

Chapter 20.72

PARKING

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20.72.010 Number of Parking Spaces Required.

- (a) Except as may be modified by [Section 20.76.120](#) (Retention and Protection of Significant Trees), [Section 20.72.084](#) (Reductions in Parking Space Requirements for Provision of Alternative Transportation) or [Section 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. Whenever feasible, low impact development must be used.
- (b) Except for residential uses or the residential portion of mixed uses, developments in the Old Town Business District 1 are not required to provide parking as per Subsection (a). Residential developments (or portions) in the OTBD 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 20.72-1: Table of Parking Requirements is only intended to establish a presumption and should be flexibly administered, as provided in [Section 20.72.020](#) (Flexibility in Administration Required).
- (d) Uses in the Table 20.72-1: Table of Parking Requirements (Subsection (f)), are indicated by the Table of Permissible Uses (Section [20.40](#) (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 20.72-1: 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 20.72-1, below, describes the number of off-street parking stalls required for the various permissible uses. Required accessible parking spaces are not included with this calculation and are required in addition to the parking stalls for a particular use.
- (g) Except as may be modified by [Section 20.72.020](#) (Flexibility in Administration Required), Parking shall be limited to a maximum of twice the minimum required spaces found in Table 20.72-1.

Table 20.72-1 Table of Parking Requirements

Use	Parking Requirement
Agricultural	
Commercial Greenhouse On-Premises Sales	1 space per 400 square feet of gross floor area of sales area
Aviation Related Sales and Service Operations	
Aviation Fuel Sales Aircraft Painting and Body Work Aircraft Repair and Maintenance, Not Including Substantial Body Work Aircraft Sales or Rentals Aircraft Sales with Installation of Aircraft Parts or Accessories (Propellers, Tires, Mufflers, etc.) Aircraft Wash	1 space per 2,000 square feet of gross floor area of the building
Cultural, Social or Fraternal Uses	
Art Gallery or Center Library Museum, Social Club Fraternal Clubs and Lodges Union Halls Similar Uses.	1 space per 600 square feet of gross floor area
Educational	
Colleges, Universities, Community Colleges Training Facility	1 space per 300 square feet of gross floor area
Commercial Nursery Schools/ Day Care Center	1 space per employee and 1 space per 400 square feet of gross floor area
Elementary Schools	1.75 spaces per classroom
Secondary/High School	5 spaces per classroom
Trade School, Vocational School	1 space per 200 square feet of gross floor area
Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment	
Brewery, Distillery, Craft Beverage Production with or without Tasting Room or Restaurant (No Drive-Thru Services)	1 space per 600 square feet of gross floor area, plus 1 space for every 200 square feet of gross floor and 1 space for every eight outdoor seats if restaurant or tasting room is included.
Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done with Walk-In Trade	1 space per 600 square feet of gross floor area
Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done without Walk-In Trade	1 space per 600 square feet of gross floor area
Operations Conducted Entirely Within or Outside Fully Enclosed Building.	1 space per 600 square feet of gross floor area

Use	Parking Requirement
Institutional Residence, Care, or Confinement Facilities	
Hospitals	2 spaces per bed or 1 space per 300 square feet of gross floor area, whichever is greater
Medical Clinics Dental Clinics and Offices	1 space per 300 square feet of gross floor area
Institutions (Other than Halfway Houses) for Confined Mentally Ill Persons	1 space for every 4 employees on maximum shift
Nursing Care Institutions Intermediate Care Institutions Handicapped or Infirm Institutions Childcare Institutions	3 Spaces for every 10 Beds. Multi-Family units developed or sponsored by a public or non-profit agency for limited income families or the elderly require only 1 space for every 10 units
Penal and Correctional Facilities	1 space for every 4 employees on maximum shift
Marijuana Production, Processing, and Retail	
Marijuana Production Marijuana Processing	1 space per 600 square feet of gross floor area
Marijuana Retail	1 space per 400 square feet of gross floor area
Motor Vehicle Related Sales and Service Operations	
Car Wash	Conveyer Type – 1 Space for every six employees on the maximum shift plus reservoir capacity equal to five times the capacity of the washing operation. Self-Service Type – 1 Space for drying and cleaning purposes per stall plus two reservoir spaces in front of each stall
Electric Vehicle Infrastructure	1 space per employee, plus 0.65 spaces for customers waiting to use rapid charging station (required only if the use is the primary use on the property)
Fuel Sales	1 space per 400 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.
Painting and Body Work with No Storage of Vehicles Repair and Maintenance. Not Including Substantial Body Work, and No Storage of Vehicles Vehicle Sales and Rental or Mobile Home Sales Vehicle Sales with Installation of Motor Vehicle Parts or Accessories (Tires, Mufflers, etc.)	1 space per 400 square feet of gross floor area
Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards, and Automobile Recycling Facilities	1 space per 400 square feet of gross floor area
Towing Operations	5 spaces plus 1 space per each 2 acres

