



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 01-063
AMENDING TITLE 18 OF THE SNOHOMISH COUNTY CODE
RELATING TO PARKING REGULATIONS

WHEREAS, Snohomish County is undertaking an urban development standards project (SUDS) to enhance existing standards and establish new standards that will be applied to urban development; and

WHEREAS, The SUDS project has identified the need for updating parking standards of chapter 18.45 SCC; and

WHEREAS, The existing parking provisions of chapter 18.45 SCC were not substantively amended at the time of adoption of the Snohomish County GMA comprehensive plan; and

WHEREAS, Parking is a key design component to all new development in the urban growth areas (UGAs), and to certain nonresidential development in rural areas; and

WHEREAS, The proposed parking provisions will provide flexibility in determining the number of parking stalls for specified uses, ensure adequate queuing and maneuvering areas, and allow for tandem parking under certain circumstances; and

WHEREAS, The Planning Commission held a hearing on the proposed parking provisions on May 22, 2001, and forwarded a recommendation to the County Council.

NOW, THEREFORE BE IT ORDAINED:

Section 1. The County Council adopts the following findings and conclusions:

- A. The Snohomish County GMA Comprehensive Plan - General Policy Plan contains objectives and policies relating to urban design and urban development standards.
- B. The General Policy Plan (GPP) provides direction to enhance the quality of urban development. The proposed amendments are consistent with the GPP.
- C. Enhancement of urban development standards is a primary objective of the Urban Development Standards project (SUDS) now being undertaken by the county.
- D. Enhancements to the parking provisions of chapter 18.45 SCC is a priority component of the SUDS project.
- E. The proposed landscape provisions are consistent with the goals of the priority components of the SUDS project.

F. The proposed parking provisions will provide additional flexibility in determining the number of parking stalls for specified uses, ensure adequate queuing and maneuvering areas, and allow for tandem parking under certain circumstances.

G. The proposed amendments are in the best interest of the county and will promote the general public health, safety and welfare.

H. A determination of nonsignificance was issued for the proposed action on April 3, 2001, pursuant to the provisions of the State Environmental Policy Act (WAC 97-11) and Title 23 SCC, and satisfies the requirements of SEPA.

I. There has been early and continuous public participation in the review of the proposed amendments. The public notice requirements established by the state and county law have been met consistent with the provisions of chapter 32.05 SCC.

J. The Planning Commission held a public hearing on May 22, 2001 to consider the proposed amendments.

K. The County Council held a public hearing on September 5, 2001 to consider the Planning Commission's recommendation.

Section 2. Snohomish county code section 18.45.010, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.010 ~~((Requirements))~~ Applicability.

(1) Every new use and every building ~~((hereafter))~~ erected, moved, reconstructed, expanded, or structurally altered shall ~~((be))~~ provide ~~((d-with))~~ parking areas as provided in this chapter ~~((and such p))~~.

(2) Parking areas shall be ~~((made))~~ permanent ~~((ly available))~~ and shall be permanently maintained for parking purposes.

(3) ~~((No building permit shall be issued until plans showing provisions for the required off-street parking have been submitted and approved as conforming to the standards of this chapter.~~

(4) ~~((Every))~~ This chapter applies to any lot or parcel of land used as a public or private parking area ~~((, or new or used car sales area))~~ and having a capacity of three or more vehicles, including any vehicle sales area. ~~((shall be developed and maintained in accordance with this chapter))~~ This chapter shall not apply to permit applications for individual single family or duplex residences.

Section 3. Snohomish county code section 18.45.020, last amended by Ordinance No. 87-026, on April 29, 1987 is amended to read:

18.45.020 Ingress and egress provisions.

(1) The director of public works, in conjunction with the fire marshal, shall have authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control traffic in the interest of public safety and general welfare.

(2) The director of planning and development services shall have authority to require sufficient queuing, backing, turning and maneuvering space within a parking area to meet the requirements of this chapter and to ensure that pedestrian routes are not blocked by maneuvering or queuing vehicles.

Section 4. Snohomish county code section 18.45.030, last amended by Ordinance No. 95-063, on August 9, 1995 is amended to read:

18.45.030 Location of parking spaces.

Off-street parking spaces shall be located as specified ~~((herein))~~ in this section. Where a distance is specified, the distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building which it serves.

