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**Parking Requirement for Additions or Changes in Use to Buildings That Are Nonconforming With Regard to the Parking Regulations**

**Background:** Section 10-2.3.202(A)(2) of the Zoning Regulations requires that parking spaces be provided whenever a building is constructed or whenever there is a “major alteration or use change” (such an alteration or change being defined as a change in use, an expansion in use, or a building addition, any of which results in more than a 10% increase in the required number of parking spaces, or more than a 50% addition in floor area in the case of a single family dwelling). However this section does not explicitly state whether or not additional parking must also be provided to rectify an existing legal nonconformity.

**Action:** If a building or a portion thereof is converted to another use, or if an addition is built, either of which results in more than a 10% increase in the parking requirement (or more than a 50% addition in floor area in the case of a single family dwelling), then the entire building (both existing and new) must comply with the parking regulations. For example: if an existing building only has 80 parking spaces but the current zoning requirement is for 100 spaces, and a portion of the building is converted to a new use which brings the total parking requirement to 115 spaces, then 35 additional parking spaces would need to be provided. **Note:** There is a special exception to these rules for nonconforming properties in the Pedestrian Retail (P-R) District – see Section 10-2.3.305(C) of the Zoning Regulations. Also, some Planned Development (P-D) Districts may have specific parking requirements that supersede this policy – refer to the regulations contained within each particular P-D ordinance.