

## Chapter 19.650 – Parking

### 19.650.010 Purpose

The purpose of this chapter is to ensure that vehicle parking is provided in a manner that:

- A. Supports permitted land uses and development patterns;
- B. Maintains neighborhood livability and community character;
- C. Encourages walking, bicycling, and efficient land use; and
- D. Avoids over-parking and unnecessary impervious surface.

### 19.650.020 Applicability

The regulations of this chapter apply to all parking areas in all zones.

- A. This chapter applies to all new development, redevelopment, changes of use, and expansions that increase parking demand.
- B. Existing legal parking spaces may be maintained and are not required to be brought into conformance unless the use expands or changes.

### 19.650.030 Required Vehicle Parking

The minimum number of vehicle parking spaces required is determined by the primary use. If there is more than one primary use, the minimum for each use shall be met.

Table 19.650-1 Minimum Required Vehicle Parking Spaces for Residential Uses

Housing Type	Minimum Required Parking Spaces
Single-Family House	2 per dwelling unit
Townhouse	1 per dwelling unit
Cottage Housing	1 per dwelling unit and 1 guest space per 4 dwelling units
Plexes (2–6 units)	1 per dwelling unit
Apartment Building	1 per dwelling unit
Accessory Dwelling Unit	1 per dwelling unit
Group Living	0.5 per sleeping room or per Conditional Use Review

Table 19.650-2 Minimum Required Vehicle Parking Spaces for Non-Residential Uses

Use Category	Minimum Required Parking Spaces
Community Service	2 per 1,000 sq. ft. of building area
Daycare	1 per classroom plus 4 or as determined by a Conditional Use Review. No minimum for Family Daycare Providers
Essential Public Facility	As determined by a Conditional Use Review
Manufacturing and Production	2 per 2,000 sq. ft. of building area
Medical Centers	No minimum
Office	2 per 500 sq. ft. of building area
Parks	No minimum
Religious Institutions	1 per 4 seats or as determined by a Conditional Use Review
Retail Sales and Service	2 per 400 sq. ft. of building area
Schools	1 per classroom plus 4
Self-Service Storage	2 per 1,000 sq. ft. of office area
Temporary Lodging	1 per guest room or as determined by a Conditional Use Review
Utilities <sup>3</sup>	No minimum
Vehicle Service	2 per 1,000 sq. ft. of office and/or retail area
Warehouse	1 per 1,000 sq. ft. of building area
Waste-Related	No minimum
Wholesale	1 per 1,000 sq. ft. of building area

**19.650.040 Central Business District**

- A. No minimum parking is required.
- B. No parking shall be located between a primary building and the street.

## **19.650.050 Residential Parking Standards**

### A. Location

1. Parking may be located in a garage, carport, a driveway leading to an individual unit, and/or a parking lot.
2. No more than 40 percent of the land area between the front lot line and front setback line may be paved for vehicle parking.
3. No more than 24 percent of the land area between the street side lot line and the street side setback may be paved for vehicle parking.

### B. Design

1. All required parking spaces shall have the minimum dimensions of 8 feet by 18 feet
2. Accessible parking shall comply with ADA requirements.
3. Tandem parking is allowed for residential uses where both spaces are for the same dwelling unit.
4. Parking lots shall be designed to allow vehicles to enter and exit the roadway in a forward motion.
5. Parking lots shall meet the standards of MLMC 19.650.070 – Parking Lot Standards

### C. Paving

1. All driveways and parking areas shall be paved. Grass block pavers are considered paving.

## **19.650.060 Non-Residential Parking Standards**

### A. Location

1. Parking shall be located in a parking lot or a parking structure.
2. Parking lots shall be setback five (5) feet from all property lines.

### B. Design

1. All required parking spaces shall have the minimum dimensions of 9 feet by 18 feet.
2. Accessible parking shall comply with ADA requirements.
3. Parking lots and parking structures shall be designed to allow vehicles to enter and exit the roadway in a forward motion.
4. Parking structures shall meet the setback requirements of the zoning district.
5. Parking lots shall meet the standards of MLMC 19.650.070 – Parking Lot Standards

C. Paving

1. All parking areas and driveways shall be paved.

**19.650.070 Parking Lot Standards**

A. Location

1. Parking lots shall be setback five (5) feet from all property lines.

B. Design

1. Residential Parking lot layouts shall conform to the dimensions of Table 19.650-3
2. Non-Residential Parking lot layouts shall conform to the dimensions of Table 19.650-4
3. All parking lots shall be striped in conformance with the parking dimension standards.
4. If a parking lot is located between a building and a street, there shall be a pedestrian connection from the street to the main entrance of the primary building.

