

Chapter 19.80 OFF-STREET PARKING REQUIREMENTS

Article II. Parking Requirements

19.80.040 Number of spaces required.

A. Except where variations and exceptions are allowed under sections 19.80.070 through 19.80.100 of this chapter, a number of parking spaces equal to the sum of the required number of parking spaces for all uses on a property, including multiple uses within the same building, shall be provided. Except in cases where a site-specific traffic study demonstrates a need for additional parking, no parking area for more than twenty stalls shall exceed the number of stalls required below unless the additional parking is installed as “provisional parking” under section 19.80.110 of this chapter. The number of off-street parking spaces required shall be as follows:

1. Amusement center (arcade), one space per one hundred square feet of floor area;
2. Automobile or machinery sales and service garages, two spaces plus one space for each four hundred square feet of floor area;
3. Banks, post offices, business and professional offices, one space for each two hundred fifty square feet of floor area;
4. Bowling alleys, five for each alley;
5. Churches, one space for each six and one-half feet of linear pew or three and one-half seats in an auditorium; provided, however, that where a church building is designed or intended to be used by two congregations at the same time, one and one-half parking spaces shall be provided for each three and one-half seats in the auditorium. For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, additional parking shall be required as determined by the planning commission;
6. Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditorium, three spaces for each one hundred square feet of floor area used by assembly or dancing;
7. Day care center for children, four spaces plus one space per five hundred square feet of floor area;
8. Dormitory building, one space for each tenant;
9. Dwellings, multiple, two spaces for each dwelling unit. In multi-family developments and dwelling groups where private covered parking is utilized, additional parking for guests shall be required. The planning commission shall determine the amount of guest parking required to meet the parking needs of each development;
10. Dwellings, single-family, two spaces for each dwelling unit. For single-family dwellings, the parking spaces may be arranged one behind the other;
11. Funeral homes, mortuaries, reception centers, one space for each forty square feet of floor area in assembly room;
12. Furniture and appliance stores, household equipment or furniture repair shop, one space for each six hundred square feet of gross leasable area;
13. Hospitals and convalescent hospitals, two spaces per bed for the total capacity of building;
14. Hotels, motels and motor hotels, one space for each living or sleeping unit, plus parking for all accessory uses as defined in this title;
15. Indoor firearms and/or archery range, two spaces per shooting point;
16. Manufacturing plants, research or testing laboratories, bottling plants, one space for each person employed on the highest employment shift;
17. Medical or dental clinics, six spaces for each doctor’s office;
18. Nursing homes, four spaces plus one space per each five beds;
19. Recreation, four spaces per court for tennis courts, three spaces per court for racquetball courts, two spaces per court for squash courts;
20. Residential health care facility:

- a. Four spaces for facilities with five or less residents, the parking spaces may be arranged one behind the other;
 - b. Four spaces plus one space per each five beds;
 21. Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater;
 22. Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area;
 23. Rooming and lodging homes, one space for each tenant;
 24. Schools, one space for each three and one-half seats in an auditorium, plus one space for each administrator and faculty;
 25. Shopping centers and other multi-tenant retail buildings, five spaces for each one thousand square feet of gross leasable area;
 26. Sports arenas, auditoriums, theaters, assembly halls and meeting rooms, one space for each three and one-half seats of maximum seating capacity;
 27. Trailer sales, five spaces minimum, or five percent of the total site area excluding the landscaped areas, whichever is greater;
 28. Wholesale establishments, warehouses, service and maintenance centers and communication equipment buildings, one space for each person employed during the highest employment shift;
 29. Bed and breakfast homestay, two spaces for each dwelling unit plus one space for each guestroom;
 30. Short-term rental, two spaces per dwelling unit plus one additional space for each bedroom exceeding two bedrooms. For buildings with two dwelling units or less, the third and fourth spaces, when required, can be in tandem with the first two spaces required;
 31. Bed and breakfast inn, one space for each person employed on the highest employment shift, plus one space for every guestroom, plus parking for all accessory uses defined in this title;
 32. Residential facility for elderly persons, two spaces for the dwelling unit plus two spaces for visitors, the parking spaces may be arranged one behind the other;
 33. Apartments for elderly persons, one space for each dwelling unit;
 34. Outdoor display and sales, including garden centers, nurseries, lumber yards, building materials sales yards; one space for each one thousand square feet of display and sales area.
- B. Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.
- C. Accessible Parking Spaces. For non-residential parking areas, the accessible parking spaces required to satisfy the Americans with Disabilities Act shall be provided within the total number of stalls required above. For multi-family residential developments, the accessible stalls shall be provided in addition to the number of stalls required above.
- D. Bicycle Parking. All uses requiring parking for twenty or more vehicles shall provide bicycle parking spaces. The minimum number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, to a maximum requirement of twelve. Bicycle parking spaces shall be:
1. Located on the same lot as the principal use;
 2. Located to prevent damage to bicycles by cars;
 3. Located so as not to interfere with pedestrian movements;
 4. In a highly visible, well-lighted area that is located near entrance(s) to the building;
 5. Located to provide safe access from the spaces to the right of way or bicycle lane;
 6. Designed to allow the frame and wheel(s) of each bicycle to be secured against theft;

7. Anchored to resist removal by vandalism and resistant to rust or corrosion.

Bicycle parking spaces which meet the above requirements may be located within the building. (Ord. 1547 § 1 (part), 2005)