

Chapter 18.11 PARKING

18.11.010 Parking policy designated.

Except as hereafter provided for the ~~MX District and DC District~~ Downtown and Mixed-Use zoning districts, in all Districts there shall be provided minimum off street parking spaces in accordance with the requirements of ~~Section 18.11.020~~ this chapter. Such off street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities. Under no circumstances shall off street parking be permitted in the vision clearance area of any intersection. Off street parking will only qualify if located entirely on the parcel in question, and not on City owned right-of-way or privately owned streets less than twenty feet in width. Covered parking structures shall not be permitted within the front yard set back or side yard set back along a flanking street.

~~For projects one-half block or less in size in the DC District and MX District, the Community Development Director may waive the off street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off street parking on site, if any, and on street parking adjacent to the project. The Community Development Director may, as a condition of waiving the off street parking requirements of Section 18.11.020, require that on street parking be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VI, 5-18-2009)

18.11.020 Design.

The design of off-street parking shall be as follows:

- A. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city.
- B. Backout Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
- C. Parking Spaces—Access and Dimensions. Adequate provisions shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles.
 1. Off-street parking space dimensions shall be as follows or as otherwise approved by the director:
 - a. Standard spaces shall be a minimum of nine feet in width;
 - b. Standard spaces shall be a minimum of eighteen feet in length.
 2. Aisle width dimensions shall be as follows or as otherwise approved by the director:
 - a. One-way aisle width shall be fifteen feet;
 - b. Two-way aisle width shall be twenty-four feet.

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- D. Small Car Parking Spaces. A maximum of thirty percent of the total required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation "compacts only." Spaces designed for small cars may be reduced in size to a minimum of eight feet in width and fifteen feet in length. Where feasible, all small car spaces shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.
- E. Wheel stops. Wheel stops shall be installed where parking spaces are oriented toward sidewalks, walkways, or landscape areas and vehicle overhang may obstruct pedestrian access, interfere with maintenance, or damage trees, shrubs, groundcover, flowers, or other plantings. Wheel stops may be omitted where sidewalks are wide enough to maintain required pedestrian clearance despite vehicle overhang, or where plantings are set back sufficiently to avoid damage or maintenance conflicts.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.11.030 Location.

Off-street facilities shall be located as hereafter specified. Such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

- A. For single-family or two-family dwelling and motels: on the same lot with the structure they are required to serve.
- B. For multiple dwelling, rooming or lodging house: two hundred feet.
- C. For hospital, sanitarium, home for the aged, or building containing a club: three hundred feet.
- D. For uses other than those specified above: four hundred feet.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.040 Units of measurement.

- A. ~~In a stadium, sports arena, church, or other place of assembly, each twenty inches of bench seating shall be counted as one seat for the purpose of determining requirements for off-street parking facilities.~~
- B. ~~For purposes of determining off-street parking as related to floor space of multilevel structures and building, the following formula shall be used to compute gross floor area for parking determination:~~

Main floor	100%
Basement and second floor	50%
Additional stories	25%

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.050040 Change or expansion.

Except in a ~~DC District or MX District~~ Downtown or Mixed Use zoning district, whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off street parking shall be provided for such expansion or change of use.

- A. The number of off street parking spaces required shall be determined for only the square footage of expansion and not the total square footage of the building or use; however, no additional off street parking space need be provided where the number of parking spaces required for such expansion, enlargement, or change in use since the effective date of this Code is less than ten percent of the parking spaces specified in the Code.
- B. No additional off-street parking spaces shall be required for the addition of dwelling units added within an existing building.
- C. Nothing in this provision shall be construed to require off-street parking spaces for the portion and/or use of such building existing at the time of passage of the Code.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § VII, 5-18-2009)

18.11.060 Unspecified use.

~~In case of a use not specifically mentioned in Section 18.11.130 of this chapter, the requirements for off street parking facilities shall be determined by the city in accordance with a conditional use permit. Such determination shall be based upon the requirements for the most comparable use listed.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.070050 Joint use.

