

**Freight Rail Dependent Use Advisory Committee - Final Recommendation June 20, 2018**

Note: New language = underline and highlight; Delete = ~~strikethrough~~

1 **40.340.010 Parking and Loading Standards**

2 A. General.

3 1. Applicability. Except as otherwise provided by the UDC, required off-street parking and loading spaces  
4 shall be improved and maintained as set forth in this section for all uses in all zoning districts.

5 2. Timing. Parking and loading spaces required for a given use or development shall be provided consistent  
6 with the approved site plan before the county issues an occupancy permit or final inspection for the use or  
7 development in question.

8 3. Availability.

9 a. Parking spaces required for a given use or development shall be available for the parking of operable  
10 passenger automobiles of residents, customers, patrons and employees only, and shall not be used for the  
11 storage of vehicles or materials, or for the parking of trucks used in conducting the business or use.

12 b. Loading spaces required for a given use or development shall be available for loading and unloading  
13 of trucks and similar vehicles.

14 c. Required off-street parking spaces may not be used for loading or unloading unless the responsible  
15 official finds that loading and unloading in those spaces will occur during hours of the day when the spaces  
16 are not needed for parking.

17 4. Location of Parking and Loading Facilities.

18 a. Off-street parking spaces for dwellings shall be located on the same lot as the dwelling.

19 b. Off-street parking spaces for other uses shall be located on the same lot as the use or on another lot not  
20 more than three hundred (300) feet from the building or use they are intended to serve, measured in a straight  
21 line from the building; provided, where required parking for a use or development will be located on a lot  
22 other than the lot on which the use it serves is located, then, before the county issues a building permit for the  
23 use or development, the applicant shall submit an agreement executed by the owner of the lot where the  
24 off-site parking is proposed authorizing use of the lot for the proposed parking spaces for the use in question.

25 c. Loading spaces for a given use shall be situated on the same lot as the use it serves, except as provided  
26 for joint use of facilities.

27 d. Parking and loading spaces shall not be located in a required front setback, except in the case of  
28 single-family or duplex dwellings. Access drives and maneuvering areas for parking and loading spaces  
29 shall not be located in a required front setback, except to the minimum extent practicable for access to the  
30 site.

31 5. Joint Use of Facilities. The responsible official may authorize use of given off-street parking and/or loading  
32 spaces by two (2) or more uses if:

33 a. The responsible official finds the applicant has shown that the uses that share the parking and/or  
34 loading do not require that parking and/or loading at the same time; and

35 b. Where shared parking or loading for a use or development will be located on a lot other than the lot on  
36 which the use it serves is located, then, before the county issues a building permit for the uses or  
37 developments on one (1) lot that will be served by the shared parking and/or loading on another lot, the  
38 applicant shall submit an agreement executed by the owner of the off-site lot where parking and/or loading is  
39 proposed authorizing use of the lot for the proposed parking and/or loading spaces for the use or  
40 development in question subject to terms and conditions that assure parking and/or loading will be available  
41 for each use it serves as provided in Section 40.340.010(A)(5)(a).

