

CHAPTER 18.36

OFF-STREET PARKING

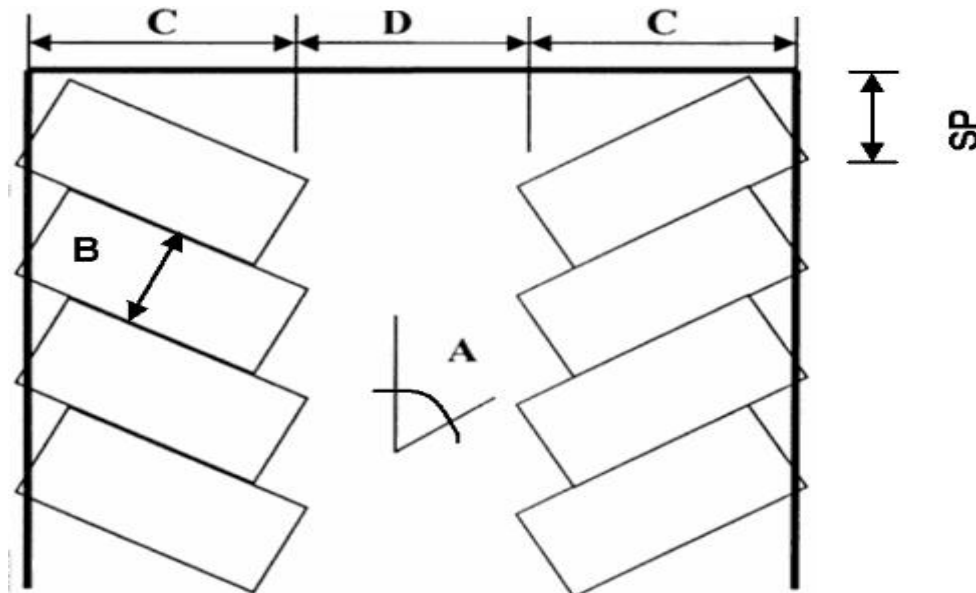
SECTION:

- 18.36.010: Purpose
- 18.36.020: Applicability
- 18.36.030: Dimensional Standards
- 18.36.040: Access
- 18.36.050: Minimum Parking Requirements - General
- 18.36.060: Specific Parking Requirements
- 18.36.065: Parking Requirements for the CBD Zoning District
- 18.36.070: Mixed or Separate Occupancies
- 18.36.080: In-Lieu Provisions
- 18.36.090: Exceptions
- 18.36.100: Development and Maintenance of Parking Areas
- 18.36.110: Loading Space Requirements
- 18.36.120: Parking for Handicapped
- 18.36.130: Compact Car Spaces

**18.36.010: Purpose:** This Chapter sets forth special conditions and requirements for parking and applies to all permitted and additional uses. (Ord. 5180 Sec. 1, 2007)

**18.36.020: Applicability:** Except as provided elsewhere in this Title, all buildings, structures or uses must have adequate off-street parking in accord with this Chapter and applicable construction standards. (Ord. 5180 Sec. 1, 2007)

**18.36.030: Dimensional Standards:** Parking areas shall meet the following minimum standards:



Parking Angle (in degrees)	Standards				
	Stall Projection	Minimum Stall Width	Minimum Stall Depth	Minimum Aisle Width D <sup>1</sup>	
A	SP	B	C	One-Way	Two-Way
0 (parallel)	8'6"	22'	8'	20'	20'
30	17'	8'6"	17'	20'	20'
45	12'	8'6"	17'6"	20'	20'
50	11'1"	8'6"	18'	20'	20'
55	10'5"	8'6"	18'6"	20'	20'
60	9'6"	8'6"	19'	20'	20'
65	9'5"	8'6"	19'6"	20'	21'
70	9'1"	8'6"	19'6"	20'	21'6"
75	8'10"	8'6"	19'	20'	22'
90	8'6"	8'6"	18'	20'	22'6"

<sup>1</sup> – Fire lanes must meet applicable standards for width and turning radius.

