



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 97-072

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 18.45,
RELATING TO OFF-STREET PARKING

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. Snohomish County Code Section 18.45.040, last amended by Ordinance Number 96-036 on June 12, 1996, 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 18.45.080), 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. |

| | Use Classification | Number of Parking Spaces Required |
|-------|---|--|
| (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. |

Ordinance Amending SCC Title 18, Chpt. 18.45
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| | Use Classification | Number of Parking Spaces Required |
|------|--|---|
| (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. |

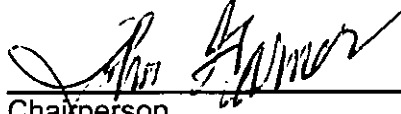
| | Use Classification | Number of Parking Spaces Required |
|------|--|---|
| (22) | Tennis courts, racquet clubs, handball courts and other similar commercial recreation. | One per 40 square feet of gross floor area used for assembly, plus two per court. |
| (23) | Swimming pools (indoor and outdoor). | 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. |

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| Use Classification | Number of Parking Spaces Required |
|---|---|
| (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. |
| (XX) <u>Shopping Centers.</u> | <u>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.</u> |

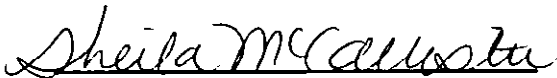
PASSED this 24th day of September, 1997

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington




Chairperson

ATTEST:



Asst. Clerk of the Council

- () APPROVED
- () VETOED
- () EMERGENCY

DATE 9/29/97


County Executive

ROBERT J. DREWEL
County Executive

Approved as to form only:

Deputy Prosecuting Attorney

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