

Chapter 34

TABLE No. 34-1 (Continued)

OFF-STREET PARKING—LOADING REQUIREMENTS

Sections:

- 34.010 User guide.
- 34.020 Required off-street parking.
- 34.030 Nonspecified or accessory uses.
- 34.040 Number of spaces—Fractions.
- 34.050 Bench or pew seating.
- 34.060 Location of off-street parking.
- 34.070 Modification of parking requirements.
- 34.080 Parking area design and construction.
- 34.090 Off-street loading requirements.
- 34.100 Maintenance.

34.010 User guide.

This section contains information about off-street parking and loading areas and related improvements. This section also describes a method for determining the off-street parking requirements for unspecified uses, and a provision for requesting a modification of parking requirements. To determine the parking requirement for a specific use within a specific zone, you should review Table No. 34-1 in Section 34.020 of this chapter. (Ord. 2397-99 § 48, 1999; Ord. 1671-89 (part), 1989.)

34.020 Required off-street parking.

A. Every building hereafter constructed, reconstructed, expanded or occupied, or use of property hereafter established or modified, shall be provided with off-street parking in accordance with the requirements of this title, as listed in Table No. 34-1, or as otherwise provided by this chapter when not specifically listed in Table No. 34-1. The number of parking spaces stated shall be the minimum required. Where parking requirements are based upon square footage of a building, the gross floor area of the building shall be used. See Section 22.020.E for off-street parking requirements in the B-3 zone. See Section 25.010.C for parking requirements in the C-2ES zone. See Section 31A.030.B.2 for parking requirements for residential uses in the BMU zone. See Section 31B.040.B for parking requirements for residential uses in the MUO zone.

TABLE No. 34-1

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
RESIDENTIAL USES	
Accessory dwelling units	1 additional space for accessory dwelling

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Adult family home	3 per home
Assisted living facilities	1 per each 4 residents
Boarding or rooming	no additional parking required
Boardinghouse, roominghouse	1 per room
Caretaker's quarters	2 per dwelling
Congregate care facilities	0.8 per dwelling
Convalescent or nursing home	1 per each 4 residents
Dwelling, single-family attached	2 per dwelling in R-1(A) and R-2(A) zones; see Section 15.060 for other zones
Dwelling, single-family detached	2 per dwelling
Dwelling, two-family (duplex)	2 per dwelling
Dwelling, rear yard infill	See subsection B of this section
Dwelling, cottage	1.5 spaces per dwelling
Dwelling, multiple-family	See subsection B of this section
Group homes, Class I.A	3 per dwelling
Group homes, Class I.B	3 per dwelling
Group homes, Class I.C	2 plus 1 per each staff person
Group homes, Class II.A	2 plus 1 per each staff person
Group homes, Class II.B	2 plus 1 per each staff person
Group homes, Class II.C	2 plus 1 per each staff person
Live/work unit	2 per unit
Mobilehome park	See Title 17
Senior citizen housing	See subsection B.1.e of this section
Supportive housing	See subsection B.1.f of this section
Temporary shelter homes	See Section 34.030

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
NONRESIDENTIAL USES	
AGRICULTURAL USES	
Agricultural industries	See Section 34.030
Farm, dairy, horticulture	All parking to be provided on site
Greenhouse, nursery	1 per 400 square feet of indoor retail, 1 per 1,000 square feet of outdoor display or storage area
Greenhouses, wholesale	1 per 800 square feet
BUSINESS/COMMERCIAL USES	
Appliance sales	1 per 600 square feet
Barber shop or beauty salon	2 per station, minimum of 3
Broadcast studio	1 per 400 square feet
Business park	1 per 400 square feet of office area, 1 per 1,000 square feet of warehouse area, 1 per 600 square feet of assembly or light manufacturing area
Building materials, retail or wholesale	1 per 300 square feet of retail area, 1 per 1,000 square feet of warehouse or outdoor storage area
Carpet store	1 per 600 square feet
Consumer services	1 per 600 square feet
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet
Equipment rental	1 per 300 square feet of retail, office or shop use plus 1 per 1,000 square feet of outdoor storage or display area
Farmers' market	See Section 34.030
Financial institutions	1 per 400 square feet
Food bank	1 per 300 square feet
Funeral parlor, mortuary	1 for each 5 seats in chapel
Furniture sales	1 per 600 square feet
Government administrative offices	1 per 400 square feet
Home occupation	Same as required for dwelling