Cumulative parking requirements for mixed-use occupancies or shared facilities may be reduced where it can be shown that the peak parking requirements of the various uses occur at different times of the day, week or year. Methods for calculating parking reduction and submission requirements are outlined in this section. Two methods for determining parking reduction are as follows:

- A. Parking Occupancy Rates. When a parking reduction is requested based on parking demand calculations from Table 18-11-1, the applicant shall submit a parking demand summary showing the calculations outlined in this section. To determine the number of parking stalls required:
 - 1. Determine the minimum required minimum number of parking stalls for each use.
 - 2. Multiply the minimum required number of stalls by the “occupancy rate” for the corresponding use in Table 18-11-1 (or as determined by a parking study) to produce an adjusted minimum requirement for each use for weekday day, evening and night periods, and for weekend day, evening and night periods.
 - 3. Sum the adjusted minimum number of stalls for each use for each time period to produce an aggregate adjusted minimum number of stalls for each period.
 - 4. The greatest of the aggregate adjusted minimum number of stalls for each period shall be the minimum number of shared parking stalls required.

5. Parking reserved for specified individual persons, positions, businesses, or offices, hotel or residential units do not count toward shared parking.

Table 18-11-1. Parking Occupancy Rates

<u>Use^(a)</u>	<u>Weekdays^(a)</u>			<u>Weekends^(a)</u>		
	<u>Day</u> <u>(7:00 a.m. –</u> <u>6:00 p.m.)</u>	<u>Evening</u> <u>(6:00 p.m. –</u> <u>11:00 p.m.)</u>	<u>Night</u> <u>(11:00 p.m. –</u> <u>7:00 a.m.)</u>	<u>Day</u> <u>(8:00 a.m. –</u> <u>5:00 p.m.)</u>	<u>Evening</u> <u>(5:00 p.m. –</u> <u>12:00 a.m.)</u>	<u>Night</u> <u>(12:00 a.m. –</u> <u>8:00 a.m.)</u>
<u>Residential</u>	<u>60%</u>	<u>100%</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>100%</u>
<u>Office/Industrial/Warehouse</u>	<u>100%</u>	<u>20%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
<u>Retail/Commercial</u>	<u>90%</u>	<u>80%</u>	<u>5%</u>	<u>100%</u>	<u>79%</u>	<u>5%</u>
<u>Hotel</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>
<u>Restaurant</u>	<u>70%^(b)</u>	<u>100%</u>	<u>10%</u>	<u>70%^(b)</u>	<u>100%</u>	<u>20%</u>
<u>Theater (Movie or Live)</u>	<u>40%</u>	<u>80%</u>	<u>10%</u>	<u>80%</u>	<u>100%</u>	<u>10%</u>
<u>Entertainment/Recreation</u>	<u>40%</u>	<u>100%</u>	<u>10%</u>	<u>80%</u>	<u>100%</u>	<u>10%</u>
<u>Convention/Conference</u>	<u>100%</u>	<u>100%</u>	<u>5%</u>	<u>100%</u>	<u>100%</u>	<u>5%</u>
<u>Place of Worship</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>	<u>100%</u>	<u>50%</u>	<u>5%</u>

(a) Weekends are the period from 6:00 p.m. on Friday to 6:00 p.m. on Sunday.

(b) Fast food and breakfast/lunch oriented facilities = 100%

B. Parking Study.

1. A parking study may substitute for a parking occupancy rates summary for uses not found in the table above; for parking reductions based on seasonal variation or other time frames not found in the table; or for a parking reduction greater than provided for in the table.
2. The parking study shall meet the requirements of Section 18.11.110.

