

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00019785

ORDINANCE NO. 98-101

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

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 No. 97-072 on September 24, 1997, 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
(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).

Use Classification	Number of Parking Spaces Required
(2) Multiple-family dwellings.	Two per dwelling unit up to 50 units. One and one-half per dwelling unit each additional unit over 50. <u>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.</u>
(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.

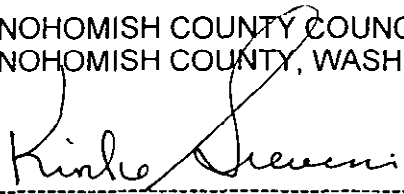
Use Classification	Number of Parking Spaces Required
(10) Barber and beauty shops.	Three per operator.
(11) Laundrettes and self-service laundries.	One per each two washing and/or drying machines.
(12) Motor vehicle sales and service.	One per 1,000 square feet of gross floor area, plus one per 1,500 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.

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.
(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.

Use Classification	Number of Parking Spaces Required
(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.

PASSED this 14th day of October, 1998

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



Chairperson

ATTEST:

Barbara Silante
Clerk of the Council, Asst.

- APPROVED
- VETOED
- EMERGENCY

DATE: 10-15-98

ATTEST: Joanna Swanson

Joan M. Earl
County Executive

JOAN M. EARL
Deputy Executive

Approved as to form only:

Michael J. McN... 11/9/98
Deputy Prosecuting Attorney

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