

Chapter 3.280 - OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

- 3.280.010 Off-street parking requirements
- 3.280.020 Joint use of facilities
- 3.280.030 Parking design standards
- 3.280.040 Loading
- 3.280.050 Vehicles in residential zones
- 3.280.060 Multi-family parking lots and circulation
- 3.280.070 Parking requirements of manufactured home parks

3.280.010 Off-street parking requirements

Off-street parking shall be provided in compliance with Table 3.280.010 WDC:

Table 3.280.010 Off-Street Parking Requirements

USE	MINIMUM NUMBER OF PARKING SPACES
Residential:	
One to three dwelling units	2 spaces per dwelling unit
Four or more dwelling units	3 spaces per dwelling unit
Retail Stores and Service or Repair Shops	1 space per 400 square feet of floor area ¹
Bank or Office Buildings ²	1 space per 400 square feet of floor area ¹
Hotel, Motel or Bed and Breakfast Houses	1 space per guestroom ¹
Eating and/or Drinking Establishments	1 space per 200 square feet of floor area ¹
Church	1 space for each 6 seats or 12 feet of bench in the principal place of worship ⁴
Schools:	
Elementary and Middle School	1 space for each 12 students ^{1,5}
High School	1 space for each 4 students ^{1,5}
Library	1 space per 400 square feet of reading room
Day Care	1 space per employee
Industrial or Manufacturing	1 space per 500 square feet of floor area ¹
Commercial Storage or Warehousing	1 space per 1,000 square feet of floor area
Government Buildings	1 space per 300 square feet of floor area and 1 space per full-time employee ⁵

¹ Plus one space for each two employees.

² Includes medical and dental offices.

³ As defined by the Washington State Gambling Commission.

⁴ Including balconies and choir lofts.

⁵ Based on maximum capacity, including temporary structures.

3.280.020 Joint use of facilities

Joint parking and/or loading facilities serving two or more uses, structures, or parcels of land may be approved to satisfy the requirements of both facilities provided the owners or operators of the uses, structures, or parcels show that their operations and parking needs do not overlap in point of time. If the uses, structures, or parcels are under separate ownership, the right to joint use of the parking space must be evidenced by a deed, lease, contract, or other appropriate written document to establish the joint use.

3.280.030 Parking design standards

- A. Size of Parking Space. Each off-street parking space shall have an area of not less than 30 square feet, exclusive of drives and aisles, and a width of not less than nine feet. Each space shall be provided with adequate ingress and egress.
- B. Location. Off-street parking facilities shall be located on-site to the extent feasible. Off-site parking shall be no further than 150 feet from the site, measured from the nearest point of the parking facility to the nearest point of the nearest building that the facility is required to serve. Off-site parking shall be primarily employee parking.
- C. Materials, Design, and Lighting.
 - 1. Off-street parking facilities shall be surfaced with a durable and dustless surface, shall be graded and drained to dispose of surface water to the satisfaction of the public works department and shall be maintained in good condition, free of weeds, dust, trash, and debris.
 - 2. Except for a single-family or duplex dwelling, groups of more than two parking spaces per lot shall be:
 - a. Provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner; and
 - b. Served by a driveway designed and constructed to facilitate the flow of traffic on and off the site, with due regard to pedestrian and vehicle safety, and shall be clearly and permanently marked and defined. In no case shall two-way and one-way driveways be less than 20 feet and 12 feet, respectively, and be so arranged so as not to use any part of adjoining public sidewalks, street, or alley rights-of way, except for ingress and egress.
 - 3. Lighting used to illuminate off-street parking facilities shall be arranged to reflect light away from any adjoining residential area(s).
- D. Boats and Recreational Vehicles. On-street parking of boats, trailers, camper, and recreational vehicles is prohibited in any residential district and the GC district.

3.280.040 Loading

Every use for which a building is erected or structurally altered which will require the receipt or distribution of materials or merchandise by truck or similar vehicle shall provide off-street loading space based on minimum requirements as follows:

- A. Commercial, industrial, and public utility uses shall provide truck loading or unloading berths in accordance with Table 3.280.040(A):

Table 3.280.040(A)

Square feet of floor area	Number of berths required
Less than 5,000	0
5,000 – 30,000	1
30,000 – 100,000	2
100,000 and over	3

- B. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar uses shall provide off-street truck loading or unloading berths in accordance with Table 3.280.040(B):

Table 3.280.040(B)

Square feet of floor area	Number of berths required
Less than 30,000	0
30,000 – 100,000	1
100,000 and over	2

- C. A loading berth shall contain space 12 feet wide, 35 feet long, and have a height clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.
- D. Existing loading space shall not be eliminated, if elimination would result in less space than is required to adequately handle the needs of the particular use.
- E. Off-street parking areas used to fulfill the requirement of this title shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.
- F. Loading docks shall be located on the side or rear of the building.

