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SNOHOMISH COUNTY  
EXECUTIVE OFFICE

APR 29 1987

SNOHOMISH COUNTY COUNCIL



ORDINANCE NO. 87-026

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AMENDING SNOHOMISH COUNTY CODE  
TITLE 18, RELATING TO OFF-STREET PARKING

BE IT ORDAINED:

Section 1. That SCC, Title 18, section 18.45.020, adopted by Ord. 86-037 on May 7, 1986, is amended to read:

18.45.020 Ingress and egress provisions. 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 [(street)] traffic in the interest of public safety and general welfare.

Section 2. That SCC, Title 18, section 18.45.040, adopted by Ord. 86-037 on May 7, 1986, is amended to read:

18.45.040 Spaces required. The required number of off-street parking spaces shall be as follows:

<u>Use Classification</u>	<u>Number of Parking Spaces Required</u>
A. Single family dwellings, duplexes, townhouses, and mobile homes.	Two (2) per dwelling; driveways may be counted as one (1) parking space
B. Multiple-family dwellings [(7 except-retirement-housing)].	Two (2) per dwelling unit up to fifty (50) units. One and one-half (1.5) per dwelling unit each additional unit over fifty (50).
C. Retirement housing.	[(One-and-one-fourth-(1.25)-per dwelling-unit-)] <u>One (1) or one-third (0.33) per dwelling, as determined in accordance with SCC 18.45.055.</u>
<u>C.1 Retirement apartments</u>	<u>Two (2) per dwelling unit, as determined in accordance with SCC 18.45.055.</u>

- D. Mobile home parks. Two (2) per dwelling plus guest parking, [(A)] as required by SCC Chapter 18.55 [(of-this-Title)].
- E. Fraternity, sorority, rooming and boarding houses. One (1) per accommodation.
- F. Hospitals [~~(7-nursing-homes, institutions-for-the-aged and-children, welfare-or correctional-institutions)~~]. One (1) per two (2) beds plus one (1) space per employee and medical staff
- F.1 Nursing homes, institutions for the aged and children, welfare or correctional institutions. One (1) per four (4) beds, plus one (1) space per employee and medical staff.
- G. Medical and dental clinics. One (1) per two hundred (200) square feet of gross floor area.
- H. Financial institutions, office buildings, public utility and governmental buildings, including real estate offices, but excluding medical and dental. Three (3) per one thousand (1,000) square feet of gross floor area, minimum five (5).
- I. Retail stores and personal service shops. [~~(Five-and-one-half-(5-1/2))~~]. Four and one-half (4-1/2) per one thousand (1,000) square feet of gross leasable area.
- J. Barber and beauty shops. Three (3) per operator.
- K. Launderettes and self-service laundries. One (1) per each two (2) washing and/or drying machines.
- L. Motor vehicle sales and service. One (1) per one thousand (1,000) square feet of gross floor area, plus one (1) per one thousand five hundred (1,500) square feet of outdoor display area.
- M. Motor vehicle or machinery repair, without sales. One (1) per two hundred (200) square feet of gross floor area.
- N. Mobile home and recreational vehicle sales. One (1) per three thousand (3,000) square feet of outdoor display area.
- O. Motels and hotels. One (1) 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.
- P. Restaurants, taverns or bars for on-premise consumption. One (1) per one hundred (100) square feet of gross floor area, minimum five (5).
- Q. Drive-in restaurants and similar establishments, primarily for auto-borne customers. One (1) per [~~fifteen-(15)~~] seventy-five (75) sq. ft. of gross floor area.
- R. Stadiums, churches, theaters, sports arenas, auditoriums, and clubs and lodges and all assembly places with fixed seats. One (1) per four (4) seats or eight (8) feet of bench or pew.
- S. Dance halls and places of assembly without fixed seats. One (1) per seventy-five (75) square feet of gross floor area.
- T. Bowling alleys. Five (5) per lane.
- U. Skating rinks. One (1) per seventy-five (75) square feet of gross floor area.
- V. Tennis courts, racquet clubs, handball courts and other similar commercial recreation. One (1) per forty (40) square feet of gross floor area used for assembly, plus two (2) per court.
- W. Swimming pools (indoor and outdoor). One (1) per ten (10) swimmers, based on pool capacity as defined by the Washington State Department of Health.
- X. Passenger terminals (bus, rail, air). One (1) space per one hundred (100) square feet of gross floor area used for passenger waiting area.
- Y. Funeral parlors, mortuaries and cemeteries. One (1) per four (4) seats or eight (8) feet of bench or pew or one (1) per forty (40) square feet of assembly room used for services if no fixed seating provided.
- Z. Libraries, art galleries, museums. One (1) per two hundred and fifty (250) square feet of gross floor area.
- AA. Schools, elementary, junior high and senior high, public One (1) space for each twelve (12) seats in the auditorium or assembly

