Ordinance No. 2942

(Amending or Repealing Ordinances)

CFN=131 – Zoning Codes
Passed 9/4/1990
Relating to revision of the Kent Zoning Code Parking Requirements
(amending 15.09.010(B); 15.05.040(A)(1)(c))

Repealed by Ord. 3409 (Sec. 15.05.040)
Amended by Ord. 3424 (Sec. 15.09.010(B)
Amended by Ord. 4011 (Sec. 15.05.040)
Amended by Ord. 4043 (Sec. 15.05.040)

The date ["Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012
ORDINANCE NO. 2942

AN ORDINANCE of the City of Kent, Washington, relating to revisions to the Kent Zoning Code Parking Requirements, amending Kent City Code 15.09.010 (B) and 15.05.040 (A)(1)(c).

WHEREAS, in March of 1990 the Kent City Council requested the Planning Department to evaluate the existing parking conditions and investigate options for revising the parking standards for multi-family developments; and

WHEREAS, in response to that direction the Kent Planning staff investigated and prepared a report on Multifamily Development Parking Standards dated July 17, 1990 which included proposed revisions to the Kent Zoning Code; and

WHEREAS, on July 23, 1990 the Kent Planning Commission held a public hearing to consider the proposed zoning code amendments; and

WHEREAS, the Kent Planning Commission forwarded its recommendations to the Kent City Council; and

WHEREAS, on August 21, 1990 the Kent City Council approved the recommendations of the Planning Commission relating to zoning code amendments relating to parking requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Kent City Code Section 15.09.010 (Development Plan Review) is amended as follows:

CHAPTER 15.09
ADMINISTRATION

15.09.010. DEVELOPMENT PLAN REVIEW.

A. Review of development plans shall be carried out by the Planning Department for all buildings and structures
hereinafter erected, constructed, structurally altered, repaired or moved within or into any district requiring development plan review and whenever a city permit is required, and for the use of vacant land or for a change in the character of the use of land and/or buildings, within any district requiring development plan approval.

B. The Development Plan Review is an administrative review, the primary purpose of which is to define and describe the needs of the particular site, covered by a development plan, in reference to the requirements of this code. In addition to the requirements of this code, the Planning Department shall approve a development plan only after the following standards (as a minimum), when applicable, have been incorporated into the development plan.

1. Storm drainage must be handled by each proposed development in conformance with existing storm drainage plans and in conformance with city policies for storm drainage.

2. A planned street system is a primary element of any development plan proposed within the City and must be compatible with the city’s circulation plans. Development which is proposed in areas of the City which have a planned street system which is a part of the Comprehensive Plan, or the City’s Six-Year Plan, and any other street plan, shall make provisions for such streets and must not cause implementation of such street plans to become unattainable because the street plan in considered secondary to the development plan.

3. Pedestrian circulation system must become a part of any development plan when the proposed development will generate or attract pedestrians. The Planning Department shall conduct site plan review to ensure that adequate parking is provided within close proximity to each unit entrance.

4. The proposed development shall be compatible with existing development adjacent to or within five hundred (500) feet of the property line of the proposed development. Compatibility shall not refer to architectural design features but to siting of building and location of off-street parking.

5. Efforts have been made to preserve trees, natural vegetation, creeks or other environmental amenities.

Section 2. Kent City Code Section 15.05.040 (Parking Standards) is amended as follows:

15.05.040 PARKING STANDARDS

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>NUMBER OF PARKING SPACES</th>
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<tbody>
<tr>
<td><strong>A. Living Activities.</strong></td>
<td></td>
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<tr>
<td>1. Dwellings:</td>
<td>Two (2) parking spaces per single-family dwelling.</td>
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<tr>
<td>a. Single Family</td>
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b. Two Family

Two (2) parking spaces per dwelling unit.

One parking space per unit for efficiency apartments in all sized developments; Two parking spaces for each dwelling unit for developments with 49 or less dwelling units; 1.8 parking spaces per dwelling unit for developments of 50 or more dwelling units. For developments of 50 or more dwelling units, one parking space for each 15 dwelling units for recreation vehicles.

Recreational vehicle parking spaces shall be in a defined, fenced, and screened area with a minimum of a six-foot (6) high, sight-obscuring fence and/or landscaping as determined by the Planning Department; or the developer may provide an area of usable open space equal to that area that would be required for recreational vehicle parking. A vehicle less than 20 feet long that is used as primary transportation is not subject to recreational vehicle parking regulations. If open space in lieu of recreational vehicle parking is provided, its appropriateness will be determined at the time of development plan review by the Planning Department.

Only garages which are accessed by a driveway 18' in length shall meet the definition of "parking space", as required by this code. Garages without the driveway of required length are permitted, but shall not be counted toward the zoning code parking space requirements.

c. Multifamily and apartment houses

One parking space per unit for efficiency apartments in all sized developments; Two parking spaces for each dwelling unit for developments with 49 or less dwelling units; 1.8 parking spaces per dwelling unit for developments of 50 or more dwelling units. For developments of 50 or more dwelling units, one parking space for each 15 dwelling units for recreation vehicles.