The city may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

- A. Up to fifty percent of the parking facilities required by the code for a theater, bowling alley, tavern, or restaurant may be supplied by the off-street parking facilities provided by certain types of buildings or uses herein referred to as "daytime" uses in subsection D of this section.
- B. Up to fifty percent of the off-street parking facilities required for any building or use specified in subsection D of this section, "daytime" uses, may be supplied by the parking facilities provided by uses herein referred to as "nighttime or Sunday" uses in subsection E of this section.

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- ~~C. Up to one hundred percent of the parking facilities required for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses herein referred to as "daytime" uses in subsection D of this section.~~
- ~~D. For the purpose of this section, the following and similar uses are considered as primary daytime uses: banks, offices, retail, personal service shops, household equipment or furniture stores, clothing or shoe repair shops, manufacturing or wholesale buildings, and similar uses.~~
- ~~E. For the purpose of this section, the following and similar uses are considered as primary nighttime or Sunday uses: auditorium incidental to a public or parochial school, churches, bowling alleys, theaters, taverns or restaurants.~~
- ~~F. Owners of two or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the city. Satisfactory legal evidence shall be presented to the city in the form of deeds, leases, or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.080060 Plan submittal.

Every tract or lot hereafter used as public or private parking area, having a capacity of five or more vehicles, shall be developed and maintained in accordance with the requirements and standards of this chapter.

The plan of the proposed parking area shall be submitted to the city at the time of the application for the building for which the parking area is required. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required. The parking facility shall be developed and completed to the required standards before an occupancy permit for the building may be issued.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.090070 Landscaping.

Landscaping requirements for parking areas shall be provided under Chapter 18.13 "Landscaping."

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.100080 Single-family rResidential parking.

Residential off-street parking space shall consist of a parking strip, driveway, garage, or a combination thereof, and shall be located on the lot they are intended to serve.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.110090 Parking for the handicapped.

Off-street parking and access for the physically handicapped persons shall be provided in accordance with the international building code.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.120100 Additional requirements.

In addition to the basic standards and requirements established by other sections of this chapter, the city may make such other requirements or restrictions as shall be deemed necessary in the interests of safety, health and general welfare of the city, including, but not limited to, lighting, jointly development of parking facilities, entrances and exits, accessory uses, and conditional exceptions. Further, performance bonds may be required in such cases where the city determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.110 Parking study.

A. A parking study is required when:

1. An applicant proposes fewer parking spaces than allowed under the alternative minimum standards in Section 18.11.120;
2. A multifamily development containing more than twenty dwelling units requests use of the alternative minimum standards;
3. No reasonably comparable parking standard exists for an unspecified use; or
4. The Community Development Director determines that the scale, mix of uses, operating characteristics, or phasing of a development warrants additional parking analysis.

Approval under this section is an alternative method of compliance and is not a variance under Chapter 18.45.

B. The parking study shall determine the anticipated parking demand of the proposed development, justify any difference between the parking requirements of this chapter and the proposed parking supply, demonstrate that adequate parking will be provided for each phase and the ultimate development scenario, if applicable, and evaluate alternative methods of meeting parking demand, including shared parking, off-site parking, on-street parking, and transportation demand management.

C. A parking study shall use accepted engineering and planning principles and shall include:

1. The project name, property address, purpose of the study, site location, and a brief description of the proposed development, including the type of development, development statistics such as the number of dwelling units and site area, proposed parking areas, access points, amenity areas, and proposed phasing, if applicable.
2. For nonresidential uses, the gross floor area, in square feet, by use and the anticipated hours of operation, if known.
3. A description of existing on-site conditions and the surrounding area, including streets, natural areas, buildings, and parking areas.
4. A concept plan showing proposed building locations, parking areas, vehicular, bicycle, and pedestrian access and circulation, amenity areas, landscaping, grading, natural features, and known natural hazards.
5. The parking requirements applicable to the proposed development under this chapter.
6. Any previously approved parking reductions or modifications applicable to the property or development.
7. An outline of the proposed parking supply, broken down by land use and development phase, if applicable.
8. Identification of the applicable accessible parking requirements and the number of accessible parking spaces proposed.
9. A description of existing parking and any shared or off-site parking proposed or relied upon, including applicable parking agreements.

