

Ordinance No. 119969

page

The City of Seattle
Council Bill/Ordinance

Council Bill No. 113151

AN ORDINANCE relating to land use and zoning, amending Section 23.54.015 of the Seattle Municipal Code to specify parking requirements for branch libraries.

4/18/00 Briefing

5/8/00 Public Hearing

6/6/00 PASS AS A

6-12-00 Pass

CF No. _____

Date Introduced:	<u>APR 14 2000</u>	
Date 1st Referred:	To: (committee)	<u>landlord/Tenant & Use Committee</u>
	<u>APR 18 2000</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>6-12-00</u>		
Date Presented to Mayor:	Date Approved:	
<u>6-13-00</u>	<u>6/16/00</u>	
Date Returned to City Clerk:	Date Published:	T.O. _____ F.T. <input checked="" type="checkbox"/>
<u>6/16/00</u>	<u>119969</u>	
Date Vetted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

[Signature]

NICASTRO

Councilmember

Committee Action:

4/18/00 Briefing

5/9/00 Public Hearing

6/6/00 Pass as Amended 3-0 JN, PS, MP

(6)

6-12-00 Passed 9-0

This file is complete and ready for presentation to Full Council.

Committee:

(initial/date)

Law Department

Law Dept. Review

OMP
Review

(Signature)
City Clerk
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Committee
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ORDINANCE 119969

AN ORDINANCE relating to land use and zoning, amending Section 23.54.015 of the Seattle Municipal Code to specify parking requirements for branch libraries.

WHEREAS, libraries were recently defined in the Land Use Code as a type of institutional use (§23.84.018, "I") and a parking requirement for libraries has not been established for inclusion on Chart A under §23.54.015; and

WHEREAS, construction and renovation of libraries financed by the "Libraries For All" bond measure will benefit from a clear, direct requirement in the Land Use Code for library parking;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Chart A of Section 23.54.015 of the Seattle Municipal Code, which chart was last amended by Ordinance 119715, is further amended as follows:

PARKING
Chart A
for Section 23.54.015

Use	Parking Requirements
Adult care center ¹	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility ²	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.



1	Business support services	1 for each 2,000 square feet.
2	Business incubators	1 for each 1,000 square feet..
3	Carwash	1 for each 2,000 square feet.
4	Caretaker's quarters	1 for each dwelling unit.
5	Cargo terminal	1 for each 2,000 square feet.
6	Cemetery	None.
7	Child care center ^{1,9}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
8	Colleges ¹	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
9	Commercial laundries	1 for each 2,000 square feet.
10	Commercial moorage	1 for each 140 lineal feet of moorage.
11	Communication utilities	1 for each 2,000 square feet.
12	Community centers ^{1,2} and Community clubs ^{1,2}	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
13	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) ^{1,2,3}	1 for each 555 square feet
14	Congregate residences	1 for each 4 residents.
15	Construction services	1 for each 2,000 square feet.
16	Custom and craft work	1 for each 1,000 square feet.
17	Dance halls (dance floor and table area)	1 for each 100 square feet.
18	Dry storage of boats	1 for each 2,000 square feet.



1	Family support centers located in community centers owned and operated by the Seattle DOPAR ³	1 for each 100 square feet.
2	Floating homes	1 for each dwelling unit.
3	Food processing for human consumption	1 for each 1,000 square feet.
4	Gas station	1 for each 2,000 square feet.
5	General retail sales and services	1 for each 350 square feet.
6	Ground-floor businesses in multi-family zones	None, maximum of 10.
7	Heavy commercial services	1 for each 2,000 square feet.
8	Heliports (waiting area)	1 for each 100 square feet.
9	High-impact uses.	1 for each 1,500 square feet or as determined by the Director
10	Horticultural uses (retail area only)	1 for each 350 square feet.
11	Hospitals ¹	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
12	Hotels	1 for each 4 sleeping rooms or suites.
13	Institute for advanced study ¹	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats
14	Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
15	Kennel	1 for each 2,000 square feet
16	Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
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Library¹⁰

1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms.