Table 19.650-3 Residential Parking Lot Layout Dimensions

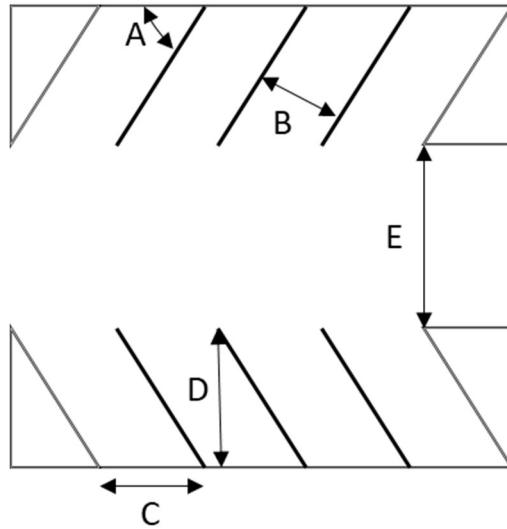
Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	1-Way Aisle Width (E)	2-Way Aisle Width (E)
0° (Parallel)	8 feet	22 ft 6 in	8 feet	12 feet	20 feet
30°	8 feet	16 feet	16 ft 10 in	12 feet	20 feet
45°	8 feet	11 ft 4 in	19 ft 3 in	12 feet	20 feet
60°	8 feet	9 ft 2 in	19 ft 7 in	16 feet	20 feet
90°	8 feet	8 feet	18 feet	20 feet	20 feet

Table 19.650-4 Non-Residential Parking Lot Layout Dimensions

Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	1-Way Aisle Width (E)	2-Way Aisle Width (E)
0° (Parallel)	9 feet	8 feet	8 feet	12 feet	20 feet
30°	9 feet	9 feet	16 ft 10 in	12 feet	20 feet
45°	9 feet	9 feet	19 ft 3 in	12 feet	20 feet

60°	9 feet	9 feet	19 ft 7 in	16 feet	20 feet
90°	9 feet	9 feet	18 feet	20 feet	20 feet

Diagram 19.650-1 Parking Lot Layout



C. Landscaping

1. Parking Lots shall have landscaping to offset the impacts of impervious surfaces.
2. Tree canopy must shade at least 40 percent of the parking area. The amount of shade is determined by the diameter of the mature crown spread stated for the species of the tree. Trees shall be a minimum of two (2) inches caliper at the time of planting.
3. The five (5) foot setback shall be landscaped with a combination of trees and shrubs.
4. All landscaping shall be protected by curbs.
5. All landscaping shall be installed prior to final occupancy.
6. Dead or damaged plants shall be replaced within six (6) months.

**19.650.080 Required Bicycle Parking**

Table 19.650-5 Minimum Required Bicycle Parking Spaces for Residential Uses

Housing Type	Minimum Required Parking Spaces
Single-Family House	No minimum

Townhouse	No minimum
Cottage Housing	1 space per 4 dwelling units
Plexes (2–6 units)	No minimum for sites with three or fewer dwelling units. Otherwise, 1 space per 4 dwelling units
Apartment Building	1 space per 4 dwelling units
Accessory Dwelling Unit	No minimum
Group Living	1 per 6 sleeping rooms or per Conditional Use Review

Table 19.650-5 Minimum Required Bicycle Parking Spaces for Non-Residential Uses

<b>Use Category</b>	<b>Minimum Required Parking Spaces</b>
Community Service	2 spaces
Daycare	2 spaces or as determined by a Conditional Use Review. No minimum for Family Daycare Providers
Essential Public Facility	As determined by a Conditional Use Review
Manufacturing and Production	2 spaces
Medical Centers	2 spaces
Office	2 spaces
Parks	2 spaces
Religious Institutions	2 spaces or as determined by a Conditional Use Review
Retail Sales and Service	2 spaces per 5,000 square feet of building area
Schools	1 space per classroom
Self-Service Storage	2 spaces
Temporary Lodging	2 spaces or as determined by a Conditional Use Review
Utilities <sup>3</sup>	No minimum

Vehicle Service	2 spaces
Warehouse	2 spaces
Waste-Related	No minimum
Wholesale	2 spaces

### **19.650.090 Bicycle Parking Standards**

#### A. Location

1. Bicycle parking shall be visible, secure, and located near main entrances.

#### B. Design

1. All required parking spaces shall have minimum dimensions of 2 feet by 6 feet
2. There must be at least 5 feet behind all bicycle parking spaces to allow room for bicycle maneuvering.
3. A wall clearance of 2 feet 6 inches must be provided.

#### C. Paving

1. All parking areas shall be paved

### **19.650.100 Bicycle Racks**

- A. The rack must be designed so that the bicycle frame and one wheel can be locked to a rigid portion of the rack with a U-shaped shackle lock, when both wheels are left on the bicycle;
- B. If the rack is a horizontal rack, it must support the bicycle at two points, including the frame; and
- C. The rack must be securely anchored with tamper-resistant hardware.