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10. For existing vacant or unoccupied tenant spaces, identification of anticipated tenants or uses, if known. If future tenants or uses are unknown, the analysis shall assume a reasonably foreseeable use with parking demand at the higher end of the range of uses likely to occupy the space.
 11. The location of nearby transit facilities and a description of any proposed transportation demand management measures.
 12. A summary of the parking analysis, findings, and conclusions, including any reductions or adjustments to the standards of this chapter relied upon in the analysis.
 13. A recommendation for the parking supply necessary to meet the anticipated parking demand of the proposed development.
 14. Any other special considerations, conditions, or circumstances supporting the recommended parking supply.
 15. Other information reasonably required by the Community Development Director to evaluate the proposed parking supply.
- D. The parking study shall be submitted with the applicable development application. The Community Development Director review the study to determine whether the proposed recommended off-street parking supply, outlined in the parking study, will accommodate the needs generated by the proposed development project.
- E. The Community Development Director may impose conditions necessary to ensure continued compliance, including shared or off-site parking agreements, transportation demand management measures, parking management or monitoring, or additional review if the use or operating characteristics change materially from those assumed in the approved study.

18.11.120 Minimum alternative standards

As provided by RCW 35A.21.445, the following minimum alternative off-street parking standards may be allowed with an approved parking assessment:

- A. No more than 0.5 parking space per multifamily dwelling unit.
- B. No more than one space per single-family home.
- C. No more than two parking spaces per 1,000 square feet of commercial space.
- D. No minimum parking spaces for:
 1. Residences under 1,200 square feet;
 2. Commercial spaces under 3,000 square feet;
 3. Affordable housing;
 4. Senior housing;
 5. Child care centers defined in RCW 43.216.010;
 6. Ground level nonresidential space in mixed use buildings; and
 7. A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.
- E. Parking assessment. A parking assessment shall include:
 1. A site plan and brief description of the proposed development, including the proposed uses and parking supply;
 2. The parking requirement under Section 18.11.130 and the alternative minimum requested;
 3. A brief explanation of the anticipated parking needs of the development based on its size, use, and operating characteristics;
 4. A description of existing on-site and abutting on-street parking, including applicable restrictions;
 5. A description of available transit, pedestrian and bicycle facilities, shared or off-site parking, and proposed transportation demand management measures, as applicable; and
 6. A description of any site constraints affecting the ability to provide the otherwise required parking.

- D. The Director may approve the alternative minimum upon finding that the proposed parking supply is reasonably expected to serve the development, considering the information provided in the parking assessment and the availability of other parking and transportation options.
- E. Multifamily residential projects with more than twenty units are required to conduct a parking study under Section 18.11.110 in place of a parking assessment in order to utilize the alternative minimum standards.

18.11.130 Standards.

- A. The minimum number of off-street parking spaces for the listed uses shall be shown in Table 18.11-42, Off-Street Parking Standards. The city shall have the authority to request a parking study when deemed necessary.
- B. Unspecified uses. For a use not specifically listed in Section 18.11.130, the required number of off-street parking spaces shall be determined by the Director based on the listed use with the most similar parking demand and operating characteristics. The Director may require a parking study under Section 18.11.065 when no reasonably comparable use exists.
- C. Downtown and mixed-use zones. Commercial uses and ground-floor nonresidential space in a mixed-use building have no minimum parking requirements. For other uses in projects one-half block or less in size, the Community Development Director may reduce the off-street parking requirements if the City Engineer finds that the anticipated parking needs of the project can be adequately met by existing off-street parking on site, if any, and on-street parking adjacent to the project. The Community Development Director may, as a condition of this section, require that on-street parking adjacent to the project be converted at the expense of the applicant to angle parking or another parking configuration approved by the City Engineer.

