

**CITY OF STEVENSON
ORDINANCE 2021-1172**

AMENDING THE STEVENSON ZONING CODE (SMC TITLE 17); INCENTIVIZING MIXED USE DEVELOPMENT IN THE C1 DISTRICT; REDUCING PARKING REQUIREMENTS IN THE C1 COMMERCIAL DISTRICT; INCORPORATING PAST PARKING-RELATED ZONING INTERPRETATIONS; AND ALLOWING GREATER OPPORTUNITIES FOR OFF-SITE PARKING

WHEREAS, housing market analyses recently commissioned by the Skamania County Economic Development Council and the City found an estimated 20-year demand for 2,000 dwelling units county-wide and a 10-year demand for at least 228 new dwelling units in Stevenson specifically; and

WHEREAS, both of the aforementioned analyses indicate the type of development needed in the coming years must differ from type of development seen in past years; a greater proportion of the housing should be developed as rental units and more affordable to community residents; and

WHEREAS, current parking requirements form barriers preventing the market's ability to supply the housing needed, especially in the downtown area where housing development is closely related to commercial development; and

WHEREAS, the provisions of this ordinance reduce those barriers while implementing the following objectives of the Stevenson Comprehensive Plan: 2.7, 2.10, 2.12, 2.13, 2.14, 2.15, 3.1, 3.2, 3.3, 3.6, 4.2, 4.3, 5.1, 5.3, 6.1, and 7.12; and

WHEREAS, the City intends to continue working on a suite of parking-related actions, including inventorying and monitoring usage of on- and off-street parking, modeling future parking needs, estimating costs for facilities to address modeled needs, and adopting future regulatory amendments based on modeled needs; and

WHEREAS, this ordinance is adopted through the municipal authority granted to the City under RCW 35A.63.100; and

WHEREAS, the City Council provided notice and held a public hearing prior to adoption of this ordinance pursuant to RCW 35A.63.070; and

WHEREAS, the City has reviewed the provisions of this ordinance according to the State Environmental Policy Act and determined it is not likely to have a significant adverse environmental impact; and

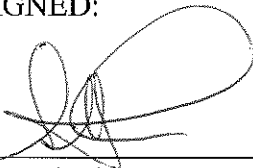
AND WHEREAS, the Stevenson City Council finds that the best interests of the public health, safety and welfare would be served by the amendments herein,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:

- Section 1** – Chapter 17.25 – “Trade Districts” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text in Exhibit ‘A’. The amendments occur in Subsection B of SMC 17.25.130 – Trade Districts Parking and Loading. All other provisions of Chapter 17.25 shall remain in effect without amendment.
- Section 2** – Chapter 17.42 – “Parking and Loading Standards” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text in Exhibit ‘B’. The amendments occur in SMC 17.42.030 – Compliance with Minimum Standards, SMC 17.42.040 – Size and Access Requirements, SMC 17.42.050, SMC 17.42.060 – Joint Use of Parking-Percentage of Area Permitted, SMC 17.42.070 – Joint Use of Parking-Location and Hours-Conditions, SMC 17.42.080 – Off-Street Facilities—Location Requirements, and SMC 17.42.090 – Off-Street Facilities-Location Requirements. All other provisions of Chapter 17.42 shall remain in effect without amendment.
- Section 3** – Chapter 17.10 – “Definitions” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text in Exhibit ‘C’. The amendments occur in SMC 17.10.310 – Floor Area, Gross and the new SMC 17.10.312 – Floor Area, Net. All other provisions of Chapter 17.42 shall remain in effect without amendment.
- Section 4** – This ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.
- Section 5** – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.
- Section 6** – An emergency is declared; this ordinance shall take effect immediately.

Passed by a vote of 4-0 by the City Council on April 15, 2021.

SIGNED:



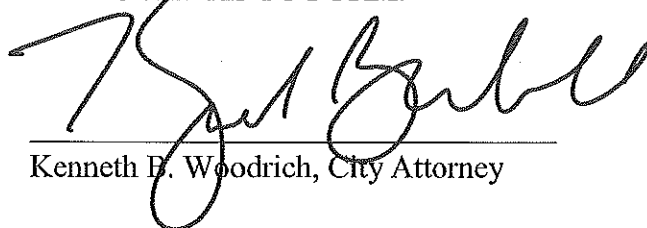
Scott Anderson, Mayor of Stevenson

ATTEST:



Leana Kinley, Clerk/Treasurer

APPROVED AS TO FORM:



Kenneth E. Woodrich, City Attorney

EXHIBIT 'A'

17.25.130 - Trade districts parking and loading.

- A. CR Parking and Loading.
 - 1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
 - 2. Parking areas, aisles, loading aprons and access ways shall be paved with an all-weather surface of a strength adequate for the traffic expected and shall be well drained.

