

ORDINANCE NO. 3056-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING THE SUNNYVALE
MUNICIPAL CODE TO ALLOW THE USE OF TANDEM
AND STACKER PARKING IN RESIDENTIAL DISTRICTS

WHEREAS, pursuant to study issue 2014-7435, the City Council has reviewed the provisions in the zoning code related to parking requirements and the use of tandem and stacker parking in residential districts, and desires to make certain changes to the code for the purpose of allowing tandem and stacker parking in certain circumstances.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.28.140 and TABLE 19.28.140 AMENDED. Section 19.28.140 and Table 19.28.140 of Chapter 19.28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.28.140. Parking requirements.

(a) Minimum Parking Requirements. The owner or occupant of land or buildings used for any purpose within the within the DSP district, except uses within the boundaries of a parking district created by the action of the city council, shall provide off-street parking and loading areas and facilities. Shared parking for differing uses may be considered and is encouraged for trip reduction programs such as car sharing and other transportation demand management programs. Parking analysis will be evaluated with the application submittals for the special development permit. Table 19.28.140 shows minimum parking ratios for specific land uses. Final parking requirements will be determined through project review and approval.

(b) Multiple-Family Uses. The following additional special provisions apply to multiple-family residential uses:

(1) Unassigned spaces. When two covered spaces per unit are provided for a multiple-family residential use, the number of unassigned parking spaces per unit required may be reduced to 0.25 spaces per unit. For example, if two covered assigned spaces per unit are provided for 12 three-bedroom units, the required unassigned spaces may be reduced to three spaces, compared to 12 spaces required when only one covered assigned space per unit is provided.

(2) Tandem Parking. Tandem parking may be allowed for a multiple-family residential use within the DSP district to satisfy covered assigned parking requirements, consistent with the tandem parking allowance guidelines set forth in the City's High Density Residential Design Guidelines, subject to approval of a parking management plan. Each set of tandem spaces must be assigned to the same unit. Required unassigned spaces shall not be provided as tandem parking. Tandem parking may be allowed for any parking spaces provided in addition to the minimum number of spaces required.

(c) Compact Spaces for Nonresidential Uses. Fifty percent (50%) of the number of compact spaces allowed and provided for a nonresidential use shall be located along the parking lot periphery and designated as employee parking. The remaining 50 percent may be interspersed throughout the parking lot.

**Table 19.28.140
Parking Requirements**

Land Use	Number of Parking Spaces Required	Maximum Percentage of Compact Spaces Allowed
Single-Family Residential	1 covered + 1 uncovered	None
Single-Family Residential with Accessory Living Unit in Blocks 8—12, and 17	2 covered + 2 uncovered	None
Single-Family Residential with Accessory Living Unit for All Other Blocks	1 covered + 2 uncovered	None
Multiple-Family Residential Studio or 1 bdrm	1 assigned and covered/unit + 0.50 unassigned/unit or per Section 19.28.140(b)	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Multiple-Family Residential 2-bdrm or more	1 assigned and covered/unit + 1 unassigned/unit or per Section 19.28.140 (b)	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Office/Retail	1/250 sq. ft.	10%
Medical Clinic	1/200 sq. ft.	10%
Restaurant without Bar	1/110 sq. ft.	10%
Restaurant with Bar	1/75 sq. ft.	10%
Bar Only	1/50 sq. ft.	10%
Restaurants with 100% Fixed Seating and No Bar	1/2 fixed seats + 1/400 sq. ft. of area not devoted to seating	10%
Assembly/Theater	1/3 seats	10%
Any Use within the Parking District	Parking requirements consistent with zoning code unless special circumstances arise	Not applicable

SECTION 2. SECTION 19.46.020 AMENDED. Section 19.46.020 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended and renumbered to read as follows:

19.46.020. Definitions.

(a) “Garage, fully-enclosed” means a building designed for the parking of vehicles which is fully enclosed on all sides.

(b) “Parking lot” means an area devoted to the parking of vehicles, including parking spaces, aisles, driveways, and interior and perimeter landscaped areas.

(c) “Parking space” means an area designated specifically for the parking of a single vehicle that meets the standards of this chapter. In this chapter, the term “space” is the same as “parking space.”