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Kennels/pet boarding	3 plus 1 per each employee
Laundromat	1 per each 3 washing machines
Offices	1 per 400 square feet
Personal services	The greater of 3 or 1 per 300 square feet
Printing, duplication services	1 per 400 square feet
Retail sales, indoors	1 per 300 square feet
Retail sales, outdoors	1 per each 1,000 square feet of outdoor display area
Self-serve storage facility	1 per each 300 square feet of office area, plus 2 for manager's living quarters
Shopping center	1 per 300 square feet
Veterinary clinic	1 per 400 square feet
EATING AND BEVERAGE USES	
Bakery, retail	3 plus 1 per 300 square feet
Brewery, micro-	1 per 600 square feet, 1 per 100 square feet for area used for on-premises consumption
Espresso stand	1 plus 1 per employee
Restaurants	1 per 100 square feet
Tavern	1 per 100 square feet
ENTERTAINMENT USES	
Adult use businesses	
Live entertainment	1 per 100 square feet
Motion picture theater	1 per each 3 seats
Panoram	1 per each 2 panoram devices, or 1 per 300 square feet, whichever is greater
Art gallery	1 per 400 square feet
Artist studio	1 per 1,000 square feet
Bingo hall	1 per 50 square feet in freestanding building, 1 per 100 square feet in shopping center
Casino, mini-	See Section 34.030
Convention, exhibition center	See Section 34.030

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Library	See Section 34.030
Museum	1 per 400 square feet
Nightclub	1 per 100 square feet
Private club, fraternal organization	See Section 34.030
Theater or theater complex	1 space for each 3 seats
Video game arcade	1 per 300 square feet
INDUSTRIAL USES	
Aircraft assembly	1 per 600 square feet
Bakery, wholesale	1 per 600 square feet
Bottling plant	1 per 600 square feet
Brewery, distillery or winery	1 per 600 square feet
Bulk fuel sales, storage	3 plus 1 per each employee working at any one time
Cabinet shop	1 per 600 square feet
Dry cleaning, laundry plant	1 per 600 square feet
Electronic instrument manufacturing	1 per 600 square feet
Food products processing	1 per 600 square feet
Heavy manufacturing	1 per 600 square feet
Light manufacturing	1 per 600 square feet
Outdoor storage of bulk materials, large equipment	3 plus 1 per each employee
Research and testing laboratories	1 per 400 square feet of office, 1 per 600 square feet of laboratory or shop area
Warehouse, wholesale distribution	1 per 1,000 square feet
Welding, fabrication, machine shops	1 per 600 square feet
LODGING	
Bed and breakfast house	2 for operator plus 1 per guest room
Hotel, motel	1 per guest room plus half the normally required parking for accessory uses such as restaurant or cafe
MEDICAL USES	
Blood or plasma donation	1 per 200 square feet

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Clinic	1 per 200 square feet
Medical-related activities	1 per 200 square feet
Opiate substitution treatment facility	1 per 200 square feet
RECREATIONAL USES	
Bowling alley	4 spaces per lane
Health, athletic, fitness club	1 per 200 square feet
Marinas	See Section 34.030
Miniature golf course	2 per hole
Outdoor recreation, commercial or public	See Section 34.030
Skating rinks	1 per 100 square feet of skating area
SPECIAL PROPERTY USES	
Aircraft landing facilities	See Section 34.030
Church	1 per each 5 seats in nave or chapel
Community center	See Section 34.030
Crematorium	See Section 34.030
Day care, commercial	1 per each 10 children or 1 employee, whichever is greater, plus 1 loading space for each 20 children
Day care, family home	2 plus 1 for each staff person not living on premises
Detoxification center, drug rehabilitation	See Section 34.030
HEAVY INDUSTRIAL USES, the following	
Aggregates extraction and related manufacturing	See Section 34.030
Batch plant	See Section 34.030
Blast furnaces	1 per 600 square feet
Drop forge	1 per 600 square feet
Power generation plant	See Section 34.030
Hospital	See Section 34.030
Jails and correctional facilities	See Section 34.030
Parks or playgrounds, public	See Section 34.030