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d. Multiple dwellings for low-income elderly

One parking space for each four dwelling units.
e. Multifamily and apartment houses in the Central Business District

One parking space per dwelling unit. This requirement supercedes Section 15.05.070, Off-Street Parking Regulations Downtown Commercial District.

f. Exceptions for senior citizen apartments in multifamily and apartment houses in the Central Business District

Approved building plans must show 1.8 spaces per dwelling unit and also shall show which spaces are not to be initially installed. The additional spaces plus any required landscaping shall be installed if at any time the structure is not used for senior citizen apartments or if the facility shows a continued shortage of parking.

The requirement of one (1) space per dwelling unit may be reduced to no less than one (1) space for every two (2) dwelling units plus employee parking as determined by the Planning Director. The Planning Director shall base his decision on the following:

- Availability of private, convenient, regular transportation services to meet the needs of the tenants;
- Accessibility to and frequency of public transportation;
- Pedestrian access to health, medical and shopping facilities;
- Minimum age requirement to reside in subject apartments;
- Special support services offered by the facility.

Special parking for recreational vehicles will not be required as long as the facility does not permit recreational vehicles other than campers or vehicles that will fit into a normal-sized parking stall. If recreational vehicles are to be permitted on the development, they must be screened and fenced. Compact stalls will not be permitted except for one third of the required employee parking.

2. Boarding & Lodging Houses

One parking space for the proprietor plus one space per sleeping room for boarders and/or lodging use plus one additional space for each four persons employed on the premises.

3. Mobile Homes

Two parking spaces for each mobile home site plus one screened space for each ten lots for recreational vehicles.
4. Travel Trailers
   One parking space for each trailer site.

5. Hotels
   One parking space for each guest room plus two parking spaces for each three employees.

B. Commercial Activities
   1. Banks
      One parking space for each two hundred (200) square feet of gross floor area except when part of a shopping center.

   2. Professional and Business Offices
      One parking space for each two hundred and fifty (250) square feet of gross floor area except when part of a shopping center.

   3. Shopping Centers
      4.5 spaces per 1,000 square feet of gross leasable area (GLA) for centers having GLA of less than 400,000 square feet; and 5.0 spaces per 1,000 square feet of GLA for centers having a GLA of over 400,000 square feet.

   4. Restaurants, Night Clubs, Taverns, and Lounges
      One parking space for each one hundred (100) square feet of gross floor area except when part of a shopping center.

   5. Retail Stores, Supermarkets, Department Stores, and Personal Service Shops
      One parking space for each two hundred (200) square feet of gross floor area except when located in a shopping center.

   6. Other Retail Establishments; Furniture, Appliance, Hardware Stores, Household Equipment Service Shops, Clothing or Shoe Repair Shops
      One parking space for each five hundred (500) square feet of gross floor area except when located in a shopping center.

   7. Drive-in Business
      One parking space for each one hundred (100) square feet of gross floor area except when located in a shopping center.

   8. Uncovered Commercial Area, New and Used Car Lots, Plant Nursery
      One parking space for each five thousand (5,000) square feet of retail sales area in addition to any parking requirements for buildings, except when located in a shopping center.
9. Motor Vehicle Repair and Services

One parking space for each four hundred (400) square feet of gross floor area except when part of a shopping center.

10. Industrial Showroom and Display

One parking space for each five hundred (500) square feet of display area.

C. Industrial Activities

1. Manufacturing, Research and Testing Laboratories, Creameries, Bottling Establishments, Bakeries, Canneries, Printing, and Engraving Shops

One parking space for each thousand (1,000) square feet of gross floor area.

For parking requirements for associated office areas, see Professional and Business Office.

2. Warehouses and Storage Buildings

One parking space for each two thousand (2,000) square feet of gross floor area. Maximum office area of 2 percent of gross floor area may be included without additional parking requirements.

3. Speculative Warehouse and Industrial Buildings with Multiple Use or Tenant Potential

One parking space for each 1,000 square feet of gross floor area if building size is less than 100,000 square feet; or one parking space for each 2,000 square feet gross floor area for buildings which exceed 100,000 square feet gross floor area. Important Note: This is a minimum requirement and valid for construction permit purposes only. Final parking requirements will be based upon actual occupancy.

D. Recreation - Amusement Activities

1. Auditoriums, Theaters, Places of Public Assembly, Stadiums and Outdoor Sports Area

One parking space for each four (4) fixed seats or one parking space for each one hundred (100) square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater. Five (5) spaces for each alley except when located in a shopping center.

2. Bowling Alleys

One parking space for each two hundred (200) square feet of gross floor area, except when located in a shopping center.

3. Dance Halls and Skating Rinks

One parking space for each driving station.
5. Miniature Golf Courses

6. Recreational Buildings
   (whether independent or associated with a multifamily complex)

E. Educational Activities
   1. Senior High Schools, Public, Parochial, and Private

   - One parking space for each hole.
   - One parking space for each two hundred (200) square feet gross floor area. Such spaces shall be located adjacent to the building and shall be designated for visitors by signing or other special markings.