- B. C1 Parking and Loading.
 - 1. ~~Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking and loading shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.~~
 - 2. The parking and loading standards of SMC 17.42 are subject to the following exceptions in the C1 Commercial District
 - a. Exception to SMC 17.42.030.A. Off-street parking is not required when a new use is established in the following circumstances: a. When the use of an existing building is changed, provided:
 - 1. ~~The floor area of the building is not increased by more than 10%, and~~
 - 2. ~~Existing off-street parking is maintained.~~
 - b. Exception to SMC 17.42.090 for Mixed Use Residential Buildings. For all buildings having General Sales or Service Uses [SMC 17.13.020] as the primary ground-floor use, the parking spaces required for all dwellings within the building shall be 0.5 per dwelling regardless of the number of bedrooms or the gross floor area of the dwelling; provided however, that all parking spaces otherwise required for the building's uses shall be supplied.
 - 3. Parking areas shall be adequately fenced and/or screened from the street and nearby residential uses.

- C. M1 Parking and Loading.
 - 1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
 - 2. Parking areas shall be fenced and/or screened from the street and nearby residential uses.
 - 3. All loading must be accomplished on the site; no on-street loading is permitted.

EXHIBIT 'B'

Chapter 17.42 - PARKING AND LOADING STANDARDS

17.42.030 - Compliance with minimum standards.

- A. New uses in all districts shall meet the minimum standards of this title.
- B. Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for such expansion or enlargement in accordance with the requirements of Section ~~SMC~~ 17.42.090; provided, however, that no parking space need be provided in the case of enlargement or expansion or expansion where:
1. The cumulative number of parking spaces required for all such expansion or enlargement since the effective date of the ordinance codified in this title ~~September 15th, 1994~~ is less than ten percent ~~10%~~ of the parking spaces specified in Section ~~SMC~~ 17.42.090 for the building, and,
 2. The number of off-street parking spaces installed as specified in ~~SMC~~ 17.42.090 is maintained.
 3. Nothing in this provision shall be construed to require off-street parking spaces for the portion of such building existing at the time of passage of the ordinance codified in this title ~~on September 15th, 1994.~~
- C. For the purposes of this section, any installation of outdoor seating which increases gross floor area of a food service use shall be considered an expansion of a building.

17.42.040 - Size and access requirements.

- A. Each off-street parking space shall have a minimum width of nine ~~9~~ feet and a minimum length of eighteen ~~18~~ feet, except that each off-street parking space for compact vehicles shall have a minimum width of eight ~~8~~ feet and a minimum length of sixteen ~~16~~ feet. ~~Aisles shall have a minimum width of twenty feet.~~
- B. Aisles shall have a minimum width of ~~twenty~~ 20 feet.
- ~~BC.~~ Up to one-third of the required off-street parking spaces on a site may be sized and designated for compact vehicles.
- ~~CD.~~ Each parking space shall be of usable shape and condition.

17.42.050 ~~[Reserved.] - Expansion and enlargement of building - Off-street parking requirements.~~

~~Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for such expansion or enlargement in accordance with the requirements of Section 17.42.090; provided, however, that no parking space need be provided in the case of enlargement or expansion or expansion where the number of parking spaces required for such expansion or enlargement since the effective date of the ordinance codified in this title is less than ten percent of the parking space specified in Section 17.42.090 for the building. Nothing in this provision shall be construed to require off-street parking spaces for the portion of such building existing at the time of passage of the ordinance codified in this title.~~

17.42.060 - Joint use of parking - Percentage of area permitted.

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

- A. Up to ~~fifty percent~~ 50% of the parking facilities required by this chapter for a theater, bowling alley, dance hall, restaurant, retail, service or other similar uses, may be supplied by the off-street parking provided by other daytime types of uses or by a community parking lot.

- B. ~~Up to fifty percent of the off-street parking facilities required by this chapter for any daytime buildings or uses may be supplied by the parking facilities provided by uses referred to in this section as nighttime uses. [Reserved.]~~
- C. ~~Up to one hundred percent~~100% of the parking facilities required by this chapter for a church, ~~or for an auditorium, stadium, or sport arena incidental to a public, private or parochial school may be supplied by the off-street parking facilities serving primarily daytime uses~~ or by a community parking lot.
- D. Up to 100% of the parking facilities required by this chapter for a hotel may be supplied by the off-street parking provided by other types of uses or by a community parking lot.

17.42.070 - Joint use of parking—Location and hours—Conditions.

- A. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use, shall be located within the distances established in SMC 17.42.080, unless the planning commission agrees to a greater distance.
- B. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- C. No single parking space shall be the subject of more than one joint parking agreement.
- ~~C~~D. The applicant shall provide a legal document, acceptable to the city attorney, that binds all parties to the joint parking agreement and any city imposed conditions of approval.

17.42.080 - Off-street facilities—Location requirements.

