

**Chapter 17.22**

**OFF-STREET PARKING AND LOADING**

**Sections:**

- 17.22.000 Purpose and intent.**
- 17.22.010 Off-street parking and loading required.**
- 17.22.020 Number of off-street parking spaces required.**
- 17.22.030 Size of parking spaces.**
- 17.22.040 Location of parking spaces.**
- 17.22.050 Parking lot design, surfacing and marking requirements.**
- 17.22.060 Illumination.**
- 17.22.070 Parking requirements for mixed-use occupancies.**
- 17.22.080 Joint-use parking requirements.**
- 17.22.090 Parking for unspecified uses.**
- 17.22.100 Required off-street loading.**

**Section 17.22.000 Purpose and intent.**

The purpose of the off-street parking and loading standards is to provide the public with an adequate number of parking spaces, vehicular ingress and egress from a building or parking area to a public street, and access for emergency vehicles. The intent is to control parking, internal circulation, and access out onto a public street and to provide an aesthetically pleasing parking facility which can incorporate the required drainage and landscaping, all in the interest of public safety and general welfare. (C-446, Added, 04/17/2000)

**Section 17.22.010 Off-street parking and loading required.**

A. Off-street parking and loading shall be provided and maintained in accordance with this chapter for any building hereafter erected, altered, enlarged, relocated, or reoccupied after being vacant for a period of one (1) year or more.

B. These regulations shall not be interpreted to prevent the occupancy of a building erected prior to the effective date of this chapter where it can be demonstrated that there is insufficient land unoccupied by building upon the site to provide the required number of parking spaces.

C. Where structural alterations or additions subsequent to the effective date of this chapter create units of additional floor space, dwelling units, bowling alleys or other units requiring off-street parking, the number of such spaces required shall be determined by reference only to the additional floor space, dwelling units, bowling alleys, or other units.

D. Removal of required off-street parking and/or loading spaces from practical use by obstruction, erection of buildings or structures, or by other action is prohibited, and any such action in violation of this section shall be considered a misdemeanor subject to punishment and remedy prescribed in Section 1.16.010 AHMC.

E. Any addition to a building, or any change in use of a building or site to such an extent that a permit or Certificate of Occupancy is necessary, shall require compliance with the provisions contained herein. All required parking areas shall be made permanently available free of charge to the customers of the use on the site and maintained for parking purposes only. No building permit shall be issued until plans showing provision for the required off-street parking have been submitted and approved. Every lot or parcel of land, or portion thereof, used as a public or private parking area shall be developed and maintained in accordance with this section; however, detached single-family and duplex housing shall be exempt from all requirements. (C-446, Added, 04/17/2000)

**Section 17.22.020 Number of off-street parking spaces required.**

The number of off-street parking spaces required for each use shall be as follows (where a use is not listed, the city planner shall determine the number of spaces required based upon similar listed uses):

<i>Land Uses</i>	<i>Parking Spaces Required *</i>
Single-family residences	2 spaces per unit
Duplex residences	2 spaces per unit
Multiple family residences	1 space per unit
Retirement/elderly apartments	1 space per 3 units
Hotels, motels, boarding houses, clubs, and lodges with overnight accommodations	1 space per unit/room, plus parking as required for restaurant, retail, and conference convention facilities