Use	Parking Requirement
Office	
Government Office Buildings Health Care Facility Industrial or Manufacturing On-Site Office Research and Development Technology Other Similar Uses	1 space per 400 square feet of gross floor area
Open Air Markets and Horticultural Sales	
Horticultural Sales with Outdoor Display Temporary (Seasonal) Farmer's Market	1 space per 2,000 square feet of lot areas used for storage, display, or sales
Personal Services	
Banks with Drive-Thru Windows	1 space per 400 square feet of area within main building plus reservoir land capacity equal to 3 spaces per window (5 spaces if window serves two stations).
Dry Cleaner / Laundromat Travel Agencies	1 space per 400 square feet of gross floor area
Salon / Barber Shop / Beauty Shop / Tanning Studio: Art, Music, Dance	1 space per 300 square feet of gross floor area
Professional Services	
Attorney / Legal Services Consultant Crematorium Funeral Home Insurance / Stockbroker Other Similar Uses	1 space per 400 Square Feet of Gross Floor Area
Clinics of Physicians or Dentist	1 space per 300 Square Feet of Gross Floor Area
Public and Semi-Public Facilities	
Airport Bus Station, Train Station Civil Defense Operation Fire Stations Military Reserve, National Guard Centers Police Stations Post Office Rescue Squad, Ambulance Service	1 space per 400 square feet of gross floor area
Temporary Mobile or Modular Structures Used for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.)	The same as for whatever use the structure is being used.

Use	Parking Requirement
Recreation, Amusement, Entertainment - Indoor	
Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses	1 space for every 4 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion), plus 1 space per 400 square feet of gross floor area used in a manner not susceptible to such calculation.
Indoor Automobile and motorcycle racing tracks	1 space for every 6 seats
Movie Theaters Seating Capacity Less than 300 Movie Theaters Unlimited seating capacity	1 space for every 8 seats
Recreation, Amusement, Entertainment - Outdoor	
Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools,	1 space per 300 square feet of area plus 1 space per 400 square feet of building gross floor area
Coliseums, stadiums, and all other facilities designed to seat or accommodate simultaneously more than 1,000 people	1 space for every 8 seats
Drive-in movie theaters	1 space for every attendee the space is designed to accommodate.
Golf Course, Par 3 Golf Course, Driving Range, and Similar Uses	Golf Course – 2 spaces per golf hole, plus 1 space per 400 square feet of building gross floor area Driving Range – 1 space per tee plus 1 space per 400 square feet in building gross floor area.
Outdoor Entertainment Venue or Amphitheater	1 space for every 8 seats
Religious	
Religious Assembly – Accessory Religious Assembly – Principle	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.
Residential	
Accessory Dwelling Unit	1 space per unit, unless located within ½ mile walking distance of a major transit stop
Mobile Home Mobile Home Park Single-Family Residence, Detached	2 spaces for each dwelling unit

