

## Chapter 20.72

### PARKING

#### Sections:

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#### 20.72.010 Number of Parking Spaces Required.

- (a) Except as may be modified by [§20.76.120 \(Retention and Protection of Significant Trees\)](#), [§20.72.084 \(Reductions in Parking Space Requirements for Provision of Alternative Transportation\)](#) or [20.72.086 \(Maximum Cumulative Reduction of Required Parking Spaces\)](#), and except as exempted by Subsection (b), all developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.
- (b) Except for residential uses or the residential portion of mixed uses, developments in the Central Business District 1

are not required to provide parking as per Subsection (a). Residential developments (or portions) in the CBD 1, however, must comply with Subsection (a).

- (c) The presumptions established by this chapter are that: (i) a development must comply with the parking standards set forth in Subsection (f) to satisfy the requirement stated in Subsection (a), and (ii) any development that does meet these standards is in compliance. However, Table 20.72-6: Table of Parking Requirements is only intended to establish a presumption and should be flexibly administered, as provided in [§20.72.020 \(Flexibility in Administration Required\)](#).
- (d) Uses in the Table 20.72-6: Table of Parking Requirements (Subsection (f)), are indicated by a numerical reference keyed to the Table of Permissible Uses ([§20.40.010 \(Table of Permissible Uses\)](#)). When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction shall be counted as one parking space.
- (e) The Council recognizes that Table 20.72-6: Table of Parking Requirements set forth in Subsection (f) cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using this table as a guide.
- (f) Table of Parking Requirements—Table 20.72-6, below, describes the number of off-street parking stalls required for the various permissible uses.

**Table 20.72-6: Table of Parking Requirements**

| <b>Use</b>                                                                                                    | <b>Parking Requirement</b>                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">1.100</a><br><a href="#">1.120</a><br>(except<br><a href="#">1.122</a> )<br><a href="#">1.130</a> | 2 spaces per dwelling unit plus one space per room rented out (see § <a href="#">20.40.050 (Accessory Uses)</a> )                                                                                                                                                                                                                                            |
| <a href="#">1.200</a>                                                                                         | 2 spaces for each dwelling unit, except that one-bedroom units require only one space                                                                                                                                                                                                                                                                        |
| <a href="#">1.122</a><br><a href="#">1.300</a>                                                                | 2 spaces per unit plus 1 additional space for every four units in the development, except multi-family units limited to senior citizens require only 1 space per unit.                                                                                                                                                                                       |
| <a href="#">1.400</a>                                                                                         | 3 spaces for every five beds except for uses exclusively serving children under 16, in which case 1 space for every three beds shall be required.                                                                                                                                                                                                            |
| <a href="#">1.510</a>                                                                                         | 1 space for each bedroom.                                                                                                                                                                                                                                                                                                                                    |
| <a href="#">1.520</a><br><a href="#">1.530</a>                                                                | 1 space for each room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities.                                                                                                                                                                                                               |
| <a href="#">2.111</a>                                                                                         | 1 space per 200 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">2.112</a>                                                                                         | 1 space per 150 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">2.120</a><br><a href="#">2.130</a>                                                                | 1 space per 400 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">2.210</a>                                                                                         | 1 space per 200 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">2.220</a><br><a href="#">2.230</a>                                                                | 1 space per 400 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.110</a>                                                                                         | 1 space per 200 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.120</a>                                                                                         | 1 space per 400 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.130</a>                                                                                         | 1 space per 150 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.210</a>                                                                                         | 1 space per 200 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.220</a>                                                                                         | 1 space per 400 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">3.230</a>                                                                                         | 1 space per 200 square feet of area within main building plus reservoir land capacity equal to 5 spaces per window (10 spaces if window serves two stations).                                                                                                                                                                                                |
| <a href="#">4.110</a>                                                                                         | 1 space per 400 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">4.120</a><br><a href="#">4.200</a>                                                                | 1 space for every employee on the maximum shift except that, if permissible in the commercial districts, such uses may provide 1 space per 200 square feet of gross floor area.                                                                                                                                                                              |
| <a href="#">5.110</a>                                                                                         | 1.75 spaces per classroom in elementary schools, 5 spaces per classroom in high schools.                                                                                                                                                                                                                                                                     |
| <a href="#">5.120</a>                                                                                         | 1 space per 100 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">5.130</a>                                                                                         | 1 space per 150 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <a href="#">5.200</a>                                                                                         | 1 space for every four seats in the portion of the church building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes. |
| <a href="#">5.300</a><br><a href="#">5.400</a>                                                                | 1 space per 300 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |

| Use                                                                                              | Parking Requirement                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">6.110</a>                                                                            | 1 space for every three persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion—example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation.                                                                             |
| <a href="#">6.120</a><br><a href="#">6.130</a>                                                   | 1 space for every four seats.                                                                                                                                                                                                                                                                                                                                                   |
| <a href="#">6.210</a><br><a href="#">6.220</a>                                                   | 1 space per 200 square feet of area within enclosed buildings, plus 1 space for every three persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.                                                                                                                                                                                  |
| <a href="#">6.230</a>                                                                            | Miniature golf course, skateboard park, water slide, and similar uses--1 space per 300 square feet of area plus 1 space per 200 square feet of building gross floor area; Driving range--1 space per tee plus 1 space per 200 square feet in building gross floor area; Par Three Course--2 spaces per golf hole plus 1 space per 200 square feet of building gross floor area. |
| <a href="#">6.240</a>                                                                            | 1 space per horse that could be kept at the stable when occupied to maximum capacity.                                                                                                                                                                                                                                                                                           |
| <a href="#">6.250</a>                                                                            | 1 space for every three seats.                                                                                                                                                                                                                                                                                                                                                  |
| <a href="#">6.260</a>                                                                            | 1 space per speaker outlet.                                                                                                                                                                                                                                                                                                                                                     |
| <a href="#">6.270</a>                                                                            | 1 space for each travel trailer/RV space, located adjacent to the travel trailer/RV space, plus one guest space for every 5 travel trailer/RV spaces, located within 500 feet of each travel trailer/RV space.                                                                                                                                                                  |
| <a href="#">7.100</a>                                                                            | 2 spaces per bed or 1 space per 150 square feet of gross floor area, whichever is greater.                                                                                                                                                                                                                                                                                      |
| <a href="#">7.200</a>                                                                            | 3 spaces for every five beds. Multi-family units developed or sponsored by a public or nonprofit agency for limited income families or the elderly require only 1 space per unit.                                                                                                                                                                                               |
| <a href="#">7.300</a><br><a href="#">7.400</a>                                                   | 1 space for every two employees on maximum shift.                                                                                                                                                                                                                                                                                                                               |
| <a href="#">8.100</a>                                                                            | 1 space per 100 square feet of gross floor area.                                                                                                                                                                                                                                                                                                                                |
| <a href="#">8.200</a><br><a href="#">8.300</a>                                                   | Same as 8.100 plus 1 space for every four outside seats.                                                                                                                                                                                                                                                                                                                        |
| <a href="#">8.400</a>                                                                            | Same as 8.200 plus reservoir lane capacity equal to 5 spaces per drive-in window.                                                                                                                                                                                                                                                                                               |
| <a href="#">8.500</a>                                                                            | 1 space per 100 square feet of gross floor area.                                                                                                                                                                                                                                                                                                                                |
| <a href="#">9.110</a><br><a href="#">9.120</a><br><a href="#">9.130</a><br><a href="#">9.140</a> | 1 space per 200 square feet of gross floor area.                                                                                                                                                                                                                                                                                                                                |
| <a href="#">9.150</a>                                                                            | 1 space per 200 square feet of gross floor area of building devoted primarily to gas sales operation, plus sufficient parking area to accommodate vehicles at pumps without interfering with other parking spaces.                                                                                                                                                              |
| <a href="#">9.160</a>                                                                            | Conveyer type--1 space for every three employees on the maximum shift plus reservoir capacity equal to five times the capacity of the washing operation. Self-service type--2 spaces for drying and cleaning purposes per stall plus two reservoir spaces in front of each stall.                                                                                               |
| <a href="#">9.210</a><br><a href="#">9.220</a><br><a href="#">9.230</a><br><a href="#">9.240</a> | 1 space per 1,000 square feet of gross floor area of building(s).                                                                                                                                                                                                                                                                                                               |

