

CHAPTER 39 OFF-STREET PARKING

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39.1.0 PURPOSE. The provisions of this chapter are intended to assure adequate off-street parking is provided for all land uses to avoid or reduce traffic congestion on public streets; increase traffic safety and reduce the visual impact of parking lots in the community.

39.2.0 OFF-STREET PARKING AND LOADING SPACES REQUIRED.

Whenever a structure is erected, or altered, there shall be provided on the same lot, adjacent lot, or group of lots accessible off-street parking. No off-street parking or loading spaces shall be constructed, located, relocated or modified without the issuance of a building permit.

39.3.0 GENERAL PROVISIONS.

- (1) The off-street parking and loading facilities required by this chapter shall be established prior to the occupancy of any new or enlarged structure.
- (2) Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees and shall not be used for the storage of equipment or materials, or for the sale, repair or servicing of any vehicle.
- (3) Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.

- (4) The required front yard in the single-family residential districts shall not be used for off-street parking for five or more cars. The storage and parking of vehicles in front yard areas of single-family properties shall be limited to that area formed and bounded by parallel lines extending from the outer dimension of a garage, carport, or parking slab to the right-of-way. An additional area between the nearest side property line and the driveway of not more than 10 x 20 feet may be used for additional parking. On lots with 100 feet of frontage or more, parking may be permitted on circular drives. All parking areas and driveways in front yard areas shall be hard surfaced.

39.4.0 RURAL SERVICE COMMERCIAL. The provisions of this chapter shall not apply in the C-2 zone as they related to parking spaces required; provided that all other requirements of this chapter apply to any parking lot provided by a developer/property owner.

39.5.0 EXISTING PARKING FACILITIES. The following shall apply to existing parking facilities:

- (1) Whenever a pre-existing building or structure, that is non conforming with respect to this chapter, is remodeled, enlarge, altered, reconstructed or changed in anyway by thirty-three (33) percent or more of its assessed value, the requirements of this Chapter shall apply.

39.6.0 LOCATION OF REQUIRED PARKING. Off-street parking facilities shall be located according to the following:

- (1) For single-family and two-family dwellings, parking facilities shall be located on the same lot or building site as the buildings they are required to serve.
- (2) For uses other than those specified above, parking facilities shall not be located over three hundred (300) feet from the buildings they are required to serve.
- (3) Off-site parking greater than 300 feet but less than 500 feet from the building may be authorized by special permit.

39.7.0 COMPUTATION OF REQUIRED SPACES. The following rules shall apply to the determination of the number of required off-street parking spaces:

- (1) Fraction. If the number of off-street parking spaces required contains a fraction, such number shall be changed to the next higher whole number.
- (2) Mixed Uses. When different uses occupy a single structure or lot, the total required parking spaces shall be the sum of the requirements of the individual uses.
- (3) Shared Uses. Owners of two or more uses, structures, or parcels of land within three hundred feet of each other may share the same parking or loading area when the hours of operation do not overlap. The owners of two or more uses, structures, or parcels within three hundred feet of each other may also share facilities concurrently, however, the total parking

requirements shall be the sum of the requirements for each individual use. Whenever shared parking is allowed under this section, the parking lot shall be signed so as to reasonably notify the public of the availability of use, and spaces shall not be assigned, allocated or reserved between uses.

- (4) Tandem Parking. Parking spaces in tandem, having a single means of ingress and egress, shall not be counted as two off-street parking spaces for the purpose of fulfilling the requirements of this chapter; except that, each tandem space for single-family and two-family (duplex) dwellings shall be counted as a required parking space.

39.8.0 SITE PLAN REQUIRED. The submittal and approval of a site plan is required prior to the construction of any parking lot. The site plan shall show the proposed development, locations, size, shape and design of the parking spaces, curb cuts, lighting, method of on-site drainage, adjacent streets, circulation of vehicular and pedestrian traffic, signage, finished grade, landscaping, irrigation and other features of the proposed parking lot.