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- 1 6. Change or Expansion of a Use. A site plan that changes the use of an existing structure or lot shall provide  
2 off-street parking and loading for the new use as required by this section. A site plan that enlarges an existing  
3 structure or use shall provide for additional parking and loading based only on the parking and loading  
4 requirements of the expansion, except as otherwise provided in Chapter 40.530.
- 5 7. Lighting. Light fixtures in parking or loading areas shall be consistent with RCW 47.36.180 on public  
6 roadways and not cast significant light or glare off site on adjacent properties.
- 7 8. Surfacing. All parking and loading spaces and related access drives, maneuvering, and vehicle storage  
8 areas shall be paved to standards, including the use of permeable pavements, as approved by the responsible  
9 official except as follows:
- 10 a. Driveways leading to parking and maneuvering areas for unoccupied utility and wireless  
11 communication facilities need not be paved, except as required by Section 40.350.030(B)(7)(c) (this still  
12 requires the first twenty (20) to twenty-five (25) feet of driveway to be paved so gravel does not enter the  
13 paved road);
- 14 b. Three (3) or fewer parking spaces serving unoccupied utility and wireless communication facilities  
15 need not be paved;
- 16 c. Transitional uses such as coffee and food stands approved under Section 40.260.055;
- 17 d. Driveways used only for fire access purposes;
- 18 e. Parking areas for uses that receive access from unpaved roads;
- 19 f. Reuse of existing legally placed parking areas in the rural area of the county; provided, that proposed  
20 new parking and required ADA parking spaces and ADA accessways are paved;
- 21 g. Agricultural stands and markets as allowed under Section 40.260.025;
- 22 h. Rural kennels as allowed under Section 40.260.110;
- 23 i. Wineries as allowed under Section 40.260.245; and
- 24 j. Other uses as approved by the responsible official.
- 25 9. Drainage. Stormwater drainage facilities for parking and loading spaces and related access drives and  
26 maneuvering areas shall comply with Chapter 40.386.
- 27 10. Wheel Stops and Curbs.
- 28 a. Parking and/or loading spaces on the perimeter of a parking lot or abutting interior landscaped areas or  
29 sidewalks shall include a wheel stop or curb at least four (4) inches high located three (3) feet back from the  
30 front of the parking and/or loading space. Include breaks in curbs, as necessary, to allow flow of stormwater  
31 to LID stormwater facilities.
- 32 b. The front three (3) feet of a parking space may be improved with a low-growing vegetated LID  
33 feature, instead of asphalt or concrete pavement. However, this area shall not be counted toward landscape  
34 or open space area requirements unless it is part of a LID stormwater feature.
- 35 c. The perimeter of a parking or loading area and access and maneuvering drives associated with them  
36 shall be improved with a curb, rail or equivalent so that vehicles do not extend over a property line, sidewalk  
37 or public or private street. Breaks must be provided along the perimeter feature to allow stormwater  
38 movement to LID stormwater features.
- 39 11. Maintenance of Parking and Loading Areas. Required parking and loading spaces and associated access  
40 and maneuvering drives shall be maintained in good repair at all times.

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1 (Amended: Ord. 2008-06-02; Ord. 2009-01-01; Ord. 2014-01-08; Ord. 2015-11-24; Ord.  
2 2018-01-09)

3 B. Calculation of Parking Requirements.

4 A site plan for a given use or uses shall show that at least the number of parking spaces required by Table  
5 40.340.010-4 will be provided consistent with this section unless otherwise consistent with the UDC.

6 1. Where Table 40.340.010-4 requires a certain number of parking spaces based on the area of a building, the  
7 area shall be the gross floor area of the structure, as defined in Section 40.100.070 (“floor area, gross”) excluding  
8 the area of a building that encloses parking or loading spaces.

9 2. Where more than one (1) use occupies a given structure or parcel of land or where a given business includes  
10 a combination of uses, the minimum required number of parking spaces shall be the sum of the requirements for  
11 each use, except to the extent the uses comply with the requirements of this section for shared parking.

12 3. Where a building may be used for more than one (1) purpose and the applicant does not limit the permitted  
13 uses in the building, parking spaces shall be provided based on the possible use(s) that require the most parking  
14 spaces.

15 4. Where Table 40.340.010-4 does not list the parking requirements for a proposed use, the responsible  
16 official shall determine the minimum parking requirements for the use, based on requirements in Table  
17 40.340.010-4 for other similar uses, if any, or on substantial evidence of parking needs for similar uses in other,  
18 similar locations.

19 5. Up to thirty percent (30%) of required parking spaces and all parking spaces in excess of minimum  
20 requirements may comply with the standards for compact cars in Table 40.340.010-5.

21 6. All parking areas shall comply with applicable local, state and federal standards regarding parking for  
22 disabled persons.