| Use                                              | Parking Requirement                                                                                                                                          |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">9.250</a>                            | 1 space per 1,000 square feet of gross floor area of building(s).                                                                                            |
| <a href="#">9.260</a>                            | 1 space per 1,000 square feet of gross floor area of building(s).                                                                                            |
| <a href="#">10.210</a><br><a href="#">10.220</a> | 1 space for every two employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside). |
| <a href="#">10.400</a>                           | 1 space per hanger required, which may include space inside a hanger.                                                                                        |
| <a href="#">11.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">12.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">13.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">14.000</a>                           | 1 space for every two employees on maximum shift.                                                                                                            |
| <a href="#">15.100</a><br><a href="#">15.200</a> | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">15.300</a>                           | 1 space for every two employees on maximum shift.                                                                                                            |
| <a href="#">15.400</a>                           | 1 space per 100 square feet of gross floor area.                                                                                                             |
| <a href="#">15.500</a>                           | The same as for whatever use the structure is being used.                                                                                                    |
| <a href="#">16.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">19.000</a>                           | 1 space per 1,000 square feet of lot area used for storage, display, or sales.                                                                               |
| <a href="#">20.000</a>                           | 1 space per 100 square feet of gross floor area.                                                                                                             |
| <a href="#">21.200</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">22.000</a>                           | 1 space per employee plus 1 space per 200 square feet of gross floor area.                                                                                   |
| <a href="#">24.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">25.000</a>                           | 1 space per 200 square feet of gross floor area.                                                                                                             |

*(Amended by Ord. 1312, 11/17/2003)*

#### 20.72.020 Flexibility in Administration Required.

(a) The Council recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Subsection [20.72.010\(f\)](#) (Table of Parking Requirements) may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, as suggested in [§20.72.010 \(Number of Parking Spaces Required\)](#), the permit-issuing authority may permit deviations from the presumptive requirements of Subsection [20.72.010\(f\)](#) (Table of Parking Requirements) and may require

more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in Subsection [20.72.010\(a\)](#).

- (b) Without limiting the generality of the foregoing, the permit-issuing authority may allow deviations from the parking requirements set forth in Subsection [20.72.010\(f\)](#) (Table of Parking Requirements) when it finds that:
1. A residential development is irrevocably oriented toward the elderly or other demographic group that, due to the driving characteristics of the group, requires fewer or more parking stalls than the general populace; or,
  2. A sole business (not part of a larger mall) is primarily oriented to walk-in trade.
- (c) Whenever the permit-issuing authority allows or requires a deviation from the presumptive parking requirements set forth in Subsection [20.72.010\(f\)](#) (Table of Parking Requirements), it shall enter

on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

- (d) If the permit-issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that the presumption established by Subsection [20.72.010\(f\)](#) (Table of Parking Requirements) for a particular use classification is erroneous, it shall initiate a request for an amendment to the Table of Parking Requirements in accordance with the procedures set forth in [Chapter 20.96](#) (Amendments).

**20.72.030 Parking Space Dimensions.**

- (a) Subject to Subsections (b) and (c), and except Accessible Parking Spaces as per [§20.72.064 \(Accessible Parking Spaces\)](#), each parking space shall contain a rectangular area at least 19 feet long and 9 feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.
- (b) In parking areas containing 10 or more parking spaces, up to 20 percent of the parking spaces need only contain a rectangular area of only 8 feet in width by 15 feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.
- (c) Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than 22 feet by 8 feet.

**20.72.040 Required Widths of Parking Area Aisles and Driveways.**

- (a) Parking area aisle widths shall conform to Table 20.72-7, Parking Aisle Widths, which varies the width requirement according to the angle of parking.
- (b) Driveways shall be not less than 10 feet in width for one-way traffic and 20 feet in

width for two-way traffic, except that 10-foot-wide driveways are permissible for two-way traffic when (i) the driveway is not longer than 50 feet, (ii) it provides access to not more than 6 spaces, and (iii) sufficient turning space is provided so that vehicles need not back into a public street.

**Table 20.72-7: Parking Aisle Widths**

| Parking Angle → | Aisle Width |     |     |     |     |
|-----------------|-------------|-----|-----|-----|-----|
|                 | 0°          | 30° | 45° | 60° | 90° |
| One-Way Traffic | 13'         | 11' | 13' | 18' | 24' |
| Two-Way Traffic | 22'         | 22' | 22' | 22' | 24' |

**20.72.050 General Design Requirements.**

- (a) Unless no other practicable alternative is available, parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, although backing onto arterial streets is discouraged.
- (b) Parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.
- (c) Every parking area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction. However, in order to reduce total impervious surfaces parking spaces may be designed so that vehicles overhang perimeter landscape areas, and the over-

hang, though landscaped, may count toward the parking space dimension required by [§20.72.030 \(Parking Space Dimensions\)](#) except that that portion of the landscaped area may not count toward the landscape or screening requirements referenced in Subsection (e). Such landscaped area shall be planted with appropriate materials such that vehicles do not cause damage to the landscaping, nor vice-versa.