39.9.0 PARKING LOT STANDARDS. All parking lots required pursuant to this chapter and those properties consisting solely of parking development shall be designed and approved to meet the following standards:

- (1) Surfacing
 - (a) Parking lots designated for customer/client parking and all parking areas located between the right-of-way line and the face of buildings shall be surfaced with asphalt or Portland Cement concrete. Those areas out of direct public view utilized for employee parking, and service vehicle parking and storage, they are located behind the front yard setback or front of the building, are exempt from the surfacing requirements.
 - (b) All parking not requiring hard surfacing as provided in 1(a) must be surfaced with gravel on a stable substrate.
 - (c) No parking lot or driveway consisting of gravel shall abut a public street right-of-way. All driveways shall be surfaced as provided in 1(a) for a distance of five feet on each side of driveway openings to a point 20 feet from the right-of-way line.
- (2) Grading and Drainage. All parking lot drainage shall be contained on site. Drainage facilities shall be designed according to accepted engineering standards.
- (3) Border Barricades. All parking areas designed for customer/client parking and all parking areas located between a right-of-way line and a building face shall have curbing installed around perimeter areas and around all landscape elements.
- (4) Markings. Parking stalls shall be delineated by paint or other markings as approved by the Engineer.
- (5) Landscaping. All parking lots shall conform to the landscape provisions of Landscaping and Screening.

- (6) Lighting. Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties.
- (7) Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

39.10.0 SPECIAL EVENT PARKING LOTS.

- (1) Special event parking lots used on infrequent basis shall be exempt from provisions of this chapter except subsection (G) above.

39.11.0 HANDICAPPED PARKING. Handicapped parking shall be provided in accordance with RCW 19.27 and Chapter 51-10 WAC Section 7508.

39.12.0 PARKING SPACE DIMENSIONS. Parking stall dimensions are provided in Table 78-1.

Table 78-1: Parking Space Dimensions (all dimensions are based on a basic 9' x 19' stall)

| Angle of Parking | Stall Width | Curb Length Per Car | Stall Depth | Minimum Driveway Width | Lot Width (1 row + 1 driveway) | Sq. Ft. | Lot Width (2 rows + 1 driveway) | Sq. Ft. |
|-------------------------|-------------|---------------------|-------------|------------------------|--------------------------------|---------|---------------------------------|---------|
| Along Curb 0 degrees | 8 | 23' | 8' | 12' | 20' | 460 | 28' | 644 |
| 30 degrees | 9 | 18' | 17'4" | 11' | 28'4" | 511 | 45'8" | 824 |
| 45 degrees | 9 | 12'7" | 19'8" | 13' | 32'8" | 420 | 52'6" | 668 |
| 60 degrees | 9 | 10'4" | 21' | 18' | 39' | 406 | 60' | 624 |
| 90 degrees | 9 | 9' | 19' | 24' | 43' | 387 | 62' | 558 |

39.13.0 COMPACT CAR ALLOWANCE. Any parking area required by this chapter may provide parking spaces designed for compact cars, the minimum dimensions of which shall be seven and one-half feet in width and fifteen feet in length, provided such provision does not exceed twenty-five percent of the total number of parking spaces required by this chapter and further provided such compact car parking spaces are identified by above-grade signs.

39.14.0 RECREATIONAL EQUIPMENT PARKING. Boats, motor homes, camp trailers, travel trailers, fifth wheels, pickup campers, utility trailers, and snowmobiles as defined herein may be stored only within the side and rear yards in the AP-20, RR-1, RR-5, R-T, RC-1, RC-5, R-S-40, R-S-20, R-1, R-2, R-3 R-S-12, and RS-1 districts. All storage areas shall be surfaced with all weather materials such as asphalt, brick stone, concrete or gravel. Bonified guests of the occupants of the premises may temporarily park on driveways for periods not to exceed 10 days in any 60 day period.