Table 18.11-2 Off-Street Parking Standards

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, duplex, rowhouse <u>middle housing</u>	2 per unit <u>on lots greater than 6,000 square feet</u> 1 per unit <u>on lots smaller than 6,000 square feet</u>
Studio apartment	1 per unit
Apartment 1 bedroom/ 2+ bedrooms	1.5/2
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwellings	2 per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
<u>Affordable housing</u>	<u>No minimum</u>
<u>Residential new construction or retrofit of existing buildings meeting passive house requirements</u>	<u>No minimum</u>
<u>Residential modular construction</u>	<u>No minimum</u>
<u>Residential mass timber construction</u>	<u>No minimum</u>
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 per hole
Golf course	6 spaces per hole and 1 per employee

Golf driving range	1 space per 15 feet of driving line
Theater, auditorium	1 space per 4 seats maximum occupancy
Stadium, sports arena	1 space per 4 seats, or 1 for each 8 feet of benches, plus 1 space per 2 employees
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 square feet of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane, and/or table
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75 square feet of gross floor area (GFA)
Sports club, health, spa, karate club	1 space per 260 square feet of gross floor area, plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 square feet of gross floor area
Swimming club	1 space per 40 square feet of gross floor area
Private club, lodge hall	1 space per 75 square feet of gross floor area
Institutional	
Church/chapel/ synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/ junior high school	1 space per employee, teacher, staff, and 1 space per 15 students
Senior high school	1 space per employee, teacher, staff, and 1 space per 10 students
Technical college, trade school, business school	1 space per every 2 employees, staff, and 1 space per every full-time student, or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members, and either 1 per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater
Multi-use community centers	1 per 4 seats maximum occupancy
Museum, art gallery	1 space per 500 square feet of gross floor area
Library	1 per employee and 1 per 500 square feet of gross floor area
Post office	1 per 500 square feet of gross floor area, plus 1 space per each 2 employees
Medical care facilities	
Hospitals	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 square feet of gross floor area
Medical/dental clinic/office	1 per employee plus 1 per 300 square feet of gross floor area
Office	
General offices	1 per employee, plus 1 per 400 square feet of gross floor area
General office (no customer service)	1 per 250 square feet of gross floor area
Office park	1 space per 400 square feet of gross floor area
Meeting rooms	1 per 4 person occupancy load, and 1 per 2 employees
Commercial/service	
Automobile sales new/used	1 per 400 square feet of gross floor area
Auto repair accessory to auto sales	2 spaces per auto service stall

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Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas station	1 per 2 fuel pumps
Gas station with mini-market	1 per nozzle plus 1 per 250 square feet of gross floor area
Car wash or quick service lubrication facilities	2 spaces per stall, and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 square feet of gross floor area
Massage parlor	1 per 300 square feet of gross floor area
Exhibition halls, showrooms, contractor's shop	1 space per 900 square feet of gross floor area
Photographic studio	1 space per 800 square feet of gross floor area
Convenience market, supermarket	1 space per 250 square feet of gross floor area
Multi-use retail center	1 per 250 square feet of gross floor area
Finance, insurance, real estate office	1 per employee plus 1 per 400 square feet of gross floor area
Bank	1 per employee, plus 1 per 400 square feet of gross floor area
Drug store	First 5,000 square feet = 17 spaces plus 1 per additional 1,500 square feet
Furniture/appliance store	1 per 500 square feet of gross floor area
Clothing store	1 per 400 square feet of gross floor area
Lumber yard, building material center	1 space per 275 square feet of indoor sales area, plus 1 space per 5,000 square feet of warehouse/storage
Hardware/paint store	1 per 400 square feet of gross floor area
Restaurant	1 per 100 square feet of gross floor area
Restaurant, carry-out	1 space per 225 square feet of gross floor area
Fast food restaurant/coffee kiosk	1 space per 110 square feet of gross floor area, plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400 square feet of gross floor area
Laundromats, coin-operated dry cleaners	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 square feet of gross floor area
Express delivery service	1 space per 500 square feet of gross floor area, plus 1 space per employee
Retail stores in general	Less than 5,000 square feet: 1 per 300 square feet. Greater than 5,000 square feet: 17 plus 1 per 1,500 square feet
Industrial	
Industrial, manufacturing	1 per 500 square feet of gross floor area
Warehousing, storage	1 per 1,000 square feet of gross floor area
Public or private utility building	1 per 1,000 square feet of gross floor area
Wholesaling	2 plus 1 per 1,000 square feet of gross floor area
Research and development	1 per 500 square feet of gross floor area
LI/BP general office	1 per employee peak plus 15%
LI/BP research	1 per employee peak + 10%

