

ORDINANCE NO. 2025-015

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON AMENDING CHAPTER 20.72  
OF THE ARLINGTON MUNICIPAL CODE REGARDING PARKING UNDER CITY  
PLANNING NO. PLN 1294

WHEREAS, the city has proposed an update to the Parking Regulations to the City zoning code; and

WHEREAS, the Arlington Planning Commission considered the revisions on June 3, 2025 and at a public hearing conducted on June 17, 2025; and

WHEREAS, the Planning Commission made findings and provided its recommendations to the City Council concerning the proposed changes; and

WHEREAS, the City Council considered the same at a workshop held on July 14, 2025, a meeting on July 21, 2025, and considered them along with the Planning Commission recommendations; and the City Council having determined approving said amendment was in the best interest of the City; and

WHEREAS, the amendments were presented to the Department of Commerce for comment and said Department provided comments on May 16, 2025 and city staff incorporated the comments in the proposed code amendment; and

WHEREAS, the City Council has considered the proposed amendment to the municipal code and finds it to be consistent with city and state law and in the best interests of the citizens; and

NOW, THEREFORE, the City Council of the City of Arlington does hereby ordain as follows:

Section 1. Arlington Municipal Code section 20.72.010, Table 20.72-1 Table of Parking Requirements, shall be and hereby is amended as follows:

20.72.010 Number of Parking Spaces Required.

Table 20.72-1 Table of Parking Requirements

Use	Parking Requirement
<b>Residential</b>	
Accessory Dwelling Unit	1 space per unit, unless located within <del>¼</del> ½ mile <u>walking distance</u> of a major transit <del>center</del> stop
<u>Mobile Home</u> <u>Mobile Home Park</u> <u>Single Family Residence</u>	<u>2 spaces for each dwelling unit</u>

<p>Cottage Housing  Duplex  <del>Mobile Home</del>  <del>Mobile Home Park</del>  <del>Multi-Family Fourplex</del>  <del>Multi-Family Garden Apartments</del>  <del>Multi-Family Rowhouses</del>  <del>Multi-Family Townhouses</del>  <del>Multi-Family Triplex</del>  <del>Single-Family Apartment Above Permitted Non-Residential Use (only one)</del>  <del>Single-Family Residence, Detached</del></p>	<p><u>Parking spaces for middle housing are determined by lot size before any zero lot line subdivisions or lot splits as follows:</u></p> <p><u>Lots greater than 6,000 square feet:</u>  2 spaces for each dwelling unit, <del>except that one-bedroom units require only one space</del></p> <p><u>Lots no greater than 6,000 square feet:</u>  <u>1 space for each dwelling unit</u></p> <p><u>No required parking spaces if located within ½ mile walking distance of a major transit stop.</u></p>
<b>Residential</b>	
<p>Multi-Family Apartments  Multi-Family Conversions  <del>Multi-Family Fourplex</del>  <del>Multi-Family Garden Apartments</del>  <del>Multi-Family Rowhouses</del>  <del>Multi-Family Townhouses</del>  <del>Multi-Family Triplex</del>  Multi-Family Use <del>Above-Vertical to a Permitted Non-Residential Use (Mixed Use)</del>  Multi-Family Use Horizontal to a Permitted Non-Residential Use (Mixed Use)  <del>Single-Family Apartment Above Permitted Non-Residential Use (only one)</del></p>	<p>Studio or 1-Bedroom - 1.25 spaces per unit plus 1 additional space for every 4 units in the development</p> <p>2 – Bedrooms – 2.25 spaces per unit plus 1 additional space for every 4 units in the development.</p> <p>3 – Bedrooms or more – 2.5 spaces per unit plus 1 additional space for every 2 units in the development</p> <p>Senior units only – 1 space per unit plus 1 additional space for every 4 units in the development</p>

Section 2. Arlington Municipal Code section 20.72.082 shall be and hereby is amended in its entirety as follows:

20.72.082 Tandem Parking.

Shall be interpreted to mean having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.

- (a) All residential uses may utilize tandem parking. Tandem parking may use a driveway, garage, or carport to accomplish the required parking. Tandem parking may be utilized for multi-family apartments when the tandem parking spaces are assigned to the same unit.
- (b) Residential tandem parking counts towards meeting minimum parking requirements at a rate of one space for every twenty linear feet with any necessary provisions for turning radius.
- (c) Commercial Tandem Parking shall not be allowed, except when valet parking is provided. In the case where valet parking is provided, it shall be a continuing condition of the permit authorizing development on such parcel(s) that should the valet parking discontinue then the permit-holder is obligated to provide the parking required pursuant to this chapter.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. The title of this ordinance which summarizes the contents shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication as provided by law.

PASSED by the City Council of the City of Arlington and APPROVED by the Mayor this 21st day of July, 2025.

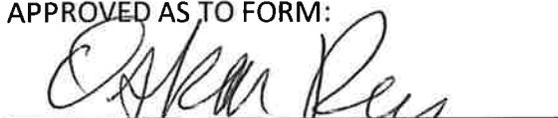
CITY OF ARLINGTON

  
\_\_\_\_\_  
Don E. Vanney, Mayor

ATTEST:

  
\_\_\_\_\_  
Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Oskar E. Rey, City Attorney

CERTIFICATION OF ORDINANCE

I, Wendy Van Der Meersche, being the duly appointed City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2025-015 was approved at the July 21, 2025 City Council meeting.

ORDINANCE NO. 2025-015

“AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON AMENDING  
CHAPTER 20.72 OF THE ARLINGTON MUNICIPAL CODE REGARDING  
PARKING UNDER CITY PLANNING NO. PLN 1294”

A true and correct copy of the original ordinance is attached.

Dated this 22nd day of July, 2025



Wendy Van Der Meersche  
City Clerk for the City of Arlington