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Public service buildings, uses	See Section 34.030
SCHOOLS	
College, university	See Section 34.030
Preschool to grade 12	See Section 34.030
Studios for private instruction (art, music, dance, and similar uses)	1 per 300 square feet
Vocational training	1 per each 2 seats in classroom area
Social service facility	See Section 34.030
UTILITIES	
Above ground utility and communications facilities, major	See Section 34.030
minor	None
Below ground utilities	None
Recycling/composting facilities	See Section 34.030
Solid waste transfer stations	See Section 34.030
Sewage treatment facilities	See Section 34.030
TRANSPORTATION USES	
Parking facilities, commercial	Not applicable
Parking facilities, commuter	Not applicable
Passenger terminals	See Section 34.030
Railroad yards	See Section 34.030
Shipping, marine	See Section 34.030
Shipping, trucking terminal	All business vehicle and employee parking shall be provided on-site
Transit station, supportive and incidental uses	See Section 34.030
VEHICLE-RELATED USES	
Boat building	1 per 600 square feet
Boat storage	1 per 3,000 square feet of storage area
Body repair, painting	3 plus 2 per service bay (each space in a service bay counts as a parking space)

TABLE No. 34-1 (Continued)

Off-Street Parking for All Zones Except the B-3 Zone

Use	Parking Requirement
Dismantling (indoor only)	1 per 1,000 square feet
Impound, storage or tow yard	1 per 500 square feet of building area
Maintenance, service (heavy or light)	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Sales or rental	1 per 250 square feet of office, plus 1 per 300 square feet of service area, plus 1 per 1,000 square feet of showroom area
Service (gasoline) station	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Washing facility	Paved parking/holding area equal in area to the washing area and vacuum stations

B. Off-Street Parking Requirements for Multiple-Family Dwellings and Rear Yard Infill Dwellings. The intent of this section is to require off-street parking for the residents of multiple-family developments to be provided on the development site, and to recognize differences between areas which should have a lesser need for automobile use due to availability of transit service, adequate pedestrian facilities, and the proximity of services within walking distance. The intent is also to provide incentive to retain existing historic structures or other residential dwellings.

1. Parking for multiple-family dwellings shall be provided according to the location of the property, as provided herein. For purposes of this section, any room other than a kitchen, bathroom, living room or dining room, such as a den, study, office or other similar room, shall be considered a bedroom.

a. Lots located within area A on Map Number 34-1 shall provide a minimum of one parking space per dwelling unit.

b. Lots located within area B on Map Number 34-1 and rear yard infill dwellings in the R-2H zones shall provide a minimum of:

(1) One infill unit only: one parking space per dwelling unit;

(2) More than one infill unit and multiple-family units: one parking space per dwelling unit for units with one or fewer bedrooms and one and one-half parking

spaces per dwelling unit for units with two or more bedrooms.

c. Lots in areas outside of the areas designated on Map Number 34-1 shall provide a minimum of two parking spaces per dwelling unit, except:

(1) In mixed-use developments in which at least twenty-five percent of the gross floor area of the development is provided in a permitted nonresidential use, a minimum of one and one-half spaces per dwelling unit with two or fewer bedrooms shall be provided. Parking for nonresidential uses shall be provided as otherwise required by this title.

(2) In multiple-family developments with more than one hundred dwelling units, a minimum of two parking spaces shall be provided for the first one hundred dwellings with two or fewer bedrooms, and a minimum of one and one-half parking spaces shall be provided for each dwelling with two or fewer bedrooms in excess of the first one hundred dwellings. A minimum of two spaces shall be provided for each dwelling with three or more bedrooms.

d. Developments in the R-1(A) and R-2(A) zones shall provide a minimum of two parking spaces per dwelling unit.

e. Senior citizen housing developments shall provide a minimum of one parking space per dwelling unit, except in the C-2 ES zone and E-1 MUO zone, the minimum requirement shall be 0.75 off-street parking space per dwelling unit. The applicant shall provide a covenant in a form acceptable to the city which runs with the land stating that the housing units shall be limited to occupancy by senior citizens. Conversion to nonsenior citizen housing shall not be permitted unless meeting the parking standards of this section.

f. Supportive housing developments shall provide a minimum of one parking space per four dwelling units. The planning director may approve a modification to this standard if a parking study for the use of the lot is prepared by a professional with expertise in preparing traffic and parking analysis demonstrates to the satisfaction of the director that a lesser standard is adequate. The applicant shall provide a covenant in a form acceptable to the city which runs with the land stating that the supportive housing units shall be limited to occupancy by low income households. Conversion to nonsupportive housing shall not be permitted unless meeting the parking standards of this section.

2. Parking spaces and parking garages provided within a multiple-family development shall be for the use of tenants and their invited guests only and shall not be rented, leased or otherwise used by persons who do not reside in the multiple-family development. Parking spaces required by this section shall not be used for storage, boats, trailers, or any purpose other than meeting the off-street parking requirements of this section.