(Ord. 5359 Sec. 1, 2011; Ord. 5180 Sec. 1, 2007)

**18.36.040: Access:**

(1) There must be adequate access to all parking and loading spaces. If a parking lot does not abut a public street or easement to a public street, an unobstructed easement at least 20 feet wide to a public way must be maintained. The Planning Director may require a wider easement, if necessary, for safety and efficiency. Except in R districts, egress must be such that no vehicle backs out onto a public way.

(2) Multi-family developments must be in conformance with applicable provisions of Chapter 18.75. (Ord. 5180 Sec. 1, 2007)

**18.36.050: Minimum Parking Requirements - General:** Off-street parking is required as follows or with a specific use, in accord with Section 18.36.060: R district: Two spaces per dwelling unit, which may be unenclosed, or within a garage or carport. CN district: One space for every 200 square feet of gross floor area; CC, CR, CG, and CO districts: One space for every 400 square feet of gross floor area: minimum parking requirements do not apply in the CM zoning district: I districts: One space per employee on the maximum working shift. (Ord. 5212 Sec. 1, 2008; Ord. 5180 Sec. 1, 2007)

**18.36.060: Specific Parking Requirements:** Except for the CBD zoning district, off-street parking is as follows for the uses indicated in the following table:

Uses	Required Parking
Agricultural processing plant, warehouse	1 per employee
Ambulance service	1 per ambulance plus 1 per employee on the largest shift
Animal clinic/veterinary	1 per 250 square feet of gross indoor floor area
Animal processing facility	1 per employee
Appliance and furniture sales/service	1 per 1,000 square feet of display area
Assisted living facility	1 per 4 residents plus 1 per staff on largest shift
Auction yard (excluding livestock)	1 per 300 gross square feet
Auditoria, theatres, stadia (including religious sanctuaries)	1 per 4 fixed seats or 1 per 150 square feet of floor area
Automobile impound yard	1 per 500 gross square feet of building area plus 1 per 5,000 gross square feet of outdoor storage area
Automobile sales/rental	1 per 400 gross square feet of inside display area, 1 per 2,000 gross square feet of outside display area
Automobile/truck/RV/motorcycle service, painting, repair, body and fender works	1 per 300 gross square feet plus 2 per service bay (each space in a service bay counts as a parking space)
Bank, savings/loan and other financial institutions	1 per 300 gross square feet; if a drive-through window is provided may be reduced to 1 per 400 gross square feet
Barber/beauty shop	1 per chair and 1 per employee
Bed and breakfast	1 per guest room
Bowling alley	4 per lane plus additional required spaces for other uses
Brewery, winery and/or distillery	1 per each employee on the maximum shift plus 1 space per 4 seats in any tasting room or other visitor facility
Building supply and home improvement	1 per 300 gross square feet of retail area, 1 per 1,000 gross square feet of warehouse area, 1 per 600 gross square feet of assembly or light manufacturing area
Call center, telephone	1 per employee
Carnival, circus	1 per 400 gross square feet lot area
Carpenter shop	1 per 600 gross square feet
Carwash, self-service	2 spaces for drying and cleaning purposes per stall, plus 3 reservoir spaces in front of each stall

Uses	Required Parking
Casino	1 per 50 gross square feet of dining, bar, gaming and dance space, plus 1 per 2 employees
Church or other place of worship	1 per 4 seats or 8 lineal feet of bench seating; plus additional required spaces for other uses
College or university	1 per 600 gross square feet of classroom and 1 per 5 seats in principal assembly room
Community hall, club or lodge	1 per 200 gross square feet
Community recreational facility	1 per 200 gross square feet
Community residential facility	2 plus 1 per employee on maximum shift
Composting storage/processing, commercial	3 plus 1 per employee
Contractor's yard	1 per employee
Convalescent home, nursing home	1 per 2 beds
Convenience store	1 per 350 gross square feet, plus 2 for every 2.5 seats of on-site seating, but not less than 10. Service area at gas pumps shall not be counted as parking spaces
Dance, exhibition and assembly halls	1 per 75 square feet of gross floor area of main assembly room
Day care, child and adult	1 per employee, plus 1 per 10 children or adults
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet except where located in a shopping center.
Dry cleaning, laundry, linen supply plant, commercial	1 per 600 gross square feet
Dwelling, accessory apartments	1 per dwelling unit
Dwelling, congregate	1 per sleeping room
Dwelling, elderly or handicapped (two or more units)	1 per 1.5 units; a reduction of the number of parking to 1 per 2 units allowed if: <ul style="list-style-type: none"> <li>a) Public transportation directly available; and</li> <li>b) Essential services, specifically shopping, is available within ½ mile of site; and</li> <li>c) A notarized agreement to provide additional off-street parking in conformance with applicable regulations if all or portion of complex converts to complex not restricted to elderly or handicapped</li> </ul>

