

# City Of Millbrae

## Community Development Department

### Planning Division

## SINGLE-FAMILY PARKING GUIDELINES

These guidelines are provided for use by applicants, City staff, and the Planning Commission on all requests for new homes and home additions. They are intended to supplement the City's Zoning Ordinance (contained in Chapter 1 of Title 10 of the Millbrae Municipal Code) by providing additional guidance for off-street parking beyond the two-car garage minimum requirement contained in the ordinance. Adequate off-street parking is fundamental to good neighborhood design and function. Millbrae homeowners seeking to add on to their homes or to construct large, new homes should act responsibly by providing additional parking so as not to overburden or monopolize the on-street parking available within their neighborhood. The provision of additional parking will further five important community objectives: 1) reduce congestion and improve safety on neighborhood streets by providing an alternative location to legally park vehicles; 2) reduce impediments to emergency vehicle access to and through neighborhoods created by crowded on-street parking, such as vehicles parked too close to intersections and fire hydrants or blocking driveways; 3) reduce the incidence of vehicles being parked on unpaved areas in required front and side yards which is illegal and unsightly; 4) induce owners of larger homes (which tend to house more people and, by implication, more drivers) to provide their fair share of off-street parking; and 5) constrain the construction of excessively large homes, whereby the increment of lot coverage and FAR allowance absorbed by the additional covered parking leaves less remaining for the proposed house or house addition. Therefore, the purpose of these guidelines is to balance the size of larger homes with additional off-street parking. A general ratio of 1 parking space for every 1,000 sq. ft. of interior living area shall be the basis for interpreting and applying these guidelines.

**Guideline 1: Seek to provide three garage parking spaces for new single-family homes with a gross floor area (excluding covered parking) in excess of 3,000 square feet, and a minimum of four garage parking spaces for gross floor area (excluding covered parking) in excess of 4,000 square feet, provided that lot frontage, area, and configuration make this physically feasible.**

- Consider a reduction in the total square footage proposed
- Consider construction of a three-car garage (either three abreast or where the third space is in tandem with one of the required spaces)
- Consider construction of a detached garage in the rear half of the site
- Consider construction of a dedicated paved parking area along one side of the garage driveway
- All parking spaces should comply with the applicable City required minimum dimensions, except that additional parking spaces above the minimum required two covered spaces may vary from the applicable City required minimum dimensions if construction of the space is otherwise not physically feasible and provided that minimum standards of health and safety are not compromised

**Guideline 2: Seek to provide three garage parking spaces, for existing single-family homes when a proposed addition would result in a total gross floor area (excluding covered parking) in excess of 3,500 square feet, and four garage parking spaces when a proposed addition would result in a total gross floor area (excluding covered parking) in excess of 4,500 square feet, provided that lot frontage, area, and configuration make this physically feasible.**

- Consider a reduction in the total square footage proposed
- Consider construction of an enclosed tandem space behind one of the existing garage spaces
- Consider construction of a detached garage in the rear half of the site
- Consider construction of a dedicated paved parking area along one side of the garage driveway
- Additional parking spaces may vary from the applicable City required minimum dimensions if construction of the space is otherwise not physically feasible, provided that minimum standards of health and safety are not compromised

**Guideline 3: Seek to provide additional off-street parking spaces when any additions are proposed to existing single-family homes where the minimum required two covered parking spaces do not already exist, provided that lot frontage, area, and configuration make this physically feasible.**

- Consider a reduction in the total square footage proposed
- Consider construction of a second enclosed space beside the existing garage space
- Consider construction of an enclosed tandem space behind the existing garage space
- Consider construction of a detached garage in the rear half of the site
- Consider construction of a dedicated paved parking area along one side of the garage driveway
- Additional parking spaces may vary from the applicable City required minimum dimensions if construction of the space is otherwise not physically feasible, provided that minimum standards of health and safety are not compromised

**Guideline 4: The following provisions are intended to provide additional guidance in constructing single-family parking:**

- If allowed, a tandem garage should have a clear interior depth of at least 38 to 40 feet in order to accommodate the lengths of most vehicles and provide nominal separation between the vehicles and the garage walls.
- Carports are discouraged because they increase the floor area ratio as much as a fully enclosed garage, but do not provide the same protection, screening, architectural style, and construction quality and therefore are also more prone to visual blight. If a carport design can mitigate these concerns, it will be considered.
- New garage spaces are required to provide a minimum clear interior depth of 23 feet. Since this requirement is to allow at least 3 feet for a water heater, furnace, washer/dryer, etc., shorter garage depths may be considered in cases where such equipment is located elsewhere and at least 20 feet of functional parking depth is provided. A Variance shall not be required in these cases.