1	Major durables, sales, service, and rental	1 for each 2,000 square feet.
2	Manufacturing, general	1 for each 1,500 square feet.
3	Manufacturing, heavy	1 for each 1,500 square feet.
4	Manufacturing, light	1 for each 1,500 square feet.
5	Marine service station	1 for each 2,000 square feet.
6	Medical services	1 for each 350 square feet.
7	Miniature golf	1 for each 2 holes.
8	Mini-warehouse	1 for each 30 storage units.
9	Mobile home park	1 for each mobile home.
10	Mortuary services	1 for each 350 square feet.
11	Motels	1 for each sleeping room or suite.
12	Motion picture Studio	1 for each 1,500 square feet
13	Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
14	Multi-family structures ⁴ except those listed below	Lots containing 2--10 dwelling units: 1.1 for each dwelling unit. Lots containing 11--30 dwelling units: 1.15 for each dwelling unit. Lots containing 31--60 dwelling units: 1.2 for each dwelling unit. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit. In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum



additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.⁵

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Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.⁵

Multi-family structures, when within the Alki area as shown on Map B following this section.

1.5 spaces per unit.

Multi-family structures development, for those ground-related structures within the development with 10 units or fewer

1 for each dwelling unit.

Multi-family structures for low-income elderly

1 for each 6 dwelling units

Multi-family structures for low-income disabled

1 for each 4 dwelling units.

Multi-family structures: low-income elderly/low-income disabled

1 for each 5 dwelling units.

Multi-family structures, when within the Seattle Cascade Mixed zone

1 for each dwelling unit.

Multi-purpose convenience store

1 for each 350 square feet.

Museum¹

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

Non-household sales and services, except sales, service and rental of office equipment

1 for each 2,000 square feet.



1	Nursing homes ⁶	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
2	Office, administrative	1 for each 1,000 square feet.
3	Office, customer service	1 for each 350 square feet.
4	Outdoor storage	1 for each 2,000 square feet.
5	Parks	None.
6	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
7	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
8	Passenger terminals (waiting area)	1 for each 100 square feet.
9	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
10	Personal transportation services	1 for each 2,000 square feet.
11	Playgrounds	None.
12	Power plants	1 for each 2,000 square feet.
13	Private club ¹	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
14	Railroad rights-of-way	None.
15	Railroad switchyard	1 for each 2,000 square feet.
16	Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
17	Recreational marinas	1 for each 75 lineal feet of moorage.
18	Recycling center	1 for each 2,000 square feet.
19	Recycling collection station	None.
20	Religious facility ¹	1 for each 80 square feet of all auditoria



		and public assembly rooms.
1	Research and development laboratory	1 for each 1,000 square feet.
2	Restaurant	1 for each 200 square feet.
3	Restaurant, fast-food	1 for each 100 square feet.
4	Sale and rental of large boats	1 for each 2,000 square feet.
5	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
6	Sale of boat parts or accessories	1 for each 350 square feet.
7	Sale of heating fuel	1 for each 2,000 square feet.
8	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
9	Sales, service and rental of office equipment	1 for each 350 square feet.
10	Salvage yard	1 for each 2,000 square feet.
11	School, private elementary and secondary ^{1,2}	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
12	School, public elementary and secondary ^{1,2,7}	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
13	Sewage treatment plant	1 for each 2,000 square feet.
14	Single-family dwelling units	1 for each dwelling unit
15	Skating rink (rink area)	1 for each 100 square feet.
16	Solid waste transfer station	1 for each 2,000 square feet.
17	Specialty food stores	1 for each 350 square feet.
18	Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats
19	Sport range	1 for each 2 stations.
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1	Swimming pool (water area)	1 for each 150 square feet.
2	Taverns	1 for each 200 square feet.
3	Transit vehicle base	1 for each 2,000 square feet.
	Universities ⁸	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
4	Utility service uses	1 for each 2,000 square feet.
5	Vehicle repair, major	1 for each 2,000 square feet.
6	Vehicle repair, minor	1 for each 2,000 square feet.
7	Vessel repair, major	1 for each 2,000 square feet.
8	Vessel repair, minor	1 for each 2,000 square feet.
9	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).
10	Warehouse	1 for each 1,500 square feet.
11	Wholesale showroom	1 for each 1,500 square feet.
12	Work-release centers	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

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¹When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

²Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain



bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

⁴Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

⁵Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

⁶When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

⁷For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

⁸Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.



