



*City of Imperial Beach*  
*Community Development Department*  
*825 Imperial Beach Blvd*  
*Imperial Beach, CA 91932*  
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## **IMPERIAL BEACH RESIDENTIAL OFF-STREET PARKING/CURB CUT POLICY**

- **Curb cuts and driveways must lead to legal/permitted parking spaces (typically to a garage) outside of the front yard setback** (front yard setback is twenty feet from front property line) and not within the street side yard of a corner or reversed corner lot. Imperial Beach Municipal Code (IBMC) 19.12.030.A, and IBMC 19.48.110.F.1.
- **Properties with a one-car garage receive one curb cut with a maximum width of twelve feet.** IBMC 19.44.100.C.1 states that a single parking space shall only receive a nine foot curb cut; however, the City Council determined that single parking spaces may receive a twelve foot curb cut in order to provide safe access to and from a street.
- **Properties with a two-car garage receive one curb cut with a maximum width of eighteen feet.** IBMC 19.44.010.A states that parking areas containing two spaces shall receive a curb cut of twelve to sixteen feet; however, the City Council determined that parking areas containing two spaces may receive an eighteen foot curb cut in order to provide safe access to and from a street.
- Curb cuts must be no less than four feet apart. IBMC 19.44.030.
- Curb cuts must be no less than two feet from the prolongation of a side property line. IBMC 19.44.030.
- **Each property shall receive one curb cut.**

Exception: Where a legal/permitted parking space exists outside of the front yard setback, the Community Development and Public Works Directors may determine that a second curb cut may be allowed with application and approval of an encroachment permit. The encroachment permit application must provide a site plan of the property (with accurate dimensions), must show where the second curb cut would locate, and must prove and/or demonstrate that the curb cut is necessary. The encroachment permit application should be submitted to the Community Development Department, located at 825 Imperial Beach Boulevard, Imperial Beach, CA 91932.

Please contact the Imperial Beach Planning Department at 619-628-0858 with questions related to this off-street parking/curb cut policy.