



# SINGLE-FAMILY RESIDENTIAL PARKING GUIDE

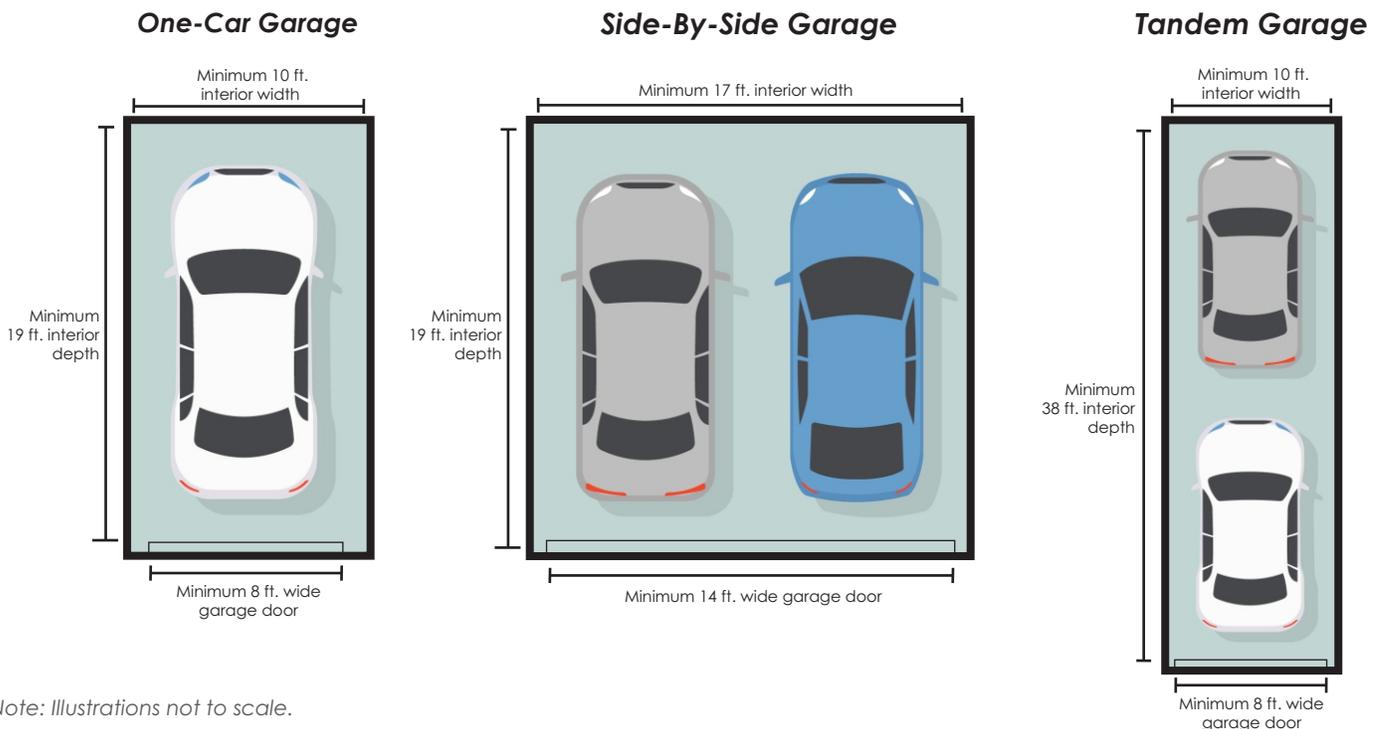
Title 17 (Zoning Code) of the Daly City Municipal Code provides provisions for off-street parking applicable to all new structures, property developments, and additions to existing structures. The following guide illustrates the provisions related to off-street parking for single-family residences. Please note this guide is for informational purposes only. For the complete off-street parking regulations, please refer to Section 17.34 of the Daly City Municipal Code.

**Number of Parking Spaces Required.** New dwellings and additions to existing dwellings shall follow the requirements in the table below. The number of spaces required depends on the resulting habitable space of the dwelling. Habitable space is defined as a space in a building for living, sleeping, eating, or cooking, including, but not limited to exercise, entertainment, computer, music, sewing, rumpus and social rooms, studies, breezeways, finished attic space, hallways, full- and half-bathrooms, and closets. The area occupied by an interior stairwell or any other open area, visible between floors, shall be excluded.

Resulting Habitable Space	Spaces Required
1,500 sq. ft. or less	2
1,501 sq. ft. - 2,000 sq. ft.	3
2,001 sq. ft. - 2,500 sq. ft.	4
Greater than 2,500 sq. ft.	6

For Projects involving the conversion of non-habitable space into habitable space in existing dwellings which does not expand the existing building envelope of the dwelling shall be required to provide at least two parking spaces, unless the dwelling has no garage or existing structural obstructions prevent conformance with this provision. In no instance shall an existing side-by-side parking configuration be eliminated.