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⁹ Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

¹⁰ When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when permitted in commercial zones, the Director may modify the parking requirements pursuant to Section 23.44.022L.

* * *

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of June, 2000, and signed by me in open session in authentication of its passage this 12th day of June, 2000.

Margaret Page
President of the City Council

Approved by me this 16th day of JUNE, 2000.

Paul Schell
Paul Schell, Mayor

Filed by me this 16th day of June, 2000

Judith E. Lippin
City Clerk

(SEAL)



MEMORANDUM

TO: City Council President Margaret Pageler
via Margaret Klockars, Law Department

FROM: Rick Krochalis, Director

DATE: March 24, 2000

SUBJECT: Code Amendment Establishing a Parking Requirement for Libraries.

Transmittal

With this memorandum we are transmitting for City Council consideration a proposed ordinance to amend the Land Use Code to establish a specific parking requirement for libraries. **Please note** that two other proposed ordinances are in process that may change the parking chart under §23.54.015 – changes to parking requirements in the Pike/Pine Overlay District and in the Duwamish area.

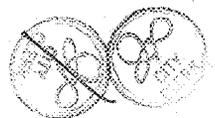
Background and Summary of Recommendations

In 1998, voters approved a \$196.4 million bond measure, called Libraries For All, to upgrade the Seattle Public Library system with new facilities, technology, and books. Ten libraries will be new or fully replaced, seven will be expanded, seven will be renovated, and two have already been relocated under Libraries For All.

Libraries have only recently been defined in the Land Use Code as a type of institutional use (§23.84.018. "I"). Without a specific parking requirement, a use must provide the amount of parking associated with the "most similar use," which, in this case, would be Community Centers and Community Clubs. The resulting parking requirement would be more parking, in our view, than libraries need. Therefore, the Director seeks to establish a parking requirement specifically for libraries of one parking space for each 80 square feet of floor area of all auditoria and public meeting rooms in the library, plus one parking space for each 600 feet of floor area, excluding auditoria and public meeting rooms.

SEPA

DCLU has conducted environmental review on this proposal and issued a Determination of Non-Significance (no environmental impact statement required) on March 23, 2000. The appeal period will end on April 6, 2000.



Non-Financial Legislation

The proposed legislation has no financial implications.

If you have any questions about the proposed legislation, please contact Mark Troxel by email at Mark.Troxel@ci.seattle.wa.us or by phone at 206-615-1739.

Attachments:

Director's Report and Recommendation

Proposed Ordinance Amending the Land Use Code



Director's Report and Recommendation Establishment of a Parking Requirement for Public Libraries

March 24, 2000

The Department of Design, Construction, and Land Use proposes the following amendments to the Land Use Code that will clarify City parking requirements for libraries. Based on a review of the program requirements for each of the libraries planned under Libraries For All, and research into the parking requirements in other cities, the Department is proposing the following parking requirement as an amendment to §23.54.015 Chart A:

Library¹ 1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 600 feet of floor area, excluding auditoria and public meeting rooms.

¹When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

Background on Library Parking

In 1998, voters approved a \$196.4 million bond measure to upgrade the Seattle Public Library system with new facilities, technology, and books. Ten libraries will be new or fully replaced, seven will be expanded, seven will be renovated, and two have been relocated under Libraries For All.

Libraries have only recently been defined in the Land Use Code as a type of institutional use (§23.84.018. "I") in anticipation of the upcoming building program. In view of this recent definition and in view of the planned new construction and substantial renovation of many neighborhood libraries in Seattle, it is appropriate and timely to assign parking requirements specifically for libraries. Libraries have not been specifically addressed in the Land Use Code until now because in the 1980s, when the major portions of Title 23 (the Land Use Code) were adopted, existing libraries met community needs and no substantial new library construction was anticipated.

