

EXAMPLES FROM CITIES THAT ALLOW VEHICLE LIFTS FOR ADDITIONAL USES

City of Los Angeles (LAMC 12.21)

Mechanical Automobile Lifts and Robotic Parking Structures. The stacking of two or more automobiles via a mechanical car lift or computerized parking structure is permitted in all zones. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of paragraphs (a), (b), and (i) of this subdivision. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

(a) Parking Stall Dimensions

(1) **Width.** Every parking stall provided for dwelling units shall be at least 8 feet 6 inches wide, every compact stall shall be at least 7 feet 6 inches wide, and every other parking stall shall be at least 8 feet 4 inches wide, except that:

(i) Every parallel parking stall shall be at least 8 feet wide;

(ii) Every parking stall, other than those provided for a one-family or two-family dwelling, which is adjoined on either side of its longer dimension by a fence, wall, partition, column, post or similar obstruction, and said obstruction is located less than 14 feet from the access aisle measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.

(iii) **Exception:** The required width and length of a parking stall may be reduced to accommodate a structure solely supporting a solar energy system if it meets all of the following conditions:

a. The structural elements are within 10 inches of a corner of the stall farthest from the access aisle or driveway.

b. For tandem spaces, dimensions are reduced only for the stall farthest from the access driveway.

c. The reductions are not applied to a disabled parking stall.

d. The parking lot already exists and is not new construction.

(2) **Length.** Every compact parking stall shall be at least 15 feet long, every parallel parking stall shall be at least 26 feet long, and every other parking stall shall be at least 18 feet long.

(b) **Parking Bay Dimensions.** The minimum width of each parking bay shall be determined by the stall width and parking angle in accordance with Chart Nos. 1, 2, 3 and 4 of this section. Where parking stalls of two bays interlock the parking bays may overlap.

(i) **Parking Stall Location. (Amended by Ord. No. 144,082, Eff. 12/11/72.)** Each automobile parking stall shall be so located that:

(1) No automobile is required to back onto any public street or sidewalk to leave the parking stall, parking bay or driveway, except where such parking stalls, parking bays or driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway. **(Amended by Ord. No. 151,608, Eff. 11/26/78.)**

(2) Parking maneuvers can be accomplished without driving onto that portion of a required front yard where driveways are prohibited. Car stops or other barriers shall be provided in accordance with Section [12.21](#)-A.6.

Tandem considered only two cars in depth. Tandem parking not allowed in parking areas for recreational vehicles or guest parking

City of West Hollywood (WHMC 19.28.090)

19.28.090 Parking Area Design and Layout Standards.

H. *Mechanical Parking Lifts.* Mechanical parking lifts may be used to satisfy parking requirements at the discretion of the review authority through the approval of the parking plan required by Section 19.28.030(A) (General Parking Regulations - Layout and Access Plan Required), as follows.

1. Permit Requirements.

- a. Administrative Permit. An administrative permit is required for the installation of a mechanical parking lift system at an existing parking facility. The permit shall condition screening, noise and/or landscaping requirements for mechanical lift systems.
- b. Mechanical lifts installed as part of new development shall be permitted through applicable project permits and must comply with the standards below.

2. Non-Residential Uses.

- a. Mechanical parking lifts may be used to satisfy parking requirements for non-residential uses.
- b. Mechanical parking lifts shall not park more than three levels of cars per individual lift unit and no additional vehicle(s) shall park so as to limit access to the lift.
- c. Mechanical parking lifts installed for non-residential uses shall be operated by a valet or attendant at all times such that the parking is accessible to users. In addition to these standards, a Parking Operations Plan per Section 19.28.030(B) shall be submitted, and operation must comply with valet standards in Chapter 5.120 (Valet Parking).
- d. At least one parking lift level shall have a minimum unobstructed clearance height of six feet six inches. All other levels shall have a minimum unobstructed clearance height of five feet.
- e. Mechanical lifts installed on existing surface lots shall be covered on top and screened on all sides.

3. Residential Uses.

- a. Mechanical parking lifts may be used to satisfy parking requirements for residential uses if enclosed in a structure as part of the residential use.
- b. Mechanical parking lifts shall not park more than two levels of cars per individual lift unit and no additional vehicle(s) shall park so as to limit access to the lift.
- c. Mechanical parking lifts installed for residential uses shall be operated by a valet or attendant at all times such that the parking is accessible to users unless the review authority determines that the lift system may be operated independently by residents (i.e., self-park) in a secure manner. In addition to these standards, a Parking Operations Plan per Section 19.28.030(B) shall be submitted, and operation must comply with valet standards in Chapter 5.120 (Valet Parking).
- d. For self-park lift systems, each parking lift level shall have a minimum unobstructed clearance height of six feet six inches.
- e. For lift systems operated by a parking attendant/valet, at least one parking lift level shall have a minimum unobstructed clearance height of six feet six inches. All other levels shall have a minimum unobstructed clearance height of five feet.

