

1 D. Calculation of Parking and Loading Requirements.

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3 5. ~~Reserved. Garages and Surface Parking for Multifamily. Garage and~~
4 ~~surface parking serving multifamily dwelling units shall only count toward the total~~
5 ~~parking requirement if the garage or surface parking is included as part of the sale~~
6 ~~or rent of the unit.~~

7 6. On-Street Parking. Parking on adjacent local/collector streets or internal
8 streets fronting on a lot containing single-family attached or multifamily dwellings
9 may satisfy the minimum off-street parking requirement based on City evaluation,
10 ~~or for uses within~~ For mixed-use or nonresidential zoning districts, on-street
11 parking on adjacent local/collector streets may satisfy the parking requirements,
12 and will be evaluated on a case-by-case basis.

13 . . .

14 E. Required Number of Off-Street Parking Spaces. Required number of off-street parking
15 spaces for projects not in the GID, Mixed Use Corridor (MU-C) or Mixed Use Downtown
16 (MU-D) zoning districts.

17 1. Number of Parking Spaces Required - By Land Use.

Table 5.5: Off-Street Parking Spaces Required	
Use Type	Parking Requirement
RESIDENTIAL USES	
Household Living Uses	Minimum Spaces; <u>except that for Mixed-Use Corridor (MU-C) and Mixed-Use Downtown (MU-D) zoning districts only, the following shall be maximum spaces:</u>
Co-housing (new)	1.5 per dwelling unit
Dwelling, single-family attached	2 per dwelling unit
Dwelling, single-family detached	2 per dwelling unit
Dwelling, live/work	1.5 per dwelling unit plus work area calculated by applicable nonresidential use

1 F. Location of Off-Street Parking Spaces.

2 1. Residential Zoning Districts.

3 a. ~~Reserved. Required off-street parking spaces in residential zoning districts~~
4 ~~shall be located on the same lot or parcel as the principal use.~~

5 b. ~~Required~~ Off-street parking for single-family detached and single-family
6 attached dwellings may be located within the front yard setback area on a hard-
7 surfaced driveway approved by the city, but shall not be located in any landscape
8 area.

9 c. Off-street parking for multifamily dwellings shall be located behind
10 buildings or no closer to the street than buildings to the maximum extent
11 practicable.

12 2. Mixed-Use and Nonresidential Zoning Districts.

13 a. ~~Required~~ Provided off-street parking spaces in the mixed-use and
14 nonresidential zoning districts shall be located on the same lot as the building or
15 use for which they are required unless parking spaces are provided, through a
16 shared parking agreement, on lots within one-quarter mile (1,320 feet) from the
17 proposed building or use.

18 b. Off-street parking in the mixed-use and nonresidential zoning districts shall
19 not be located within a required buffer or landscape area or in the right-of-way
20 between the curb and the property line.

21 c. Off-street parking and loading areas shall be located behind buildings or no
22 closer to the street than buildings to the maximum extent practicable. See sections
23 15.05.120 and 15.05.200 for additional site layout requirements.

1 d. In the MU-D and MU-C zoning districts, no parking lots shall front Main
2 Street for new developments.

3 . . .

4 H. Parking Lot Layout and Design.

5 . . .

6 5. Surfacing Materials. All parking and driveway areas, primary access to
7 parking facilities, and other vehicular use areas shall be surfaced with concrete,
8 asphalt, or approved permeable paving in conformance with city standards, except
9 ~~that those~~ driveways with primary access to residential uses shall be surfaced with
10 concrete. The director may allow an administrative modification under subsection
11 15.02.080.B for gravel, recycled asphalt or similar acceptable surface materials to
12 be used for long-term or overnight-only vehicle storage areas.

13 . . .

14 8. Design of Off-Street Parking Spaces.

15 a. Minimum Dimensional Requirements.

16 i. Off-street parking spaces shall comply with the minimum dimensional
17 standards stated in Table 5.7 below:

Type of Space	Parking Angle	Stall Width	Stall to Curb	Aisle Width	Curb Length	Overhang
Standard space (9 feet x 18 feet)	45° (one-way drive)	9 feet	19 feet	13 feet	12 feet 8 inches	1 foot 5 inches
	60° (one-way drive)	9 feet	20 feet	13 feet	10 feet 5 inches	1 foot 8 inches

1 APPROVED AS TO FORM:

2

3

4 /s/ Atasi Titlow 10/18/2022

5 ASSISTANT CITY ATTORNEY DATE

6

7

8 /s/ Cristi Campbell 10/18/2022

9 PROOFREAD DATE

10

11

12 APPROVED AS TO FORM AND SUBSTANCE:

13

14

15 /s/ Glen Van Nimwegen 10/21/2022

16 ORIGINATING DEPARTMENT DATE

17

18 CA File: 22-001799