

**Matrix of proposed amendments to BMC 20.48 Off-Street Parking Requirements (Draft Chapter follows this matrix):**

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
<b>20.48 Parking</b>		
20.48.020 Applicability	Revised applicability to recognize the built environment.	The City of Bremerton has many existing buildings that have minimal parking (businesses on Callow Avenue are a good example). It has been difficult to get businesses into these locations as most businesses need to find additional parking to utilize the space (which would likely require demolition of buildings). This revision will allow businesses to occupy a space without finding additional parking provided it does not enlarge the footprint.
20.48.060 Residential Parking Development Standards	Revised the chart of required off-street parking spaces for residential development in the following way: (a) added provision for multi-unit residential with a Center; and (b) added Senior Housing Complex.	(a) Staff is proposing to add this reduction to <u>0.5</u> off-street parking spaces for multi-unit structure that are located within Centers, as the Comprehensive Plan supports pedestrian and multimodal transportation options to Centers, thus provision should be in place to encourage other forms of transportation. (b) Added senior housing complex parking requirements as it was silent in this chapter.
20.48.100 Parking Reduction	Modified this section, though many items remained the same, it was deleted and re-entered in legislative track changes for reading ease. The revisions to this section were (a) provided opportunity for a parking study from professional (transportation engineer) to reduce parking requirements due to the scope of their proposal; (b) included reductions for Transit Improvements.	(a) This reduction was added to provide opportunity for those businesses which differ from the typically listed uses to provide a study to reduce the parking requirement. An example: A Martial Arts school would require 6 off-street parking spaces per classroom; a proposal for specialized training for one person at a time might propose four parking spaces: one for the student, one for the teacher and two extras for guests. (b) Staff worked with Kitsap Transit to provide opportunity for incentives for projects to provide transit improvements.
20.48.120 Unlisted Uses	Removed subsection (b) to allow a parking analysis for unlisted uses.	Removed this subsection as the revision to BMC 20.48.100 Parking Reduction (described above), addresses this provision to allow a parking study.
20.48.140 Accessible Parking	Revised name to remove "handicap."	

<b>Zoning Code Chapter/Section (Bremerton Municipal Code)</b>	<b>Proposed Amendments Summary</b>	<b>Further Information</b>
20.48.180 Other Required Parking Spaces	Removed subsection (b)(2) to remove requirement for additional bike spaces for video game and amusement centers	A video game arcade is required to provide 15 parking spaces per 1,000 square feet of space. If an arcade was only 1,000 square feet, then that requirement would require 5 bicycle spaces (1/3 of required parking). With this provision removed, that same business would be required to have 2 (10% of required parking), which is consistent with other businesses.
20.48.220 Satellite Parking	Revised requirements to record Satellite Parking agreements.	The satellite parking agreements have been used by the City and are used in many jurisdictions. As all parking agreements are reviewed by our legal department, Staff is proposing to remove specific language that needs to be in the agreement for simplicity.
20.48.240 Joint Use of Parking Facilities	Revised section to reduce specific uses that can utilize a Joint Parking Facilities and revised parking agreement language to match BMC 20.48.220 Satellite Parking revision (see above).	In the last 10 years of utilizing this code, Joint Use Parking Facilities have been used less than five times (and that is a conservative estimate), due to the limiting factor on what qualifies. Staff is proposing to expand the uses that can share a parking area.
Figure 20.48(a) Parking Minimum Design Requirements	Revised typo in the chart for the 45 degree parking should be consistent with other aisle width of 20' (instead of the current 10').	

## Chapter 20.48 OFF-STREET PARKING REQUIREMENTS

Sections:

- 20.48.010 INTENT.
- 20.48.020 APPLICABILITY.
- 20.48.030 NONCONFORMITIES.
- 20.48.040 GENERAL REQUIREMENTS.
- 20.48.050 MODIFICATIONS TO PARKING DEVELOPMENT STANDARDS.
- 20.48.060 RESIDENTIAL PARKING DEVELOPMENT STANDARDS.
- 20.48.080 NONRESIDENTIAL PARKING DEVELOPMENT STANDARDS.
- 20.48.100 PARKING REDUCTION.
- 20.48.120 UNLISTED USES.
- 20.48.140 ~~HANDICAP~~ ACCESSIBLE PARKING.
- 20.48.150 ELECTRIC VEHICLE CHARGING STATIONS.
- 20.48.160 LOADING/UNLOADING SPACES.
- 20.48.180 OTHER REQUIRED PARKING SPACES.
- 20.48.200 RENT OF RESIDENTIAL PARKING.
- 20.48.220 SATELLITE PARKING.
- 20.48.240 JOINT USE OF PARKING FACILITIES.
- 20.48.260 DRIVE-THROUGH STACKING REQUIREMENTS.

### 20.48.010 INTENT.

The intent of this chapter is to require off-street parking and loading facilities in proportion to the parking and loading demand of land uses while minimizing the amount of impervious surface where possible. The purpose of the regulations and design standards are to ensure the usefulness of parking and loading facilities, to protect the public safety, to mitigate adverse land use impacts and to protect the visual, water and air quality of the community.

### 20.48.020 APPLICABILITY.

(a) General. The provisions of this chapter shall be applied at the time of erection of any building or structure, or at the time any principal building or structure is enlarged or increased in capacity unless provided for otherwise by law. This chapter shall be used in conjunction with specific off-street parking requirements set forth in BMC Title 20, in cases of conflict, the most stringent requirement shall apply.

~~(b) Remodeled, Improved, or a Change-of-use. When an existing structure is remodeled, improved, or a change of use or tenancy occurs on a legally established site, it shall be exempt from providing additional off-street parking provided that:~~

~~(1) The structure is not enlarged, extended, or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of this chapter.~~

~~(2) In residential structures, alterations do not increase the number of dwelling units.~~

~~(3) The number of off street parking spaces is not decreased, except in cases where the resulting decrease in parking conforms to the minimum number required by this chapter.~~

~~(4) This does not apply to adaptive reuses per BMC 20.46.070.~~

~~(b) Change of Use or Occupancy. The number of off-street parking spaces shall be provided in accordance with the requirements of this chapter if a change in the use or occupancy of an existing building or structure results in a significant increase in the parking requirement, which shall be determined~~

~~by calculating the difference between the required and existing number of parking spaces. If the difference is more than fifteen (15) percent of the existing parking spaces, or if the difference is more than three (3) parking spaces, whichever number is larger, it shall be determined to be a significant increase.~~

~~(c) Expansion of Structure/Use. When an existing structure or use is expanded, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter, except when the expansion necessitates the addition of three (3) or fewer parking spaces. The number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of this chapter.~~

(cd) Movement of Building. If a building is moved to a new lot, off-street parking spaces shall be provided in accordance with the requirements of this chapter.

~~(e) Change in Ownership. Additional off-street parking shall not be required because of a change in ownership or tenancy, provided the use and the building remain unchanged.~~

(f) Rehabilitation. Additional off-street parking spaces are not required because of a building remodel or improvements if:

~~(1) The remodel or improvements are contained within the existing envelope of the building or structure;~~

~~(2) The inside gross floor area is not increased by more than ten (10) percent; and~~

~~(3) No additional residential dwellings are created.~~

#### **20.48.030 NONCONFORMITIES.**

Any use which, on the effective date of the ordinance codified in this chapter or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming unless any of the provisions set forth in BMC [20.48.020](#) would apply. However, in no case shall nonconforming parking have its existing number of off-street parking spaces reduced.

#### **20.48.040 GENERAL REQUIREMENTS.**

The following requirements are applicable to all zoning districts:

(a) Occupancy. No building or structure shall be approved for occupancy unless adequate parking facilities are provided consistent with the requirements of this chapter.

(b) Availability. All required off-street parking spaces shall be made available and continuously maintained for the parking of residents, customers, patrons and employees of the related land uses and shall not be rented, leased or otherwise assigned to any person or organization not related to the principal or accessory land use.

(c) Plans Required. No building permit shall be issued until the applicant has submitted satisfactory plans to the City showing how the off-street parking and loading facilities required by this chapter will be provided and maintained. Development of a parking lot without a building or other structure does not require a building permit, but does require site plan review in accordance with BMC [20.58.080](#).

(d) Maintenance. It shall be the responsibility of the property owner to ensure that parking areas and driveways are continually maintained in good condition and free of refuse and debris. All required landscaping shall be kept in a healthy condition and properly maintained.

(e) Nonparking Activities. No business, temporary or permanent display, or other nonparking activity shall occur on any required parking space.

(f) Parking Prohibited. Parking is prohibited on landscaped or other areas not designed and approved for parking.

(g) Unobstructed Access and Circulation.

(1) Unobstructed vehicular access to and from public or private streets shall be provided for all off-street parking spaces. Vehicular access drives shall be designed to ensure the safety of persons using such access or traveling on the public street.

(2) Required parking and all maneuver areas shall remain free of all obstructions.

- (3) No parking space may block access to another parking space unless the City has approved a tandem parking design and valet parking with a tenant is made available during hours of operation.
- (4) Except for single-family and duplex structures on individual lots, parking spaces shall be designed to prevent the backing of vehicles onto a public right-of-way, or a private street other than an alley.
- (h) Shared Driveways. Shared driveways are encouraged for abutting lots whenever practical. Approval shall include easements granting access to all property owners using the shared driveway.

#### **20.48.050 MODIFICATIONS TO PARKING DEVELOPMENT STANDARDS.**

The parking development standards included in BMC [20.48.060](#) and [20.48.080](#) are base standards. Individual zone chapters may provide additional parking standards, or departures from these base standards. In cases of conflict, parking development standards in individual zone chapters shall supersede. Further reductions from base parking standards may be allowable per BMC [20.48.100](#).

#### **20.48.060 RESIDENTIAL PARKING DEVELOPMENT STANDARDS.**

The following provisions apply to off-street parking spaces for all residential development:

- (a) Surface. Driveways and areas used for loading, parking and maneuvering motorized vehicles shall have a paved surface.
- (b) Gravel Surface Driveway. A gravel surface driveway may be allowed for a single-family residence for that portion of the driveway that is more than one hundred (100) feet from the lot line where access is provided. Any driveway approved for a gravel surface shall include a paved apron in front of the garage automobile door entrance extending a minimum depth of eighteen (18) feet and at least the width of the garage door.
- (c) Side Yard Setback. Minimum three (3) feet. When parking is located in an approved driveway, the setback for parking may be reduced to zero (0) feet.
- (d) Rear Yard Setback. Minimum three (3) feet. When parking is located in an approved driveway, the setback for parking may be reduced to zero (0) feet.
- (e) Alley Setback. Zero (0) feet.
- (f) Front Yard Setback. No parking shall be located within the front yard setback area of the zone, except within paved driveways, unless allowed otherwise by law.
- (g) Stall Dimensions.
  - (1) Parking stalls for a single-family dwelling shall have a minimum width of eight (8) feet and depth of eighteen (18) feet.
  - (2) Parking facilities for two (2) or more dwellings shall comply with the design standards prescribed in BMC [20.48.080](#). These design standards may be modified to allow stacked parking spaces for a residential structure containing up to four (4) dwellings, provided the parking spaces comply with setbacks.
- (h) Driveways.
  - (1) A driveway may be located within any setback area for a residential use, provided it complies with all applicable city street and engineering standards established in BMC Title [11](#).
  - (2) The driveway shall not be less than eight (8) feet in width and not more than twenty (20) feet in width within the front yard setback. The Director may approve exceptions to the maximum driveway width when necessary for compliance with the Americans with Disabilities Act (ADA) standards.
- (i) Required Parking Spaces. The number of off-street parking spaces shall be provided in accordance with the use and the following corresponding standards, except as modified per BMC [20.48.050](#):

Type of Use	Number of Bedrooms	Minimum Number of Parking Spaces
(1) ADU		See BMC <a href="#">20.46.010</a>
(2) Single-unit residential	All	2.0 per dwelling
(3) Two-unit residential	All	2.0 per dwelling
(4) Multi-unit residential	1 or less	1.5 per dwelling
(5) Multi-unit residential	2	1.75 per dwelling
(6) Multi-unit residential	3 or more	2.0 per dwelling
(7) <u>Multi-unit residential located within a Center</u>	<u>-All</u>	<u>0.5 per dwelling</u>
(8) Group residential facility, Class I		2.0 plus 1.0 for each bedroom beyond the first 4 plus 1.0 for each 300 square feet of gross floor area used for counseling
Group residential home		
Adult family home		
(9) <u>Senior Housing Complex</u>		<u>1 per dwelling, plus access to alternative transportation such as public transit or on-site shuttle services to access daily goods and services shall be provided</u>

**20.48.080 NONRESIDENTIAL PARKING DEVELOPMENT STANDARDS.**

The following provisions apply to off-street parking spaces for all nonresidential developments and parking lots:

- (a) Surface. Driveways and areas used for loading, parking and maneuvering motorized vehicles shall have a paved surface.
- (b) Side and Rear Yard Setbacks. Parking spaces shall be set back a minimum of five (5) feet from the side and rear lot lines unless adjacent to the low density residential zone in which case a minimum of ten (10) feet of visual screening is required pursuant to BMC [20.50.050](#). Projects which are not adjacent to low density residential may reduce setbacks to zero (0) if the following are incorporated into the design of the parking area:
  - (1) A solid fence or wall is provided; and
  - (2) Landscaped islands at least forty-five (45) square feet of area are provided in a manner that breaks up parking spaces adjacent to the lot line into groups of not more than six (6) spaces each.
- (c) Front Yard Setbacks. Parking spaces shall be set back a minimum of ten (10) feet from the front lot line.
- (d) Parking Setbacks in Structures. When parking is incorporated within a structure, the parking shall comply with the setbacks of the zone applicable to the structure.

- (e) Stall and Aisle Requirements. Parking facilities for required parking shall meet the minimum stall and aisle dimensions set forth in Figure 20.48(a).
- (f) Modifications to Parking Stall Requirements. The standards set forth in subsection (e) of this section may be modified to allow for a vehicle overhang of up to two and one-half (2.5) feet, provided:
- (1) Wheel stops are attached to the ground or pavement if curbs are not provided;
  - (2) The vehicle overhang would not extend beyond the lot line or into front yard setback areas;
  - (3) Walkways maintain a minimum three (3) foot wide (four (4) feet for handicap access routes) unimpeded passage for pedestrian passage beyond the two and one-half (2.5) foot overhang.
- (g) Driveways. The width of nonresidential driveways shall be based on the location, intended usage, and other factors and shall be in accordance with State and City engineering standards.
- (h) Internal Parking Lot Design. Parking facilities shall incorporate the following features to provide safe and efficient circulation for vehicles and pedestrians:
- (1) Standard traffic control signs and devices to direct traffic;
  - (2) Signs, crosswalks, raised pedestrian walkways and night lighting to provide for safe pedestrian movement;
  - (3) Landscaped islands, raised curbs, and striping to define parking lot entrances, end of parking aisles and the patterns of internal circulation; and
  - (4) Overall design coordination and adherence to all applicable design standards.
- (i) Landscaping. Landscaping shall be provided in accordance with the requirements prescribed in Chapter [20.50](#) BMC.
- (j) Lighting. Parking areas shall be lighted for the safety of pedestrians and vehicle circulation on the site in the following manner:
- (1) Lights are hooded or beamed so that there is no undesirable glare directed onto any adjacent streets or property; and
  - (2) Lighting shall be designed adequately to illuminate the parking area while preventing the direct illumination of adjacent properties.
- (k) Signage and Striping. Directional signs and pavement markings shall be used to control vehicular movement within parking areas and to mark spaces.
- (1) The locations of parking spaces shall be clearly indicated by curb markings, wheel stops, bollards, or other means.
  - (2) Incidental signs within parking lots shall be limited to two (2) square feet in size.
  - (3) No signs other than those indicating entrances, exits, name of the lot or the establishment to which the lot is accessory, conditions of use, or identification of disabled parking spaces shall be erected.
  - (4) Signage for handicap spaces shall comply with the requirements prescribed in RCW [70.92.120](#).
- (l) Required Parking Spaces. The number of off-street parking spaces shall be provided in accordance with the use and following corresponding standards except as modified per BMC [20.48.050](#):

Category of Land Use	Minimum Number of Parking Spaces
<b>BUSINESS/COMMERCIAL:</b>	
(1) Barber shop/beauty salon	1 per 75 sq. ft. gross floor area (g.f.a.)
(2) Bank/financial	1 per 350 sq. ft. g.f.a.
(3) Laundry (self-service)	1 per 4 washing machines, with a minimum of 5 required
(4) Office	1 per 300 sq. ft. g.f.a

(5) Retail store less than 15,000 sq. ft.	1 per 300 sq. ft. g.f.a.
(6) Retail store 15,000 sq. ft. or larger	1 per 250 sq. ft. g.f.a
(7) Personal service shop (tanning, shoe repair, dry cleaner)	1 per 250 sq. ft. g.f.a., with a minimum of 2 required
(8) Plumbing, heating, electrical and building supplies	1 per 600 sq. ft. g.f.a.
(9) Convenience market/food store (retail)/market and supermarket	1 per 250 sq. ft. g.f.a., with a minimum of 6 required
(10) Shopping center*	4.0 per 1,000 square feet of leaseable g.f.a

\* A shopping center is a contiguous collection of retail businesses under one ownership or common management located in a building or set of buildings.

**EATING/DRINKING ESTABLISHMENTS:**

(1) Restaurant/cocktail lounge/tavern less than 4,000 sq. ft.	1 per 150 sq. ft. g.f.a.
(2) Restaurant/cocktail lounge/tavern 4,000 sq. ft. or greater	20 plus 1 per 100 sq. ft. g.f.a. greater than 4,000 sq. ft.

**ENTERTAINMENT:**

(1) Bowling alley	5 per lane
(2) Club, lodge	1 per 4 fixed seats, plus 1 per 50 sq. ft. gross floor area of assembly area without fixed seating
(3) Dance hall	1 per 100 sq. ft. g.f.a.
(4) Pool hall	1 per 100 sq. ft. g.f.a.
(5) Theater	1 per 4 fixed seats
(6) Video game arcade	15 per 1,000 sq. ft. g.f.a.

**INDUSTRIAL:**

(1) Industrial establishment/research and development	1 per 600 sq. ft. g.f.a.
(2) Mini-warehouse	1 per 3,000 sq. ft. g.f.a., plus 1 loading space per 10,000 sq. ft. g.f.a., plus 1 per 300 sq. ft. g.f.a. for office area
(3) Wholesale establishment/warehouse, trucking and freight terminal	1 per 2,000 sq. ft. g.f.a. up to 20,000 sq. ft., (3 space minimum), plus 1 per 2,500 sq. ft. g.f.a. 20,001 to 100,000 sq. ft. (10 space minimum), plus 1 per 3,000

	sq. ft. greater than 100,000 sq. ft. (40 spaces minimum)
<b>LODGING:</b>	
(1) Bed and breakfast	1 per guest room plus 1 for the resident household
(2) Hotel	1 per 2 guest rooms, plus 1 per 200 sq. ft. g.f.a. of common areas
(3) Motel	1 per 2 guest rooms, plus 1 per 200 sq. ft. g.f.a. of common area plus 1 for manager
(4) Travel trailer park/tourist court	1 per trailer site, plus 1 per 10 sites located in a secure storage area, plus 1 per 5 sites for guest parking, plus other parking for office or community buildings
<b>MEDICAL/DENTAL:</b>	
(1) Medical/dental office	1 per 150 sq. ft. g.f.a
(2) Hospital/medical centers	1.8 per overnight bed based on state license
(3) Nursing home/health institution/convalescent home	1 per 600 sq. ft. g.f.a.
(4) Veterinarian/animal hospital	1 per 200 sq. ft. g.f.a.
<b>RECREATIONAL:</b>	
(1) Health club/figure salon/physical fitness center	10 per 1,000 sq. ft. g.f.a
(2) Parks/playground	Based on anticipated parking demand
(3) Racquet/handball	2 per each court
(4) Swimming facility	5, plus 1 per 75 sq. ft. of gross surface water area
<b>PUBLIC:</b>	
(1) Library/museum	1 per 400 sq. ft. g.f.a.
(2) Places of assembly (arenas, churches, auditoriums, stadiums, sports arenas, etc.)	1 per 4 fixed seats (20 inches of a bench or pew = 1 seat), plus 1 per 50 sq. ft. g.f.a. of assembly without seats
<b>EDUCATIONAL:</b>	
(1) Nursery school/day care	1 per 5 children, plus 2 loading/unloading spaces (12 or fewer children are exempt from the loading/unloading)
(2) School, business and trade	6 per classroom, and/or 1 per 200 sq. ft. g.f.a of administrative office, and/or teaching lab or shop

(3) School, college or university	2 per 1,000 sq. ft. g.f.a. used for academics, plus 1 per each 4 student rooming units, plus additional space as required for nonacademics
(4) School, K through 9th grade	2 per classroom, plus 1 per 200 sq. ft. g.f.a of administrative office
(5) School, 10th through 12th grade	1 per each 10 students for which building is designed, plus 1 per classroom, plus 1 per 200 sq. ft. g.f.a of administrative office
<b>AUTOMOBILE:</b>	
(1) Automobile service	1 per 200 sq. ft. g.f.a., plus 1 per service bay (bay itself is not a space), with a minimum of 5 required
(2) Motor vehicle/vessel sales lots	1 per 3,000 square feet of retail indoor or outdoor sales area in addition to parking requirements for the building or structure
(3) Motorcycle/small engine repair	1 per 400 sq. ft. g.f.a.
(4) Shop/store for sales and service of machinery	1 per 600 sq. ft. g.f.a.
<b>OTHERS:</b>	
(1) Garden nursery	1 per 400 sq. ft. g.f.a of retail area, plus 1 per 500 sq. ft. g.f.a of building and outside display area (wholesale)
(2) Marina and moorage facility	1 per 600 sq. ft. g.f.a.
(3) Mortuary/funeral home	1 per 75 sq. ft. of assembly area
(4) Uncovered storage area	1 per 2,000 sq. ft., plus 1 per each vehicle anticipated to be parked overnight on a regular basis, plus 1 per 300 sq. ft. g.f.a. for office

#### **20.48.100 PARKING REDUCTION.**

Modifications to the requirements of this chapter may be granted for the following:

(a) For a modification to the number of off street parking spaces required by this Title, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking-demand-and-utilization-study to sufficiently serve the use with appropriate off-street parking. The study shall be prepared by a licensed transportation engineer or other qualified professional with parking demand expertise, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. Approval of a parking reduction shall be solely at the discretion of the City. The following reductions do not require the above mentioned report:

(1) Covered Bicycle Storage. If covered and secured bicycle storage is provided on site, a credit towards parking requirements at a ratio of one (1) less parking stall per six (6) bicycle spaces will be granted. The Director may increase credits according to size of development and anticipated

pedestrian and bicycle activity and proximity to transit facilities. A maximum reduction of five (5) percent of required parking stalls may be granted. If a reduction of five (5) or more stalls is granted, then changing facilities including showers and lockers shall be required.

(2) Transit Improvements. For new residential development consisting of ten (10) or more dwelling units, or commercial projects consisting of fifty (50) or more employees, and located within one thousand five hundred (1,500) feet of an existing or planned transit facility, a reduction in parking may be requested for up to fifteen (15) percent of required spaces if improvements to the local transit system are made by the applicant. Any such plan requires the approval of Kitsap Transit and the City.

(3) Designated Land Use Centers. If a change of use occurs on a property within a center zone designation, resulting in a significant increase in the parking requirement, the Director may reduce the minimum number of required parking spaces by up to ten (10), provided:

(i) Sites containing multiple buildings and/or uses shall have the reduction applied to the entire site and not to individual uses;

(ii) The number of existing off-street parking spaces is not reduced.

(4) Group Residential Facility - Class I, Adult Family Home, and Group Residential Home. The Director may authorize a reduction in the number of required parking spaces for a group residential facility - Class I, adult family home, or group residential home if there is a clear indication that the requirements of this chapter are excessive due to such factors as the resident's age, ability to drive, or mental or physical abilities and disabilities.

~~(a) Designated Land Use Centers. If a change of use occurs pursuant to BMC 20.48.020(b) on a property within a center zone designation, as categorized in Figure 20.40(a), which results in a significant increase in the parking requirement, the Director may reduce the minimum number of required parking spaces by up to ten (10), provided:~~

~~(1) Sites containing multiple buildings and/or uses shall have the reduction applied to the entire site and not to individual uses;~~

~~(2) The number of existing off-street parking spaces is not reduced.~~

~~(b) Master Development Zone. Approval of a master development zone pursuant to Chapter 20.80 BMC.~~

~~(c) Group Residential Facility - Class I, Adult Family Home, and Group Residential Home. The Director may authorize a reduction in the number of required parking spaces for a group residential facility - Class I, adult family home, or group residential home if there is a clear indication that the requirements of this chapter are excessive due to such factors as the resident's ability to drive, age, or mental or physical abilities and disabilities.~~

~~(d) Senior Housing Complex. Parking requirements may be reduced for a senior housing complex approved pursuant to BMC 20.46.090.~~

~~(e) Manufactured Home Park Requirements. Parking requirements for a manufactured home park are prescribed in the approval criteria for a conditional use permit.~~

#### **20.48.120 UNLISTED USES.**

Land uses not specifically listed in BMC [20.48.060\(h\)](#) and [20.48.080\(m\)](#) shall have their off-street parking requirements determined in the following manner:

(a) A comparison is made of the unlisted use to a listed use and the Director determines that the parking demand between the two uses is similar ~~or~~

~~(b) If a comparison cannot be made, the Director may determine the number of required spaces based on anticipated parking demand, which in no case shall be less than one (1) parking space per five hundred (500) square feet of gross floor area.~~

**20.48.140 ~~HANDICAP~~ ACCESSIBLE PARKING.**

Where parking is provided, accessible parking spaces shall be provided that complies with the requirements in Chapter [17.04](#) BMC, City Building Code (IBC Chapter 11). Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.

**20.48.150 ELECTRIC VEHICLE CHARGING STATIONS.**

For uses in allowed zones and where parking is provided, electric vehicle charging stations are encouraged and shall comply with the City Building Code and Washington State Electrical Code (Chapter [296-46B](#) WAC).

**20.48.160 LOADING/UNLOADING SPACES.**

(a) Standards. Off-street loading spaces shall be provided in accordance with the following standards for all new nonresidential construction or additions having a floor area greater than one thousand (1,000) square feet of gross floor area that is engaged in retail, manufacturing, wholesale or storage activities, but excluding self-service storage facilities, which requires the delivery of merchandise or materials by trucks:

<b>Total Gross Floor Area</b>	<b>Number of Loading Spaces Required</b>
(1) 1,000 to 20,000 square feet	1
(2) 20,001 to 50,000 square feet	2
(3) 50,001 to 100,000 square feet	3
(4) Greater than 100,000 square feet	4

(b) Standards. Off-street loading spaces shall be provided in accordance with the following standards for all new nonresidential construction or additions having a floor area greater than ten thousand (10,000) square feet of gross floor area that is engaged in hotel, office, restaurant or similar use in accordance, which requires the delivery of merchandise or materials by trucks:

<b>Total Gross Floor Area</b>	<b>Number of Loading Spaces Required</b>
(1) 10,000 to 50,000 square feet	1
(2) 50,001 to 100,000 square feet	2
(3) Greater than 100,000 square feet	3

(c) Loading/Unloading Zone Development Standards.

- (1) Design. Off-street loading spaces shall be at least ten (10) feet in width and have a total area of not less than two hundred fifty (250) square feet.
  - (2) Accessibility. With the exception of gates and security fencing, loading spaces shall be accessible at all times from a street, alley, or driveway and shall not be obstructed by other loading spaces, trash receptacles, outdoor storage, or other obstacles.
  - (3) Obstructions. Loading functions shall not interfere with any emergency access, fire exit, or required vehicle parking spaces.
- (d) Modifications.
- (1) If the applicant can demonstrate that deliveries are only made during nighttime or other hours when customers are not present, the loading function may be accommodated in combination with required customer/employee parking.
  - (2) If the applicant can demonstrate that all deliveries are made by trucks with a gross weight of twenty-six thousand (26,000) pounds or less, the number of required loading/unloading spaces may be reduced by one (1) if a load/unload zone located within the public right-of-way fronting the property is approved by the Public Works Department.

**20.48.180 OTHER REQUIRED PARKING SPACES.**

All nonresidential uses and residential developments of six (6) or more dwellings shall provide parking spaces for the following:

- (a) Motorcycle Spaces. Motorcycle spaces shall be provided at one (1) per twenty-five (25) of the required automobile spaces with at least one (1) motorcycle space provided.
  - (1) Automobile parking requirements may be reduced one (1) space for every three (3) motorcycle spaces, provided up to a maximum five (5) percent of the total required automobile spaces.
  - (2) Each motorcycle space shall be no smaller than four (4) feet in width and eight (8) feet in depth.
  - (3) Motorcycle spaces shall be located according to the same criteria and standards that are applicable to automobile parking spaces.
  - (4) The Director may exempt those nonresidential uses that would not normally have motorcycle-riding clientele (such as warehouses, storage facilities, automobile services, etc.) from motorcycle parking requirements.
- (b) Bicycle Facilities. Bicycle parking spaces shall be provided at ten (10) percent of the required automobile spaces.
  - (1) The minimum number of required bicycle spaces for schools of all types except higher education institutions shall be calculated at the rate of one (1) space per twenty (20) students, based on the facility's designed capacity.
  - ~~(2) Video game and similar amusement centers commonly frequented by children and/or teenagers shall provide bicycle facilities equal to one-third (1/3) the required numbers of automobile parking spaces.~~
  - (3) The Director may exempt those nonresidential uses that would not normally have bicycle-riding clientele (such as self-service businesses, automobile services, gas stations, etc.) from the bicycle parking requirements.
  - (4) Bicycle facilities shall be firmly attached to the ground, located near the building entrance, and designed to allow both the frame and wheels to be securely locked to the structure.

#### **20.48.200 RENT OF RESIDENTIAL PARKING.**

- (a) The rental, lease or other use of parking spaces for commercial parking purposes within a residential zone is prohibited.
- (b) The rental, lease or other use of parking spaces associated with a residential use for commercial parking, whether they are required spaces or not, is prohibited.

#### **20.48.220 SATELLITE PARKING.**

Off-street parking requirements may be partially or completely satisfied with the approval of a satellite parking facility. A satellite parking facility is approved by site plan review as prescribed in BMC [20.58.080](#). A satellite parking facility may be approved, provided:

- (a) The parking facility is located within four hundred (400) feet of the property containing the associated use or building;
- (b) The parking facility is not located on property zoned for low density residential. The Director may waive the zone restriction for a religious worship facility, public school or public use if:
  - (1) The parking facility is located on a lot abutting the principal use; or
  - (2) The parking facility is located within one hundred (100) feet on a lot where a street (public or private) or alley would separate it from the principal use.
- (c) ~~A notice to title, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department. The owner of the property containing the satellite parking facility executes a binding agreement approved by the City. The agreement shall include covenants running with the land to ensure that conditions are observed and remain in effect until there is a substantial change to the original conditions that made the satellite parking necessary. The agreement at a minimum shall contain:
  - (1) A covenant stating that the title to and right to use the satellite lot will be subservient to the title to the premises upon which the primary structure or improvement is to be erected or made; and
  - (2) A warrant that lots are not and will not be made subject to any other covenant or contract for such or other use without the prior written approval of the City.~~
- (d) ~~The owner of the property or an authorized agent shall file the agreement with the County Auditor following City approval. A copy of the recorded agreement shall be submitted to the Department and kept on file.~~
- (de) The satellite parking facility shall meet the requirements of this chapter.
- (ef) A limit on the time of day that the satellite parking facility is used may be placed as a condition of its approval if deemed necessary by the Director for the protection of adjoining areas.

#### **20.48.240 JOINT USE OF PARKING FACILITIES.**

~~Joint use parking facilities provide for the sharing of parking facilities between different uses. A joint use parking facility requires approval of a conditional use permit pursuant to BMC [20.58.020](#). A conditional use permit may be granted under the following conditions:~~

- (a) ~~Up to fifty (50) percent of the required parking for a theater, auditorium, bowling alley, or dance hall may be supplied by the off-street parking provided by certain types of uses referred to as "daytime" uses in subsection (d) of this section.~~
- (b) ~~Up to fifty (50) percent of the required parking for uses specified as "daytime" uses in subsection (d) of this section may be supplied by the parking facilities provided by uses referred to as "nighttime" uses in subsection (e) of this section.~~
- (c) ~~Up to seventy (70) percent of the required parking for a religious worship facility or auditorium incidental to a public or private school may be supplied by the off-street parking facilities provided by uses referred to as "daytime" uses in subsection (d) of this section.~~
- (d) ~~The following uses are considered as primary "daytime" uses:~~

- ~~(1) Bank;~~
  - ~~(2) Office;~~
  - ~~(3) Personal service shop;~~
  - ~~(4) Wholesale business;~~
  - ~~(5) Uses similar to the above that normally or traditionally operate only during daytime hours.~~
  - ~~(e) The following uses are considered as primary "nighttime" or Sunday uses:~~
    - ~~(1) Auditorium incidental to a public or private school;~~
    - ~~(2) Civic and commercial theater;~~
    - ~~(3) Bowling alley;~~
    - ~~(4) Dance hall;~~
    - ~~(5) Religious worship facility;~~
    - ~~(6) Uses similar to the above that normally or traditionally operate primarily during evening hours or on Sunday.~~
  - ~~(f) The following conditions apply as a requisite for approving a joint use of parking facilities:~~
    - ~~(1) The principal building or use shall be located within a radius of eight hundred (800) feet of the joint parking facilities.~~
    - ~~(2) The principal building or use shall not be separated from its parking by an arterial street unless it is within one (1) block of a signalized intersection.~~
    - ~~(3) The applicant shall demonstrate there will be no substantial conflict between the two (2) uses regarding hours of operation for which joint use of parking facilities is proposed.~~
    - ~~(4) A properly drawn legal instrument, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department.~~
    - ~~(5) The right to occupy the primary premises shall terminate if the joint use parking facilities that are necessary and were approved cease to be available.~~
- Joint use parking facilities provide for the sharing of parking facilities between different uses may be granted under the following conditions:
- (a) The principal building or use shall be located within a radius of eight hundred (800) feet of the joint parking facilities.
  - (b) The principal building or use shall not be separated from its parking by an arterial street unless it is within one (1) block of a signalized intersection.
  - (c) The applicant shall demonstrate there will be no substantial conflict between the two (2) uses regarding hours of operation for which joint use of parking facilities is proposed.
  - (d) A notice to title, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department.
  - (e) The right to occupy the primary premises shall terminate if the joint use parking facilities that are necessary and were approved cease to be available.

#### **20.48.260 DRIVE-THROUGH STACKING REQUIREMENTS.**

Drive-through stacking requirements can be found in BMC [20.44.120](#).

Figure 20.48(a)

**Parking Minimum Design Requirements**

Parking Angle	Standards			
	Minimum Stall Width	Minimum Stall Depth	Minimum Aisle Width	
			One-way	Two-way
0°	22'0"	8'0"	10'0"	18'0"
30°	8'6"	17'0"	12'0"	20'0"
45°	8'6"	17'4"	12'3"	<del>24'0"</del>
50°	8'6"	18'0"	12'9"	20'0"
55°	8'6"	18'6"	13'3"	20'0"
60°	8'6"	18'10"	14'4"	20'0"
65°	8'6"	19'0"	15'2"	21'0"
70°	8'6"	19'2"	16'0"	21'6"
75°	8'6"	19'0"	17'6"	22'0"
90°	8'6"	17'11"	22'6"	22'6"
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>D</b>

