

18.84.270: OFF STREET PARKING AND UNLOADING FACILITIES:

- A. Facilities Required: Any building or structure erected or located after the effective date of the ordinance codified in this title shall be accompanied by off street parking and loading facilities in accordance with the provisions of this title.
- B. Change Of Use: Whenever the existing use of a structure or the existing use of land is changed to another use or another occupancy, parking and loading facilities shall be provided as required by this title, except that the board of adjustment may reduce this requirement in cases of hardship and practical difficulty covering the land on which the building is located.
- C. Parking Spaces Required: The number of off street parking spaces required for each use shall be no less than the number set forth in this section.
- D. Required Parking; Residential Uses:

1-, 2-, 3- and 4-family dwellings, and multiple-family dwellings	2 spaces for each dwelling unit plus 0.25 spaces per unit visitor parking
Mobile homes	2 spaces for each trailer space
Rest home	1 for each 5 patient beds and also 1 for each 2 employees
Rooming house feet of floor area used for sleeping purposes, whichever is greater	1 for each sleeping room or 1 parking space for each 100 square

E. Required Parking, Commercial And Other Uses:

Art gallery	1 space per 300 square feet of gross floor area
Auction house	2 spaces per 100 square feet of gross floor area
Bowling alleys	5 for each alley. Additional parking spaces for remainder of building calculated according to use
Cafes, cafeterias, restaurants, bars, nightclubs and other similar places dispersing food or refreshments	1 for each 5 fixed seats or for every 70 square feet of seating area where there are no fixed seats
Churches seats, 1 for each 35 square feet of floor space	1 for each 5 fixed seats in the chapel or auditorium, or

	where there are no fixed
Commercial horse stables	1 space per 2 stalls
Community center	1 space per 250 square feet of gross floor area
Contractor yard	1 space per vehicle plus 1 space per 1,000 square feet of gross floor area
Convalescent center (nursing home)	1 parking space per 3 beds
Corporate headquarters/research and development	1 space per 250 square feet of gross floor area plus 1 space per company car
Daycare center	1 space per 6 people based on the maximum allowable occupancy
Entertainment: Amusement centers with restaurants	1 space per 200 square feet of gross floor area plus 1 per 4 seats
Indoor and/or outdoor amusement center	1 space per 200 square feet of gross floor area
Government buildings	1 space per 200 square feet of gross floor area
Grocery stores, drugstores, clothing stores, and other retail establishments, and office buildings	3 for each 1,000 square feet of floor area within the buildings
Health clubs/spas	1 space per 4 persons based on the maximum allowable occupancy
Hospitals	1 space per 200 square feet of gross floor area

Hospitals and sanitariums	1 1/2 spaces for each patient bed
Kennel	1 space per 600 square feet of gross floor area
Library	1 space per 200 square feet of gross floor area
Medical and dental clinics and offices	1 space per 150 square feet of gross floor area
Mortuary	1 space per 50 square feet or assembly area
Motels	1 for each living or sleeping unit, plus 1 for each 2 employees on the largest shift
Movie theater	1 space per 4 seats
Office only (no customers or services)	1 space per 250 square feet of gross floor area
Personal services, barber and beauty shops, dry cleaners, travel agents	1 space per 200 square feet of gross floor area or 2 per chair, whichever is greater
Professional offices (excluding medical/dental/veterinary) up window (for banks and like businesses)	1 space per 250 square feet of gross floor area, plus 3 stacking spaces per drive
Repair services	1 space per 300 square feet of gross floor area
Schools:	
Beauty schools	5 spaces plus 2 per operator station plus 1 space per 200 square feet of office space
Dance	1 space per 200 square feet of gross floor area

Elementary/junior high	3 per room used for administration or classroom
High school or trade school	3 spaces per room used for administration or classroom plus 1 per 4 students
Self-service storage These lanes shall be at least 16 feet wide when cubicles open onto 1 side of the lane only and at least 30 feet wide when cubicles open onto both sides of the lane. 2 covered parking spaces shall be provided adjacent to the manager's quarters. 1 parking space for every 200 storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of 2 such spaces shall be provided. Required parking spaces may not be rented as, or used for vehicular storage. However, additional parking area may be provided for recreational vehicle storage, provided that it is adequately screened as approved by the city directs.	Parking shall be provided by parking/driving lanes adjacent to the buildings.
Telemarketing office highest shift, whichever is greater	1 space per 150 square feet of gross floor area, or 1 space per employee on the
Truck/transit terminal	1 space per 500 square feet of gross floor area
Veterinarian offices	1 space per 500 square feet of gross floor area

- F. Required Parking; Industrial Uses: One for each two (2) employees in the maximum working shift and one for each vehicle used in connection with the use.
- G. Required Parking; Uses Not Mentioned: The required off street parking for any building, structure or use of land of a type which is not listed in this section shall be determined by the planning commission. The planning commission shall be guided as much as possible by comparison with similar uses which are listed.
- H. Location And Control Of Parking Facilities: The off street parking facilities required by this title shall be located on the same lot or parcel of land as the use they are intended to serve, except that in cases of practical difficulty, the board of adjustment may approve a substitute location which meets the following conditions:
1. All or part of substitute location must be on an adjacent lot, or within two hundred feet (200') from the main use measured along or across a public street.
 2. The substitute lot must be in the same possession as the use it is intended to serve. Such possession may be by deed or long term lease (at least 20 years), the terms of which meet the approval of the board of adjustment. The present and future owners of the substitute lot shall be

bound by covenants filed in the office of the county recorder, requiring such owner to maintain the required number of parking spaces for the duration of the use served.

- I. Computation Of Required Parking Spaces: For the purpose of computing off street parking spaces which are required by this title, the following rules shall apply:
1. "Floor area" means gross floor area, unless otherwise specified for a particular use.
 2. In stadiums, sports arenas, churches and other places of assembly in which benches or pews are used in place of seats, each eighteen inches (18") of length of such benches or pews shall be counted as one seat.
- J. Combined Parking Areas: The required off street parking and loading facilities may be provided collectively for two (2) or more buildings or uses, provided that the total number of parking spaces shall be not less than the sum of the requirements for each of the individual uses, and provided that all other requirements of this title are met.
- K. Mixed Uses: In the event that two (2) or more uses occupy the same building lot, or parcel of land, the total requirements for off street parking and off street loading space shall be the sum of the requirements of the various uses computed separately.
- L. Access To Parking Facilities:
1. Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user.
 2. Forward travel to and from parking facilities from a dedicated street or alley shall be required for all uses except for private parking. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
 3. All uses which adjoin a major or secondary highway shall, wherever possible, have access by way of a service road or alley.
 4. The access to all off street parking facilities shall be designed in a manner which will not interfere with the movement of traffic.
 5. Access driveways across sidewalks or pedestrianways shall be designed in such a manner as to promote pedestrian safety.
- M. Circulation Within A Parking Area: The circulation within a parking area shall comply with the following requirements:
1. Circulation within a parking area with more than one aisle must be such that a car need not enter the street to reach another aisle within the same parking area.
 2. Directional signs shall be required to differentiate between entrance and exit access points to the street.
- N. Location Of Parking Facilities Restricted: The location of parking and loading facilities shall comply with the following:
1. In residential zones and in the NC-1 neighborhood commercial zone, required parking space shall not be designated in the required front yard or side yard which faces on a street except as

may be shown on approved plans.

2. In commercial zones required yard areas may be used for parking except for areas required to be landscaped.

- O. Lighting Of Parking Areas: Any lighting used to illuminate off street parking facilities or vehicle sales areas shall be so arranged as to reflect the light away from the adjoining premises in any residential zone.
- P. Continuing Obligation: The required off street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading area which meets the requirements of this title.
- Q. Plot Plan Approval Required: At the time a building permit is requested for any building or structure, or at the time a new use of land which would require off street parking is established, a plot plan shall be submitted showing the proposed development of the property including the layout and development of the parking and loading facilities. All parking and loading spaces shall be designated as well as the access aisles and other improvements. The planning and zoning director may disapprove such plans if he finds they are inconsistent with the requirements of this title.
- R. Required Off Street Loading Space:
1. One off street loading space shall be provided and maintained on the same lot with every building or separate occupancy thereof having a gross floor area of ten thousand (10,000) square feet or more which requires the receipt or distribution of goods, material, merchandise or supplies by vehicle. One additional loading space shall be provided for each additional twenty thousand (20,000) square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater.
 2. Each required off street loading space shall be not less than ten feet (10') in width, twenty five feet (25') in length, and fourteen feet (14') in height. (Ord. 2002-05, 3-20-2002)