39.15.0 USES NOT SPECIFIED. Off-street parking requirements for uses not specifically listed herein shall be determined by the Administrative Official based upon the requirement for similar uses.

39.16.0 OFF-STREET LOADING. Off-street loading and unloading spaces shall be required for any use requiring frequent loading or unloading from trucks or other large vehicles.

- (1) Loading Space Size - The required loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loading or unloading at the structure. Each off-street loading space shall have the minimum dimensions of twelve feet in width and twenty-five feet in length. On-site maneuvering space of not less than 52 feet in length shall be provided adjacent to the loading dock. This maneuvering space shall not include any area designated for off-street parking.
- (2) Loading Space Location - Required off-street loading and related maneuvering space shall be located only on the property served by the load facility. No part of any vehicle using the loading space will be allowed to project into the right-of-way of any public or private road.
- (3) Off-Street Loading: Schools - A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any public or private school.

39.17.0 REQUIRED OFF-STREET PARKING. The number of off-street parking spaces for various land uses will be as follows:

| <u>USE</u> | <u>REQUIRED PARKING</u> |
|--|---|
| <u>1. Amusement and Recreation</u> | |
| Auditorium, exhibit halls, stadiums, and sports arenas | One space for each four seats based upon maximum seating capacity or at least one space for every ten lineal feet of bench seating, or places with no fixed seating, one space for every 100 square feet of floor area. |
| Bowling Alleys, | Four spaces for each lane |
| Game rooms, card rooms, pool halls | One space for each playing table, or one space for every three machines |
| Gymnasiums, exercise facilities | One space for each 200 square feet of floor area |
| Horse racing tracks, speedways | One space for each four bandstands seats based upon maximum seating capacity or at least one space for every 10 lineal feet of bench seating |
| Movie Theaters | One space for each four seats |
| Roller/Ice-skating Rinks | One space for each 200 square feet of skating surface area |
| Swimming Pools | One space for each 200 square feet of water surface area |

2. Community Services

Churches, synagogues, temples and funeral homes

One space for each four seats based upon maximum seating capacity or at least one space for every ten lineal feet of bench seating

Convalescent homes, nursing homes, congregate care facilities

One space for each three beds plus one space for each two employees

Fire and Police Stations

One space for each 300 square feet of floor area

Hospital

One space for every three patients plus one additional space for each staff doctor and one space for each three employees

Library

One space for each 250 square feet of floor area

Museums, art galleries

One space for each 250 square feet of gross floor area

Juvenile detention centers

One and one-half spaces for each bed

3. Educational Facilities

Elementary Schools

One and one-half spaces for each classroom or teaching station

Middle Schools

Two spaces for each teaching station

High Schools

One space for each employee plus one space for each eight students

School Auditoriums

See requirements for auditoriums under amusement

Daycare Centers

One parking space for each employee and one space per 6 children

Vocational schools, beauty schools

One parking space for each 300 square of floor area

4. Manufacturing Industries

All uses

One space for each 400 square feet of gross floor area or one space for each employees shift

5. Residential

All residential units

Two spaces per unit

Congregate Care Facilities

One space per residential unit

6. Retail Trade and Services

General retail uses

One space for each 300 square feet of floor area

Beauty and Barber Shop

One space for each 100 square feet of floor area

Financial Institutions

One space for each 300 square feet of floor area

Furniture and Appliances

One space for each 600 square feet of floor area

Office buildings, medical offices

One space for each 300 square feet on the ground floor;

One space for each 500 square feet of floor space above or below the first floor

Motels and Hotels

One space for each restaurant and one space for two employees

Restaurants

One space for hundred square feet of floor area

7. Transportation

Bus and train stations

One space for each 400 square feet of floor area

39.18.0 UNSPECIFIED USES. For uses not specified, the requirements for off-street parking will be determined by the Planning Director, based upon the most analogous uses listed above.