

NOTE: The physical design of permeable pavements and bioretention facilities are typically provided in other chapters of a municipal code. This draft chapter covers techniques to minimize off-street parking and to ensure that parking lot landscaping, where required, can be used for stormwater purposes.

DRAFT

OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

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XX.XX.010 Purpose

The objectives of this chapter are:

- A. To set minimum off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers;
- B. To reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles
- C. To reduce traffic congestion and hazards;
- D. To assure the maneuverability of emergency vehicles;
- E. To reduce impervious parking surface through parking reduction mechanisms and design criteria including the use of permeable surfacing;
- F. To provide for parking and storage of bicycles;
- G. To increase pedestrian mobility by providing safe direct pedestrian access from public rights-of-way to structures and between developments;
- H. To require uses which attract large numbers of employees or customers to provide transit stops.

- I. To protect neighborhoods from the unwanted effects of vehicular traffic generated by adjacent non-residential land use districts;

XX.XX.020 Authority and application

- A. Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.
- B. If this chapter does not specify a parking requirement for a land use, the **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall establish the minimum requirement based on a study of anticipated parking demand. In the study the applicant shall provide sufficient information to demonstrate that the parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, unless an equally qualified individual is authorized by the **{insert permit authority here (e.g., public works director, planning director, etc.)}**.
- C. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking shall be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the **{insert permit authority here (e.g., public works director, planning director, etc.)}** for compliance with this chapter and, if approved, the contracts shall be recorded with the county records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the **{insert permit authority here (e.g., public works director, planning director, etc.)}**.
- D. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** may grant a reduction of 10% to 20% of minimum parking requirements provided the following criteria are met:
 1. Shared and combined parking opportunities are fully explored; and
 2. On-site park-and-ride opportunities are fully explored; and
 3. Compliance with commute trip reduction measures as required by state law, if applicable; and
 4. The site is shown to be no closer than 300 feet from a single-family residential zoned neighborhood; and
 5. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects. Such a report shall provide site characteristics such as transit accessibility, existing and proposed parking, including shared use agreements, employee density, adjacent land uses, and other factors that may affect parking demand.
 6. The site is served by transit or can be served within 6 months of occupancy (within 3 blocks or 600 feet, whichever is less).

XX.XX.030 Computation of required off-street parking spaces.

- A. Except as modified by subsections (B) through (D) of this section, off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in subsection (F) of this section. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall have authority to require additional off-street parking spaces if warranted by a traffic study or by recommended guidelines of the Institute of Transportation Engineers. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets, or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of .50 or greater rounding up and fractions below .50 rounding down.
- B. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.
- C. An applicant may request a modification of the minimum required number of parking spaces by providing a study that substantiates parking demand can be met with a reduced parking requirement. In such cases, the **{insert permit authority here (e.g., public works director, planning director, etc.)}** may approve a reduction of up to 50 percent of the minimum required number of spaces. Said study shall be prepared by a qualified professional approved by the **{insert permit authority here (e.g., public works director, planning director, etc.)}**.
- D. When the city has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses results in different parking requirements, the **{insert permit authority here (e.g., public works director, planning director, etc.)}** will establish the amount of parking based on a likely range of uses.
- E. In any development required to provide six or more parking spaces, bicycle parking shall be provided. A bicycle parking facility shall include a bike rack that accommodates a minimum of two bicycles, or locker-type parking facilities, or secure indoor space unless otherwise specified.
 - 1. Off-street parking areas shall contain one bike rack for every 12 spaces required for motor vehicles except as follows:
 - a. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location;
 - b. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:
 - i. Park/playfield;

- ii. Marina;
 - iii. Library/museum/arboretum;
 - iv. Elementary/secondary school;
 - v. Sports club; or
 - vi. Retail business (when located along a developed bicycle trail or designated bicycle route).
2. Bicycle facilities for patrons shall be located within 50 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.
3. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.
4. When more than 20 people are employed on site, enclosed locker-type parking facilities, or indoor storage space for employee's bicycles shall be provided. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall allocate the required number of parking spaces between bike rack parking and enclosed parking facilities.
5. One indoor bicycle storage space shall be provided for every two dwelling units in townhome and apartment residential uses, unless individual garages are provided for every unit. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

F. Minimum Off-Street Parking Space Requirements.

Minimum off-street parking requirements vary by jurisdiction. Attachment A includes a survey of adopted off-street parking requirements for jurisdictions around Puget Sound. The highest and lowest minimum requirement for each use is identified.

XX.XX.040 Maximum off-street parking spaces.