   2. Colleges and Universities and Business and Vocational Schools.

   - One space for each employee plus one space for each ten students enrolled. In addition, if buses for the transportation of children are kept at the school, one off-street parking space shall be provided for each bus of a size sufficient to park each bus.
   - One additional parking space for each one hundred (100) students shall be provided for visitors in the vicinity or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other special marking as approved by the Traffic Engineer.
   - Two and one-half (2-1/2) for each employee plus one space for each three students residing on campus, plus one space for each five day student not residing on campus. In addition, if buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus of a size sufficient to park each bus. One additional parking space for each one hundred (100) students shall be provided for visitors in the vicinity or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other special marking as approved by the Traffic Engineer.
3. Elementary and Junior High
   Two and one-half (2-1/2) parking spaces for each employee. In addition, if buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus of a size sufficient to park each bus. One additional parking space for each one hundred (100) students shall be provided for visitors in the vicinity or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other special marking as approved by the Traffic Engineer.

4. Libraries and Museums
   One parking space for each two hundred and fifty (250) square feet in office and public use.

5. Nursery Schools and Day Care Centers
   One parking space for each employee plus loading and unloading areas.

F. Medical Activities
   1. Medical and Dental Offices
      One parking space for each two hundred (200) square feet of gross floor area except when located in a shopping center.
      One parking space for each two employees plus one parking space for each three beds.
      One parking space for each three beds plus one parking space for each staff doctor plus one parking space for each three employees.

G. Religious Activities
   1. Churches
      One space for each five (5) seats in the main auditorium, provided that the spaces for any church shall not be less than ten (10). For all existing churches enlarging the seating capacity of their auditoriums, one additional parking space shall be provided for each five (5) additional seats provided by the new construction. For all existing churches making structural alterations or additions which do not
2. Mortuaries or Funeral Homes

H. Other Uses
For uses not specifically identified herein, the amount of parking required shall be determined by the Planning Department, based on staff experience, parking required for similar uses, and if appropriate, documentation provided by the applicant.

I. Mixed Occupancies or Mixed Use if One Occupancy
In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, except in shopping centers. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as permitted in Subsection 15.05.040 J, Joint Use.

J. Joint Use
The joint use of parking facilities may be authorized only for: Those uses which have dissimilar peak-hour parking demands or parking facilities in excess of code requirements.

1. The following conditions must be fulfilled before a joint-use facility is allowed:
   a. The facility must be located within a radius of five hundred (500) feet of the buildings or use areas it is intended to serve;
   b. Documentation of dissimilar peak hour parking demands must be provided by the applicant; and
   c. The subject property shall be legally encumbered by an easement or other appropriate means which provides for continuous joint use of the parking facilities. Documentation shall require review and approval of the City Attorney.

K. Employee Parking
Where employee parking will be maintained separately and in addition to parking for the general public, the regulations of this section shall apply:

1. Minimum parking stall sizes, aisle widths, and percentage of compact car stalls shall be as per other requirements in this chapter.

2. Employee parking must be clearly identified as such and not become parking for the general public.

3. In the event the employee parking is changed to parking for the general public, the normal regulations for off-street parking shall be in force.

4. Employee parking shall not be in lieu of parking requirements per activity as stated in Section 15.05.040.
L. **Temporary Parking Facilities**

Temporary parking facilities may be permitted by the Planning Director when it has been shown that:

1. The existing use of the subject property has adequate legal nonconforming parking or that existing parking conforms to the applicable standards of the Kent Zoning Code.

2. The temporary parking facility is primarily intended to serve the public at large and not the existing use on the property.

3. The temporary parking facility serves a public need.

4. The temporary facility meets the following minimum standards:
   a. 285 square feet gross area per stall minimum.
   b. Pavement Section: Minimum 4 inches of 5/8 inch minus C.R. crushed rock with Bituminous surface treatment, subject to Engineering Department review.
   c. On-site drainage control and detention per drainage ordinance.
   d. Ingress and egress and interior circulation and perimeter control subject to Traffic Engineer approval.

M. **Compact Car Parking**

1. Parking stall size shall be minimum 8 feet by 17 feet. Aisle width shall be per requirements of Section 15.05.080 and Diagram #1.

2. Compact car parking spaces shall be clearly identified by signing or other marking as approved by the City Engineer.

3. Compact car parking spaces shall not exceed thirty (30) percent of the total required parking and shall be interspersed equally throughout the entire parking area.

4. See Section 15.05.080 Diagram #2 for typical compact car stall arrangements.

5. No more than four (4) compact car parking stalls shall be placed side-by-side or eight (8) head-to-head.

**Section 3. Effective Date.** This ordinance shall take effect and be in force thirty (30) days from the time of its final passage as provided by law.

[Signature]

DAN KELLEHER, MAYOR

**ATTEST:**

[Signature]

BRENDA JACOBER, DEPUTY CITY CLERK
APPROVED AS TO FORM:

BILL H. WILLIAMSON, ACTING CITY ATTORNEY

PASSED the __ day of ____, 1990.
APPROVED the __ day of ____, 1990.
PUBLISHED the __ day of ____, 1990.

I hereby certify that this is a true copy of Ordinance No. ____, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBE, (SEAL)
DEPUTY CITY CLERK

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