

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00022423

AMENDED ORDINANCE NO. 96-036

AMENDING SNOHOMISH COUNTY CODE
CHAPTERS
18.41, 18.43, 18.45, AND 18.90
RELATING TO ACCESSIBLE ROUTES OF TRAVEL.

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. A NEW section is added to Chapter 18.41 of the Snohomish County Code to read:

18.41.020 Minimum pedestrian access.

Places of public accommodation shall provide an accessible route of travel from the public right(s)-of-way to the principal entrance of a building or to a use. Places of public accommodation which contain more than one building or use shall provide an accessible route of travel between the principal entrance of each building and use. An accessible route of travel shall meet the standards set forth in Title 17 SCC, Uniform Building Code (UBC) chapter 11-Accessibility, and shall have an unobstructed width between a minimum of 44 inches and a maximum of 60 inches with a paved surface.

Section 2. Snohomish County Code Section 18.43.050, adopted by Ordinance Number 86-037 on May 7, 1986 is AMENDED to read:

18.43.050 Landscaping requirements.

(1) The landscaping requirements matrix indicates ((type of))buffer types required by use and zone. Buffer type descriptions are contained in SCC 18.43.040. Additional landscape requirements for PCB, BP and IP zones are contained in SCC 18.60.110 through 18.60.140.

(2) An accessible route of travel may cross required landscape area(s) including buffer types I, II, or III. An accessible route of travel shall cross the width of the required landscaping area at 90 degrees or as close to 90 degrees to the street right-of-way as site conditions allow. The area devoted to an accessible route of travel may be included to satisfy site landscaping requirements, except for those within any parking area. See 18.43-Figure 1-"Accessible Routes of Travel".

Section 3. Snohomish County Code Section 18.43.060, last amended by Ordinance Number 95-004 on February 15, 1995 is AMENDED to read:

18.43.060 Landscaping requirements for parking and outdoor display areas.

(1) No building permit shall be issued where landscaping is required until a landscaping plan has been submitted and approved by the department of planning and development services;

(2) Parking areas or outdoor display areas fronting on a street right-of-way shall provide a minimum five foot wide type "III" buffer along the entire street frontage except for driveways and an accessible route of travel crossing the width of the landscaping buffer at 90 degrees or as close to 90 degrees to the street right-of-way as site conditions allow; PROVIDED, That the plantings shall not obstruct the sight distance at street intersections. Site areas devoted to accessible routes of travel which cross type III buffers outside of any parking area shall be included to satisfy the buffer requirements. See 18.43-Figure 1- "Accessible Routes of Travel";

(3) Additional plantings may be placed on street right-of-way behind the sidewalk line if the property owner provides the county with a written release of liability for damages which may be incurred to the planting area from any public use of right-of-way;

(4) Ten percent of the parking area shall be landscaped (exclusive of landscaping required by (2) above to be located on the street frontage); PROVIDED, That:

(a) No landscaping area shall be less than 50 square feet in area,

(b) No parking stall shall be located more than 45 feet from a landscaped area. The department of planning and development services may approve landscaping plans involving alternatives to this specification for individual properties if it finds the alternative would be more effective in meeting the purposes of this section,

(c) All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line. No landscaping which occurs between the parking lot and a building or recreation area shall be considered in the satisfaction of these requirements;

(d) Accessible routes of travel placed within any parking area shall be included for calculating the parking area size. Satisfaction of parking area landscaping requirements shall not include the use of any areas devoted to accessible routes of travel.

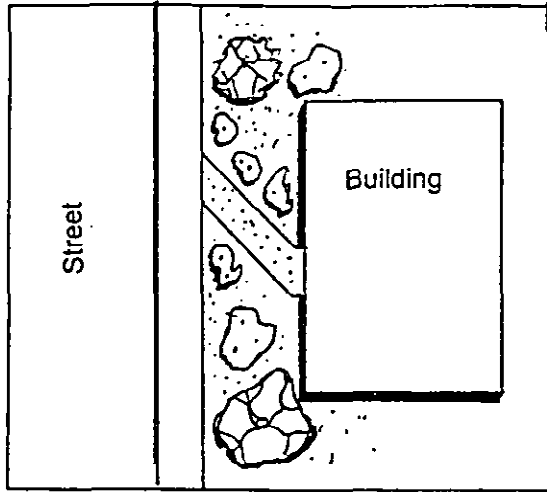
(5) Parking lots containing less than 20 parking spaces need provide only perimeter screening to satisfy the 10 percent area requirements;