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.11.140 Loading standards.

In all districts except the DC districts, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.

The following standards in Tables 18.11-~~23~~ and 18.11-~~34~~, shall be used in establishing the minimum number of berths required:

Table 18.11-~~23~~ Berth Standards for Commercial and Industrial Buildings

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 20,000
2	20,000—50,000
3	50,000—100,000
* One additional berth is required for each 50,000 in excess of 100,000	

Table 18.11-~~34~~ Berth Standards for Office Buildings, Hotels, Hospitals and Other Institutions

Number of Berths	Gross Floor Area of the Building in Square Feet
1	Up to 100,000
2	100,000 to 300,000
3	300,000 to 600,000
* One additional berth is required for each 300,000 in excess of 600,000	

No loading berth shall be located closer than fifty feet to a lot in any residential zoning district unless wholly within a completely enclosed building, or unless screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six feet in height.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.11.150 Bicycle parking.

Bicycle parking shall be provided for new development unless otherwise exempt under this section. Single-family dwellings, middle housing, accessory dwelling units, home occupations, and temporary uses are exempt.

A. Minimum spaces required. Bicycle parking shall be provided as shown in Table 18.11-5. When a calculation results in a fraction, the number of spaces shall be rounded up to the nearest whole number.

Table 18.11-5 Bicycle Parking Standards

<u>Use</u>	<u>Short-term bicycle parking</u>	<u>Long-term bicycle parking</u>
<u>Multifamily dwellings, 5 or more units</u>	<u>2 spaces, or 1 per 20 dwelling units, whichever is greater</u>	<u>1 per 5 dwelling units</u>
<u>Nonresidential and mixed-use buildings, 10,000 gross square feet or more</u>	<u>2 spaces, or 1 per 10,000 gross square feet, whichever is greater</u>	<u>2 spaces, or 1 per 20,000 gross square feet, whichever is greater</u>
<u>Hotels and lodging</u>	<u>2 spaces</u>	<u>1 per 20 guest rooms</u>

B. Short-term bicycle parking. Short-term bicycle parking shall be located outside the building, within 50 feet of a primary entrance, and visible from the entrance or public right-of-way, and shall not obstruct sidewalks, walkways, drive aisles, fire lanes, or required accessible routes. Short-term bicycle parking spaces shall use racks or lockers securely anchored to the ground or structure and allow the bicycle frame and at least one wheel to be locked to the rack.

C. Long-term bicycle parking. Long-term bicycle parking shall be covered and secured within a building, bicycle room, locked enclosure, individual locker, garage, or other area accessible only to residents, employees, or other authorized users. Long-term bicycle parking for residential uses may be provided in private garages or storage areas assigned to individual dwelling units or inside individual dwelling units.

D. Electric bicycle charging. Electric bicycle charging facilities are encouraged near short-term and long-term parking areas. Where provided, charging equipment shall be located or managed so they do not create tripping hazards or obstruct required access.

18.11.160 Electric vehicle charging.

New developments shall provide electric vehicle charging infrastructure in compliance with WAC 51-50-0429.