

17.48.100 Off-street parking requirements.

There shall be provided at the time of the construction of any main building or at the time of the alteration, enlargement or any change in use of any main building, permanently maintained off-street parking facilities for the use of occupants, employees or patrons of such building. It shall be a violation of this title to begin or maintain such altered use until such time as the increased off-street parking or loading requirements are complied with. It shall be the responsibility of the owner of any main building or structure to provide, and thereafter maintain, these facilities. No existing parking area, and no parking area provided for the purpose of complying with the provisions of this title, shall hereafter be relinquished or reduced in any manner below the requirements established in this title. Off-street parking areas used to fulfill the requirements of this title shall not be used for loading and unloading operations except during periods of the day when not required to care for parking needs. The following minimum off-street parking facilities shall be provided except as noted elsewhere in this section:

A. Dwelling.

1. For each dwelling unit up to and including a four-family dwelling: two private parking spaces for each dwelling unit.
2. For multiple dwellings containing five or more units: one and one-half parking spaces for each dwelling unit.
3. Bed and breakfast home: one space for each two guest rooms plus the number of spaces required for the dwelling units.

B. Buildings Other Than Dwellings.

1. Automobile repair garage, service station or dealership: four parking spaces for each service stall or facility; provided, that all vehicles in the custody of the operator of the business for service, repair, storage, sale or other purposes shall be stored on the premises or on a separate vehicle parking lot and shall not be parked on a public right-of-way.
2. Bank, office building, professional office or clinic: one public parking space for each three hundred square feet of gross floor area, but not less than five spaces.
3. Bowling alley: four public parking spaces for each alley or lane.
4. Churches: one public off-street parking space for each three seats, based on maximum seating capacity.

5. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged: one space per four beds for patients or residents.
6. Dancehall, community building, assembly hall or fraternal organization hall: one public parking space for each two hundred square feet of gross floor area.
7. Food market, grocery store or shopping center: one public parking space for each two hundred square feet of gross floor space.
8. General, high school or college auditorium, theater, or **eating and drinking establishment**: one public parking space for each three seats, based on maximum seating capacity, or one space for every four hundred square feet of gross floor area.
9. Hospital: one public parking space for each bed, based on maximum capacity.
10. Hotel/motel: one private parking space for each guest unit or room plus one per two employees.
11. Industrial and manufacturing establishment in which there are more than five employees and officers: one public parking space for each four hundred square feet of gross area or for every three employees, whichever results in the maximum number of parking spaces.
12. Launderette: one public parking space for each two washing machines.
13. Library: one space for each four hundred square feet of floor area plus one space for each two employees.
14. Medical and dental clinic: one space per three hundred square feet of floor area plus one space per two employees.
15. Mortuaries: one space per six seats or eight feet of bench length in chapels.
16. Retail store or service shop: one public parking space for each three hundred square feet of retail floor area.
17. Boardinghouse: spaces equal to eighty percent of the number of guest accommodations plus one additional space for the owner or manager.
18. Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture: one space per six hundred square feet of floor area.

19. Tour-related hotel/motel or rest accommodations for bus or boat tours with overnight or weekend stays: one space per three hundred square feet of commercial floor area.
20. Warehouses and storage buildings: one public parking space for each employee, but not less than two parking spaces.
21. Welfare or correctional institution: one space per six beds for patients or inmates.
22. Wholesale establishment: one space per employee plus one space per seven hundred square feet of patron-serving area.

C. Handicapped Parking Requirements.

1. The following minimum off-street handicapped parking facilities shall be provided in all zones:

Total Car Spaces in Parking Area	Handicapped Stalls Required
6—30	1
30—60	2
60—90	3
90—120	4
over 120	5

2. Handicapped car spaces shall be at least twelve feet wide. Each space shall be identified by a sign, at least eight feet above grade, noting that the space is reserved for physically handicapped individuals. All handicapped car spaces shall be within two hundred feet of an entrance that is accessible to handicapped individuals.