<b><i>Land Uses</i></b>	<b><i>Parking Spaces Required *</i></b>
Dormitories	1 space per planned resident
Group homes	1 space per staff person, plus 1 space per five residents, plus 1 space per vehicle operated by the facility
Family day care homes	None required other than for single-family residences
Day care centers/adult day care facilities	1 space per staff person, plus 1 pick-up and drop-off space, plus 1 space per 10 children or adults
Nursing homes and convalescent centers	1 space per 4 beds or per 1,000 square feet
Hospitals	1 space per 4 beds
Junior high schools and elementary schools	2 spaces per teaching station
High schools	6 spaces per teaching station
Colleges, universities, business and trade schools	1 space per 4 seats in classroom, plus 1 space per classroom
Specialized schools/studios (e.g., dance, gymnastics, martial arts, etc.)	1 space per 200 gross sq. ft.
Home industry/profession	None required other than for single-family residences
Professional offices	1 space per 400 gross sq. ft., minimum of 5 spaces
Medical and dental offices, animal veterinary clinics	1 space per 200 gross sq. ft.
Banks and other services	1 space per 400 gross sq. ft., minimum of 5 spaces
Barber or beauty shops/schools	1 space per 75 gross sq. ft.
Launderettes or self-service laundries	1 space per 4 machines
Libraries, art galleries, museums	1 space per 250 gross sq. ft.
Auditoriums, theaters, stadiums, churches, funeral homes, bingo parlors (fixed seating)	1 space for every 4 seats or 1 space for every 8 ft. of bench or pew
Clubs, lodges, dance halls, bingo parlors and other assemblies (without fixed seating)	1 space for 80 gross sq. ft.
Tennis, racquetball, handball, and similar courts and clubs	2 spaces per court, plus 1 space per 40 gross sq. ft. of assembly area
Bowling alleys	5 spaces per lane
Skating rinks	1 space per 150 gross sq. ft.
Drive-in and take-out restaurants (no seating)	1 space per 50 gross sq. ft., minimum of 6 spaces
Full-service restaurants, taverns, and lounges	1 space per 50 gross sq. ft. including customer service area, minimum of 6 spaces
Car washes and other short turn-around auto services (e.g., tire mounting)	1 space for each employee, plus 3 spaces for each service bay
Auto repair garage	1 space per 400 gross sq. ft., minimum of 3 spaces
Motor vehicle or large machinery retail	1 space per ,1000 gross sq. ft. building space, plus 1 space per 1,500 gross sq. ft. outside display/sales lot or 2 spaces for each 3 employees
Manufactured (mobile) home and	1 space per 3,000 gross sq. ft. of lot area

<i>Land Uses</i>	<i>Parking Spaces Required *</i>
recreation vehicle retail	
Furniture or large appliance retail	1 space per 1,000 gross sq. ft.,
Other retail, commercial	1 space per 400 gross sq. ft., minimum of 3 spaces
Self-service storage facilities	1 space for each employee, plus 1 space for every 300 storage units
Wholesale commercial and warehouse	1 space per 2,000 gross sq. ft.
Industrial	1 space per 1,000 gross sq. ft. or 2 spaces for each 3 employees
Auto wrecking yards	15 spaces for sites up to 10 acres, 25 spaces for sites over 10 acres

\* The city's technical review committee may provide further determination of required parking spaces (i.e. based upon spaces/employees rather than spaces/square footage) dependent upon the activity.  
(C-446, Added, 04/17/2000)

**Section 17.22.030 Size of parking spaces.**

Each off-street parking space shall have an area of not less than one hundred and eighty (180) square feet exclusive of drives and aisles, and a width of not less than nine (9) feet. Each such space shall be provided with adequate ingress and egress.  
(C-446, Added, 04/17/2000)

**Section 17.22.040 Location of parking spaces.**

General: The following elements pertain to non-joint-use parking requirements:

Off-street parking spaces shall be located as specified herein. Where distance is specified, such distance shall be the walking distance measured from the nearest point of the building that it serves.

A. Off-street parking facilities shall be located within a reasonable distance to the building.

B. All parking spaces and/or stalls and aisles shall be designed according to the following parking design standards:

1. Two-way angled stalls shall have a minimum twenty one foot (21') wide aisle. Two way, ninety degree (90°) parking stalls shall have a minimum twenty four foot (24') wide aisle;

2. One way parking stalls shall have a minimum twelve foot (12') wide aisle for forty five degree (45°) angled stalls;

3. Parking stalls shall be designed so that there is minimal vehicle overhang into adjoining property, public rights of way, landscaped areas, and/or drainage areas.

C. Parking spaces designed at any angle other than those described herein are permitted, provided the width of stalls and aisles is proportionately adjusted based upon the angle proposed.