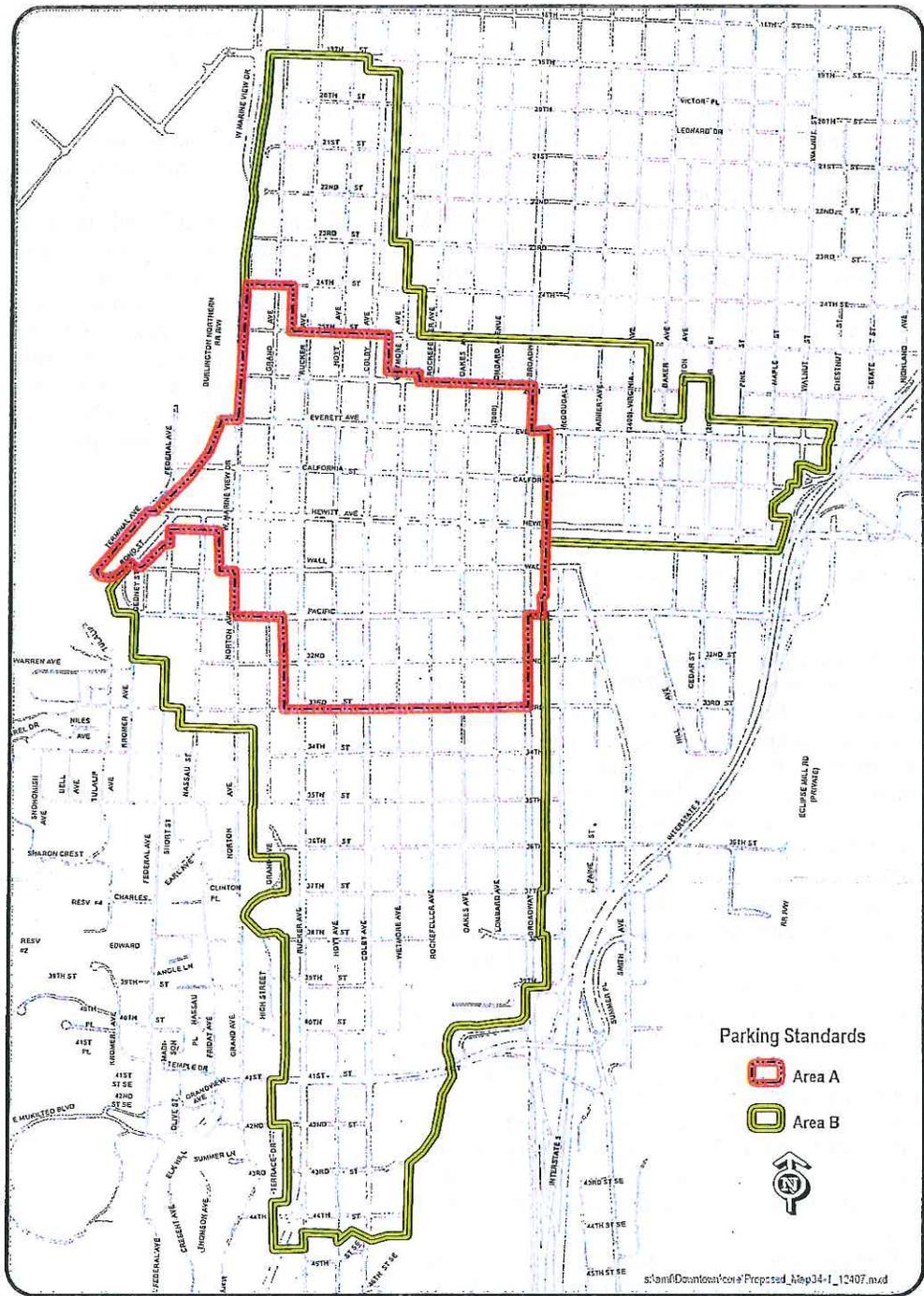
C. Off-Street Parking in the Hewitt Avenue East Corridor. For properties that are located within the Hewitt Avenue east corridor (Map No. 34-2), when a change of use occurs no additional off-street parking is required; provided, that:

