



CITY OF DANA POINT

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COMMERCIAL PARKING STANDARDS

PLANNING DIVISION COMMERCIAL PARKING STANDARDS

The following is provided as a general overview of the City's parking regulations for commercial and mixed-use development within the City. The detailed regulations, including the minimum number of required vehicle parking spaces for all development and commercial uses, can be found within the applicable Zoning Code regulations themselves. Those regulations ensure that all land uses provide safe access and on-site circulation along with adequate off-street parking and loading facilities.

There are two sets of Zoning Code regulations that stipulate parking standards for development and businesses in the City of Dana Point; the **Dana Point Zoning Code Chapter 9.35 (Access, Parking and Loading)**, which applies to all parts of the City outside the Dana Point Specific Plan area (DPSP) and the **Orange County Zoning Code Chapter 7-9-145**, which applies to properties that lie within the Dana Point Specific Plan area (see DPSP area in map below).



The zoning map and the Dana Point and County of Orange zoning codes may be found respectively on the City and County websites at; <http://www.danapoint.org> and <http://www.ocplanning.net/Documents/pdf/ZoningCode.pdf>.

While both of these sets of parking regulations stipulate minimum standards for parking, both recognize that parking and loading facilities for some development may be uniquely tailored to those properties, while still achieving safe and adequate parking facilities, based on factors such as awkward site shape and/or unique types of development or mix of uses. As such, through a discretionary approval process, the City may consider modifications to certain provisions of the parking standards. These unique parking alternatives are subject to review by either the Director of Community Development (unless associated with other discretionary permits requiring Planning Commission approval) or the City's Planning Commission. The following is a brief description of the available alternatives described in the Dana Point and County of Orange Zoning Codes:

FOR PROPERTIES LOCATED OUTSIDE OF THE DANA POINT SPECIFIC PLAN AREA: For most of the City as well as the Town Center Plan area, the Dana Point Zoning Code Chapter 9.35.060 (Parking Requirements) provides the following alternatives to the minimum commercial parking standards that may be considered for a particular development through a discretionary review process:

- **Joint Use of Parking Facilities – Dana Point Zoning Code Chapter 9.35.060(c)(3):** Multiple uses on multiple sites may establish joint use of one or more parking facilities. Sharing parking facilities between different uses/sites that operate during different hours of the day and night may allow reductions in the number of parking spaces that would normally be required. Unless associated with other discretionary permits requiring Planning Commission approval, a minor Site Development Permit to allow the joint use of parking facilities may be reviewed and approved by the Director of Community Development.
- **Shared Parking – Dana Point Zoning Code Chapter 9.35.060(c)(4):** Shared parking is the shared use of an on-site, common parking facility between various uses in a single development. Sharing parking between different uses that operate during different hours of the day and night may allow reductions in the total number of parking spaces that would normally be required of any development without sharing. Unless associated with other discretionary permits requiring Planning Commission approval, a minor Conditional Use Permit to allow the joint use of parking facilities may be reviewed and approved by the Director of Community Development.
- **Tandem and Valet Parking Facilities – Dana Point Zoning Code Chapter 9.35.060(b)(5):** Significant reductions in site plan area normally required to accommodate the parking of vehicles can be achieved by allowing tandem parking. Unless associated with other discretionary permits requiring Planning Commission approval, a minor Conditional Use Permit for tandem parking of “employee only” parking areas and for valet parking, may be reviewed and approved with by the Director of Community Development.
- **In-Lieu Parking - Chapter 9.35.110 (Alternatives to Parking and Loading Standards):** On a case by case basis, In-Lieu Parking may be considered for a particular project subject to review and approval by the Planning Commission. The fee for in-lieu parking spaces shall be determined at the time a specific project application is reviewed by the City.
- **Variances:** A Variance from the parking standards shall be required if, after utilizing any available alternatives including joint use, shared, tandem or in-lieu parking, the number of parking stalls provided is less than the minimum standard.
- **Additional Alternatives:** A Site Development Permit or Administrative Modification of Standards may also be considered to allow modifications to:
 - (A) The location, height and/or amount of landscaping in the parking area; or
 - (B) The setback of a parking area from property lines; or
 - (C) The required driveway “throat” length, drive aisle width and access way width;
 - (D) Number of loading spaces required; or
 - (E) Lighting standards; or
 - (F) Location of parking spaces.

FOR PROPERTIES LOCATED WITHIN THE DANA POINT SPECIFIC PLAN (DPSP):

The Orange County Zoning Code, Section 7-9-145.7 (Alternatives to off-street parking regulations) stipulates that alternatives to any of the regulations from Sec. 7-9-145 (Off-Street Parking Regulations) may be permitted subject to review and approval of a Conditional Use Permit by the Planning Commission. Alternatives to the minimum parking standards that may be considered include, but are not limited to; joint use, shared, tandem, valet and in-lieu parking.

For questions regarding the City’s Parking Regulations, contact the Department of Community Development at (949) 248-3563.