Off-street facilities shall be located as specified in this section. Where a distance is 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 a single-family one and two-family dwellings: on the home lot with the building they are required to serve;~~
- B. ~~For multiple dwellings: one hundred fifty~~150 feet;
- C. For retail, food service, and hotel uses: 1,000 feet;
- ~~C~~D. ~~For hospitals, sanitariums, homes for the aged, asylums, orphanages, club rooms, fraternity and sorority houses, and all other uses: three hundred~~300 feet.

17.42.090 - Table of minimum standards—Off-street parking.

A. Off-street parking shall be provided in accordance with Table 17.42.090-1: Off-Street Vehicle Parking Requirements.

| Table 17.42.090-1: Off-Street Vehicle Parking Requirements | | | |
|---|----------------------------|---|---|
| | Use | Spaces Required | |
| | | C1 District | Unspecified or All Other Districts |
| A. | Residential structures | <u>1.5 for each two or more bedroom dwelling.</u> <u>1 for each one bedroom dwelling.</u> <u>0.5 for each dwelling less than 500 square feet floor area</u> | <u>2 spaces per for each dwelling unit plus 1 space for each room rented, except that one-bedroom dwelling units only require 1 space</u> |
| B. | Hotel, motel | <u>1 for each sleeping unit plus 1 space for each 2 employees on the evening shift</u> | |
| C. | Hospitals and institutions | <u>1 for each 4 beds</u> | |

| | | | |
|----|---|---|--|
| D. | Theaters | 1 for each 4 seats, except 1 for each 8 seats in excess of 800 seats | |
| E. | Churches, auditoriums and similar open assembly | 1 for each 4 seats and/or 1 for each 50 square feet of floor area for assembly not containing fixed seats | |
| F. | Stadiums, sport arenas and similar open assemblies | 1 for each 4 seats and/or 1 for each 100 square feet of floor area for assembly not containing fixed seats | |
| G. | Dancehalls | 1 for each 50 square feet of gross floor area | 1 for each 50 square feet of gross floor area |
| H. | Bowling Alleys | 6 for each alley | |
| I. | Medical and dental clinics | 1 for each 150-200 square feet of gross net floor area | 1 for each 150 square feet of gross floor area |
| J. | Banks, laundrettes, business and professional offices with on-site customer service | 1 for each 200 square feet of gross net floor area | 1 for each 200 square feet of gross floor area |
| K. | Offices not providing customer services on premises | 1 for each 400 square feet of gross net floor area | 1 for each 400 square feet of gross floor area |
| L. | Warehouse, storage and wholesale business | 1 for each 2 employees | |
| M. | Food and beverage places service with sale and consumption on premises | 1 for each 100 square feet of gross floor area net floor area indoors 1 for each 400 square feet of net floor area outdoors | 1 for each 100 square feet of gross floor area |
| N. | Furniture, appliance, hardware, clothing, shoe, personal services store | 1 for each 400 square feet of gross net floor area | 1 for each 400 square feet of gross floor area |
| O. | Other retail stores | 1 for each 200 square feet of gross net floor area | 1 for each 200 square feet of floor area |
| P. | Manufacturing uses, research, testing and processing, assembly, all industries | 1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross net floor area | 1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross floor area |
| | <u>Charter Tour Service</u> | 3 for each 1 to 6 passenger vehicle, 4 for each 7 to 12 passenger vehicle, 7 for each 13 to 25 passenger vehicle, 9 for each 26 to 40 passenger vehicle, 15 for each vehicle with 41 or more passengers | |
| | <u>Fire, Police or Emergency Services Station</u> | <u>determined on a case-by-case basis by planning commission</u> | |
| Q. | Uses not specified | determined by planning commission | |

B. Exceptions. The following exceptions are permitted to the standards of Table 17.42.090-1:

1. Affordable Housing. Residential units providing Affordable [SMC 17.10.385] or Workforce Housing [SMC 17.10.387] are eligible for case-by-case reductions of off-street parking requirements. The planning commission may authorize reductions, provided the applicant supplies a legal document, acceptable to the city attorney, containing adequate provisions to ensure the units will be developed and will remain as workforce and/or affordable housing and binding all parties to the agreement and any city imposed conditions of approval.

2. Emergency Public Health Situation. The parking requirements related to outdoor Food Service areas may be suspended upon an emergency order issued by the City after consultation with the County Health Officer.

EXHIBIT 'C'

17.10.310 – Gross-Floor Area, Gross.

"Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each story. For the purpose of determining required parking and loading, the gross floor area of food service uses includes all off-street outdoor seating areas.

17.10.312 – Floor Area, Net.

"Net floor area" means, for the purpose of determining required parking and loading, the gross floor area exclusive of areas designed, intended or used principally for the preparation of food and drinks, storage or processing of merchandise, administrative offices, restrooms, waiting rooms, exit corridors, elevators, stairways, furnace or mechanical rooms, and janitorial or other small closets.