D. Mixed Uses. Off-street parking and loading spaces may be provided jointly for separate uses. In all cases, the total number of spaces may not be less than the sum of the separate requirements for each use and must comply with all regulations governing the location of accessory spaces; except, that in the case of hotel or motel which also has located on its premises a restaurant and either a beer parlor, nightclub or bar, the number of spaces required shall be limited to the highest number required by any single use of the premises.

E. Joint Uses—Use of Parking Spaces by More Than One Establishment. Notwithstanding the previous subsection, required parking spaces may serve more than one establishment on the same parking lot; provided, that sufficient evidence is presented which shows that the normal hours of operation of such establishments do not overlap. Approval must be sought through the variance or conditional use procedures of Chapter [17.50](#) of this title.

F. Unspecified Uses. In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the use mentioned in the preceding subsections which, in the opinion of the city manager or designee, are most similar.

G. Location of Off-Site Parking Facilities. Off-site parking facilities must be located within four hundred feet of the use to which they are accessory, measured from nearest point to nearest point, provided that they conform to all district regulations.

H. Use of Parking Spaces. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

I. Design and Improvement Standards for Parking Lots.

1. Areas used for parking for more than two vehicles shall be graded and surfaced with a crushed stone, gravel, or other suitable material that will provide for a surface that is stable and allowed to reduce dust and erosion.

2. Except for parking in connection with dwelling, parking and loading areas adjacent to or within a residential zone or adjacent to a dwelling shall be designed to minimize disturbance to residents by the erection between the uses of sight-obscuring fence or planted screen of not less than five feet in height except where vision clearance is required.

3. Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or by a curb which is approved by the community development director or designee at least four inches high and which is set back a minimum of one and one-half feet from the property line. All angled parking spaces will also be marked by a curb or some type of block or pavement marking to indicate each space.

4. Artificial lighting which may be provided shall not shine or create glare in any residential zone or any adjacent dwelling.

5. Access aisles shall be of sufficient width to permit easy turning and maneuvering. See subsection (J)(3) of this section.

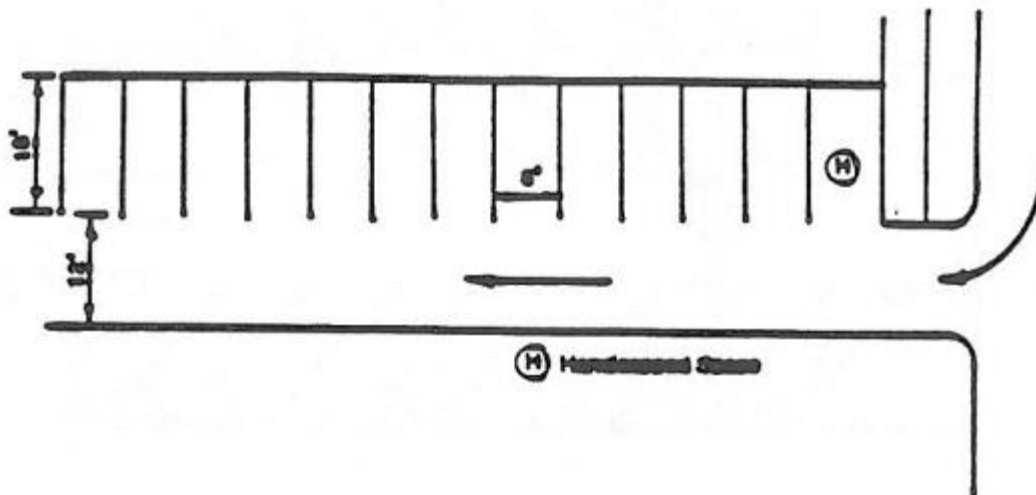
6. Service drives to off-street parking areas shall be designed and constructed both to facilitate the flow of traffic and to provide maximum safety for vehicles and pedestrians.

7. Access to off-street parking areas must be limited to several well-defined locations and in no case shall there be unrestricted access along the full length of the street. Public parking areas or streets shall not be counted toward the required off-street parking by this title, unless otherwise specified in this title.