23 7. The review authority may reduce the required number of parking spaces to less than that required in Table  
24 40.340.010-4 as part of site plan review application or other application if the review authority finds that a lesser  
25 number of off-street parking spaces will be enough to fulfill all parking needs of the use or development, based on  
26 substantial evidence in the application, such as an adequate survey of parking demand at similar uses under  
27 similar conditions. The number of parking spaces for disabled persons may not be reduced under this subsection.

28 8. The review authority may allow parking credits established through a neighborhood parking plan adopted  
29 pursuant to Section 40.340.030 to meet the number of spaces required by Table 40.340.010-4. The number of  
30 credits for an individual parcel shall be as established in the approved neighborhood parking plan.

31 (Amended: Ord. 2009-12-01)

32 C. Parking Design Standards. Off-street parking spaces shall comply with the standards for stalls and aisles, as set  
33 forth in Table 40.340.010-5 and Figure 40.340.010-1.

34 D. Loading Space Number and Design Standards.

35 1. Commercial, industrial and public utility buildings that have a gross floor area of five thousand (5,000)  
36 square feet or more shall provide truck loading or unloading spaces in accordance with Table 40.340.010-1:

<b>Table 40.340.010-1. Required Truck Loading or Unloading Spaces for Buildings 5,000 Square Feet or Greater</b>	
<b>Square Feet of Floor Area</b>	<b>Number of Berths Required</b>
Less than 5,000	0
5,000 to 25,000	1

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<b>Table 40.340.010-1. Required Truck Loading or Unloading Spaces for Buildings 5,000 Square Feet or Greater</b>	
25,000 to 50,000	2
For each additional 50,000, or each fraction thereof	1 additional

1  
2 2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public  
3 buildings, recreation or entertainment facilities, and any similar use that has a gross floor area of thirty thousand  
4 (30,000) square feet or more, shall provide off-street truck loading or unloading spaces in accordance with Table  
5 40.340.010-2:

<b>Table 40.340.010-2. Required Truck Loading or Unloading Spaces for Buildings 30,000 Square Feet or Greater</b>	
<b>Square Feet of Floor Area</b>	<b>Number of Berths Required</b>
Less than 30,000	0
30,000 to 100,000	1
100,000 and over	2

6  
7 3. Loading Berth Design Standards.

8 a. All required loading berths shall meet the minimum dimensional standards shown in Table  
9 40.340.010-3. Where the vehicles generally used for loading and unloading exceed these dimensions, the  
10 required length of these berths shall be increased.

11 b. In addition to the length of the loading berth, additional maneuvering space may be required by the  
12 director for any uses with over ten thousand (10,000) square feet of gross floor area with loading berth  
13 access from a collector arterial or local access street, especially if located across the street from another  
14 high-demand use. When required, the additional maneuvering space shall be designed and arranged to allow  
15 the most efficient use of all required loading berths by motor vehicles of the types typically employed by the  
16 activities served. The minimum maneuvering width between the outermost point of the loading berth and  
17 the limit of the maneuvering area shall be fifty (50) feet.

18 c. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement  
19 or project into any public right-of-way. All loading space areas shall be separated from parking areas and  
20 shall be designated as truck loading spaces.

21 4. Loading berths on the perimeter of the site shall be screened to a minimum L4 landscape standards. If the  
22 adjoining property is within an industrial or commercial district and contains similar uses that are compatible  
23 with loading facilities then this standards may not be required. Any loading space located within one hundred  
24 (100) feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual  
25 impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions  
26 on the hours of operation.

27 5. The review authority may reduce the number or size of required loading spaces to less than that required as  
28 part of site plan review or other application if the review authority finds that a lesser number or size of loading  
29 spaces will be adequate to serve the expected needs of the development.