Uses	Required Parking
Dwelling, multifamily	
Studio and 1 bedroom	1 per dwelling unit, plus 5% of total for guests
Two or more bedrooms	1.5 per dwelling unit, plus 5% of total for guests
Dwelling, one- and two-family, townhouse	2 per dwelling unit
Electrical/electronic/ computer component and system manufacturing/ assembly	1 per 600 gross square feet
Entertainment/recreation facilities, indoor	1 per 250 gross square feet for areas not covered below, except when located in a shopping center
Skating rink	1 per 200 gross square feet
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court
Entertainment/recreation facilities, outdoor	
Golf course	4 per hole
Golf driving range/ training center	2 per designated driving station on driving range and 1 per 500 square feet of putting/chipping green
Skating rink	1 per 200 gross square feet
Sports field	20 per acre of site
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court
Equipment rental shop	1 per 300 gross square feet of retail, office or shop use, 1 per 1,000 gross square feet of outdoor storage or display area
Equipment sales, repair, and maintenance	3 plus 1 per employee
Espresso/latte stand (no seating)	1 plus 1 per employee
Exercise facility/gym athletic club	1 per 100 gross square feet
Fire station	1 space per employee on the maximum shift
Freight forwarding	1 per 2,000 square feet
Fueling station	1 per 4 pumps

Uses	Required Parking
Funeral home	1 per 4 seats or 8 feet of lineal bench in chapel area
Greenhouse/nursery, commercial	1 per 400 gross square feet of indoor retail, 1 per 1,000 gross square feet of outdoor display or storage area
Hospital	1 per 4 patient beds; plus one space per doctor; plus 1 per each 3 additional employees
Hotel/motel	1 per guest room; plus additional required spaces for other uses
Kennel/animal boarding/shelter	3 plus 1 per each employee
Laboratories	1 per 600 gross square feet of office, 1 per 600 gross square feet of laboratory or shop area
Landscape materials sales	3 plus 1 per employee
Laundromat	1 per 250 square feet
Manufactured (mobile) home park	2 per dwelling unit plus 5% total for guest parking
Manufacturing	1 per employee on the maximum shift
Medical/dental clinic	5 per each doctor or dentist
Model home sales	1 per 2,000 gross square feet of sales area
Motor vehicle parts sales/service	1 per 300 square feet
Museum, libraries	1 per 800 gross square feet
Office, professional and general	1 per 250 gross square feet
Post office, postal center	1 per 200 gross square feet of floor area plus 1 employee
Print shop	1 per 400 gross square feet
Racetrack	1 per each 4 fixed seats
Recreational vehicle park/campground	1 per RV park/campsite
Recreational vehicle sales and service	1 per 3,000 gross square feet of display area
Restaurant	1 per 4 seats , except when located in a shopping center
Restaurants with drive-in facilities	1 for each auto serving space plus 1 for every 4 seats outside the vehicle
Restaurant with drive-through window service	6 stacking stall spaces plus 1 for every 4 seats outside the vehicle
Retail sales, indoor	1 per 200 gross square feet, except when located in a shopping center

