Ordinance No. 3279

(Amending or Repealing Ordinances)

CFN=131 – Zoning Codes
Passed 3/5/1996
Amending Sec. 15.05.040 of the KCC relating to parking stacking space

Repealed by Ord. 3409

Amended by Ords. 4011;4043
AN ORDINANCE of the City Council of the City of Kent, Washington, amending Section 15.05.040 of the Kent City Code relating to Parking Stacking Space.

WHEREAS, since 1990, the City of Kent has regulated parking stacking spaces and reviewed requests for variances from the regulations set forth under Section 15.05.040; and

WHEREAS, the City has approved the variance requests where the applicant has demonstrated that a variance will not create parking problems; and

WHEREAS, the City is now able to review parking as a design and site development issue and condition parking and circulation through an administrative process; NOW, THEREFORE,

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

SECTION 1. Section 15.05.040(A)(1)(c) is hereby amended as follows:

c. Multifamily and apartment houses
Number of Parking Spaces

One (1) parking space per unit for efficiency apartments in all sized developments; two (2) parking spaces for each dwelling unit for developments with forty-nine (49) or less dwelling units; one and eight-tenths (1.8) parking spaces per dwelling unit for developments of fifty (50) or more dwelling units. For developments of fifty (50) or more dwelling units, one (1) parking space for each fifteen (15) dwelling units for recreation vehicles. Recreational vehicle parking spaces shall be in defined, fenced and screened areas with a minimum of six-foot-high sight-obscuring fences or landscaping as determined by the planning department, or the developer may provide areas of usable open space equal to that area that would be required for recreational vehicle parking. A vehicle less than twenty (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 driveways eighteen (18) feet in length shall meet the definition of parking space, as required by this title. Garages without the driveway of required length are permitted, but shall not be counted toward the parking space requirements of this title. Where enclosed garages are utilized to provide parking required by this title, an eighteen (18) foot stacking space shall be provided in front of such garage units. Provided, however, the Planning Director shall have the authority to approve alternative plans where the developer can assure that such garage units will continue to be available for parking purposes and will not cause on-site parking or circulation problems. These assurances include but are not limited to: 1) covenants that run with the land or homeowners association that require garages to be utilized for the storage of vehicles, 2) maintenance of drive aisle widths of twenty-six (26) feet in front of each garage unit, and 3) maintenance of minimum clearances for fire lanes on the site.
SECTION 2. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remainder of the ordinance or the application of the invalidated provision to other persons or circumstances.

SECTION 3. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its passage as provided by law.

ATTEST:

Brenda Jacober
BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
THOMAS C. PAVLICK, ACTING

PASSED  5  day of  March  , 1996.
APPROVED  6  day of  March  , 1996.
PUBLISHED  8  day of  March  , 1996.
I hereby certify that this is a true copy of Ordinance No. 3279, 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 Jacober (SEAL)
BRENDA JACOBER, CITY CLERK