- (d) Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.
- (e) Other requirements affecting the design can be found in [§20.76.124 \(Shade Trees on Lots\)](#), [§20.76.030 \(Compliance With Screening Standard\)](#) and [§20.76.130 \(Shade Trees in Parking Areas\)](#).

#### 20.72.060 Parking Area Surfaces.

- (a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications.
- (b) Parking spaces shall be appropriately demarcated with painted lines or other markings.
- (c) Parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

#### 20.72.064 Accessible Parking Spaces.

- (a) *Handicap Standards:* All handicapped parking spaces shall be designed in accordance with the following standards: American National Standard Institute, Inc. *Standards for Making Buildings and Facilities Accessible To and Useable By*

*Physically Handicapped People* (ANSI A117.1-1980) and Parking Consultants Council, National Parking Association, *Recommended Standards for Designing Parking Facilities for Physically Handicapped People* (1988).

- (b) *Number:* The number of handicapped parking spaces to be provided in any lot or facility shall be according to the current State standard. Accessible parking spaces shall not be required in mechanical or valet/attendant park facilities except that a minimum of one accessible space shall be provided to allow the owner/driver of a vehicle with special hand or other controls to park the vehicle. The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped users by the City.
- (c) *Size:* Parking spaces for disabled people shall be at least 8 ft - 0 in. wide and shall have an adjacent access aisle at least 5 ft - 0 in. wide. A single space 13-ft - 0 in. wide may also be provided. Parking access aisles when a part of the accessible route to the building or facility entrance shall comply with §4.3 of ANSI A117.1-1980. Two adjacent accessible parking spaces may share a common access aisle only if a vehicle can reasonably back into a space to ensure that the access aisle is on the preferred side or if the space may be reasonably used by handicapped vans. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Specific conditions as established in state code may require modifications of these standards to ensure compliance.
- (d) *Signage:* A sign displaying the symbol of accessibility, the restriction to use by permit-holders and the fine for violation shall be provided at each handicapped stall in accordance with State law.

#### 20.72.070 Joint Use of Required Parking Spaces.

- (a) One parking area may contain required spaces for several different uses, but

except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.

- (b) To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90 percent vacant on weekends, another development that operates only on weekends could be credited with 90 percent of the spaces on that lot. Alternatively, if a church parking lot is generally occupied only to 50 percent of capacity on days other than Sunday, another development could make use of 50 percent of the church lot's spaces on those other days.
- (c) The developer wishing to take advantage of the provisions of this section must present a contract as evidence that he has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgement that the continuing validity of his permit depends upon his continuing ability to provide the requisite number of parking spaces. These documents shall be recorded with the Snohomish County auditor.
- (d) If the joint use of the same parking spaces by two or more principal uses involves satellite parking spaces, then the provisions of [§20.72.080 \(Satellite Parking\)](#) are also applicable.

#### 20.72.080 Satellite Parking.

- (a) If the number of off-street parking spaces required by this title cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces.

- (b) All such satellite parking spaces (except spaces intended for employee use) must be located within 400 feet of a public entrance of a principal building housing the use associated with such parking, or within 400 feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use may be located within any reasonable distance.
- (c) The developer wishing to take advantage of the provisions of this section must present a contract as evidence that he has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgement that the continuing validity of his permit depends upon his continuing ability to provide the requisite number of parking spaces. These documents shall be recorded with the Snohomish County auditor.
- (d) Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.

#### 20.72.082 Tandem Parking.

- (a) Tandem parking—where one vehicle is parked in front of another and effectively blocked from moving without first moving the other—is permissible for non-residential uses only where valet parking is provided. In the case where valet parking is provided and tandem parking approved, it shall be a continuing condition of the permit authorizing development on such lot that should the valet parking discontinue then the permit-holder is obligated to provide the parking required pursuant to this Chapter.
- (b) For residential uses, Subsection (a) shall be interpreted to mean that driveways leading to a garage cannot be counted toward the required parking spaces.