Use	Parking Requirement
Residential	
Cottage Housing Duplex Multi-Family Fourplex Multi-Family Garden Apartments Multi-Family Rowhouses Multi-Family Townhouses Multi-Family Triplex Single-Family Apartment Above Permitted Non-Residential Use (only one)	Parking spaces for middle housing are determined by lot size before any zero lot line subdivisions or lot splits as follows: Lots greater than 6,000 square feet: 2 spaces for each dwelling unit Lots no greater than 6,000 square feet: 1 space for each dwelling unit No required parking spaces if located within ½ mile walking distance of a major transit stop.
Multi-Family Apartments Multi-Family Conversions Multi-Family Use Vertical to a Permitted Non-Residential Use (Mixed Use) Multi-Family Use Horizontal to a Permitted Non-Residential Use (Mixed Use)	Studio or 1-Bedroom - 1.25 spaces per unit plus 1 additional space for every 4 units in the development 2 – Bedrooms – 2.25 spaces per unit plus 1 additional space for every 4 units in the development. 3 – Bedrooms or more – 2.5 spaces per unit plus 1 additional space for every 2 units in the development Senior units only – 1 space per unit plus 1 additional space for every 4 units in the development
Residential Homes Emphasizing Special Services, Treatment, or Supervision	
Adult Family Homes (6 or fewer adults) Halfway houses Homes for handicapped or infirm Nursing care, intermediate care homes Permanent Supportive Housing Special Needs Childcare homes Transitional Housing	3 spaces for every six beds within the home or facility
In-Home Child Day Care	1 space per employee plus 1 space per 400 square feet of gross floor area
Residential Rooms for Rent Situations	
Rental of Room within a Single-Family Residence	2 spaces per dwelling unit, plus one space per room rented out
Boarding houses Rooming houses	1 space for each bedroom.
Emergency Housing Emergency Shelter	1 space for every 10 beds

Use	Parking Requirement
Residential Rooms for Rent Situations	
Hotels, motels, and similar businesses or institutions providing overnight accommodations	1 space for each room to be rented plus additional space plus 0.5 spaces per employee and (in accordance with other sections of this table) for restaurant or other facilities.
Tourist homes and other temporary residences renting by the day or week	1 space for each room to be rented
Restaurants, Bars, Night Clubs	
Carry-Out and Delivery Service; No Drive-Thru Service; Consumption Outside Fully Enclosed Building	1 space per 200 square feet of gross floor area plus 1 space for every eight outdoor seats
Carry-Out and Delivery Service; Drive-Thru Service; Service or Consumption Outside Fully Enclosed Building	1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to 5 spaces per drive-in window
Establishments Offering Adult Entertainment	1 space per 200 square feet of gross floor area
Gambling Establishments	1 space per 300 square feet of gross floor area
No Substantial Carry-Out or Delivery Service; No Drive-Thru Service; Service or Consumption Inside or Outside Fully Enclosed Building	1 space per 200 square feet of gross floor area plus 1 space for every eight outdoor seats
Retail Trade	
Convenience Stores General Mercantile Principal Use Sales / Rentals Incidental to a Non-Retail Principal Use Wholesale Sales	1 space per 300 square feet of gross floor area
Distribution Center	1 space per 1,200 square feet of gross floor area, plus 1 space per 1,000 square feet of gross floor area for tractor trailer trucks, up to 10,000 square feet, and 1 space per 5,000 square feet of gross floor area thereafter
Home Occupation	1 additional space if the business includes a commercial vehicle
Mobile Sales and Delivery	1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to 5 spaces per drive-in window
Services and Enterprises Related to Animals	
Kennel Pet Grooming/Pet Store Veterinarian	1 space per 400 square feet of gross floor area

Use	Parking Requirement
Soil Processing, Mining, or Quarrying Operations	
Soil processing, mining, quarrying operations, including on-site sales of product	1 space for every employee on maximum shift
Solid Waste Facilities (Publicly or Privately Owned)	
Biosolid Recycling Sanitary Landfill Solid Waste Recycling Center Solid Waste Transfer Station	1 space for every four employees on maximum shift
Storage and Parking	
Aircraft Parking or Storage	1 space for every two hangars required, which may include space inside a hanger
Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot,	1 space per 10,000 square feet of gross floor and 1 space for every 4 employees
Warehouse Storage Facility	1 space per 1,200 square feet of gross floor area, plus 1 space per 1,000 square feet of gross floor area for tractor trailer trucks, up to 10,000 square feet, and 1 space per 5,000 square feet of gross floor area thereafter
Utility Facilities	
Electrical Community or Regional Facility Electrical Neighborhood Facility	1 space is required on the property in which the facility has been installed for maintenance purposes
Wireless Communication Facilities	
Commercial Antennas 50 feet tall or less Commercial Antennas more than 50 feet tall and receive-only earth stations Commercial Monopole I Commercial Monopole II Commercial Macro Facilities Commercial Micro Facilities Commercial Mini Facilities Non-Commercial Towers and Antennas 50 feet tall or less Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations	1 space is required on the property in which the facility has been installed for maintenance purposes