(d) “Parking structure” means a structure designed to accommodate parking spaces that are fully or partially enclosed. Parking structures include underground parking spaces and under-building parking areas. “Parking structure” does not include a garage in conjunction with a single-family or duplex dwelling.

(e) “Tandem parking” means the placement of two parking spaces in such an arrangement where access to one or more parking spaces is dependent on moving another vehicle. Mechanical lifts, stackers or other similar means of mechanized parking where parking spaces are not independently accessible shall be considered tandem parking.

SECTION 3. SECTION 19.46.040 AMENDED. Section 19.46.040 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.040. General requirements for residential parking.

The following requirements apply to all residential developments, including single-family, two-family and multiple-family dwellings, single-room occupancy facilities, special housing developments and mobile home parks:

(a) [Text unchanged]

(b) Type. Residential developments are required to provide assigned and unassigned parking spaces in accordance with this chapter.

(1) Covered Assigned Parking Spaces. Required assigned parking spaces shall be covered. A garage, carport or covered space in a parking structure counts as a covered parking space. Garages or carports shall meet the following dimensions:

(A) – (C) [Text unchanged]

(D) Parking Structure Spaces. Assigned spaces in an underground parking garage shall meet the minimum dimensions of a standard space in Section 19.46.120 (Parking lot design).

(2) [Text unchanged]

(c) – (e) [Text unchanged]

(f) Mechanized Parking. Parking lifts, carousels or other types of mechanized parking shall be located within a building or parking structure.

SECTION 4. SECTION 19.46.050 AMENDED. Section 19.46.050 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.050. Parking for single-family and two-family dwellings.

(a) Minimum Spaces. Each single-family dwelling and two-family dwelling shall provide a minimum of four spaces total, two of which shall be covered and not in tandem. Covered spaces are required to meet the requirements

in Section 19.46.040 (General requirements for residential parking) as shown in Figure 19.46.050 (Single-Family and Two-Family Dwelling Parking Dimensions). Uncovered parking spaces on a driveway with minimum dimensions of seventeen feet in width by twenty feet in depth and located in front of a garage or carport shall count as two of the four spaces required for single-family and two-family dwellings.

(b) Single-Family Homes with less than two Covered Spaces. Any legal nonconforming single-family dwelling with less than two covered parking spaces is subject to the following:

(1) Required Upgrade. Two covered parking spaces that meet the minimum size and dimensions in Section 19.46.040 (General requirements for residential parking) shall be provided if:

(A) An alteration or addition to the dwelling results in four or more bedrooms; or

(B) An addition to the dwelling results in a gross floor area of one thousand eight hundred square feet or more, excluding garages and carports. Homes that already exceed the one thousand eight hundred gross floor area threshold shall provide the two covered spaces with any addition of floor area.

(2) Allowance for Tandem Parking. Without a variance, an approving authority, as part of any discretionary permit or, if no discretionary permit would be otherwise required, a miscellaneous plan permit, may allow a tandem parking garage or carport to satisfy the two covered space requirement pursuant to subsection (b)(1) if the approving authority makes one or more of the following findings:

(A) The width of the subject lot is less than fifty-seven feet; or

(B) Significant structural modifications are required to expand the existing covered parking area into the living area to meet the minimum size and dimensions for two covered spaces.

(c) Additional Parking Required. New developments of single-family or two-family dwellings with limited street parking shall provide an additional 0.4 unassigned parking spaces per unit in addition to the minimum spaces required. Parking spaces on driveways do not qualify as required unassigned parking.

(d) Driveway Widths. A driveway leading to a garage at the rear of the lot shall be at least ten feet wide.

(e) Accessory Living Units. Parking requirements for accessory living units are prescribed in Section 19.68.040 (Accessory living units).

(f) Garage or Carport Conversion. A garage or carport may be converted to non-parking use provided each converted space is replaced by a covered space which meets current standards. Proposed garage or carport conversions require review through a miscellaneous plan permit.

Figure 19.46.050 [Figure unchanged]

SECTION 5. SECTION 19.46.060 AND TABLE 19.46.060 AMENDED. Section 19.46.060 and Table 19.46.060 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.060. Parking for multiple-family dwellings.

(a) [Text unchanged]

(b) Minimum Spaces. Multiple-family dwellings are required to provide at least one covered assigned space per unit and additional unassigned spaces in accordance with Section 19.46.040 (General requirements for residential parking) and Table 19.46.060 (Parking for Multiple-Family Dwellings).

(1) Allowances for Tandem Parking. Providing two covered tandem parking spaces may satisfy covered space requirements for up to 50 percent of the units in a multiple-family development. Each set of tandem spaces must be assigned to the same unit. Required unassigned spaces shall not be provided as tandem parking. Tandem parking may be allowed for any parking spaces provided in addition to the minimum number of spaces required. Any allowance for tandem parking shall be approved by the approving body as part of any discretionary permit or, if no discretionary permit would be otherwise required, a miscellaneous plan permit, and shall be consistent with the tandem parking allowance guidelines set forth in the City's High Density Residential Design Guidelines.

(2) Independent Mechanized Parking. Mechanical lifts, stackers or other similar means of mechanized parking where parking spaces are independently accessible may satisfy covered assigned space requirements.

(c) – (f) [Text unchanged]

Table 19.46.060
Parking for Multiple-Family Dwellings

Type of Covered Assigned Space Provided	Number of Bedrooms	Number of Unassigned Spaces
One parking space per unit in carport or parking structure	One-bedroom units	0.5 unassigned spaces per unit
	2-bedroom units	1 unassigned space per unit
	3-bedroom units	1 unassigned space per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.
One parking space per unit in fully-enclosed garage	One-bedroom units	0.8 unassigned spaces per unit
	2-bedroom units	1.33 unassigned spaces per unit
	3-bedroom units	1.4 unassigned spaces per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.
Two parking spaces per unit	One-bedroom units	0.25 unassigned spaces per unit
	2-bedroom units	0.4 unassigned spaces per unit
	3-bedroom units	0.5 unassigned spaces per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.

SECTION 6. SECTION 19.46.100 and TABLE 19.46.100 (b) AMENDED. Section 19.46.100 and Table 19.46.100(b) of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.100. General requirements for nonresidential and mixed-use parking.

- (a) [Text unchanged]
- (b) Type of Parking. Parking may be provided in the following forms: surface lots or within parking structures. Parking lifts, carousels or other types of mechanized parking shall be located within a building or parking structure and require approval of the planning commission through a use permit. Any proposal for mechanized parking shall be accompanied with a proposed parking management plan.
- (c) – (h) [Text unchanged]

Table 19.46.100(a) [Table unchanged.]

Table 19.46.100(b)
Parking Requirements for Office, Industrial and Warehousing

Primary Use	Minimum Spaces/1,000 sq. ft.	Maximum Spaces/1,000 sq. ft.	Additional Requirements
Industrial uses, research and development office and corporate office	2	4	Loading space Car share Bicycle parking Electric car chargers
Administrative, professional and medical office	3.3	4	Loading space Car share Bicycle parking Electric car chargers
Commercial storage or self-storage	0.4	2	Loading space
Warehousing	1	2	Loading space Car share Bicycle parking

Table 19.46.100(c) [Table unchanged.]

SECTION 7. SECTION 19.46.120 AMENDED. Section 19.46.120 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.120. Parking lot design.

- (a) [Text unchanged]
- (b) Minimum Dimensions.
 - (1) Parking Space Dimensions.
 - (A) – (B) [Text unchanged]

(C) Mechanical Lift Parking. The director or approving body may allow minimum space dimensions for mechanized parking that vary from what is required for standard and compact spaces.

(2) – (5) [Text unchanged]

(c) – (h) [Renumbered; text unchanged]

Table 19.46.120 [Table unchanged]

Figure 19.46.120 [Figure unchanged]

SECTION 8. SECTION 19.46.160 AMENDED. Section 19.46.160 of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.160. Parking management plans and tools.

(a) [Text unchanged]

(b) Applicability. Parking management plans shall be provided when required by this chapter. Parking management plans shall be reviewed by the director with a miscellaneous plan permit or by the hearing body reviewing the associated development. Uses in a public parking district are exempt from requirements for a parking management plan unless required as a condition of approval of a planning permit.

(c) – (e) [Text unchanged]

SECTION 9. CEQA - EXEMPTION. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project which has the potential for causing a significant effect on the environment.

SECTION 10. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 11. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 12. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on April 7, 2015, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney