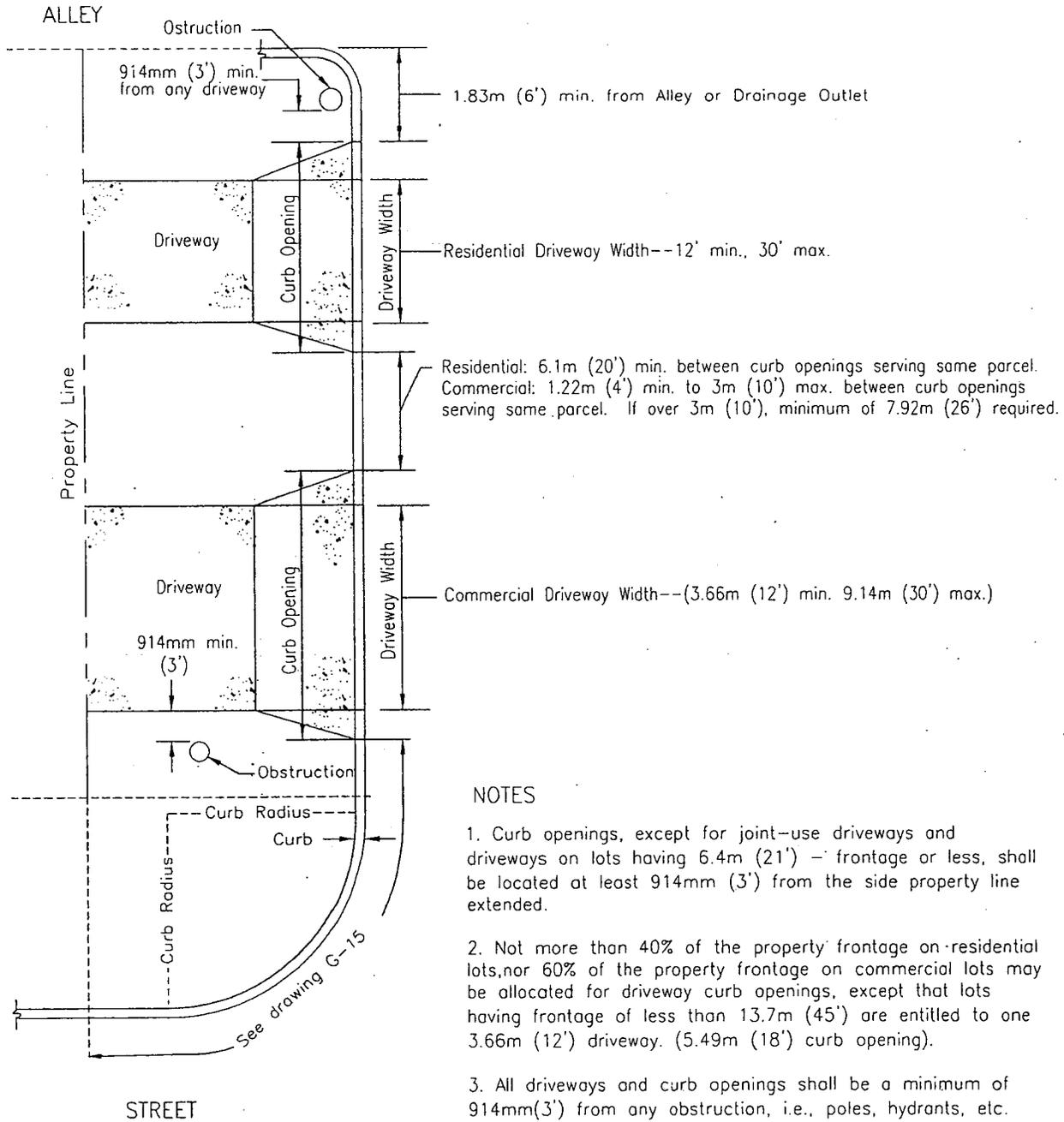
SAN DIEGO REGIONAL STANDARD DRAWING

DRIVEWAY LOCATION - ADJACENT TO CURB RETURNS AND STREET LINES

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

T. Stanton 3/11/2003
Chairperson R.C.E. 19246 Date

DRAWING NUMBER G-15



NOTES

1. Curb openings, except for joint-use driveways and driveways on lots having 6.4m (21') - frontage or less, shall be located at least 914mm (3') from the side property line extended.
2. Not more than 40% of the property frontage on residential lots, nor 60% of the property frontage on commercial lots may be allocated for driveway curb openings, except that lots having frontage of less than 13.7m (45') are entitled to one 3.66m (12') driveway. (5.49m (18') curb opening).
3. All driveways and curb openings shall be a minimum of 914mm(3') from any obstruction, i.e., poles, hydrants, etc.
4. No portion of any driveway shall be allowed across a line extending normal to the roadway from the front corner of the property, except that joint-use driveways may be permitted in special instances where written approval of both property owners is filed with the Agency.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Add Metric		T. Stanton	03/03

SAN DIEGO REGIONAL STANDARD DRAWING

DRIVEWAY LOCATION
AND WIDTH REQUIREMENTS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

T. Stanton 3/10/2003
Chairperson R.C.E. 19246 Date

DRAWING NUMBER G-16