The Current Parking Requirement for Libraries

Without a specific parking requirement for libraries, the Department has applied the most similar institutional use – “community centers and community clubs” under §23.54.015 Chart A – to determine the appropriate parking requirements. Community centers and community clubs require “1 [parking space] for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 [parking space] for every 8 fixed seats for floor area containing fixed seats; or, if no auditorium or assembly room, 1 [parking space] for each 350 square feet, excluding ball courts.”



This amount of required parking, while not unreasonably high in view of other cities' practices (see discussion below), can nonetheless be significantly lower while still preventing excessive strain on each library's surrounding neighborhood's parking supply.

Determination of an Appropriate Parking Requirement

Based on research into other cities' library parking requirements and into the planned program for Seattle's neighborhood libraries, the Department finds that library spaces contain three broad types of activities:

- areas where patrons have access to books and materials (public library space),
- areas where the librarians and staff process library material or conduct research (nonpublic library space), and
- public meeting rooms or small auditoriums (meeting space).

Determining a requirement for each of these functional elements will yield an appropriate requirement for Seattle's new and improved libraries.

Other Cities' Library Parking Requirements

The "most similar institutional use" method of determining the required parking yields a high requirement for the portions of the library devoted to browsing and checking out materials (the public library space), but not the highest. Other cities require as few as 1 parking space for every 1000 square feet (Salt Lake City) and as many as 1 space for every 200 square feet (Vancouver, BC). (See Chart A below.) Planners in other cities will include nonpublic library spaces in the calculation of library floor area unless a proposed library has an unusual function within its library system that would cause a substantially different quantity of nonpublic library space. In those cases, planners look to the needs of similar uses (such as office or warehouse uses) to arrive at an amount of required parking.

Chart A: Other Cities

City	Use category	Required parking
Salt Lake City	Library	1 parking space for every 1000 square feet of floor area
Denver	Library	1 per 600 ft of gfa
Portland	Community Services (most similar use)	1 per 500 sf (if library included sub-uses, e.g., meeting rooms, then compound calculation is done.)
San Francisco	Retail space And Theater/auditorium And Business office (most similar use)	Retail: One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000. Theater: One for each eight seats up to 1,000 Office: One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet
Los Angeles	Institutions and Auditoriums (most similar use)	Institutions: 1 space for every 500 sq ft. Auditoriums: 1 space for every five fixed seats for every 35 square feet (excluding stage area) if no fixed seats.
Tacoma	Libraries, Museums, Art Galleries	2.5 spaces for every 1000 feet of gfa
Spokane	Retail & Service Use (most similar use)	1 per 250 sq ft ground floor area and 1 per 400 sq ft of upper floor and basement area.
Vancouver BC	Library = Cultural and recreational uses	Library = minimum of one space for each 18.6 sq meters (200.209 sq ft) of floor area. (Includes area used for assembly purposes.)



Determining the Requirement for Public and Nonpublic Library Space

Because the planned program is fairly consistent across neighborhood libraries, the inclusion of nonpublic library space with public library space will yield an accurate prediction of each library's parking needs, and will also simplify the requirement's calculation. Flexibility is key in designing the libraries. It is anticipated that adjustments to space allocation within a library will be made to accommodate different patterns of use over time. Consequently, amounts of public library space and nonpublic library space relative to each other will fluctuate over time. In order to recognize this aspect of how libraries will be used in the future, the proposed parking requirement will not distinguish between public library space and nonpublic library space.

Determining the Requirement for Meeting Room Space

The current requirement for meeting room space adequately serves community centers and community clubs. We do not expect meetings at public libraries to be significantly different in attendance or intensity from meetings in community centers and community clubs. We also examined other cities' requirements and found our requirement (roughly equivalent to San Francisco's) within the range of required spaces for those cities that differentiated between meeting room or auditorium space and other uses within a library. In sum, our parking requirement for meeting space works, so we find no need to change it.

Our examination of the planned program requirements under Libraries For All revealed that only the Central Library anticipates a fixed-seating auditorium and none of the libraries planned outside of downtown will feature fixed seating. Because the downtown library will not be subject to the parking requirements of §23.54.015 Chart A (See discussion below), we did not include references to fixed seating in the parking requirement for libraries.