(1) Parking for single and multiple family dwellings shall be within 300 feet of and on the same lot or building site with the building it serves;

(2) Parking for uses not specified above shall not be over 300 feet from the building it serves. Parking spaces for uses on land subject to a binding site plan with record of survey (BSP) shall be located on land within the BSP area per recorded covenants, conditions, and restrictions (CCRs) or declaration;

(3) All off-street parking spaces shall be located on land zoned in a manner which would allow the particular use the parking will serve; and

(4) Parking shall be setback from lakes, streams, wetlands, and other bodies of water as required by the shoreline management code and/or critical areas regulations. See Title 21 and chapter 32.10 SCC~~((located at least 25 feet from any body of water))~~.

Section 5. A new section 18.45.035 is added to Snohomish county code to read:

18.45.035 Tandem parking.

Tandem or stacked parking spaces may be allowed for residential and commercial uses as follows:

(1) Each tandem space shall be at least 8.5 feet wide and twice the depth required for a standard space.

(2) A maximum of 30% of the required parking may be provided through tandem spaces.

(3) For residential uses, tandem parking may only be used when it can be documented that parking spaces will be assigned to specific units and tandem spaces will not be shared between units.

(4) Commercial uses with no retail or customer service components may use tandem parking only when it can be documented that the proposed parking will be managed to accommodate employee access to vehicles and vehicle ingress and egress at all times.

Section 6. Snohomish county code section 18.45.040, last amended by Ordinance No. 98-101, on October 14, 1998 is amended to read:

18.45.040 Number of ((S))spaces required.

(1) The required number of off-street parking spaces shall be as ((follows))set forth in Table 18.45.040(1), subject to ((the))provisions, where applicable, regarding:

- (a) effective alternatives to automobile access (SCC 18.45.055);((,))
 (b) joint uses (SCC 18.45.070 and 18.45.080);((,)) and((/or))
 (c) accessible routes of travel (SCC 18.45.100((3))5)((:)).
- (2) The abbreviations in the table have the following meanings:
 (a) "gfa" means gross floor area;
 (b) "GLA" means gross leasable area; and
 (c) "sf" means square feet.

NUMBER OF SPACES REQUIRED

Table 18.45.040

<u>USE</u>	<u>NO. OF SPACES REQUIRED</u>	<u>NOTES</u>
Dwellings		
Single family, duplex, mobile home, multifamily, townhouse	2 per dwelling; see note	Driveways at least 19' long between garage doors and roads, private roads, or designated fire lanes or access aisles may be counted as one parking space.
Mobile home parks	2 per dwelling plus guest parking.	See chapter 18.55 SCC.
Retirement apartments	2 per dwelling	See SCC 18.45.055(1).
Retirement housing	1 per dwelling or 1/3 per dwelling	See SCC 18.45.055(2).
Lodging		
Bed and breakfast guesthouses and inns	2 plus 1 per guest room	
Motels and hotels	1 per unit or room; see note	Additional parking required in accordance with this schedule for restaurants, conference or convention facilities and other businesses, facilities or uses associated with the motel or hotel.
Rooming and boarding houses, including fraternities and sororities	1 per sleeping room	
Hospitals and live-in or day care facilities or institutions		
Correctional institutions	Determined by the department on a case by case basis	See SCC 18.45.050.
Day care centers	1 per employee plus load/unload space; see note	An off street load and unload area equivalent to one space for each 10 children is also required.
Hospitals	Determined by the department on a case by case basis	See SCC 18.45.050.

	<u>Nursing homes, institutions for the aged or children</u>	<u>Determined by the department on a case by case basis</u>	<u>See SCC 18.45.050.</u>
Office and service uses			
	<u>Auto repair, machinery repair</u>	<u>5 : 1000 sf gfa; see note</u>	<u>Note: service bays and work areas inside repair facilities do not count as parking spaces.</u>
	<u>Financial institutions, office buildings, public utility and governmental buildings, real estate offices</u>	<u>3 : 1000 sf gfa; see note</u>	<u>A minimum of 5 spaces required for all sites. Drive up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.</u>
	<u>Medical and dental clinics</u>	<u>5 : 1,000 sf gfa</u>	
	<u>Personal service shops or uses</u>	<u>4.5 : 1000 sf GLA</u>	
Retail and eating and drinking uses			
	<u>Drive-in restaurants and similar uses primarily for auto-borne customers</u>	<u>13.3 : 1000 sf gfa; see note</u>	<u>Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.</u>
	<u>Mobile home and RV sales</u>	<u>1 : 3000 sf of outdoor display area</u>	
	<u>Motor vehicle sales or sales and service</u>	<u>1 : 1000 sf gfa plus 1 : 1500 sf of outdoor display area</u>	
	<u>Restaurants, taverns or bars for on-premises consumption</u>	<u>10 : 1000 sf gfa; see note</u>	<u>Minimum of five spaces required.</u>
	<u>Retail Stores</u>	<u>4.5 : 1000 sf GLA</u>	
	<u>Shopping centers</u>	<u>4.5 : 1000 sf GLA; see note</u>	<u>Where two or more permitted tenant uses share employee and customer parking.</u>
Recreation and assembly uses			
	<u>Athletic clubs, gymnasiums, health clubs</u>	<u>4 : 1000 sf gfa</u>	
	<u>Bowling alleys</u>	<u>5 per lane</u>	
	<u>Churches, clubs, and lodges</u>	<u>Determined by the department on a case by case basis</u>	<u>See SCC 18.45.050.</u>

