

**4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:****E. LOCATION OF REQUIRED PARKING:**

**1. On-Site Parking Required:** Required parking as specified herein shall be provided upon property in the same ownership as the property upon which the building or use requiring the specified parking is located or upon leased parking. Off-street parking facilities shall be located as hereinafter specified:

- a. Detached, Semi-Attached and Two (2) Attached Dwellings:** On the same lot with the building they are required to serve.
- b. Attached Dwellings Greater Than Three (3) Units:** May be on contiguous lot with the building they are required to serve; provided, the provisions of subsection E2 (Off-Site Parking) of this Section are complied with.
- c. Boat Moorages:** May have parking areas located not more than six hundred feet (600') from such moorage facility nor closer than one hundred feet (100') to the shoreline (see subsection F10 of this Section). Accessible parking as required by the Washington State Barrier Free Standards can be allowed within one hundred feet (100') per subsection F8e of this Section.
- d. Other Uses:** On the same lot with the principal use except when the conditions as mentioned in subsection E2 (Off-Site Parking) of this Section are complied with. (Amd. Ord. 4790, 9-13-1999)

**2. Off-Site Parking:**

- a. When Permitted:** If sufficient parking is not available on the premises of the use, an offsite private parking area may be ~~utilized provided off-site.~~ Off-site parking may not be utilized by except for single-family residential use and two (2) family dwellings or duplexes with residential use.
- b. Agreement Required:** A parking agreement ensuring that off-site parking is available for the duration of the use shall be approved by the Development Services Director, following review by the City Attorney.
- c. Additional Information Required:** The Development Services Division shall review the following as part of the permit process:
  - i.** A letter of justification addressing the need for off-site parking and compatibility with the surrounding neighborhood.
  - ii.** A site plan showing all dimensions of parking spaces, aisles, landscaping areas, adjacent street improvements, curb cuts, and on-site and adjacent uses and buildings.
- d. Fees:** No charge for use of such parking area shall be made in any residential zone except on a weekly or monthly basis.
- e. Maximum Distance to Off-Site Parking Area:**
  - i. All Zones Within the Downtown Core:** No distance requirements apply when both the use and off-site parking are located within the Downtown Core.

**ii. Within the UC-N1 and UC-N2 Zones:** Off-site parking shall be within five hundred feet (500') of the building or use if it is intended to serve residential uses, and within one thousand five hundred feet (1,500') of the building or use if it is intended to serve nonresidential uses.

**iii. All Other Zones:** Off-site parking shall be within five hundred feet (500') of the building or use if it is intended to serve residential uses, and within seven hundred fifty feet (750') of the building or use if it is intended to serve nonresidential uses.

**f. Transportation Management Plan Exception:** The Planning/Building Public Works Department may modify the maximum distance requirements if a Transportation Management Plan or other acceptable transportation system will adequately provide for the parking needs of the use and the conditions outlined in RMC [4-9-250D2](#) are met. (Ord. 3988, 4-28-1986; Ord. 4517, 5-8-1995; Ord. 5030, 11-24-2003; Amd. Ord. 5087, 6-28-2004)

### 3. Joint Use Parking Facilities:

**a. When Permitted:** Joint use of parking facilities may be authorized **only** for those uses that have dissimilar peak-hour demands **or when it can be demonstrated that the parking facilities that are to be shared are underutilized.**

**b. Agreement Required:** A parking agreement ensuring that joint use parking is available for the duration of the uses shall be approved by the Development Services Director, following review by the City Attorney.

#### **c. Maximum Distance to Joint Use Parking:**

**i. All Zones Within the Downtown Core:** No distance requirements apply when both the use and joint use parking are located within the Downtown Core.

**ii. Within the UC-N1 and UC-N2 Zones:** Joint use parking shall be within seven hundred fifty feet (750') of the building or use if it is intended to serve residential uses, and within one thousand five hundred feet (1,500') of the building or use if it is intended to serve nonresidential uses.

**iii. All Other Zones:** Joint use parking shall be within seven hundred fifty feet (750') of the building or use it is intended to serve.

**d. Special Provisions for Subdivision of Shopping Center:** Parking areas in shopping centers may operate as common parking for all uses. If a shopping center is subdivided, easements and/or restrictive covenants must grant use and provide for maintenance of common parking and access areas. (Ord. 3988, 4-28-1986; Ord. 4517, 5-8-1995; Ord. 5030, 11-24-2003; Amd. Ord. 5087, 6-28-2004)