Uses	Required Parking
Retail sales, outdoor	1 per 5,000 gross square feet of retail sales area in addition to any parking requirements for buildings, except when located in a shopping center
Schools, professional, vocational and trade	1 per each 3.5 seats in classroom area
Schools, public and private, 7 through 12	1 per teacher; plus 1 per each other employee; plus 1 per 6 students
Schools, public and private, K through 7	1 per teacher; plus 1 per other employee
Services, retail	1 per 250 square feet except when located in a shopping center
Shopping centers	4.5 per 1,000 square feet of gross leasable area (GLA) for centers having GLA less than 400,000 gross square feet, and 5 per 1,000 gross square feet of GLA for centers having a GLA of over 400,000 gross square feet
Showroom, industrial	1 per 500 gross square feet of display area
Solid waste recycling/transfer site	3 plus 1 per each employee
Specialized training/learning schools or studios	1 per 300 gross square feet
Storage, general – indoors, warehousing	1 per each 3,500 gross square feet
Storage, general – outdoors, display	3 plus 1 per each employee
Personal services	1 per 250 square feet
Tavern	1 per 4 seats, except when located in a shopping center
Transit center	1 per each 200 gross square feet
Warehousing	1 per each 3,500 gross square feet
Wrecking, recycling, junk and salvage yards	1 per each employee plus 3 visitor spaces

(1) Unlisted uses: The Planning Director shall determine parking requirements for any use not specifically included in the table above based on similarities with listed uses.

(2) Single and multi-family developments must conform to the applicable provisions of Chapter 18.75 KMC.

(3) Commercial developments must conform to the applicable provisions of Chapter 18.78 KMC. (Ord. 5434 Sec. 10, 2012; Ord. 5359 Sec. 2, 2011; Ord. 5180 Sec. 1, 2007)

**18.36.065: Parking Requirements for the CBD Zoning District:** The following parking standards shall apply to properties zoned Central Business District:

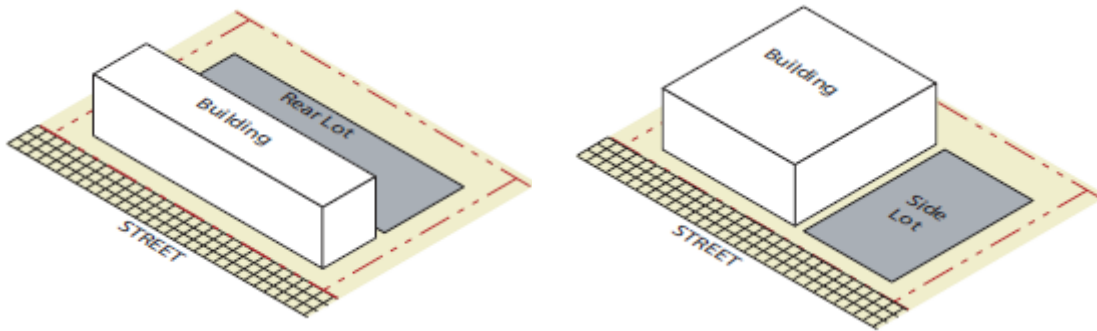
(1) Any business with 3,000 square feet of gross floor area or less is exempt from off-street parking requirements;

(2) Businesses with more than 3,000 square feet of gross floor area shall provide one off-street parking stall per 1,000 square feet of gross floor area. Adjacent on-street parking may be used to meet this requirement.

(3) The following land use shall supply off-street parking consistent with KMC 18.36.060:

(a) Vocational schools.

(i) Off-street parking lots shall not be located between streets and buildings but shall be located either behind buildings (preferred) or to the side of buildings.



(Ord. 5434 Sec. 11, 2012)

**18.36.070: Mixed or Separate Occupancies:** In the case of mixed or separate uses on the same parcel, the total off-street parking will be the total required for the various uses computed separately. A 15 percent off-street reduction may be permitted for parking areas greater than 16,000 square feet. Off-street parking for one use does not provide parking for any other use except for cooperative uses. (Ord. 5180 Sec. 1, 2007)

**18.36.080: In-lieu Provisions:** On any parcel which because of the size, shape or location will not have adequate parking, parking requirements may be satisfied as follows:

(1) In C or I districts parking may be located within 500 feet on other property:

(a) Section 18.36.080 applies;

(i) If the parking facility is under different ownership, a written agreement or lease is required; and

(ii) The parking area shall be designated as P on the zoning map and not used for other than off-street parking.