Estimated Parking Requirement for Zones Outside of Downtown Under Proposed Ordinance

The Seattle Public Library's document titled *Neighborhood Libraries Universal Building Program* provides descriptions of what is to be built in each neighborhood. Chart B applies four possible parking requirements to each size of new library. The first column presents the amount of required parking under the current requirement ("most similar use," i.e., community centers and community clubs). The second, third, and fourth columns present, respectively, a moderately higher requirement than our proposal, our proposed requirement, and a moderately lower requirement than our proposal. These estimates were calculated by (1) separating meeting space from public and nonpublic library space, (2) determining the required parking for the meeting space at 1 space per 80 square feet of meeting space, (3) determining the required parking for library space according to each of the three levels, and then (4) recombining the parking for the



meeting space with the parking for the library space. For purposes of illustration, the chart omits further reductions in required parking that may be available based on, for example, proximity to transit or provision of bicycle parking spaces.

Chart B: Planned Programs and Estimated Parking Requirements¹

Library Size and typical configuration (examples)	# of Spaces Required Currently, under "most similar use"	# of Spaces Required at 1 per 400 sf	DCLU Proposal: # of Spaces Required at 1 per 600 sf	# of Spaces Required at 1 per 1000 sf
15,000 sf c. 33 staff (21 FTEs) 99 reader seats 90 meeting room seats (Greenwood, Lake City)	51	46	36	25
10,000 sf c.30 staff (14 FTEs) 58 reader seats 75 meeting room seats (Beacon Hill, Henry)	36	32	26	19
5,000 sf c.21 staff (11 FTEs) 22 reader seats 40 meeting room seats (Montlake, Magnolia)	18	16	13	10

The first column requires more parking than needed, thereby adding unnecessarily to the cost of constructing each new library. The second and fourth columns, while not unreasonable, require too much and too little, respectively, in view of Seattle neighborhood needs and library usage patterns. We regard the third column's estimate as just about right.

Central Library Parking Requirement

The Libraries For All program involves replacement of the Central Library downtown with a new building. The proposed amendment does not specify a parking requirement for a public library in a downtown zone because §23.49.016.A.4 states that "[t]he parking requirements for nonresidential public projects and City facilities shall be determined on a case-by-case basis." In making this determination, the Director will balance all the features of the site and the project, including, for example, carpool spaces, hours of use, transit subsidies, contributions to the Downtown Parking Fund, proximity to transit and to public parking, and establishment of a transit coordinator position in the building. (See §§23.49.016B and C.)

¹ We do not seek to require so much parking that absolute peak demand is met on-site. Rather, we seek a balanced requirement that keeps the new use from generating a consistent parking burden on surrounding streets. Consider the example of a retail shopping mall: To provide adequate parking for the last half of December would create a large parking surplus (and unnecessary acres of impermeable surface) for the remainder of the year.



The Central Library's planned downtown location enjoys frequent transit service, is located within the ride free zone and one block from the Metro Tunnel. Within two blocks are the following public parking garages:

- The Olympic Hotel Parking Garage
- Bank of California Building Garage
- Budget Parking
- 1001 Fourth Avenue Building Parking
- Skinner & Cobb Buildings Parking

In addition, thousands of employees work within easy walking distance of the Central Library.

Given these ample transportation amenities, and the 50-year planning horizon for the library under consideration, the Department feels that the case-by-case determination is appropriate for libraries located downtown.

Recommendation

For Libraries in All Zones Except Downtown

To complement the recent recognition of libraries as a separate use category under the Land Use Code, and to facilitate construction and renovation of new libraries under the Libraries For All building program, the Department recommends establishing the following parking requirement for libraries outside of downtown:

1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 600 feet of floor area, excluding auditoria and public meeting rooms.

For the Central Library Downtown

The Department further recommends that no prescriptive parking requirement be established in the downtown zones, leaving the requirement to be established as a Council Conditional Use pursuant to §23.76.036.B.5.



Appendix A: Community Centers and Community Clubs Parking Requirement

Community centers^{1,2} and
Community clubs^{1,2}

1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.

Community centers owned and operated
by the Seattle Department of Parks and
Recreation (DOPAR)^{1,2,3}

1 for each 555 square feet

¹When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

²Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.



MEMORANDUM

TO: City Council President Margaret Pageler
via Margaret Klockars, Law Department

FROM: Rick Krochalis, Director

DATE: March 24, 2000

SUBJECT: Code Amendment Establishing a Parking Requirement for Libraries.

Transmittal

With this memorandum we are transmitting for City Council consideration a proposed ordinance to amend the Land Use Code to establish a specific parking requirement for libraries. **Please note** that two other proposed ordinances are in process that may change the parking chart under §23.54.015 – changes to parking requirements in the Pike/Pine Overlay District and in the Duwamish area.

Background and Summary of Recommendations

In 1998, voters approved a \$196.4 million bond measure, called Libraries For All, to upgrade the Seattle Public Library system with new facilities, technology, and books. Ten libraries will be new or fully replaced, seven will be expanded, seven will be renovated, and two have already been relocated under Libraries For All.

Libraries have only recently been defined in the Land Use Code as a type of institutional use (§23.84.018. "I"). Without a specific parking requirement, a use must provide the amount of parking associated with the "most similar use," which, in this case, would be Community Centers and Community Clubs. The resulting parking requirement would be more parking, in our view, than libraries need. Therefore, the Director seeks to establish a parking requirement specifically for libraries of one parking space for each 80 square feet of floor area of all auditoria and public meeting rooms in the library, plus one parking space for each 600 feet of floor area, excluding auditoria and public meeting rooms.

SEPA

DCLU has conducted environmental review on this proposal and issued a Determination of Non-Significance (no environmental impact statement required) on March 23, 2000. The appeal period will end on April 6, 2000.



Non-Financial Legislation

The proposed legislation has no financial implications.

If you have any questions about the proposed legislation, please contact Mark Troxel by email at Mark.Troxel@ci.seattle.wa.us or by phone at 206-615-1739.

Attachments:

Director's Report and Recommendation

Proposed Ordinance Amending the Land Use Code



ORDINANCE

AN ORDINANCE relating to land use and zoning, amending Section 23.54.015 of the Seattle Municipal Code to specify parking requirements for branch libraries.

WHEREAS, libraries were recently defined in the Land Use Code as a type of institutional use (§23.84.018. "I") and a parking requirement for libraries has not been established for inclusion on Chart A under §23.54.015; and

WHEREAS, construction and renovation of libraries financed by the "Libraries For All" bond measure will benefit from a clear, direct requirement in the Land Use Code for library parking;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Chart A of Section 23.54.015 of the Seattle Municipal Code, which chart was last amended by Ordinance 119715, is further amended as follows:



PARKING
Chart A
for Section 23.54.015

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Use	Parking Requirements
Adult care center ¹	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility ²	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.



1	Business support services	1 for each 2,000 square feet.
2	Business incubators	1 for each 1,000 square feet..
3	Carwash	1 for each 2,000 square feet.
4	Caretaker's quarters	1 for each dwelling unit.
5	Cargo terminal	1 for each 2,000 square feet.
6	Cemetery	None.
7	Child care center ^{1,9}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
8	Colleges ¹	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
9	Commercial laundries	1 for each 2,000 square feet.
10	Commercial moorage	1 for each 140 lineal feet of moorage.
11	Communication utilities	1 for each 2,000 square feet.
12	Community centers ^{1,2} and Community clubs ^{1,2}	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
13	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) ^{1,2,3}	1 for each 555 square feet
14	Congregate residences	1 for each 4 residents.
15	Construction services	1 for each 2,000 square feet.
16	Custom and craft work	1 for each 1,000 square feet.
17	Dance halls (dance floor and table area)	1 for each 100 square feet.
18	Dry storage of boats	1 for each 2,000 square feet.



