



COMMUNITY DEVELOPMENT DEPARTMENT
 23 Russell Blvd – Davis, CA 95616
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Single Family Residential & Duplex Parking Requirements

These standards provided in this handout apply to new construction and substantially altered structures. It is the property owner's responsibility to establish and maintain compliance with these provisions. More restrictive regulations may apply if established by ordinance in a planned development district. Exceptions to new

development may be permitted if approved in conjunction with a planned development application. Exceptions to existing single-family dwellings may be made following the provisions and review procedures for a Site Plan and Architectural Review as contained in Section 40.31.

Zoning Code 40.25.010, 40.25.080 (c), 40.25.120

How many off-street spaces are required?

	Covered Off-Street Spaces	Uncovered Off-Street Spaces	Total Off-Street Spaces
Single-family Home*			
4 or fewer bedrooms	1	1	2
5+ bedrooms	1	1 + 1 for each bedroom in excess of 4	3+
Duplex*			
3 or fewer bedrooms	1	1	2
4+ bedrooms	1	1 + 1 for each bedroom in excess of 3	3+

One additional space per bedroom required for second units on a single-family lot. 40.26.450 (i.7)
 *40.25.090 (f. f.5)

Where can the spaces be located?

- Only 2 required parking spaces can be located in the required front or street side yard.
- Required spaces can be located in the backyard provided there is a minimum 10' side yard for access, minimum usable open space requirements are met, and the total covered area, including accessory structures and the areas surfaced for parking, doesn't exceed 30% of the required rear yard.

40.25.080 (b.1,4)

What are the required dimensions?

Minimum dimensions per car:

	One Car	Two Cars
Driveway/Space Depth*	18'	18'
Driveway/Space Width*		
Building permit after May 23, 1998	9'	18'
Building permit before May 23, 1998	9'	16'
Garage Dimensions *	10' x 20'	20' x 20'
Total Unobstructed Space*	9' x 18'	18' x 18'

*Space not occupied by permanent fixtures such as cabinets, water heaters, etc.; at a minimum, unobstructed garage dimensions must meet minimum parking space dimensions. Required uncovered parking spaces in the front yard cannot be used for or obstructed by storage, equipment, or inoperable vehicles.

*40.25.070 (d,e,f)

Driveways

One driveway per street front is permitted.

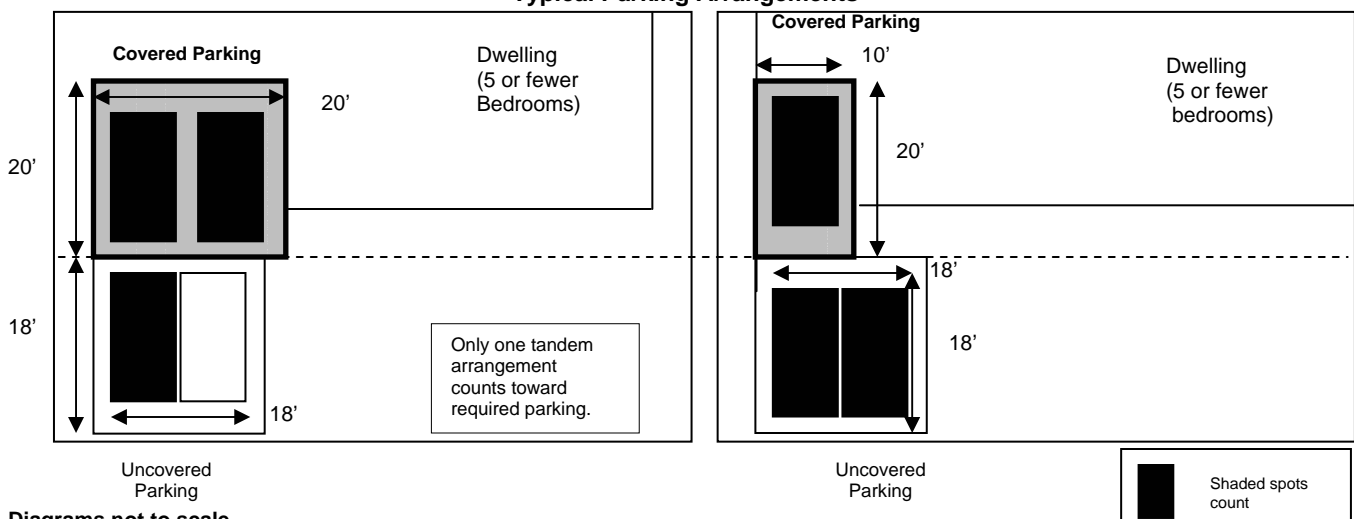
Exceptions:

- Circular drives
- When the property has a street front 80' or wider

40.25.080 (b.3)

New driveways require an encroachment permit from Public Works.