- A. Except as modified by subsections (C) through (E) of this section, off-street parking areas shall contain no more than the maximum number of parking spaces as stipulated in subsection (B) of this section.
- B. Parking for a specific use shall be limited to no more than two times (or 200 percent) of the minimum parking required by [insert appropriate cross-reference], unless otherwise specified.
- C. Restaurants and other prepared food uses may have up to three times (or 300 percent) of the minimum parking required by [insert appropriate cross-reference].
- D. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall have the authority to allow additional off-street parking spaces above the maximum amounts stated above if warranted by a traffic study or by recommended guidelines of the Institute of Transportation Engineers. In making such decision, the **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall also consider whether the proposal is consistent with the **{insert local Comprehensive Plan or Subarea Plan here}**. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the **{insert local Comprehensive Plan or Subarea Plan here}**.
- E. Parking spaces provided above/below grade shall be exempt from all maximum parking requirements.

XX.XX.050 Shared parking requirements

The amount of off-street parking required by [insert appropriate cross-reference] may be reduced by an amount determined by the **{insert permit authority here (e.g., public works director, planning director, etc.)}** when shared parking facilities for two or more uses are proposed, provided:

- A. The total parking area exceeds 5,000 square feet;

- B. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 700 feet from the most remote shared facility;
- C. The amount of the reduction shall not exceed 20 percent for each use, unless:
 - 1. The normal hours of operation for each use are separated by at least one hour; or
 - 2. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized;
 - 3. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** will determine the amount of reduction but subject to subsection (D) of this section;
- D. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;
- E. A covenant or other contract for shared parking between the cooperating property owners is approved by the **{insert permit authority here (e.g., public works director, planning director, etc.)}**. This covenant or contract must be recorded with the county records and elections division as a deed restriction on both properties and cannot be modified or revoked without the consent of the **{insert permit authority here (e.g., public works director, planning director, etc.)}**; and
- F. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the **{insert permit authority here (e.g., public works director, planning director, etc.)}** or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the **{insert permit authority here (e.g., public works director, planning director, etc.)}**.

XX.XX.060 Transit and rideshare provisions.

- A. All land uses listed in [insert appropriate cross-reference], excluding residential uses, shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:
 - 1. The parking spaces shall be located closer to the primary employee entrance than any other employee parking except handicapped;
 - 2. Reserved areas shall have markings and signs indicating that the space is reserved; and
 - 3. Parking in reserved areas shall be limited to vanpools and carpools established through ride share programs by public and private agencies and to vehicles meeting minimum rideshare qualifications set by the employer.

- B. The **{insert permit authority here (e.g., public works director, planning director, etc.)}** may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. each business day up to a maximum reduction as follows:
1. Four percent for each run serving land uses in government/business offices land uses, and manufacturing land uses, up to a maximum of 40 percent;
 2. Two percent for each run serving land uses in recreational/cultural land uses, general services land uses, and business services land uses, up to a maximum of 20 percent.
- C. All uses which are located on an existing transit route and are required under the computation for required off-street parking spaces in [insert appropriate cross-reference] to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses which reduce required parking under subsection (B) of this section shall provide transit shelters if transit routes adjoin the site.

XX.XX.070 Off-street parking plan design standards

A. Minimum Parking Space and Aisle Dimensions – Standard Sized Spaces

PARKING ANGLE	STALL WIDTH (FT.)	CURB LENGTH (FT)	STALL DEPTH (FT)	AISLE WIDTH	
				1-WAY	2-WAY
0°	Min 9.0	22.5	9.0	12.0	20.0
30°	Min 9.0	18.0	16.0	14.0	18.0
45°	Min 9.0	12.5	18.0	14.0	18.0
60°	Min 9.0	10.5	20.0	17.0	20.0
90°	Min 9.0	9.0	18.0	19.0	22.0

B. Minimum Parking Space and Aisle Dimensions – Compact Sized Spaces

PARKING ANGLE	STALL WIDTH (FT.)	CURB LENGTH (FT)	STALL DEPTH (FT)	AISLE WIDTH	
				1-WAY	2-WAY
0°	Min 8.0	22.5	9.0	12.0	20.0
30°	Min 8.0	18.0	15.0	12.0	14.0
45°	Min 8.0	12.5	17.0	12.0	14.0
60°	Min 8.0	10.5	18.0	15.0	17.0
90°	Min 8.0	9.0	16.0	18.0	20.0

XX.XX.080 Landscaping

At the discretion of the planning **{insert permit authority here (e.g., public works director, planning director, etc.)}**, LID stormwater management facilities may be incorporated into required landscaping (i.e. bioretention swales), provided that site and soil conditions make LID feasible and that the purpose and intent of required landscaping is not compromised.

ATTACHMENT A - MINIMUM OFF-STREET PARKING REQUIREMENTS

USE	LOWEST SURVEYED STANDARD		HIGHEST SURVEYED STANDARD	
	STANDARD	JURISDICTION	STANDARD	JURISDICTION
Single Family	1 space per unit	Seattle	2 spaces per dwelling + 1 space per bedroom over 3	Bellingham
Duplex	1 space per unit	Lake Stevens, Bellingham	1 space per bedroom (for units with 4 bedrooms or more)	Bellingham
Multifamily	1 space per unit	Multiple	2 spaces per unit + 1 additional space per bedroom over 3.	Bellingham
Mobile Home	1 space per unit	Multiple	2 spaces per unit	Multiple
Hotel/Motel	0.25 space per sleeping room	Seattle	1.25 spaces per room	Auburn, Bellingham
Senior Housing	0.25 space per unit	Auburn	1 space per unit + 1 space per 4 units	Snohomish County
General Retail	0.5 space per 1,000 square feet	Auburn	5 spaces per 1,000 square feet	Issaquah, Lake Stevens
Shopping Center	0.5 space per 1,000 square feet	Seattle	5 spaces per 1,000 square feet	Bellingham, Issaquah
Professional Office	1 space per 1,000 square feet	Seattle	5 spaces per 1,000 square feet	Olympia
Personal Services	1.66 spaces per 1,000 square feet	Edmonds	4.5 spaces per 1,000 square feet	Snohomish County
Eating and Drinking Establishments	4 spaces per 1,000 square feet	Seattle	13.33 spaces per 1,000 square feet	Bellingham, King County
Auto Repair/Service ¹	3.33 spaces per 1,000 square feet	Olympia	5 spaces per 1,000 square feet + 1 space per service bay	Bremerton
Medical Office	2 spaces per 1,000 square feet	Seattle	6.66 spaces per 1,000 square feet	Bremerton

USE	LOWEST SURVEYED STANDARD		HIGHEST SURVEYED STANDARD	
	STANDARD	JURISDICTION	STANDARD	JURISDICTION
Nursing Home²	0.25 space per bed	Everett, King County	0.33 space per bed	Edmonds, Issaquah
	0.1 space per bed + 1 space per employee; 0.166 space per bed by 0.4 space per employee	Tacoma; Seattle	1 space per on-duty employee + 3 spaces per bed	Auburn
	1.66 spaces per 1,000 square feet	Bremerton	1.66 spaces per 1,000 square feet	Bremerton
	2.5 spaces per 1,000 square feet	Everett	5 spaces per 1,000 square feet	Multiple
Animal Hospital³	2.5 spaces per 1,000 square feet	Multiple	5 spaces per 1,000 square feet	Bellingham
Libraries, Museums, Galleries⁴	0.2 space per seat	Multiple	0.25 space per seat	Multiple
Churches	12.5 spaces per 1,000 square feet used for public assembly	Seattle	25 spaces per 1,000 square feet used for public assembly	Edmonds
Theaters	0.2 space per fixed seat	Edmonds	0.33 space per fixed seat	Auburn, Everett, King County
Industrial/Manufacturing	0.5 space per employee	Edmonds, Olympia	1 space per employee	Bainbridge Island, Bellingham
	0.2 space per 1,000 square feet	Bellingham	4 spaces per 1,000 square feet	Bainbridge Island
	0.33 space per 1,000 square feet	Auburn, Bremerton	1 space per 1,000 square feet	Olympia
Warehousing	1 space per employee	Olympia, Edmonds	1 space per employee	Olympia, Edmonds
	0.33 space per 1,000 square feet	Auburn	0.5 space per 1,000 square feet + 3 spaces	Bellingham
Mini-Storage	0.005 space per storage unit	Tacoma	0.05 space per storage unit	Issaquah

CODES SURVEYED: Auburn, Bainbridge Island, Bellingham, Bremerton, Edmonds, Everett, Federal Way, Issaquah, King County, Lake Stevens, Olympia, Pierce County, Seattle, Snohomish County, and Tacoma

1. Issaquah uses a standard of 2.5 spaces per service bay. Depending on the size of facility, this can produce more or less parking than the square footage standards used for comparison.
2. Surveyed jurisdictions use a variety of standards for nursing homes based on the number of beds, number of employees, and square footage of the facility. Multiple factors are sometimes used together.
3. Bellingham requires 5 parking spaces per veterinarian.
4. Seattle's code uses a combination of spaces per auditorium space and spaces per fixed seating.