(2) If the Planning Director finds that parking demands on the use may be sporadic or seasonal, he may reduce the required parking by 50 percent if the decreased parking is available when needed within 500 feet.

(3) If adjoining facilities can be developed and designed efficiently and economically as one facility, and the total parking area will be 10,000 square feet or more, the total combined required parking may be reduced by 10 percent.



(4) In addition to any of the above, if any use in any district, except RS and RL districts, includes an improved, permanent on-site public bus stop, the required number of parking stalls may be reduced by 10%. Provided, however, the bus stop must be on a transit system route and be developed in accord with requirements of the Transit Authority. (Ord. 5180 Sec. 1, 2007)

**18.36.090: Exceptions:** The following are exceptions to the provisions of Chapter 18.36:

(1) An existing commercial structure in C districts may be replaced, altered or remodeled without adequate parking if the Planning Director finds that the use will not create additional parking demands and that the new remodeled structure will have a total floor area no more than the ground floor area of the previous structure. (Ord. 5359 Sec. 3, 2011; Ord. 5180 Sec. 1, 2007)

**18.36.100: Development and Maintenance of Parking Areas:** Every public and private parking area must be developed and maintained as follows (if an adjacent property is a parking area, this provision may be waived):

(1) Surfacing. The area must be surfaced with asphalt or Portland cement binder pavement to provide a durable and dustless surface, be graded and drained for the on-site disposal of all surface water; and be arranged and marked for the orderly and safe loading, unloading, parking and storage of vehicles and constructed to applicable construction standards. For residential zoning districts the driveway to the primary parking structure/area must be surfaced with asphalt or Portland cement binder pavement, or an alternative hard surface as approved by the Planning Director. The driveway for accessory structures not used for primary parking in residential zoning districts can be surfaced with a minimum three-inch (3”) compacted gravel. The Planning Director may allow parking to be completed within six months after issuance of a certificate of occupancy for good cause. Any further extensions are to the approval of the Planning Commission.

(2) Parking Area Lighting. Lighting for off-street parking must be directed and shielded to not illuminate surrounding residential areas.

(3) Other Improvements. Barriers, curbs or tire stops must be installed if a parking area abuts a structure, adjacent properties – except when such property is a parking area, or public right-of-way. Traffic controls must be installed if deemed necessary by the City Engineer for public safety.

(4) When a parking lot is to be landscaped, the landscaped areas are to be surrounded by a minimum six-inch high curb, be serviced by a sprinkler-head water system, be maintained and kept free of all weeds and debris.

(5) Screening from R Districts. If an off-street parking lot abuts any R district, it must be screened by a masonry wall, tight board fence or screened chain link fence, at least three but not more than six feet high.

(6) Driveways. Driveways in C or I districts must be at least 28 feet from pedestrian crosswalks and surfaced with asphalt or Portland cement binder pavement, or an alternative hard surface as approved by the Planning Director. Driveway widths should not be less than 30 feet in width. (Ord. 5574 Sec. 1, 2014; Ord. 5463 Sec. 1, 2012; Ord. 5204 Sec. 13, 2007; Ord. 5180 Sec. 1, 2007)

**18.36.110: Loading Space Requirements:** Off-street loading spaces, accessible to a public way, are required for all uses with deliveries or shipments. The spaces must be adequate to

accommodate the maximum number and size of vehicles simultaneously loading or unloading. No part of a vehicle using the loading space may project into a public way. (Ord. 5180 Sec. 1, 2007)

**18.36.120: Parking for Handicapped:** Parking for the handicapped shall be provided in accord with the American's with Disabilities Act and the edition of the International Building Code most recently adopted by the City. (Ord. 5309 Sec. 16, 2010; Ord. 5204 Sec. 14, 2007; Ord. 5180 Sec. 1, 2007)

**18.36.130: Compact Car Spaces:** Any parking lot of four or more spaces, may have 25 percent of the required spaces marked for compact cars. Compact car spaces must be seven and one-half feet wide and 15 feet long with adequate back-up space to efficiently and safely negotiate the parking area. (Ord. 5180 Sec. 1, 2007)