1. There is no expansion of building floor area;

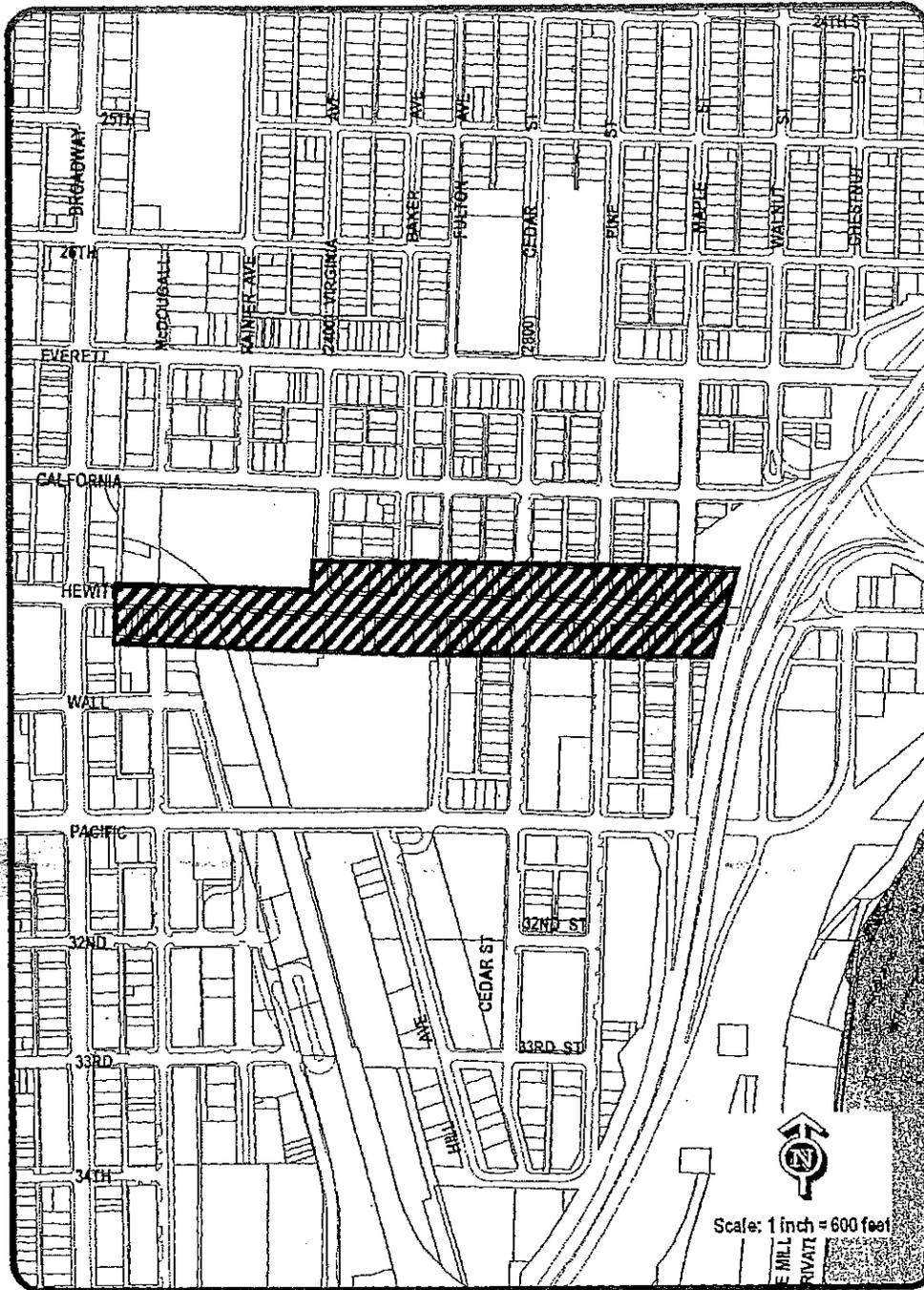
2. If the previous use of the property did not provide the number of off-street parking spaces required by this title, the city must be able to certify that the previous use was nonconforming with respect to the number of required off-street parking spaces;

3. The proposal will not involve converting a nonresidential use into a residential use, nor will it reduce the amount of off-street parking available to any residences on the site to less than required by this chapter;

4. The change of use will not result in a reduction in the number of off-street parking spaces on the subject property.



Map Number 34-1



Map Number 34-2

(Ord. 3500-16 §§ 5, 7, 2016; Ord. 3483-16 § 5, 2016; Ord. 3340-13 § 1, 2013; Ord. 3297-12 §§ 1, 2, 2012; Ord. 3269-12 § 13, 2012; Ord. 3099-08 § 13, 2008; Ord. 3072-08 § 14, 2008; Ord. 3002-07 § 6, 2007; Ord. 2854-05 § 10, 2005; Ord. 2708-03 § 5, 2003; Ord. 2657-02 §§ 28, 29, 2002; Ord. 2397-99 § 49, 1999; Ord. 1671-89 (part), 1989.)