#### 20.72.084 Reductions in Parking Space Requirements for Provision of Alternative Transportation.

- (a) *Transit*: Subject to [§20.72.086 \(Maximum Cumulative Reduction of Required Parking Spaces\)](#), a reduction of up to ten (10) percent of the required parking spaces may be granted for any use, building or complex other than for convenience or retail use categories located within four hundred (400) feet of any stop on a regularly scheduled transit route. The reduction in parking space supply applicable to the provision of transit services may be further modified by conditions in any community, as these may be reviewed and reported by a qualified parking consultant or by the Responsible Official at his or her discretion.
- (b) *Car pooling/Van pooling*: Subject to [§20.72.086 \(Maximum Cumulative Reduction of Required Parking Spaces\)](#), a reduction of up to ten (10) percent of required parking, based on substantiated projections of reduction in parking demand, may be granted for any building or use exceeding fifty thousand (50,000) square feet GLA that institutes and maintains a locally approved carpooling/vanpooling program. Such reduction may be terminated immediately upon failure of the owner, operator, tenant, or others responsible for such programs to maintain such programs in an ongoing and acceptable manner.
- (c) *Shuttle Service*: Subject to [§20.72.086 \(Maximum Cumulative Reduction of Required Parking Spaces\)](#), a reduction of up to fifteen (15) percent of required parking, based on substantiated projections of reduction in parking demand, may be granted for any building or use that institutes and maintains a continuous, personalized shuttle service. Said reduction may be terminated immediately upon failure of the owner, operator, tenant or others responsible for such program to maintain such program in an ongoing and acceptable manner.

#### 20.72.086 Maximum Cumulative Reduction of Required Parking Spaces.

Reduction in the total number of required parking spaces granted for the provision of alternative transportation services ([§20.72.084, Reductions in Parking Space Requirements for Provision of Alternative Transportation](#)) or for protecting significant trees ([§20.76.120\(g\) \(Retention and Protection of Significant Trees\)](#)) shall not exceed a total of thirty (30) percent.

#### 20.72.090 Special Provisions For Lots With Existing Buildings.

Notwithstanding any other provisions of this title, whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this title, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) such change in use does not require more parking spaces than the previous use, and (iv) the parking requirements of [§20.72.010 \(Number of Parking Spaces Required\)](#) that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the developer need only comply with the requirements of [§20.72.010](#) to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) satellite parking space is reasonably available as provided in [§20.72.070 \(Joint Use of Required Parking Spaces\)](#). However, if satellite parking subsequently becomes reasonably available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain satellite parking when it does become available.

#### 20.72.100 Loading and Unloading Areas.

- (a) Subject to Subsection (e), and except in the CBD-1 District, whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street

loading and unloading area must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner.

- (b) The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question. Table 20.72-8: Loading Area Requirements indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection. However, the permit-issuing authority may require more or less loading and unloading area if reasonably necessary to satisfy the foregoing standard.
- (c) Loading and unloading areas shall be so located and designed that the vehicles intended to use them can (i) maneuver safely and conveniently to and from a public right-of-way, and (ii) complete the loading and unloading operations without obstructing or interfering with any public right-of-way or—unless properly managed (e.g., night deliveries only)—any parking space or parking lot aisle.
- (d) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities unless the delivery operations are managed so as to preclude conflicts with automobiles (e.g., night deliveries only) or unless additional parking spaces beyond those required are provided and used as such temporarily.
- (e) Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this title, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) such change in use does not require more parking spaces than the previous use, and (iv) the loading area requirements of this section cannot be satisfied because

there is not sufficient area available on the lot that can practicably be used for loading and unloading, then the developer need only comply with this section to the extent reasonably possible.

**Table 20.72-8: Loading Area Requirements**

| Gross Leasable Area of Building                                                | Number of spaces* |
|--------------------------------------------------------------------------------|-------------------|
| 1,000 - 19,999                                                                 | 1                 |
| 20,000 - 79,999                                                                | 2                 |
| 80,000 - 127,999                                                               | 3                 |
| 128,000 - 191,000                                                              | 4                 |
| 192,000 - 255,999                                                              | 5                 |
| 256,000 - 319,999                                                              | 6                 |
| 320,000 - 391,999                                                              | 7                 |
| Plus one (1) space for each additional 72,000 square feet or fraction thereof. |                   |

\*Minimum dimensions of 12 feet x 55 feet and overhead clearance of 14 feet from street grade required.

20.72.110 Bicycle Parking Facilities.

- (a) All multi-family uses in excess of four units shall provide parking facilities for bicycles at a ratio of 1 “stall” per every ten required parking spaces.
- (b) Except in the Central Business District 1, where bicycle parking facilities are anticipated to be provided as part of public/private redevelopment projects, all commercial and public uses shall provide “stalls” for bicycles at a ratio of 10% of the required automobile parking spaces required for a business or group of businesses. After 20 “stalls” have been provided by any business or group of businesses, the ratio shall be 5% of the total required automobile parking spaces.
- (c) A bicycle “stall” shall include a delineated and safe parking area, and an ap-

propriate structure to which bicycles can be locked.

- (d) The permit-issuing authority may reduce the above requirements if they can be shown to be unwarranted.