	<u>Colleges, commercial or technical schools for adults</u>	<u>Determined by the department on a case by case basis</u>	<u>See SCC 18.45.050.</u>
	<u>Equestrian centers and mini-equestrian centers</u>	<u>1 : 4 seats or 8 feet of bench; see note</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
	<u>Funeral parlors, mortuaries, cemeteries</u>	<u>1: 4 seats or 8 feet of bench, or 25 : 1000 sf of assembly room with no fixed seats</u>	
	<u>Libraries, art galleries, museums</u>	<u>4: 1000 sf gfa</u>	
	<u>Passenger terminals (bus, rail, air)</u>	<u>10:1000 sf gfa of waiting areas</u>	
	<u>Schools, elementary and junior high, public and private</u>	<u>1 space for each 12 seats in the auditorium or assembly room; see note.</u>	<u>Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.</u>
	<u>Schools, senior high, public and private</u>	<u>Determined by the department on a case by case basis; see note</u>	<u>See SCC 18.45.050. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.</u>
	<u>Stadiums, sports arenas, auditoriums and other assembly areas with fixed seats</u>	<u>1: four seats or 8 feet of bench</u>	
	<u>Swimming pools, indoor and outdoor</u>	<u>1:10 swimmers, based on pool capacity as defined by the State dept. of health.</u>	
	<u>Tennis courts, racquet or handball clubs, and similar commercial recreation</u>	<u>25:1000 sf assembly area plus 2 per court</u>	
	<u>Theaters, cinemas</u>	<u>1: 4 seats or 8 feet of bench</u>	
	<u>All other places of assembly without fixed seats including dance halls and skating rinks.</u>	<u>13.3 : 1000 sf gfa</u>	

Wholesale, manufacturing, warehousing and utility uses			
	<u>Wholesale distribution facilities</u>	<u>1 : 1000 sf gfa</u>	
	<u>Manufacturing uses</u>	<u>3 : 1000 sf gfa</u>	<u>May also be determined by the department on a case-by-case basis per SCC 18.45.050 when the employee to sf gfa ratio for the proposed use is less than 3:1000</u>
	<u>Industrial uses except warehousing and storage</u>	<u>1 : 1000 sf gfa</u>	
	<u>Warehouse and storage except mini-self-storage</u>	<u>.5 : 1000 sf gfa</u>	
	<u>Mini-self-storage</u>	<u>2 : 50 storage units; see note</u>	<u>Half the spaces to be distributed equally around the site, half to be located at the project office.</u>
	<u>Utility and communication uses without regular employment</u>	<u>1 space</u>	
	<u>Auto wrecking yards</u>	<u>15 spaces for yard less than 10 acres in size; 25 spaces for yards 10 acres or larger</u>	

	((Use-Classification	Number of Parking Spaces Required
(1)	Single family dwellings, duplexes, townhouses, and mobile homes.	Two per dwelling; driveways (between garage doors and roads and/or private roads, or designated fire lanes) may be counted as one parking space subject to the dimensional requirements of this chapter.
(2)	Multiple family dwellings.	Two per dwelling unit up to 50 units. One and one-half per dwelling unit each additional unit over 50. Driveways in front of garages (between garage doors and roads, private roads, or designated fire lanes) may be counted as one parking space subject to the dimensional requirements of this chapter.