1	Family support centers located in community centers owned and operated by the Seattle DOPAR ³	1 for each 100 square feet.
2	Floating homes	1 for each dwelling unit.
3	Food processing for human consumption	1 for each 1,000 square feet.
4	Gas station	1 for each 2,000 square feet.
5	General retail sales and services	1 for each 350 square feet.
6	Ground-floor businesses in multi-family zones	None, maximum of 10.
7	Heavy commercial services	1 for each 2,000 square feet.
8	Heliports (waiting area)	1 for each 100 square feet.
9	High-impact uses.	1 for each 1,500 square feet or as determined by the Director
10	Horticultural uses (retail area only)	1 for each 350 square feet.
11	Hospitals ¹	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
12	Hotels	1 for each 4 sleeping rooms or suites.
13	Institute for advanced study ¹	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats
14	Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
15	Kennel	1 for each 2,000 square feet
16	Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
17		
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Library¹

1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 600 feet of floor area, excluding auditoria and public meeting rooms.

1	Major durables, sales, service, and rental	1 for each 2,000 square feet.
2	Manufacturing, general	1 for each 1,500 square feet.
3	Manufacturing, heavy	1 for each 1,500 square feet.
4	Manufacturing, light	1 for each 1,500 square feet.
5	Marine service station	1 for each 2,000 square feet.
6	Medical services	1 for each 350 square feet.
7	Miniature golf	1 for each 2 holes.
8	Mini-warehouse	1 for each 30 storage units.
9	Mobile home park	1 for each mobile home.
10	Mortuary services	1 for each 350 square feet.
11	Motels	1 for each sleeping room or suite.
12	Motion picture Studio	1 for each 1,500 square feet
13	Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
14	Multi-family structures ⁴ except those listed below	Lots containing 2--10 dwelling units: 1.1 for each dwelling unit. Lots containing 11--30 dwelling units: 1.15 for each dwelling unit. Lots containing 31--60 dwelling units: 1.2 for each dwelling unit. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit. In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum

additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.⁵

1

Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.⁵

2

Multi-family structures, when within the Alki area as shown on Map B following this section.

1.5 spaces per unit.

3

Multi-family structures development, for those ground-related structures within the development with 10 units or fewer

1 for each dwelling unit.

4

Multi-family structures for low-income elderly

1 for each 6 dwelling units

5

Multi-family structures for low-income disabled

1 for each 4 dwelling units.

6

Multi-family structures: low-income elderly/low-income disabled

1 for each 5 dwelling units.

7

Multi-family structures, when within the Seattle Cascade Mixed zone

1 for each dwelling unit.

8

Multi-purpose convenience store

1 for each 350 square feet.

9

Museum¹

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

10

Non-household sales and services, except sales, service and rental of office equipment

1 for each 2,000 square feet.



1	Nursing homes ⁶	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
2	Office, administrative	1 for each 1,000 square feet.
3	Office, customer service	1 for each 350 square feet.
4	Outdoor storage	1 for each 2,000 square feet.
5	Parks	None.
6	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
7	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
8	Passenger terminals (waiting area)	1 for each 100 square feet.
9	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
10	Personal transportation services	1 for each 2,000 square feet.
11	Playgrounds	None.
12	Power plants	1 for each 2,000 square feet.
13	Private club ¹	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
14	Railroad rights-of-way	None.
15	Railroad switchyard	1 for each 2,000 square feet.
16	Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
17	Recreational marinas	1 for each 75 lineal feet of moorage.
18	Recycling center	1 for each 2,000 square feet.
19	Recycling collection station	None.
20	Religious facility ¹	1 for each 80 square feet of all auditoria



1		and public assembly rooms.
2	Research and development laboratory	1 for each 1,000 square feet.
3	Restaurant	1 for each 200 square feet.
4	Restaurant, fast-food	1 for each 100 square feet.
5	Sale and rental of large boats	1 for each 2,000 square feet.
6	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
7	Sale of boat parts or accessories	1 for each 350 square feet.
8	Sale of heating fuel	1 for each 2,000 square feet.
9	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
10	Sales, service and rental of office equipment	1 for each 350 square feet.
11	Salvage yard	1 for each 2,000 square feet.
12	School, private elementary and secondary ^{1,2}	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
13	School, public elementary and secondary ^{1,2,7}	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
14	Sewage treatment plant	1 for each 2,000 square feet.
15	Single-family dwelling units	1 for each dwelling unit
16	Skating rink (rink area)	1 for each 100 square feet.
17	Solid waste transfer station	1 for each 2,000 square feet.
18	Specialty food stores	1 for each 350 square feet.
19	Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats
20	Sport range	1 for each 2 stations.