D. Parking shall be so designed to minimize automobiles backing out into public streets or into main circulation routes within the parking lot. Single-family and duplex residences are exempt from this requirement.

E. Handicap parking shall be installed in accordance with the Regulations for Barrier-Free Facilities as adopted by the Washington State Building Code Advisory Council and as administered by the Building and Safety Department. The handicap parking space shall be included in the number of required parking spaces.

F. Bicycle racks and /or storage shall be provided whenever fifty (50) or more parking spaces are required. There shall be two (2) racks required for fifty (50) to seventy four (74) parking spaces and one (1) rack for every additional twenty five (25) parking spaces required.

G. A parking plan shall be submitted to the city planner for review and approval prior to the issuance of any building or land use permits.  
(C-446, Added, 04/17/2000)

**Section 17.22.050 Parking lot design, surfacing and marking requirements.**

A. All off-street parking and commercial, industrial storage areas shall be graded and a paved surface installed before a Certificate of Occupancy for the building is issued. All paving shall be done in a manner consistent with standards set forth by the city engineer, except for the exemptions listed below, which shall be graded and hard surfaced.

1. Parking and storage areas routinely used by cleated and other heavy equipment as approved by the city planner;

2. The city planner may waive portions of these requirements upon recommendations by the city

engineer's office when it can be demonstrated that the proposed surfacing, such as grass pavers or other technology, will not adversely affect air quality, water quality, or the integrity of the parking area.

**B. General Requirements (all parking areas).** The paving and hard surfacing shall provide for proper storm drainage, and allow for parking stalls and installation of other traffic control devices as set forth by the city engineer. All traffic control devices, such as parking strips designating car stalls, directional arrows or signs, and curbs and other traffic control devices, shall be installed and completed as required by this section and as shown on the approved plans. Paint or markers shall be used to delineate parking stalls and directional arrows on paved or hard-surfaced areas. Pedestrian walks on the exterior of the parking lot shall be curbed or raised six (6) inches above the lot surface or to curb height, excluding those areas used for driveways, curb cuts necessary for meeting handicap requirements, and curb cuts necessary for meeting stormwater requirements. The parking lot surfacing and drainage facilities shall be inspected and approved prior to issuance of a Certificate of Occupancy. Off-street parking stalls shall comply with the minimum parking design standards outlined Section 17.22.040 AHMC. Landscaping for parking areas shall be provided as specified in Section 17.23.080 AHMC. (C-446, Added, 04/17/2000)

**Section 17.22.060 Illumination.**

Any lights provided to illuminate any parking area shall be constructed, shielded, and used so as not to illuminate directly or create glare visible from adjacent properties or public rights-of-way. Lighting resembling or conflicting with traffic signals or emergency vehicles or otherwise creating safety hazards for pedestrian or vehicular traffic is prohibited. (C-446, Added, 04/17/2000)

**Section 17.22.070 Parking requirements for mixed-use occupancies.**

In the case of mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for a particular use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use. (C-446, Added, 04/17/2000)

**Section 17.22.080 Joint-use parking requirements.**

A. The owner(s) of a group of uses or buildings may jointly provide for the collective use of off-street parking and loading spaces, subject to the city planner's approval of the plans thereof. Such plans shall include the identification of the limits of the property involved; the outline of all structures; the identification of all other areas not involved in the off-street parking, loading, or access thereto (e.g., pedestrian areas, landscaping, refuse storage areas); the actual layout of all off-street parking and loading spaces, as well as access thereto; identification of those spaces to be used collectively if other than all spaces on the property; and an agreement signed by all owners of the subject property binding them to continued collective use of off-street parking and loading spaces.

B. For shopping centers, the city planner may establish a total parking requirement based upon the mixture of uses contained within the center. If the city planner finds the uses within the center have substantially dissimilar peak demands for off-street parking, the city planner may establish the center's parking requirements at a level reduced up to twenty five percent (25%) of the normal parking requirement.

C. Up to fifty percent (50%) of the parking facilities required by this section for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa, provided the reciprocal parking area shall be subject to the conditions set forth in this subsection, nos. F, G, and H.

D. Up to one hundred (100%) of the Sunday and/or nighttime parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by parking facilities required for the school use, provided that the reciprocal parking area shall be subject to the conditions set forth in this subsection, nos. F, G, and H.

E. For purposes of this subsection, the following uses are typical daytime uses: business offices, barber and beauty shops, and manufacturing or wholesale buildings. The following uses are typical nighttime and/or Sunday uses: auditoriums, incidental to a public or parochial school, churches, dance halls, theaters, and taverns.

F. The building or use for which application is made for authority to utilize the existing off-street parking facilities provided by another building or use

shall be located within a reasonable distance of the parking facilities.

G. The applicant shall demonstrate that there is not substantial conflict in the principal operating hours of the buildings or uses for which the joint use of the parking facility is proposed.

H. Parties jointly using off-street parking facilities, as provided for herein, shall execute a legal easement regarding their joint use agreement. The agreement shall be subject to review by the city planner and recorded in the county auditor's office. The agreement shall run with the land and not be terminable without authorization being given by the city planner, based upon changed conditions.

**Section 17.22.090 Parking for unspecified uses.**

When the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the city planner, and such determination shall be based upon the requirements for the most comparable use specified herein or other requirements based on the best available information concerning the proposed use.

**Section 17.22.100 Required off-street loading.**

A. It is the intent of this section to require all future commercial, business, institutional, or industrial development to provide off-street loading facilities in order to guarantee full utilization of existing rights-of-way to accommodate present and future traffic demands. Off-street loading facilities are intended to provide adequate space to accommodate outside deliveries from large vehicles which cannot be functionally served by normal parking stalls. Off-street loading facilities must be

located in such a manner that service vehicles do not block or intrude into public right-of-way or block driveways or parking area circulation.

**B. Location and Design:**

1. All off-street loading spaces shall be designed to minimize impacts on adjacent properties.  
 2. In all cases, loading facilities shall be located on the same lot as the structure they are designed to serve. Required front or flanking street side yards cannot be used for loading, except as approved by the city planner. Off-street loading space shall not be included in an area used to satisfy off-street parking requirements.

3. Loading spaces shall be designed and located so vehicles using these spaces do not project into any public right-of-way or otherwise extend beyond property lines.

4. Loading spaces shall be designed and built so no vehicles are required to back to or from an adjacent street, except for minor access for heavy trucking in industrial zones on local access streets.

C. When a proposed structure is intended to be used concurrently for different purposes, final determination of required loading spaces shall be made by the city planner, provided the loading requirements for the combined uses shall not be less than the total requirement for each separate use.

D. Off-street loading spaces shall measure fifteen (15) feet wide, sixty (60) feet long, and fifteen (15) feet high, except if this section requires only one off-street loading space, it may measure twelve (12) feet wide, thirty (30) feet long, and fourteen (14) feet, six (6) inches high.

E. The minimum number of off-street loading spaces shall be required according to the following table:

<i>Land Uses</i>	<i>Sizes</i>	<i>Loading Spaces Required</i>
Industrial, manufacturing wholesale, warehouse, similar uses	10-40,000 sf	1 space
	40-60,000 sf	2 spaces
	60-100,000 sf	3 spaces
	>100,000 sf	1 space per 50,000 sf
Offices, hotel/motel, restaurants	20-60,000 sf	1 space
	60-100,000 sf	2 spaces
	>100,000 sf	1 space per 50,000 sf
Hospitals, convalescent centers, nursing homes, similar institutions:	10-40,000 sf	1 space
	40-100,000 sf	2 spaces
	>100,000 sf	1 space per 50,000 sf
Department stores, retail and other commercial uses	10-20,000 sf	1 space
	20-50,000 sf	2 spaces
	50-100,000 sf	3 spaces

	>100,000 sf	1 space per 50,000 sf
Residential	No requirement	N/A

(C-446, Added, 04/17/2000)