(3)	Retirement housing.	One or one-third per dwelling, as determined in accordance with SCC 18.45.055.
(3.a)	Retirement apartments.	Two per dwelling unit, as determined in accordance with SCC 18.45.055.
(4)	Mobile home parks.	Two per dwelling plus guest parking, as required by Chapter 18.55 SCC.
(5)	Fraternity, sorority, rooming and boarding houses.	One per accommodation.
(6)	Hospitals.	One per two beds plus one space per employee and medical staff.
(6.a)	Nursing homes, institutions for the aged and children, welfare or correctional institutions.	One per four beds, plus one space per employee and medical staff.
(7)	Medical and dental clinics.	One per 200 square feet of gross floor area.
(8)	Financial institutions, office buildings, public utility and governmental buildings, including real estate offices, but excluding medical and dental.	Three per 1,000 square feet of gross floor area, minimum five.
(9)	Retail stores and personal service shops.	Four and one-half per 1,000 square feet of gross leasable area.
(10)	Barber and beauty shops.	Three per operator.
(11)	Launderettes and self-service laundries.	One per each two washing and/or drying machines.
(12)	Motor vehicle sales and service.	One per 1,000 square feet of gross floor area, plus one per 1,500 square feet of outdoor display area.
(13)	Motor vehicle or machinery repair, without sales.	One per 200 square feet of gross floor area.
(14)	Mobile home and recreational vehicle sales.	One per 3,000 square feet of outdoor display area.
(15)	Motels and hotels.	One per unit or room, plus additional parking in accordance with this schedule for restaurants, conference or convention

		facilities, and other businesses or facilities associated with the motel or hotel.
(16)	Restaurants, taverns or bars for on-premises consumption.	One per 100 square feet of gross floor area, minimum five.
(17)	Drive-in restaurants and similar establishments, primarily for auto-borne customers.	One per 75 square feet of gross floor area.
(18)	Stadiums, churches, theaters, sports arenas, auditoriums, and clubs and lodges and all assembly places with fixed seats.	One per four seats or eight feet of bench or pew.
(19)	Dance halls and places of assembly without fixed seats.	One per 75 square feet of gross floor area.
(20)	Bowling alleys.	Five per lane.
(21)	Skating rinks.	One per 75 square feet of gross floor area.
(22)	Tennis courts, racquet clubs, handball courts and other similar commercial recreation.	One per 40 square feet of gross floor area used for assembly, plus two per court.
(23)	Swimming pools (indoor and outdoor).	One per 10 swimmers, based on pool capacity as defined by the Washington state department of health.
(24)	Passenger terminals (bus, rail, air).	One space per 100 square feet of gross floor area used for passenger waiting area.
(25)	Funeral parlors, mortuaries and cemeteries.	One per four seats or eight feet of bench or pew or one per 40 square feet of assembly room used for services if no fixed seating provided.
(26)	Libraries, art galleries, museums.	One per 250 square feet of gross floor area.
(27)	Schools, elementary, junior high and senior high, public and private.	One space for each 12 seats in the auditorium or assembly room plus one space for each employee, plus sufficient off-street space for safe loading and

		unloading of students from school buses.
(28)	Colleges or commercial schools for adults.	One per four seats in classroom, plus one per employee
(29)	Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes.	One per 1,000 square feet of gross floor area or one per employee present during the largest shift change, whichever is greater.
(30)	Warehouses, storage buildings or structures used exclusively for storage purposes, except mini-self-storage.	One per 2,000 square feet of gross floor area or one per employee, whichever is greater.
(31)	Mini-self-storage.	One per each 50 storage cubicles equally distributed and proximate to storage buildings. In addition, one space for each 50 storage cubicles to be located at the project office.
(32)	Auto-wrecking yards.	Fifteen spaces for yards less than 10 acres in size and 25 spaces for yards 10 acres and larger in size.
(33)	Utility and communication establishments without regular employment.	One space.
(34)	Day care centers.	One per employee plus off-street loading and unload area equivalent to one space for each 10 children.
(35)	Bed and breakfast Guesthouses and inns.	Two parking spaces per owner operator, and one space per guest room.
(36)	Shopping centers	Four and one-half per 1,000 square feet of gross leasable area, where two or more permitted tenant uses share employee and customer parking permitted tenant uses share employee and customer parking.))

Section 7. Snohomish county code section 18.45.050, last amended by Ordinance No. 87-026, on April 29, 1987 is amended to read:

18.45.050 - Parking for ~~((un))~~specified and unlisted uses.

Where the parking requirements for a use are not specifically defined ~~((herein))~~, the parking requirements for ~~((such))~~the use shall be determined by the ~~((planning director))~~department. ~~((Such))~~The determination shall be based upon ~~((staff investigation))~~parking requirements for comparable uses~~((,))~~ and comparative data as may be available ~~((and appropriate for the establishment of minimum parking requirements))~~to staff. The department may require the applicant to submit or fund a parking study prepared by an independent consultant with expertise in parking demand analysis. Such studies may be required to review or provide estimates of peak parking hours, parking space demand, parking space turnover, and to relate or distinguish the proposed use from the uses selected as comparable in the parking analysis.

