Due to the variation in lot size, site topography and housing configuration for residential properties in the City of Albany, it is the City’s intent that all off-street parking requirements be observed to the maximum extent feasible. Pursuant to Section 20.28.040 of the Albany Municipal Code, the City recognizes that special circumstances may exist which warrant evaluation for special consideration by Staff. The Planning and Zoning Commission will weigh in special circumstances against the potential impacts of the exception on the health, safety, and welfare of the public.

There are exceptions for residential uses depending on whether the addition has a dwelling unit or not.

**Minor Additions Where No New Dwelling Units Are Created:**

- No additional parking will be required for the addition of floor space which does not exceed a cumulative increase of twenty-five (25%) percent of the original floor space within all structure on the lot, provided that no more than two hundred forty (240) square feet be exempted.
- The above is effective providing the original floor space existed after November 7, 1978.

**Additions Where No New Dwelling Units Are Created:**

- The Planning and Zoning Commission may reduce the parking requirements if the proposed addition to a dwelling unit increases the original floor space by more than two hundred forty (240) square feet and does not create additional dwelling units.
- If a parking exception is required, the Commission shall be required to make specific findings consistent with its consideration of these and other circumstances relating to the application.

  a. Required space cannot be located in front or side yard areas.
  b. Space is not available to provide the required parking facilities without undue hardship.
  c. Provision of required parking spaces would be disruptive to landmark trees or would severely restrict private outdoor living space on the site.
  d. Creation of new off-street spaces would require the elimination of an equivalent or higher number of on-street parking spaces.
  e. The proposed reduction in parking requirements is appropriate to the total size of the dwelling unit upon completion of the proposed addition.

Please contact the Community Development Department if you have any additional questions. Monday 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon - 1:15 PM, Mon. - Thurs.) 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.