

OFFICIAL ZONING CODE INTERPRETATION (No. 15)
(Zoning Code Section 20-36.070)

ZONING CODE PROVISION INTERPRETED:
Section 20-36.070, Parking Design Standards

At issue is, when a single-family residential two-car garage is converted into a single-car garage and living space, can both driveway spaces be counted toward the required on-site parking, including the space left in front of the newly converted living area.

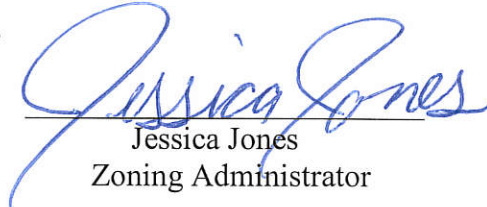
Zoning Code Section 20-36.070(A)(2) states “parking facilities other than driveways shall not be located in a required front or street side setback.”

Zoning Code Section 20-36.080(B), Single-Family Uses, states “each single-family dwelling shall provide a continuous paved driveway from the street to the required parking area.”

Pursuant to Zoning Code Section 20-36.070(A)(2), a two-car driveway would not be permitted in front of a newly constructed single-car garage. However, it is determined that, for an existing two-car garage, with an existing two-car driveway, if a portion of the garage is converted into living space, the existing two car driveway can be retained and used for vehicular parking.

This determination is consistent with the General Plan.

Date: 6-7-17


Jessica Jones
Zoning Administrator