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 Section 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 subsection (b), and except accessible parking spaces as per [Section 20.72.064](#) (Accessible Parking Spaces), each parking space shall contain a rectangular area at least nineteen feet long and nine feet wide. Lines separating 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. In parking areas containing ten or more parking spaces, twenty percent of the parking spaces may contain a rectangular area of only eight feet in width by fifteen feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only. When feasible parking stalls shall be provided for motorcycles and electric cars.
- (b) Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two feet by eight feet.

20.72.040 Required Widths of Parking Area Aisles and Driveways.

- (a) Drive aisle widths shall conform to Table 20.72-2, Drive Aisle Widths, which varies the width requirement according to the angle of parking.

Table 20.72-2: 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 overhang, though landscaped, may count toward the parking space dimension required by [Section 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 [Section 20.76.124](#) (Shade Trees on Lots), [Section 20.76.030](#) (Compliance With Screening Standard) and [Section 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, International Code Council Accessible and Usable Buildings and Facilities (ICC A117.1-2017) and Americans with Disabilities Act (ADA).
- (b) Number: The number of handicapped parking spaces to be provided in any lot or facility shall be according to the current state standard and the International Building Code (Table 20.72-3). Accessible parking spaces are to be calculated in addition to the required off-street parking spaces required and not included in the parking calculations in Table 20.72-1. 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.

Table 20.72-3: Minimum Number of Accessible Parking Spaces

Parking Facility Total	Minimum Number of Accessible Spaces		
	Standard	Van	Total
1 to 25	0	1	1
26 to 50	1	1	2
51 to 75	2	1	3
76 to 100	3	1	4
101 to 150	4	1	5
151 to 200	5	1	6
201 to 300	5	2	7
301 to 400	6	2	8
401 to 500	7	2	9
501 and over	Refer to Actual Document (ICC A117.1-2017)		

- (c) **Size:** Parking spaces for disabled people shall be at least eight feet - zero inches wide and shall have an adjacent access aisle at least five feet - zero inches wide. A single space thirteen feet - zero inches wide may also be provided. Parking access aisles when a part of the accessible route to the building or facility entrance shall comply with ICC A117.1-2017. 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 ninety percent vacant on weekends, another development that operates only on weekends could be credited with ninety percent of the spaces on that lot. Alternatively, if a church parking lot is generally occupied only to fifty percent of capacity on days other than Sunday, another development could make use of fifty 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 [Section 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 four hundred feet of a public entrance of a principal building housing the use associated with such parking, or within four hundred 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.

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.

20.72.084 Reductions in Parking Space Requirements for Provisions of Alternative Transportation.

- (a) Transit: Subject to [Section 20.72.086](#) (Maximum Cumulative Reduction of Required Parking Spaces), a reduction of up to ten 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 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 [Section 20.72.086](#) (Maximum Cumulative Reduction of Required Parking Spaces), a reduction of up to ten percent of required parking, based on substantiated projections of reduction in parking demand, may be granted for any building or use exceeding fifty thousand 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 [Section 20.72.086](#) (Maximum Cumulative Reduction of Required Parking Spaces), a reduction of up to fifteen 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.

- (a) Reduction in the total number of required parking spaces granted for the provision of alternative transportation services (Section [20.72.084](#), Reductions in Parking Space Requirements for Provision of Alternative Transportation) or for protecting significant trees (Section [20.76.120\(g\)](#) (Retention and Protection of Significant Trees)) shall not exceed a total of thirty percent.
- (b) Utilizing reductions to parking spaces may result in the submittal of a Traffic Demand Management Study to substantiate the request.

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 Section 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 Section 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 [Section 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 OTBD-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 20.72-3: 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 20.72-3: 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 × 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 one "stall" per every ten required parking spaces.
- (b) Except in the Old Town 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 ten percent of the required automobile parking spaces required for a business or group of businesses. After twenty "stalls" have been provided by any business or group of businesses, the ratio shall be five percent of the total required automobile parking spaces.
- (c) A bicycle "stall" shall include a delineated and safe parking area, and an appropriate 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.