30 (Amended: Ord. 2005-04-12; Ord. 2008-06-02)

<b>Table 40.340.010-3. Design of Loading or Unloading Spaces</b>			
<b>Use</b>	<b>Length (Feet)</b>	<b>Width (Feet)</b>	<b>Height Clearance (Feet)</b>
Industrial and commercial	55	12	14

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Table 40.340.010-3. Design of Loading or Unloading Spaces			
Public utility, restaurant, office building, hotel, motel, hospital and institution, school and college, public building, recreation or entertainment facility, and any similar use	35	12	14

1  
2

(Amended: Ord. 2008-06-02; Ord. 2011-12-09)

Table 40.340.010-4. Minimum Required Parking Spaces By Use	
Use	Minimum Number of Parking Spaces
A. Residential.	
1. 1-, 2- and 3-unit family dwellings	2 spaces/dwelling unit. Single-family and duplex parking may be tandem. One car behind the other.
2. Narrow lot developments	2.5 spaces/dwelling unit per narrow lot, subject to the requirements in Section 40.260.155
3. Multifamily dwelling containing 4 or more dwelling units	1 1/2 space/dwelling unit
4. Bed and breakfast	1 space/each guest room, plus 2 for the facility
5. Residential care facility	1 space/7 residents served under age of 12 1 space/5 residents served ages 12 – 17 1 space/4 residents served ages 18 years or older
6. Assisted living facilities	1 space/each 3 units
B. Commercial Residential.	
1. Hotel	1 space/bedroom
2. Motel	1 space/bedroom
3. Clubs/lodges	Spaces to meet the combined requirements of the uses being conducted, such as hotel, restaurant, auditorium
C. Institutions.	
1. Welfare or correctional institutions	1 space/3 beds for patients or inmates
2. Convalescent or nursing home	1 space/3 beds for patients or residents
3. Hospital	2 spaces/bed
D. Places of Assembly.	
1. Church	1 space/4 seats, or 8 feet of bench length in the main auditorium. Additional parking for meeting rooms, classrooms and office use may be required.
2. Library, reading room, museum, art gallery	1 space/400 square feet of floor area
3. Preschool, nursery, kindergarten, family day care center or commercial day care center	2 spaces/teacher or employee
4. Elementary or middle school	1 space/4 seats, or 8 feet of bench length in auditorium or assembly room, whichever is greater
5. High school	1 space/employee, plus 1 space/each 6 students, or 1 space/4 seats, or 8 feet of bench length in the auditorium, whichever is greater
6. College, commercial school for adults	1 space/3 seats in classroom

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<b>Table 40.340.010-4. Minimum Required Parking Spaces By Use</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
7. Other auditoriums, meeting rooms	1 space/4 seats, or 8 feet of bench length
<b>E. Commercial Amusements.</b>	
1. Stadium, arena, theater	1 space/4 seats, or 8 feet of bench length
2. Bowling alley	5 spaces/lane
3. Health and fitness club	1 space/200 square feet of general floor area; 1 space/500 square feet for racquet, tennis or similar court floor area
<b>F. Commercial.</b>	
1. Commercial retail, except stores selling bulky merchandise	1 space/350 square feet of floor area
2. Service or repair shops	1 space/750 square feet of floor area
3. Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space/600 square feet of floor area
4. Bank, office (except medical and dental)	1 space/400 square feet of floor area
5. Medical and dental office or clinic	1 space/200 square feet of floor area
6. Eating or drinking establishments	1 space/250 square feet of floor area
7. Mortuaries	1 space/6 seats, or 12 feet of bench length
8. Automobile sales, retail nurseries, and other open sales and rental yards	(a) Properties with less than ten thousand (10,000) square feet of open sales or rental area shall provide one (1) space for each one thousand (1,000) square feet of gross floor area, plus one (1) space for each two thousand five hundred (2,500) square feet of open sales or rental area. (b) Properties with ten thousand (10,000) square feet or more of open sales or rental area shall provide one (1) space for each one thousand (1,000) square feet of gross floor area, plus four (4) spaces, plus one (1) space for each ten thousand (10,000) square feet of open sales or rental area in excess of ten thousand (10,000) square feet.
<b>G. Industrial.</b>	
1. Except as specifically mentioned herein, industrial uses listed as permitted in the IL <u>FRDU</u> and IH zones	1 space/500 square feet
2. Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 space/1,500 square feet of floor area
3. Laboratories and research facilities	1 space/600 square feet of floor area