**Dimension Requirements.** The required parking spaces shall comply with the following minimum dimension requirements.



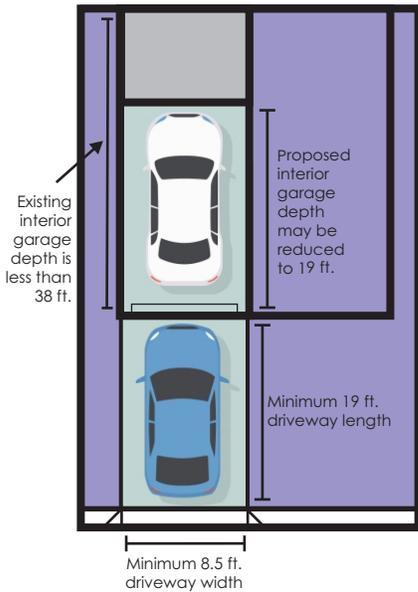
Note: Illustrations not to scale.



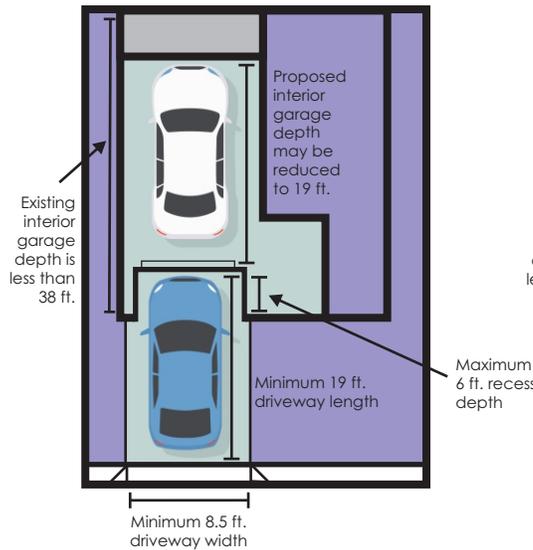
**Existing Garages Measuring Less Than 38 Feet.** If an existing garage has a depth measuring less than 38 feet, the garage dimension may be reduced to 19 feet if either:

1. The distance from the face of the garage door to the back of sidewalk measures 19 feet measured from the back of the sidewalk, or
2. The garage door is recessed to provide a driveway space at least 19 feet in length measured from the back of the sidewalk. If the 19-foot dimension requirement would result in a garage door recess of more than 6 feet, the length may be reduced to 16 feet.

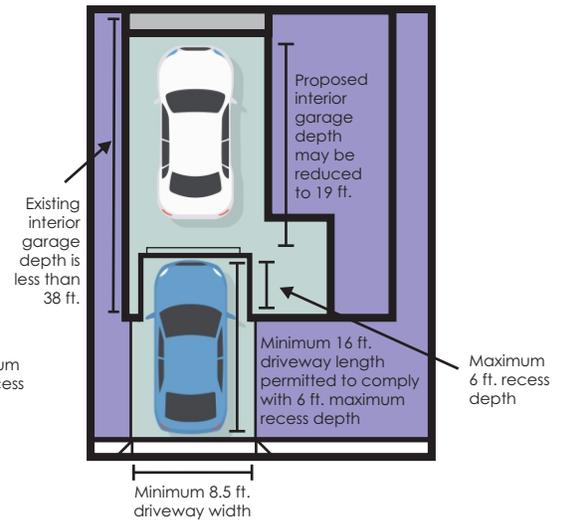
**Example of Option 1**



**Example of Option 2 (19 ft. driveway length)**



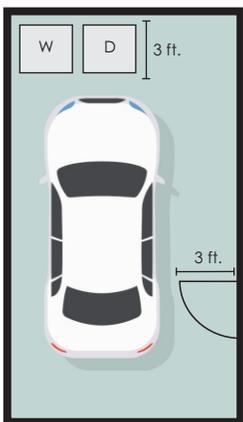
**Example of Option 2 (16 ft. driveway length)**



Note: Illustrations not to scale.

**Garage Obstructions.** Parking spaces shall be clear of all permanent and appliance obstructions, including in-swinging doors and required trash/recyclable bin storage areas. Appliances such as water heaters, furnaces, and washer and dryers shall be assumed to have a 36-inch dimension from the face of adjacent sheetrock. Trash/recyclable bin storage areas in garages shall be a minimum of 3 feet by 8 feet.

**Examples**



Note: Illustrations not to scale.

**Garage Doors.** For new construction, single-car garage doors shall provide a minimum 8-foot opening and double-car garage doors shall provide a minimum 14-foot opening.

All required garage parking spaces shall be accessed by an overhead garage door with automatic garage door opener, installed and maintained in working condition. Garage doors which swing out, roll, and cannot otherwise be accessed in an automated fashion are not permitted.

**QUESTIONS**

If you have any questions regarding this guide or the Daly City off-street parking regulations, please contact the Daly City Planning Division at **(650) 991-8033** or visit the Planning Counter open Monday through Friday (excluding holidays) from 8:00am to 5:00pm.