Section 8. Snohomish county code section 18.45.055, last amended by Ordinance No. 87-026, on April 29, 1987 is amended to read:

18.45.055 Reduction of required spaces ~~((when effective alternatives to automobile access are proposed))~~.

~~((Upon demonstration to the planning director that effective alternatives to automobile access are proposed to be implemented, the director))~~The department may reduce ~~((may reduce by not more than 40 percent))~~the parking requirements otherwise prescribed for any use or combination of uses as set forth below.

(1) Retirement Apartments. Approved building plans shall show two parking spaces per dwelling unit. Installation of up to 50 percent of the required spaces may be deferred by the ~~((planning director))~~department, and held in reserve as landscaped area. Installation of the deferred parking spaces and any required parking lot landscaping will be required at such time as the building is no longer used as a retirement apartment. A performance bond or alternate surety may be required in the amount of 150 percent of the cost of the deferred improvements to assure installation at a future date.

(2) Retirement Housing. The requirement of one space per dwelling unit may be reduced to no less than one space for every three dwelling units as determined by the ~~((planning director))~~department. The determination shall be based on the following:

- (a) Demonstrated availability of private, convenient, regular transportation services to meet the needs of the retirement apartment occupant;
- (b) Accessibility to and frequency of public transportation; or
- (c) Direct pedestrian access to health, medical and shopping facilities.

(3) All other uses. The department may reduce, by not more than 40%, the number of required parking spaces when an applicant demonstrates that effective alternatives to automobile use, including but not limited to van pooling, ride matching for carpools, and provision of subscription bus service will be implemented and will provide an effective and permanent reduction in parking demand.

NOTE:

Amended Ord 01-063, Section 8

A drafting error left superfluous language in the first paragraph of 18.45.055, which was handled, after review, as a scrivener's error, since the bulk of the language was handled in paragraph 3.

Amended Ordinance No. 01-063 Parking amendments
As Amended and Adopted by Council on Sept. 5, 2001

Section 9. Snohomish county code section 18.45.060, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.060 Mixed occupancies.

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

Section 10. Snohomish county code section 18.45.070, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.070 Joint uses.

The ~~((planning director))~~department may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified ~~((herein))~~below:

(1) Up to 50 percent of the parking facilities required by this chapter 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 That the reciprocal parking area shall be subject to the conditions set forth in SCC 18.45.080;

(2) Up to 100 percent of the Sunday and/or nighttime parking facilities required ~~((by this chapter))~~for a church or auditorium incidental to a public or ~~((parochial))~~private school may be supplied by parking facilities required for the school use, PROVIDED the reciprocal parking area shall be subject to the conditions set forth in SCC 18.45.080; and

(3) For purposes of this section, the following uses ~~((are))~~typically are daytime uses: business offices, barber and beauty shops, manufacturing or wholesale buildings, park and pool or park and ride lots. The following ~~((uses are))~~typically are nighttime and/or Sunday uses: auditoriums incidental to a public or ~~((parochial))~~private school, churches, dance halls, theaters and taverns.

Section 11. Snohomish county code section 18.45.080, last amended by Ordinance No. 95-004, on February 15, 1995 is amended to read:

18.45.080 Conditions for joint use.

(1) The building or use ~~((for which application is made for authority to utilize the existing))~~seeking to share off-street parking facilities ~~((provided by another building or use))~~shall be located within ~~((150))~~300 feet of or on the same lot as the parking facilities.

(2) The applicant shall show that there is not substantial ~~((conflict in the principal operating))~~overlap in the hours of peak parking demand for ~~((of))~~the buildings or uses for which ~~((the))~~a joint use parking agreement ~~((of the parking facility))~~is proposed.

(3) The ~~((Parties))~~parties ~~((concerned in the joint use of off-street facilities))~~shall submit a proper legal instrument, which may be a long-term lease, covenant, or other agreement defining the conditions of the joint use for review and approval ~~((of))~~by the department ~~((of planning and development services))~~and the prosecuting attorney. The instrument shall be recorded with the Snohomish county auditor under all property addresses prior to issuance of permits for the new use or building.

(4) The department shall be notified in writing at least 30 days prior to termination or

amendment of ~~((In the event of a change in ownership of use,))~~ the joint use instrument ~~((may be terminated upon mutual agreement by all parties if reviewed and approved by the planning director))~~. In the event or termination, all existing and ~~((for))~~ new uses shall comply with all parking and landscaping requirements of the Snohomish County Code ~~((for said uses))~~.

Section 12. Snohomish county code section 18.45.090, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.090 - Loading space.