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(Amended: Ord. 2004-06-11; Ord. 2007-11-13; Ord. 2010-08-06; Ord. 2011-03-09; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-12-14)

<b>Table 40.340.010-5. Minimum Parking Space and Aisle Dimensions</b>					
<b>Angle</b>	<b>Type</b>	<b>Stall width</b>	<b>Stall depth</b>	<b>Aisle width</b>	<b>Curb length</b>
A		B	C	D	E
0°	Compact	8.0	8.0	12.0	22.0
	Standard	9.0	9.0	12.0	22.0
45°	Compact	8.0	19.1	14.0	11.3

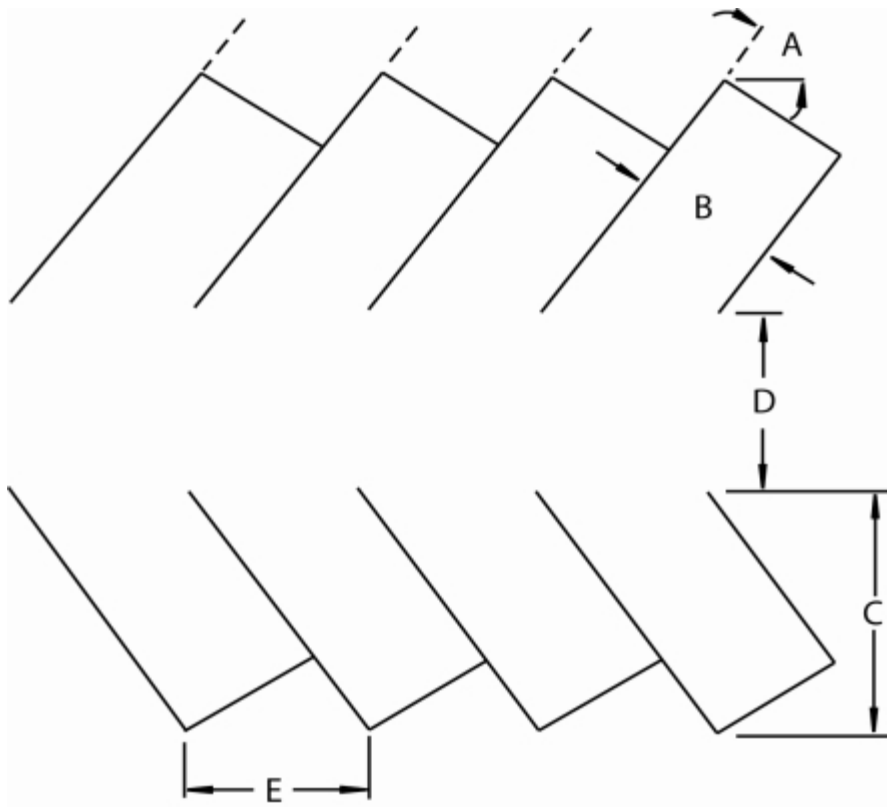
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Table 40.340.010-5. Minimum Parking Space and Aisle Dimensions					
Angle	Type	Stall width	Stall depth	Aisle width	Curb length
	Standard	9.0	19.8	13.0	12.7
60°	Compact	8.0	20.4	19.0	9.2
	Standard	9.0	21.8	18.0	10.4
70°	Compact	8.0	20.6	20.0	8.5
	Standard	9.0	21.0	19.0	9.6
90°	Compact	7.5	15.0	24.0	7.5
	Standard	9.0	20.0	24.0	9.0

1

2 **Figure 40.340.010-1. Required Parking Angle**



3

4 (Amended: Ord. 2011-08-08)