

Chapter 17.72 OFF-STREET PARKING AND LOADING

17.72.010 Standards generally.

It is the intent of this chapter to allow for parking and loading standards.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.020 Purpose of provisions.

The provision of off-street parking and loading space in accordance with the needs and requirements of particular property use is a necessary public policy in the interest of traffic safety, minimizing congestion, and to provide harmonious development.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.030 New uses—Minimum requirements.

New uses in all districts shall meet the minimum standards of this title.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.040 Parking spaces—Size and access.

- A. Each off-street parking space shall have a net area of not less than one hundred sixty square feet, exclusive of access drives or aisles, and shall be of usable space and condition. If determined on a gross-area basis, three hundred square feet shall be allowed per vehicle.
- B. If the required parking space for a one-family or two-family dwelling is not provided in a covered garage, then such space shall not be less than two hundred square feet, and shall be so located and/or constructed that it may later be covered by a garage in accordance with the provisions of this title and the city building code.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.050 Parking spaces—Location.

Off-street facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the maximum walking distance, measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

- A. For one-family and two-family dwellings: on the home lot with the building they are required to serve;
- B. For multiple dwellings: one hundred fifty feet;
- C. For hospitals, sanitariums, homes for the aged, asylums, orphanages, club rooms, fraternity and sorority houses, as approved by city council.

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- D. For residential units in all zones except R-L, assigned parking in remote lots may be substituted for the required off-street parking if they are located within 200 feet of the subject property, and a binding agreement is furnished to the City for review and approval under 17.72.070.

(Ord. No. 2012-11-905, 11-26-2012)

Commented [AC1]: Existing Ord 2023-11-1155, effective Jan. 1, 2024 (or as amended).

17.72.060 Parking spaces—Expanded or enlarged uses.

Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for expansion or enlargement, in accordance with the requirements of the schedule set out in Section 17.72.090; provided, however, that no parking space need be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement since the effective date of the ordinance codified in this title is less than ten percent of the parking space specified in the schedule for the building. Nothing in this provision shall be construed to require off-street parking spaces for the portion of such building existing as of September 12, 1973.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.070 Joint use—Authorized when.

The City may authorize the joint use of parking facilities for the following uses or activities under the conditions specified:

- A. Up to fifty percent of the parking facilities required by this chapter for a theater, bowling alley, dancehall, restaurant, or other similar uses, may be supplied by the off-street parking provided by other "daytime" types of uses;
- B. Up to fifty percent of the off-street parking facilities required by this chapter for any "daytime" buildings or uses may be supplied by the parking facilities provided by uses herein referred to as "nighttime" uses;
- C. Up to one hundred percent of the parking facilities required by this chapter for a church or auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities serving primarily "daytime" uses.
- D. Up to one hundred percent of the parking facilities required for residential uses in all zones except R-L, when the joint use facility serves primarily "daytime" uses.
- E. 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 is and will continue to be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the city 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 city.

(Ord. No. 2012-11-905, 11-26-2012)

Commented [AC2]: Existing Ord 2023-11-1155, effective Jan. 1, 2024 (or as amended).

17.72.080 Joint use—Location and other conditions.

- A. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be demonstrated to the city to be within suitable walking distance for the nature of the use being served.

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B. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.090 Number of spaces for designated uses.

The following table sets out minimum standards for parking spaces:

| Use | Spaces Required |
|---|--|
| Residential structures | 2 for each dwelling unit unless otherwise specified; 1 for each ADU unless otherwise specified, or zero for ADU's so long as the criteria under WSMC 18.40.060 – Development Incentives and Deviation Requests (Tree Protection Chapter) are met. |
| Auto courts, motels | 1 for each sleeping unit |
| Hospitals and institutions | 1 for each 4 beds |
| Theaters | 1 for each 4 seats except 1 for each 8 seats in excess of 800 seats |
| Churches, auditoriums and similar open assembly | 1 for each 50 square feet of floor area for assembly not containing fixed seats |
| Stadiums, sports arenas, and similar open assembly | 1 for each 6 seats and/or 1 for each 100 square feet of assembly space without fixed seats |
| Dancehalls | 1 for each 50 square feet of gross floor area |
| Bowling alleys | 6 for each alley |
| Medical and dental clinics | 1 for each 150 square feet of gross floor area |
| Banks, business and professional offices with on-site customer service | 1 for each 400 square feet of gross floor area |
| Offices not providing customer services on premises | 1 for each 4 employees or 1 for each 800 square feet of gross floor area |
| Warehouse, storage and wholesale business | 1 for each 2 employees |
| Food and beverage places with sale and consumption on premises | 1 for each 200 square feet of gross floor area |
| Furniture, appliance, hardware, clothing, shoe, personal service stores | 1 for each 600 square feet of gross floor area |
| Other retail stores | 1 for each 300 square feet of floor area, or at a ratio of 1 inside to 1 outside |
| Manufacturing uses, research, testing, assembly, all industries | 1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross floor area |
| Uses not specified | Determined by planning commission |

Commented [AC3]: Existing Ord 2023-11-1155, effective Jan. 1, 2024 (or as amended).

(Ord. No. 2012-11-905, 11-26-2012)

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