and private.

- BB. Colleges or commercial schools for adults. room plus one (1) space for each employee, plus sufficient off-street space for safe loading and unloading of students from school buses.
- CC. Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes. One (1) per four (4) seats in classroom, plus one (1) per employee.
- DD. Warehouses, storage buildings or structures used exclusively for storage purposes, except mini-self-storage. [~~One (1) per employee present during the largest shift change or one (1) per one thousand (1000) square feet of gross floor area or one (1) per employee present during the largest shift change, whichever is greater.~~ One (1) per [(~~employee or one (1) per~~)] two thousand (2,000) square feet of gross floor area or one (1) per employee, whichever is greater.
- EE. Mini-self-storage. One (1) space [~~(per each ten (10) per each fifty (50) storage cubicles equally distributed [(in close proximity)] and proximate to storage buildings. In addition, [(plus)] one (1) space for each fifty (50) storage cubicles to be located at the project office.~~ One (1) space per each fifty (50) storage cubicles equally distributed [(in close proximity)] and proximate to storage buildings. In addition, [(plus)] one (1) space for each fifty (50) storage cubicles to be located at the project office.
- FF. Auto wrecking yards. Fifteen (15) spaces for yards less than ten (10) acres in size and twenty-five (25) spaces for yards ten (10) acres and larger in size.
- GG. Utility and communication establishments without regular employment. One (1) space.
- HH. Day Care Centers One (1) per employee plus off-street loading and unload area equivalent to one (1) space for each ten (10) children.

Section 3. That SCC, Title 18, section 18.45.050 adopted by Ord. 86-037 on May 7, 1986, is amended to read:

18.45.050 Parking for unspecified uses. Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the planning

director. Such determination shall be based upon staff investigation, parking ~~[(required)]~~ requirements for comparable uses, and ~~[(such other)]~~ comparative data as may be available and appropriate for the establishment of minimum parking requirements.

Section 4. That SCC, Title 18, section 18.45.055, adopted by Ord. 86-037 on May 7, 1986, is amended to read:

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

[(A+)] Upon demonstration to the planning director that effective alternatives to automobile access are proposed to be implemented, the director may reduce by not more than forty percent (40%) the parking requirements otherwise prescribed for any use or combination of uses, except those listed below, on the same or adjoining sites, to an extent commensurate with the permanence, effectiveness, and demonstrated reduction in off-street parking demand effectuated by such alternative programs ~~[(+and)]~~.

[(B+)] Alternative programs which may be considered by the director under this provision include, but are not limited to van pooling, ride matching for carpools, and provision of subscription bus service.

A. Retirement apartments. Approved building plans shall show 2 parking spaces per dwelling unit. Installation of up to 50% of the required spaces may be deferred by the planning director, and held in reserve as landscaped area. Installation of the deferred parking space and landscaping will be required at such time the building is no longer used as a retirement apartment. A performance bond or alternate surety may be required in the amount of 150% of the cost of the deferred improvements to assure installation at a future date.

B. Retirement housing. The requirement of 1 space per dwelling unit may be reduced to no less than 1 space for every 3 dwelling units as determined by the planning director. The determination shall be based on the following:

1) Demonstrated availability of private, convenient, regular transportation services to meet the needs of the retirement apartment occupant;

2) Accessibility to and frequency of public transportation;

3) Direct pedestrian access to health, medical and shopping facilities.

Section 5. That SCC, Title 18, section 18.45.080, adopted by Ord. 86-037 on May 7, 1986, is amended to read:

18.45.080 Conditions for joint use.

A. The building or use for which application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within one hundred and fifty (150) feet of the parking facilities;

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

C. Parties concerned in the joint use of off-street facilities shall [~~(evidence-agreement-for-the-joint-use-by)~~] submit a proper legal instrument [~~(approved-by-the-prosecuting-attorney-and-filed-with-the-planning-division)~~] defining the conditions of the joint use for review and approval of the planning division and prosecuting attorney.

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

Section 6. That SCC, Title 18, section 18.45.100, adopted by Ord. 86-037 adopted May 7, 1986, is amended to read:

18.45.100 Parking lot development standards.

A. Building sites which contain more than one hundred (100) parking spaces shall be designed with access lanes and fire lanes not less than twenty-five (25) feet in width [~~(forming-a-continuous-route-or-loop-connecting-at-both-ends-with-public-streets)~~]. Mini-self-storage complexes shall be designed with access lanes not less than twenty-eight (28) feet in width, within which loading areas, access and fire lanes, and any parking shall be located. Access lanes shall be designed so as to provide continuous, unrestricted vehicular movement and shall connect to public streets. In parking lots containing less than one hundred (100) parking spaces emergency access shall be provided subject to approval of the fire marshal. Emergency access shall be provided to within fifty (50) feet of any multiple family building. If any of these requirements are impractical due to the peculiarities of the site and/or building, other provisions for emergency access may be approved by the fire marshal. Parking in fire lanes shall be prohibited, and indicated as being unlawful by signs and/or painting on the parking lot surface.

B. 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. When parking standards require ten (10) or more parking spaces, up to [~~(forty-percent-(40%))~~] fifty percent (50%) 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 in the parking plan and on each constructed parking stall as being for compact cars only. 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. Parking shall be so designed that automobiles shall not back out into public streets. [~~Handicap parking shall be installed in accordance with the "Regulations For Barrier-Free Facilities" as adopted by the Washington State Building Code Advisory Council.~~]

NEW SECTION. Section 7. That a new section is added to SCC, Title 18, Chapter 18.45, to read:

18.45.140 Handicapped parking. Handicapped parking shall be installed in accordance with the "Regulations For Barrier-Free Facilities" as adopted by the Washington State Building Code Advisory Council.

NEW SECTIONS. Section 8. That the following new sections are added to SCC, Title 18, Chapter 18.90, to read:

18.90.507 Kitchen. "Kitchen" means any room or area used, intended, or designed to be used for the cooking or preparation of food which contains any two (2) of the following: a kitchen type sink, refrigerator, range, or 220 H2 outlet.

18.90.711 Retirement apartments. "Retirement apartments" are dwelling units exclusively designed for and occupied by senior citizen residents 62 years of age or older in accordance with the requirements of state and/or federal programs for senior citizen housing.

18.90.712 Retirement housing. "Retirement housing" are dwellings exclusively designed for and occupied by senior citizen residents 62 years of age or older in a building with central kitchen facilities providing meals for the residents.

Section 9. That SCC Title 18, section 18.90.630, enacted by Ord. 86-037 adopted May 7, 1986, is amended to read:

18.90.630 Nursing home. "Nursing home" means a structure and/or premises licensed as required by state law for nursing, dietary care and other personal services rendered to convalescents, invalids and aged persons, but excluding contagious, communicable, or mental [~~disease~~] illness cases and surgery or primary treatments such as are customarily provided for in hospitals.

Dated this 29th day of April, 1986

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

Shirley Bantelomen  
Chairman

Kathryn S. Merton  
Clerk of the Council

- ) APPROVED
- ) EMERGENCY
- ) VETOED

DATE 5-1-87

John Martinis

JOHN MARTINIS  
Deputy Executive

County Executive

PUBLISHED \_\_\_\_\_

Jul A. Tanner, DPA

Approved as to form