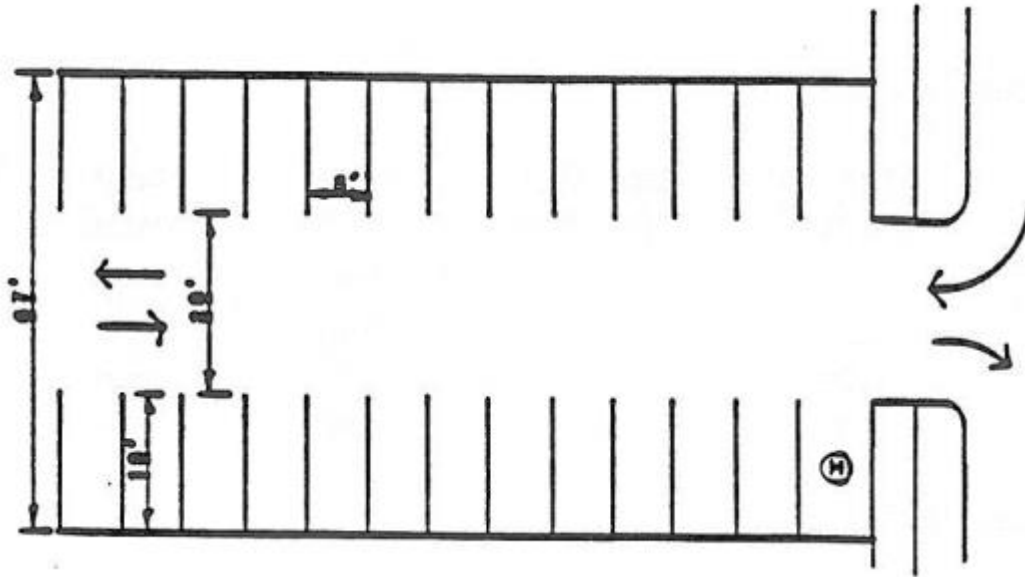
J. Size and Access of Required Parking Space or Area. For all required parking, the following typical layout standards shall be applied.

1. Parking at Ninety Degrees.

a. One-way aisle:

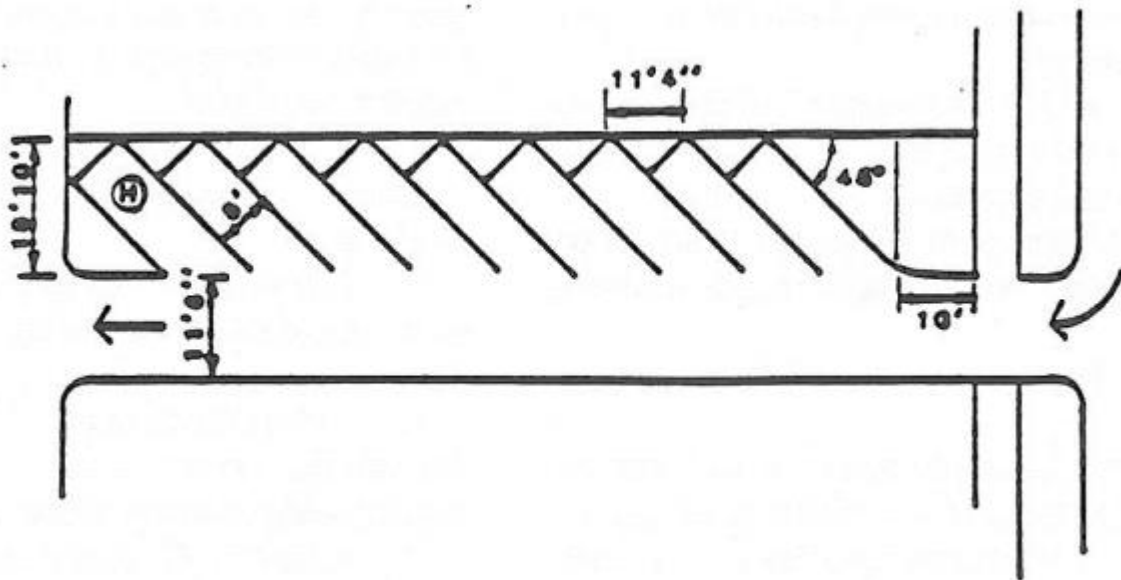


b. Two-way aisle:

