

ORDINANCE NO. 5551

AN ORDINANCE relating to zoning; increasing the opportunity for common parking facilities; repealing Resolution 25789, Section 2504 and KCC 21.50.050 and substituting new language; and amending Resolution 25789, Section 2505, Ordinance 4993, Section 1, and KCC 21.50.060.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings. The Council finds that:

A. The joint use of common parking facilities is a valid concept which has been utilized by King County for several years.

B. Expanding the concept of joint use of common parking facilities to permit two or more uses to share existing or new parking facilities when the hours of operation of the uses do not conflict, provides for greater efficiency in the use of land and reduces the area of impervious surfacing associated with commercial development.

C. It is reasonable to permit new construction or expansion of existing development to share existing or new parking facilities with other uses to a greater degree than previously allowed, when the hours of operation of such uses do not conflict.

NEW SECTION. SECTION 2. Resolution 25789, Section 2504 and KCC 21.50.050 are each hereby repealed and the following is substituted:

Parking requirements for common facilities. The amount of off-street parking required in Section 21.50.040 may be reduced, by an amount to be determined by the manager of Building and Land Development Division, when common parking facilities for two or more buildings or uses are designed and developed as one parking facility, provided:

A. The total parking area exceeds five thousand square feet.

B. The amount of the reduction shall not exceed ten percent

1 for each use, except that the reduction may exceed ten percent
2 when:

3 1. the reduction is based on cooperative use of parking
4 facilities when the time during which the cooperative uses
5 operate are not conflicting; and

6 2. the normal hours of operation are separated by at
7 least one hour; and

8 3. the total number of off-street parking spaces in the
9 common facility is not less than the sum of the required parking
10 spaces for the various uses computed separately for which the
11 hours of operation overlap.

12 C. A covenant or other acceptable contract between the
13 cooperating property owners is approved by the Manager of the
14 Building and Land Development Division which cannot be amended
15 without the consent of the Manager.

16 D. If the conditions under which the reduction in parking
17 requirements was approved are violated, the affected property
18 owners must provide a remedy satisfactory to the Manager of the
19 Building and Land Development Division or provide the full
20 amount of required off-street parking, in accordance with the
21 provisions of this chapter, within ninety days of notice of the
22 violation by the Manager or his designee.

23 SECTION 3. Resolution 25789, Section 2505, Ordinance 4993,
24 Section 1 and KCC 21.50.060 are each hereby amended to read as
25 follows:

26 General requirements on size and location of parking spaces.

27 ((+a)) A. SIZE OF PARKING SPACE.

28 ((+1)) 1. Each off-street parking space shall have an
29 area of not less than one-hundred-eighty square feet exclusive
30 of drives and aisles, and a width of not less than nine feet,
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1 except as provided in ~~((subdivision-(2)))~~ subparagraph 2. Each
2 space shall be provided with adequate ingress and egress.

3 ~~((2))~~ 2. Within any off-street parking facility which
4 includes more than twenty parking spaces, up to thirty percent
5 of the total may be sized to accommodate compact cars, subject
6 to the following:

7 ~~((A))~~ a. Each space shall have an area of not less
8 than one-hundred-twenty-eight square feet exclusive of drives
9 and aisles, and a width of not less than eight feet.

10 ~~((B))~~ b. Each space shall be adequately identified
11 as a compact or small car space.

12 ~~((e))~~ c. Aisle widths shall conform to the standards
13 set forth by Chapter 16.74 for standard size cars.

14 ~~((D))~~ d. Compact car spaces shall be reasonably
15 distributed throughout the facility ~~((7-and-in-no-case-shall-such
16 spaces-be-situated-directly-across-an-aisle-from-one-another))~~.

17 ~~((b))~~ B. LOCATION. Off-street parking facilities shall
18 be located as hereinafter specified; where a distance is
19 specified, such distance shall be measured from the nearest point
20 of the parking facility to the nearest point of the nearest
21 building that such facility is required to serve:

22 ~~((1))~~ 1. For all residential dwellings, the parking
23 facilities shall be located on the same lot or building site as
24 the building they are required to serve.

25 ~~((2))~~ 2. For churches located in an RS, RD-3600 or
26 RM-2400 zone, parking facilities shall be located on site. For
27 churches located in any other zone, parking facilities shall be
28 located not farther than one-hundred-fifty feet and not in an
29 RS zone.

30 ~~((3))~~ 3. For hospitals, sanitariums, homes for the aged,
31 asylums, orphanages, roominghouses, lodginghouses and clubrooms,
32 parking facilities shall be located not farther than one-hundred-
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fifty feet, but not in an RS, RD-3600 or RM-2400 zone.

((+4)) 4. For uses other than those specified, parking facilities shall be located not farther than ((three)) five-hundred feet.

((+5)) 5. In no case shall a motor vehicle or trailer of any kind be parked or stored nor shall internal aisles or roadways be permitted in any required yard, open space or landscaped area, unless authorized in accordance with K.C.C. Section 21.51.050 or K.C.C. Chapter 21.58. Driveways may cross required yards or landscaped areas in order to provide access between the off-street parking facilities and the street providing access to the site. Driveways may be used for parking when serving individual single-family dwellings only, but shall not be considered for purposes of calculating required parking.

6. Whenever required parking facilities are located off-site, pedestrian facilities shall be provided connecting the satellite parking facility to the development being served, which are safe, durable and adequate to accommodate potential use.

INTRODUCED AND READ for the first time this 23rd day of March, 19 81.

PASSED this 29th day of June, 19 81.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Paul Barden
Chairman

ATTEST:

Donald A. Solomon ACTING
Deputy Clerk of the Council

APPROVED this 10th day of July, 19 81.

R. Dwyer
King County Executive