4. Minimum Width and Length of Parking Space. Parking spaces in lift systems shall comply with subsection (B)(1) (Parking Area Design and Layout Standards).

5. Emergency Override. Mechanical parking lifts shall provide a manual override to access or remove vehicles from the parking lift in the event of a power outage.

6. Vehicle Protection. Mechanical lifts shall be designed to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.

I. *Automated Parking Structures.* Automated parking structures may be used to satisfy parking requirements at the discretion of the review authority through the approval of the parking plan required by Section 19.28.030(A) (General Parking Regulations - Layout and Access Plan Required).

1. Development Permit. A development permit is required for an automated parking structure.

2. Parking Operations Plan. The use of an automated parking structure for new residential and non-residential uses shall require a Parking Operations Plan per Section 19.28.030(B).

3. On-Site Generator. Automated parking structures shall be equipped with a stand-by generator with sufficient capacity to store and retrieve cars if or when the electrical power is down.

4. Design. Automated parking structures shall be properly designed per Section 19.28.110 (Parking Structure and Rooftop Parking Standards). Automated parking structures in commercial zones shall have pedestrian-oriented uses on the ground floor and must comply with Section 19.10.060 (Commercial Building Façade Standards).

5. Vehicle Protection. Automated parking structures shall be designed with a method to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.

Parking Space, or Parking Stall. A designated area for parking an individual vehicle. The types of parking spaces allowed by Chapter 19.28 (Off-Street Parking and Loading Standards) include compact, standard, parallel, and tandem. See Figure 6-4.

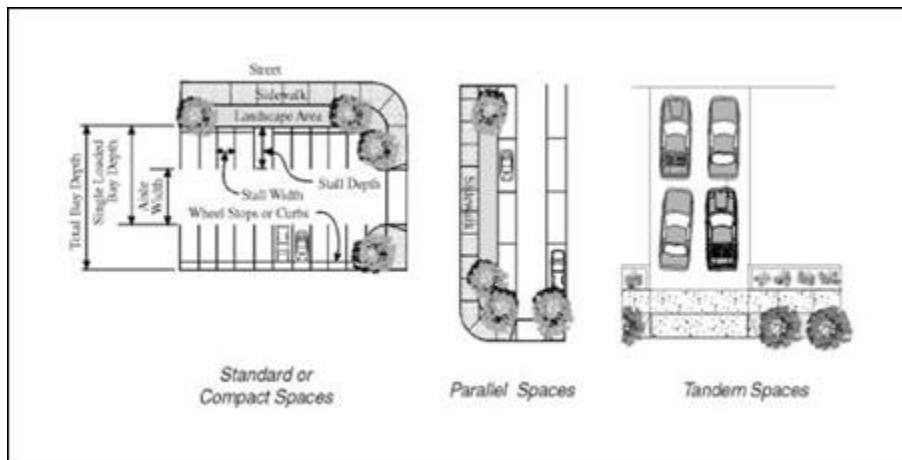


Figure 6-4
TYPES OF PARKING SPACES

E. *Tandem Parking.* Tandem parking may be allowed at the discretion of the review authority through the approval of the parking plan required by Section 19.28.030(A) (General Parking Regulations - Layout and Access Plan Required), as follows.

1. Non-Residential Uses.

a. The use of tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the review authority determines that the nature of the use and its operation will not require attended parking.

b. Tandem parking may be arranged to be no more than three spaces in depth.

2. Residential Uses. Tandem parking shall be arranged to be no more than two spaces in depth.

City of El Segundo (ELMC 15-5-5)

Vehicle Lifts: Vehicle lifts may be used by right to provide off street parking spaces on lots in the single-family residential (R-1) zone and the two-family residential (R-2) zone where the vehicle lifts provide parking in excess of the minimum number of required parking spaces subject to the standards in this section and in this chapter.

1. A conditional use permit is required for vehicle lifts providing required off street parking spaces on lots in the single-family residential (R-1) zone and the two-family residential (R-2) zone subject to the following:
 - a. The vehicle lift must be located only within a fully enclosed garage.
 - b. A vehicle lift may only be used to store two (2) vehicles vertically where a minimum vertical height clearance from the floor to the ceiling plate of the garage is a minimum of fourteen feet (14') clear of obstructions.

- c. A vehicle lift must be designed and used as a designated parking space for use only by occupants in the same dwelling unit as the parking space located directly below the vehicle lift.
 - d. A vehicle lift must be permitted only with a key locking mechanism.
 - e. A vehicle lift must be permitted only if it is operated with an automatic shutoff safety device and is installed in accordance to manufacturer specifications.
2. In the two-family residential (R-2) zone, vehicle lifts for required off street parking are subject to the following additional requirements:
- a. The vehicle lift must be used only on a lot less than forty five feet (45') in width.
 - b. A vehicle lift must only be used to meet the minimum number of required off street parking spaces in addition to a minimum of two (2) fully accessible parking stalls located on the floor surface within a garage or garages. (Ord. 1444, 8-3-2010)