(6) Planting areas shall include liberal landscaping using such materials as trees, ornamental shrubs, gravel, river rock, driftwood, rockeries, lawn or combinations of such materials;

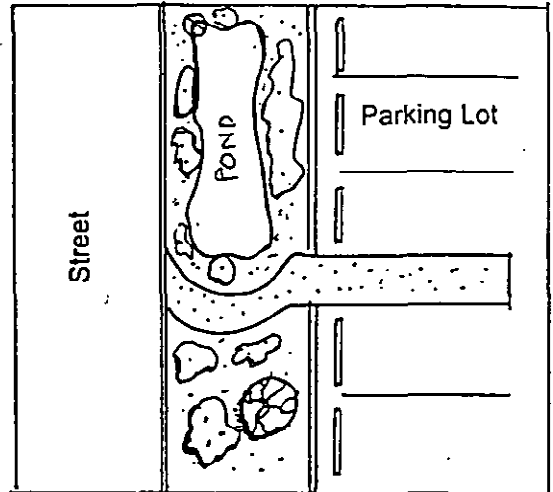
(7) When a parking area abuts residentially designated property along any interior property line, a type "I" buffer, or a minimum five foot wide type "II" buffer with plantings spaced to form a solid, sight-obscuring screen within a reasonable period of time, as determined by the department of planning and development services, shall be installed along the property line. This requirement shall not apply when the abutting residentially designated property is six feet or more above or below the elevation of the immediately adjacent parking area;

(8) All required landscaping shall be maintained in a healthy growing condition and free of trash and debris. Dead or dying plantings shall be removed and replaced or repaired; and

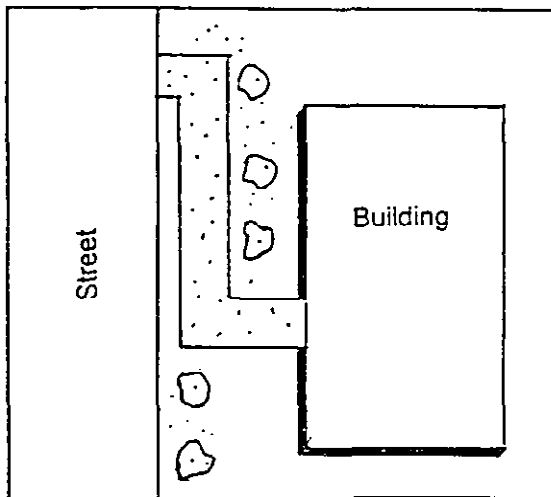
(9) All landscaped areas shall be protected from vehicle damage by a six inch protective curbing and, if necessary, wheel blocks.



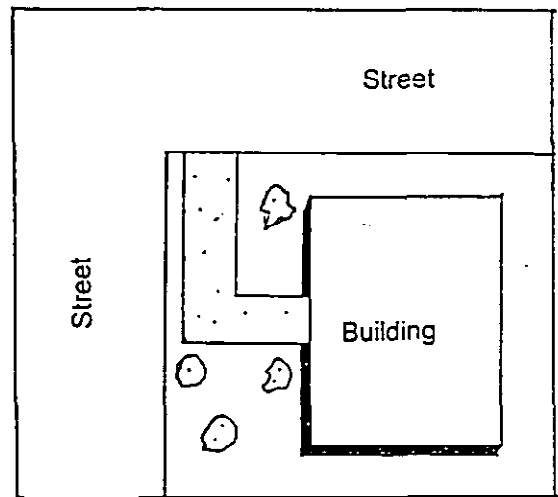
Acceptable Accessible Route of Travel



Acceptable Accessible Route of Travel



Not Acceptable Accessible Route of Travel



Not Acceptable Accessible Route of Travel

FIGURE 1

Section 18.43 An accessible route of travel shall cross the width of the required landscaping area at 90 degrees; or, as close to 90 degrees to street right-of-way as site conditions allow.

Section 4. Snohomish County Code Section 18.45.040, last amended by Ordinance Number 87-026 on April 29, 1987 is AMENDED to read:

18.45.040 Spaces required.

The required number of off-street parking spaces shall be as follows, 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 .080), and/or (c) accessible routes of travel (SCC 18.45.100(3)):

Use Classification

Number of Parking

Spaces Required

(1)

Single family dwellings, duplexes, townhouses, and mobile homes.

Two per dwelling; driveways may be counted as one parking space.

(2)

Multiple-family dwellings.

Two per dwelling unit up to 50 units.

One and one-half per dwelling unit each additional unit over 50.

(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)

Laundrettes 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.

Section 5. Snohomish County Code Section 18.45.100*, last amended by Ordinance Number 87-026 on April 29, 1987 is AMENDED to read:

***NOTE:** Other revisions to this section regarding "Mini-self-storage complexes" and "Emergency access" are scheduled for concurrent consideration.

18.45.100 Parking lot development standards.

(1) Building sites which contain more than 100 parking spaces shall be designed with access lanes and fire lanes not less than 25 feet in width. Mini-self-storage complexes shall be designed with access lanes not less than 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 100 parking spaces emergency access shall be provided subject to approval of the fire marshal. Emergency access shall be provided to within 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.

(2) 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 10 or more parking spaces, up to 50 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 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.

(3) 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.

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

Section 6. Snohomish County Code Section 18.45.110, last amended by Ordinance Number 86-037 on May 7, 1986 is AMENDED to read:

18.45.110 Parking lot surfacing requirements.

(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 eliminate dust and mud, provide for proper storm drainage and allow for marking of stalls and installation of other traffic control devices as set forth by the director of public works and this chapter. Any required accessible parking spaces shall be linked to an accessible route of travel on site, and both shall be paved.

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

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

(4) ~~((Pedestrian walks))~~ Accessible route(s) of travel shall be separated or differentiated from stalls, driveways, access lanes and emergency vehicle lanes by

~~((curbed))curbing, speed bumps, different paving materials, ((er))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 7. Snohomish County Code Section 18.45.140 adopted by Ordinance Number 86-026 on April 29, 1986 is AMENDED to read:

18.45.140 ~~((Handicapped))~~ Accessible parking spaces for persons with disabilities.
~~((Handicapped))~~ Accessible parking spaces for persons with disabilities shall be installed in accordance with ~~((the "Regulations For Barrier-Free Facilities" as adopted by the Washington state building code advisory council))~~ Title 17 SCC, Uniform Building Code (UBC) chapter 11-Accessibility.

Section 8. A NEW section is added to Chapter 18.90 of the Snohomish County Code to read:

18.90.016 Accessible route of travel.

"Accessible route of travel" means a facility located outside of the public right-of-way or a private street designed for primary or exclusive use by pedestrians.

Section 9. A NEW section is added to Chapter 18.90 of the Snohomish County Code to read:

18.90.703 Public Accommodation.

"Public accommodation" means a facility operated by a public or private entity, whose operations affect commerce and fall within at least one of the following categories:

- (1) An inn, hotel, motel, or other place of lodging; excluding an establishment that contains not more than five rooms for rent or hire located within a building that is actually occupied by the establishment proprietor as his/her residence;
- (2) A restaurant, bar, or other establishment serving food or drink;
- (3) A motion picture house, theater, concert hall, stadium, or other place of exhibition or entertainment;
- (4) An auditorium, convention center, lecture hall or other place of public gathering;
- (5) A bakery, grocery store, clothing store, hardware store, shopping center, or other sales or rental establishment;
- (6) A Laundromat, drycleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital, or other service establishment;
- (7) A terminal, depot, or other station used specifically for public transportation;
- (8) A museum, library, gallery, or other place of public display or collection;
- (9) A park, zoo, amusement park, or other place of recreation;
- (10) A public or private nursery, preschool, elementary, secondary, undergraduate, or postgraduate school, or other place of education;
- (11) A day care, senior citizen center, homeless shelter, food bank, adoption agency, or other social service center establishment;

(12) A gymnasium, health spa, bowling alley, golf course, or other place of exercise or recreation; or

(13) Multi-family buildings containing four or more dwelling units.

Section 10. EFFECTIVE DATE.

The effective date of this ordinance shall be July 31, 1996.

PASSED this 12th day of June, 1996

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

R C Johnson
Chairperson

ATTEST:

Kathryn J. Bratcher
Clerk of the Council

- () APPROVED
() VETOED
() EMERGENCY

Approved as to form only:

Deputy Prosecuting Attorney

DATE: 6/14/96

Robert J. Drewel
County Executive

ROBERT J. DREWEL
County Executive

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