34.030 Nonspecified or accessory uses.

A. **Uses for Which Parking Is Not Specified.** If this title does not specify a parking requirement for a specific use in Table 34-1 or Section 22.020.E for the B-3 zone, the planning director shall establish the minimum requirement on a case-by-case basis after consultation with the city traffic engineer. The applicant may be required to provide sufficient information to demonstrate that the parking demand for a specific use will be satisfied, based upon existing uses similar to the proposed use and other relevant factors. Unless otherwise waived by the planning director, the applicant shall have a parking study for the proposed use prepared by a professional consultant with expertise in preparing traffic and parking analyses.

B. **Parking for Uses Which Are Accessory to the Main Use.** If this title does not specify a parking requirement for a specific activity or use which is accessory to the principal use of a lot, which the planning director determines has a different off-street parking requirement than the principal use, the planning director shall determine the minimum requirement for the accessory activity or use on a case-by-case basis. Unless otherwise waived by the planning director, the applicant shall have a parking study for the use of the lot prepared by a professional with expertise in preparing traffic and parking analyses. (Ord. 2397-99 § 50, 1999; Ord. 1849-92 § 20, 1992; Ord. 1671-89 (part), 1989.)

34.040 Number of spaces—Fractions.

If the parking formula used to determine parking requirements results in a fractional number greater than or equal to one-half, the proponent shall provide parking equal to the next highest whole number. (Ord. 1671-89 (part), 1989.)

34.050 Bench or pew seating.

Where required parking is based upon a given number of seats and bench or pew seating is used, each twenty-four lineal inches of bench or pew seating shall be considered as a separate seat. (Ord. 1671-89 (part), 1989.)

34.060 Location of off-street parking.

A. Parking for residential uses shall be provided on the same lot as the dwelling unit it is required to serve.

B. For nonresidential uses, which are located on lots containing less than ten acres, required off-street parking shall be located on property within three hundred feet of the building or use which it is required to serve. For sites containing more than ten acres, this distance may be increased to six hundred feet. This distance shall be measured along the access route. The property upon which the required off-street parking is provided shall be located in the same zone as, or a zone which allows the use for which the parking is required. See subsection C of this section for the off-site parking requirements for the B-3 zone.

C. Where parking is required in the B-3 zone, parking for nonresidential uses shall be located on property within one thousand feet of the building or use which it is required to serve. This distance shall be measured along the access route. The property upon which the required off-street parking is located shall be in the B-3 or another commercial or industrial zone.

D. If the parking for a building or use is located on a lot other than the lot upon which the use for which the parking is required is located, the owner of the lot containing the parking shall execute a covenant in a form acceptable to the city attorney, stating that the lot is devoted in whole or in part to required parking for the use on another lot. The owner of the property upon which the main use is located shall record this covenant with the Snohomish County auditor's office to run with the properties on which both the principal use and the off-street parking are located. The owner shall provide a copy of the recorded covenant to the planning department.

E. Two or more nonresidential uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time.

F. Quantity and location of parking for uses subject to hearing examiner review processes set forth in Title 15, Local Project Review Procedures, shall be established during the review process, unless already specified in this title.

G. Except for single-family detached and duplex dwellings, and except as provided in subsection H of this section, in no case shall a motor vehicle of any kind be parked or stored nor shall internal aisles or roadways be permitted in any required open space, front or street side setback area or landscaped area. Parking may be located in an interior side setback area provided it is not located within required landscape areas. Driveways may cross required setbacks or landscaped areas in order to provide access between the off-street parking facilities and the street or alley providing access to the site. Driveways may be used for parking when serving individual single-family or duplex dwellings only, but shall not be considered for purposes of satisfying required parking for other uses.

H. For location of off-street parking for multiple-family dwellings, see the applicable design standards for the area in which the property is located.

I. Except where otherwise permitted through formal plat or short plat review, the width of driveways for single-family or duplex dwellings shall not exceed twenty feet within the required front yard setback areas, except where a gradual widening is required to provide access to an off-street parking area located behind the front setback line, or where a fire truck turnaround is required. Except where otherwise permitted through formal plat or short plat review, in no circumstance shall the driveway width at the front property line exceed twenty feet. When driveways