(1) Loading spaces are required for the following uses ~~((On the same premises with every building, structure, or part thereof, erected and occupied for))~~:

- (a) manufacturing,
- (b) storage,
- (c) warehouse,
- (d) goods display,
- (e) department store,
- (f) wholesale store,
- (g) market,
- (h) hotel,
- (i) hospital,
- (j) mortuary,
- (k) laundry,
- (l) dry cleaning, or
- (m) other use involving the receipt or distribution of vehicles, material or merchandise.

(2) The loading space ~~((there))~~ shall ~~((be))~~ provide ~~((d and maintained on the lot))~~ adequate space for standing, loading and unloading services in order to avoid undue interference with the public uses of the streets or alleys.

(3) The space, unless otherwise adequately provided for, shall include a 10-foot by 25-foot loading space, with 14-foot height clearance for every 20,000 square feet, or fraction thereof, of gross building area used or land used for the above ~~((mentioned))~~ purposes.

(4) The space shall be ~~((so))~~ situated so that no part of a truck or van using the loading space will project into the public right-of-way.

Section 13. Snohomish county code section 18.45.100, last amended by Ordinance No. 96-036, on June 12, 1996 is amended to read:

18.45.100 Parking lot development standards.

(1) No building permit shall be issued until plans or other documentation showing provisions for the required off-street parking have been submitted and approved as conforming to the standards of this chapter.

~~((1))~~2) Interior site access lanes shall be designed ~~((so as))~~ to provide continuous, unrestricted vehicular movement and shall connect to public streets or private roads which provide legal access to the site.

~~((2))~~3) Access lanes and emergency vehicle lanes shall not be less than 20 feet in width, and emergency access shall be provided pursuant to the provisions of Title 16 SCC.

~~((3))~~4) Parking in emergency vehicle lanes shall be prohibited, and indicated as being

unlawful by signs and/or painting on the lane/parking lot surface.

~~(((4))~~5) Emergency access shall be provided to within 50 feet of any multiple family building.

~~(((5))~~6) Parking lot area (square footage) devoted to accessible routes of travel may be credited toward reducing the number of required off-street parking stalls at the ratio of one parking stall per each one hundred sixty square feet of accessible route of travel within parking areas.

~~(((6))~~7) Accessible routes of travel may cross driveways, access lanes, and emergency vehicle lanes, but not loading spaces.

~~(((7))~~8) If any of the ~~((se))~~ requirements of this section are impractical due to the peculiarities of the site and ~~((for))~~ building, other provisions for emergency access may be approved by the fire marshal.

~~(((8))~~9) All parking stalls and aisles shall be designed according to Figure 1 or Figure 2, "Minimum Standards for Off-Street Parking," unless all parking is to be done by parking attendants on duty at all times that the parking lot is in use for the storage of automobiles.

~~(((9))~~10) When parking standards require 10 or more parking spaces, up to ~~((50))~~40 percent of the off-street parking spaces required by this chapter may be designed for compact cars in accordance with Table II of Figure 1 or Figure 2, "Compact Car Stall and Aisle Specifications." Such parking stalls shall be individually marked on the site plan and on each constructed parking stall as being for compact cars only.

~~(((40))~~11) Parking at any angle other than those shown is permitted, providing the width of the stalls and aisles is adjusted by interpolation between the specified standards.

~~(((41))~~12) Parking shall be so designed that automobiles shall not back out into public streets.

Figure 1
Minimum Standards for Off-Street Parking

Table I
Conventional Car Stall and Aisle Specifications

Parking Layout	Angle	Dimensions			One Way		Two Way	
		Stall Width B	Curb Length C	Stall Depth D	Aisle Width E	Parking Section Width F	Aisle Width E	Parking Section Width F
See Diagram 1	Parking Angle A							
Parallel: one side	0°	8'	21'	8'	12'	20'	22'	30'
	0	8	21	8	22	38	24	40
Angular	20	8.5	24.9	14.5	11	40	20	49
	30	8.5	17	16.9	11	44.8	20	53.8
	40	8.5	13.2	18.7	12	49.4	20	57.4
	45	8.5	12	19.4	13.5	52.3	20	58.8
	50	8.5	11.1	20	15.5	55.5	20	60
	60	8.5	9.8	20.7	18.5	59.9	22	63.4
	70	8.5	9	20.8	19.5	61.1	22	63.6
	80	8.5	8.6	20.2	24	64.4	24	64.4
Perpendicular:	90	8.5	8.5	19	25	63	25	63

Diagram 1

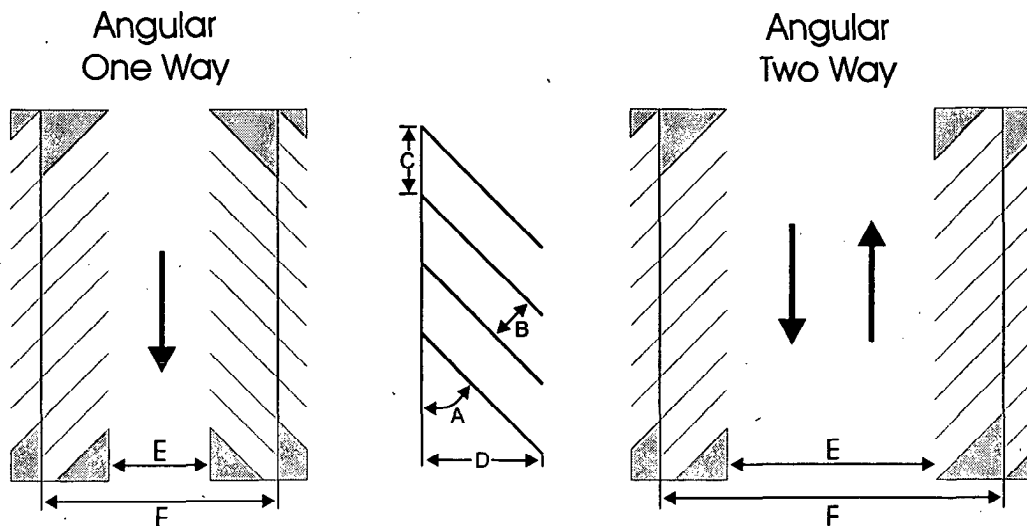


Table II
Compact Car Stall and Aisle Specifications

Parking Layout	Angle	Dimensions			One Way		Two Way	
		Stall Width B	Curb Length C	Stall Depth D	Aisle Width E	Parking Section Width F	Aisle Width E	Parking Section Width F
See Diagram 1	Parking Angle A							
Parallel:	0°	8'	20'	8'	12'	28'	20'	36'
Angular	45	8	11.3	15	12.5	42.5	20	50
	60	8	9.2	16.5	17	50	22	55
Perpendicular	90	8	8	16	22	54	25	57

Figure 2
Minimum Standards for Off-Street
Parking

Table I
Interlocking - Conventional Cars

Parking Layout See Diagram 1	Angle Parking Angle A	Dimensions			One Way		Two Way	
		Stall Width B	Curb Length C	Stall Depth D	Aisle Width E	Parking Section Width F	Aisle Width E	Parking Section Width F
Parallel:	0°	8'	21'	8'	12/22'	28/38'	22/24'	38/40'
Angular	20	8.5	24.9	10.5	11	32	20	41
	30	8.5	17	13.2	11	37.4	20	46.4
	40	8.5	13.2	15.5	12	43	20	51
	45	8.5	12	16.4	13.5	46.3	20	52.8
	50	8.5	11.1	17.3	13.5	50.1	20	54.6
	60	8.5	9.8	18.6	18.5	55.7	22	59.2
	70	8.5	9	19.3	19.5	58.1	22	60.6
	80	8.5	8.6	19.5	24	63	24	63
Perpendicular:	90	8.5	8.5	19	25	63	25	63

Diagram 1

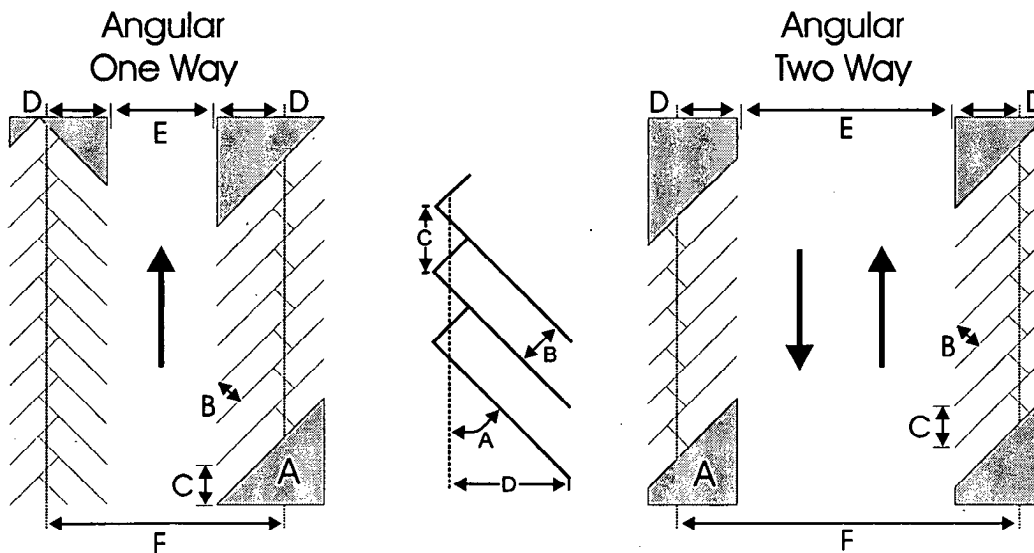


Table II
Interlocking - Compact Cars

Parking Layout See Diagram 1	Angle Parking Angle A	Dimensions			One Way		Two Way	
		Stall Width B	Curb Length C	Stall Depth D	Aisle Width E	Parking Section Width F	Aisle Width E	Parking Section Width F
Parallel:	0°	8'	20'	8'	12'	28'	20'	36'
Angular	45	8	11.3	14.1	12.5	40.7	20	48.2
	60	8	9.2	15.9	17	48.8	22	53.8
Perpendicular	90	8	8	16	22	54	25	57

Section 14. Snohomish county code section 18.45.110, last amended by Ordinance No. 96-036, on June 12, 1996 is amended to read:

18.45.110 Parking lot surfacing requirements.

The following requirements shall be complete prior to issuance of a certificate of occupancy:

(1) All off-street parking areas shall be graded and ~~((before an occupancy permit for the building use is issued,))~~ surfaced to standards for asphaltic concrete or other surfacing sufficient to:

(a) eliminate dust and mud,

(b) provide for proper storm drainage, and

(c) allow for marking of stalls and installation of other traffic control devices as set forth by the director of public works and this chapter.

(2) Any required accessible parking spaces shall be linked to an accessible route of travel on site, and both shall be paved.

~~((2))3~~ All traffic control devices such as parking strips designating car stalls, directional arrows or signs, curbs, ~~((bullrails))~~ and other developments shall be installed and completed as shown on the approved plans.

~~((3))4~~ Hard surfaced parking areas shall use paint or similar devices to delineate parking stalls and directional arrows.

~~((4) Accessible route(s) of travel shall be separated or differentiated from stalls, driveways, access lanes and emergency vehicle lanes by curbing, speed bumps, different paving materials, raised six inches above the lot surface, or other similar method approved by the director of planning and development services; and shall have an unobstructed width between a minimum of 44 inches and a maximum of 60 inches.))~~

Section 15. Snohomish county code section 18.45.120, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.120 Illumination.

Any lights provided to illuminate any public parking area, any semi-public parking area, or ~~((used car))~~ vehicle sales area ~~((permitted by this title))~~ shall be arranged so as to reflect the light away from any dwelling unit and the public right-of-way. Approval shall be obtained from the state department of transportation and/or the director of public works, for any lights ~~((which))~~ that flash, ~~((or))~~ blink, or simulat~~((ing))~~e traffic signals.

Section 16. Snohomish county code section 18.45.130, last amended by Ordinance No. 86-037, on May 7, 1986 is amended to read:

18.45.130 Landscaping requirement for regulated parking areas.

Landscaping requirements for all parking areas subject to this chapter are contained in ~~((SCC))~~ chapter 18.43~~((060))~~ SCC.


Section 17. Snohomish county code section 18.45.140, last amended by Ordinance No. 96-036, on June 12, 1996 is amended to read:

18.45.140 - Accessible parking spaces for persons with disabilities.

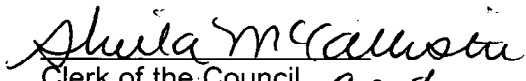
Accessible parking spaces for persons with disabilities shall be installed in accordance with Title 17 SCC and the Uniform Building Code, ((UBC)) Chapter 11-Accessibility.

PASSED this 5th day of Sept, 2001.

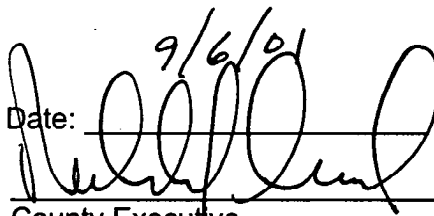
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

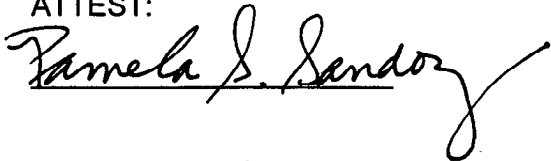
ATTEST:


Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

9/6/01
Date: 
County Executive

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney