

Residential Care Parking Requirements

Bay Area Municipalities

The following are examples of nearby municipalities that have established a lower parking requirement for Resident Care Facilities for the Elderly or similar uses.

Alameda County – Zoning Code Section 17.52.130

Use Category: Medical or residential care facility

Parking Requirement: 2 plus 1 for each 6 beds for persons not related to the resident family or manager

Contra Costa County – Zoning Code Section 82-16-018

Use Category: Sanitariums, convalescent homes, rest homes, nursing homes:

Parking Requirement: One space for each three beds;

El Cerrito CA - Zoning Code Section: 19.24.040

Use Category: Residential Care, Senior

Parking Requirement: 1 space per 5 beds

Oakland CA - Zoning Code Section 17.116.060

Use Category: Residential Care.

Parking Requirement: One space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than three spaces are required for a single housekeeping unit, additional spaces beyond three may be provided in tandem.

Richmond CA – Zoning Code Section 15.04.430.060

Use Category: Senior Multifamily

Parking Requirement: 1 space for each two (2) units plus 1 space for each employee per main shift; parking requirements may be modified with Conditional Use permit approval.

San Francisco - Zoning Code Article 1.5; Section 151

Use Category: Residential care facility

Parking Requirement: None in districts other than RH-1 and RH-2, except for purposes of determining spaces required by this Code in Section 204.5. In RH-1 and RH-2 Districts, one for each 10 residents, where the number of residents exceeds nine.

San Jose CA - Zoning Code Section 20.90.060

Use Category: Residential care or service facility

Parking Requirement: 1 per first 6 client beds, plus 1 additional space for up to 4 client beds (or portion thereof) above the first six, plus 1 additional space for each additional four client beds (or portion thereof), plus 1 space for each employee or staff member.

Walnut Creek CA – Zoning Code Section 10-2.3.206

Use Category: Residential Care Facility

Parking Requirement: .25 per bed + 1 per employee