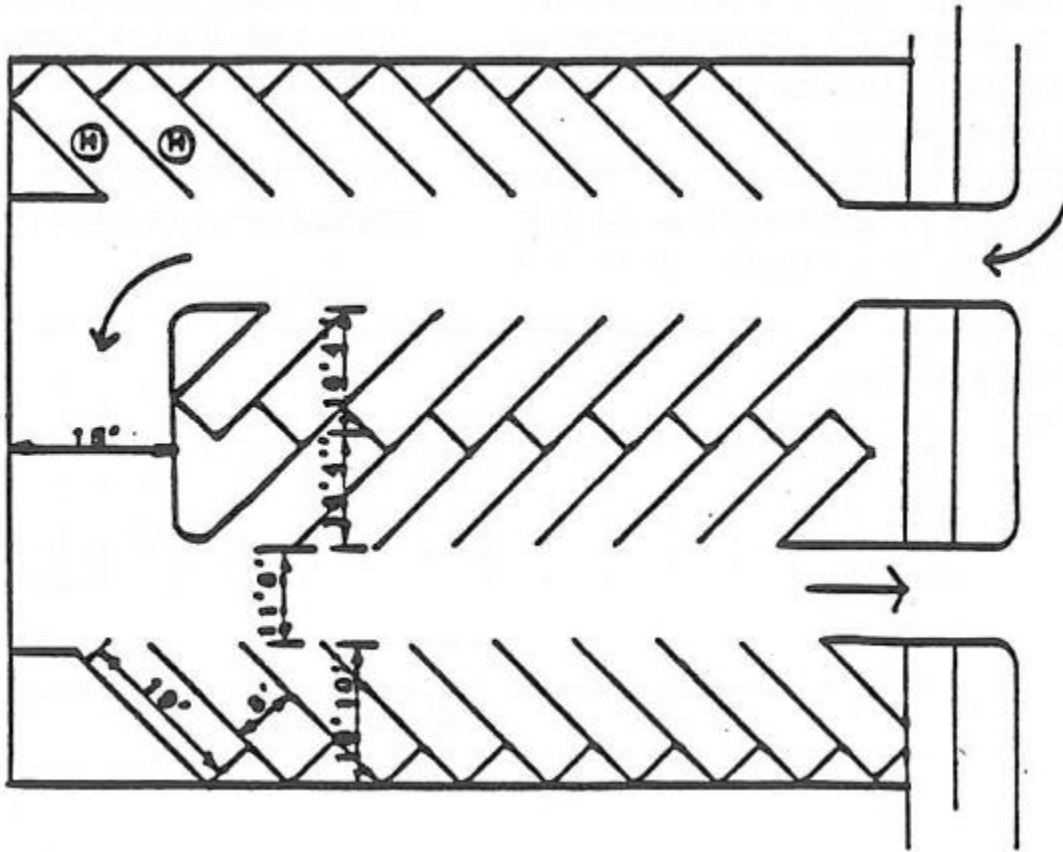


2. Angled Parking at Forty-Five Degrees or Sixty Degrees:

a. Single aisle:



b. Multiple aisle:



3. Summary of Parking Dimensions.

Parking Angle	Aisle Width		Stall Width	Stall Depth	Wheel Curb Offset
	One-Way	Two-Way			
Parallel parking	12'0"	-	8'0"	23'0"	2'0"
45°	14'1"	-	8'0"	19'1"	2'0"
60°	19'0"	-	8'0"	19'0"	2'0"
90°	12'0"	29'0"	8'0"	19'0"	2'0"