3.280.050 Vehicles in residential zones

- A. Purpose. Parking lots and outdoor storage of vehicles or recreational vehicles shall not be a primary use for any property located within a single-family residential zone.
- B. Where Applicable. These regulations apply to all residential users in LDR-6 and LDR-8.5 zoning districts unless otherwise expressly indicated.
- C. Restrictions. Any vehicle that is the subject of this section that is parked off-street shall be parked on code approved areas or within garages. Failure to comply with this section shall constitute a nuisance.
1. Passenger vehicles, light trucks and trucks under two-ton gross weight may park in any approved parking area, including the street, or garage so long as they do not pose an impediment to pedestrian or other vehicular traffic. Vehicles which pose an impediment to pedestrian or vehicular traffic shall be deemed a nuisance.
 2. Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year.
 3. Motor homes, recreational vehicles and utility trailers may be parked in on-site parking areas as follows:

- a. LDR- 6 zone, in allowed on-site parking area;
 - b. LDR- 8.5 zone, in allowed on-site areas, including driveways; so long as they are not parked between the front lot line and the primary facade of the dwelling.
- D. Off-street parking. Each single-family residence, constructed after the date of adoption of the ordinance codified in this title, shall provide for at least two off-street parking spaces. Off-street parking must provide a minimum of eighteen feet of lineal parking between the street and the dwelling setback.

3.280.060 Multi-Family Parking lots and circulation

Except for townhouse structures containing garages, parking lots and garages for developments in MDR-16 zoning districts shall be located in the rear portions of the property, with building construction occurring toward the front, closest to employment centers, shopping centers and transit corridors to minimize walking distance. Parking lots and garages located between buildings and streets are not permitted, except for townhouse structures that contain garages, in which case no more than forty percent of the front of each townhouse dwelling unit shall be devoted to garage door space.

- A. At least two parking spaces shall be provided on site for each multiple-family dwelling unit. When the development is located within a quarter mile of existing or planned transit (public transportation) service, 1.25 spaces per unit shall be required.
- B. A minimum of ten feet of landscaped buffer area shall separate parking lots from adjoining properties and streets. Driveways to townhouse garages, which provide off-street parking, shall not be considered parking lots.
- C. MDR-16 development projects shall provide access to collector or arterial streets; however, individual dwelling units within an MDR-16 development project shall not have direct access to an arterial or a collector street.
 - 1. Within an MDR-16 development project, parking lots or driveways to individual dwelling units shall connect directly to a local residential street that has direct access to an arterial or collector street.
 - 2. MDR-16 development projects shall not have direct primary access to existing local residential streets within an MDR-16 zoning district unless the review authority finds, by substantial evidence, that environmental, topographic or other issues relating directly to public safety or welfare require general access to a local, public residential street.
- D. Pedestrian access shall be provided to transit corridors without having to pass through a parking lot whenever possible.
- E. Parking lots associated with conditional or nonconforming uses in these districts are subject to site plan review and approval.
- F. In no event shall on-site parking facilities exceed fifty contiguous spaces per parking cluster. Where more than fifty spaces are required, there shall be a landscaped buffer, not less than twenty feet wide, between parking clusters. Where the applicant desires more than one parking cluster on a lot or contiguous lots, the planning director, through the site review process, shall require that each cluster be designed to accommodate bicycle parking facilities, and that pedestrian walk lanes are provided and clearly marked.

- G. Through a Type-II variance request, an applicant may request a variance to this subsection if the topography or other environmental constraints associated with the property prevents reasonable compliance with this standard. Where the applicant desires more than one parking cluster on a lot or contiguous lots, the planning director, through the site review process, shall require that each cluster be designed to accommodate bicycle parking facilities, and that pedestrian walk lanes are provided and clearly marked.
- H. Through a Type-II variance request, an applicant may request a variance to this subsection if the topography or other environmental constraints associated with the property prevents reasonable compliance with this standard.
- I. All new Townhouse developments shall include four (4) additional off-street parking spaces for every ten (10) units. These spaces are to be evenly dispersed throughout the development with no more than four (4) spaces being located in any one specific area. The final location of these parking spaces shall be required to receive final approval from the city's planning director.

3.280.070 Parking Requirements of Manufactured Home Parks

- A. Off-street parking shall be provided for at least two automobiles per dwelling unit, located on the lot or property, which they are intended to serve. Off-street parking shall be provided within a garage or carport
- B. Visitor Parking. At least one automobile parking space shall be provided for every two manufactured home lots or sites for use by visitors and delivery vehicles. These spaces shall be signed or designated as such. These spaces shall be within 100 feet of the lots to be served. Visitor parking may be provided on streets designed to accommodate parking and two standard lanes of traffic.
- C. All on-site parking shall be designed and constructed in compliance with the parking facility standards of this chapter
- D. Trucks with a maximum gross vehicle weight more than one and one-half tons, recreational vehicles, boats on boat trailers, and similar equipment shall be parked in one of the two allocated off-street parking spaces if stored on an individual lot or space; provided no more than one passenger vehicle may be parked on a given lot or space. Car-top boats and canoes are exempt from this requirement.