Typical Parking Arrangements



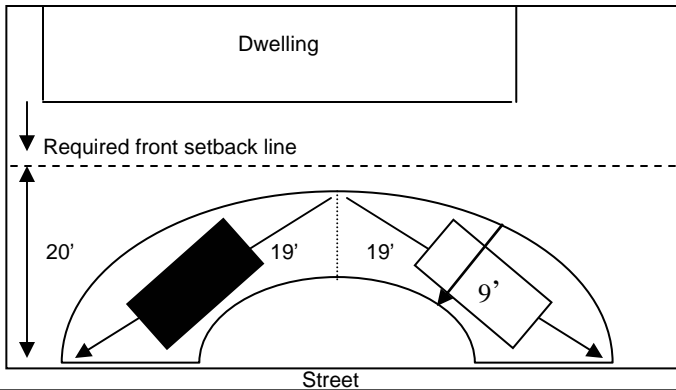
Tandem Parking Provisions*

Tandem parking is allowed. However, special provisions apply:

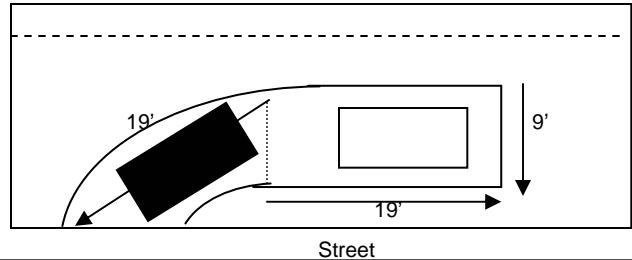
- The minimum depth for each space in tandem configuration is 19' per space.
- Only one tandem configuration may be used to meet parking requirements.
- Only one tandem space in the front setback area counts toward parking requirements.

*40.25.080 (b.2)

How many spaces can be counted towards required parking? Tandem Parking and Required Front Setbacks



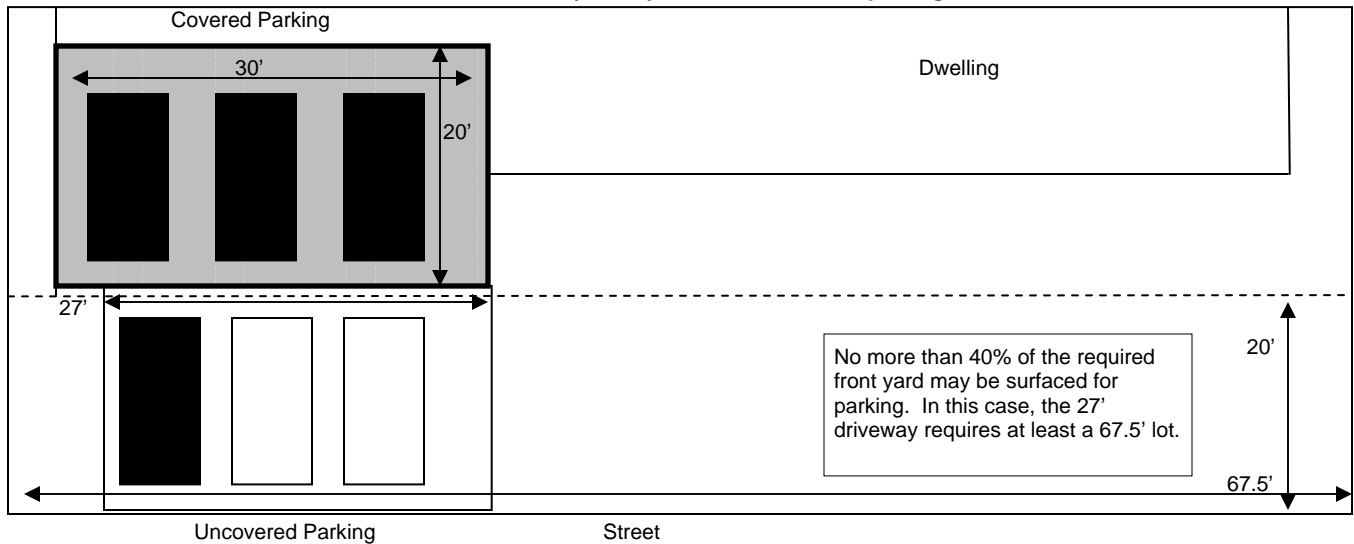
Only one space in these configurations count because only one space is allowed in the required front setback area.



Surfacing

- Off-street parking should be surfaced with asphaltic or Portland cement binder pavement or compacted gravel (minimum 4 inch base), grasscrete, or other surface approved by the Community Development Director. 40.25.100 (c)
- Must be a durable, dustless, all weather surface that is continuous from point of access to the edge of the public street and properly graded as per Community Development Department specifications. 40.25.100 (c)
- No more than 18' total width or 40% (whichever is greater) of the required front yard may be surfaced to provide required parking. When runners are used, the space between them is counted. 40.25.080 (5)

How much of my front yard can I surface for parking?



Note: Single family homes and duplexes in the **Conservation Overlay District** are subject to different parking requirements; applicants from the Conservation District should consult with staff for specific parking requirements.

Diagrams not to scale.