1	Swimming pool (water area)	1 for each 150 square feet.
2	Taverns	1 for each 200 square feet.
3	Transit vehicle base	1 for each 2,000 square feet.
	Universities ⁸	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
4	Utility service uses	1 for each 2,000 square feet.
5	Vehicle repair, major	1 for each 2,000 square feet.
6	Vehicle repair, minor	1 for each 2,000 square feet.
7	Vessel repair, major	1 for each 2,000 square feet.
8	Vessel repair, minor	1 for each 2,000 square feet.
9	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).
10	Warehouse	1 for each 1,500 square feet.
11	Wholesale showroom	1 for each 1,500 square feet.
12	Work-release centers	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

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¹When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

²Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain



bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

⁴Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

⁵Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

⁶When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

⁷For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

⁸Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.



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⁹ Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

* * *

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2000, and signed by me in open session in authentication of its passage this ____ day of _____, 2000.

President of the City Council

Approved by me this ____ day of _____, 2000.

Paul Schell, Mayor

Filed by me this ____ day of _____, 2000

City Clerk

(SEAL)



ORDINANCE 119969

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5 **AN ORDINANCE** relating to land use and zoning, amending Section 23.54.015 of the
6 Seattle Municipal Code to specify parking requirements for branch libraries.

7
8 **WHEREAS**, libraries were recently defined in the Land Use Code as a type of
9 institutional use (§23.84.018. "I") and a parking requirement for libraries has not
10 been established for inclusion on Chart A under §23.54.015; and

11
12 **WHEREAS**, construction and renovation of libraries financed by the "Libraries For All"
13 bond measure will benefit from a clear, direct requirement in the Land Use Code
14 for library parking;

15
16 **NOW, THEREFORE,**

17
18 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

19
20 **Section 1.** Chart A of Section 23.54.015 of the Seattle Municipal Code, which
21 chart was last amended by Ordinance 119715, is further amended as follows:
22

PARKING
Chart A
for Section 23.54.015

Use	Parking Requirements
Adult care center ¹	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Assisted living facility ²	1 for each 4 assisted living units plus 1 for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.



1	Business support services	1 for each 2,000 square feet.
2	Business incubators	1 for each 1,000 square feet..
3	Carwash	1 for each 2,000 square feet.
4	Caretaker's quarters	1 for each dwelling unit.
5	Cargo terminal	1 for each 2,000 square feet.
6	Cemetery	None.
7	Child care center ^{1,9}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
8	Colleges ¹	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
9	Commercial laundries	1 for each 2,000 square feet.
10	Commercial moorage	1 for each 140 lineal feet of moorage.
11	Communication utilities	1 for each 2,000 square feet.
12	Community centers ^{1,2} and Community clubs ^{1,2}	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
13	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) ^{1,2,3}	1 for each 555 square feet
14	Congregate residences	1 for each 4 residents.
15	Construction services	1 for each 2,000 square feet.
16	Custom and craft work	1 for each 1,000 square feet.
17	Dance halls (dance floor and table area)	1 for each 100 square feet.
18	Dry storage of boats	1 for each 2,000 square feet.

1	Family support centers located in community centers owned and operated by the Seattle DOPAR ³	1 for each 100 square feet.
2	Floating homes	1 for each dwelling unit.
3	Food processing for human consumption	1 for each 1,000 square feet.
4	Gas station	1 for each 2,000 square feet.
5	General retail sales and services	1 for each 350 square feet.
6	Ground-floor businesses in multi-family zones	None, maximum of 10.
7	Heavy commercial services	1 for each 2,000 square feet.
8	Heliports (waiting area)	1 for each 100 square feet.
9	High-impact uses.	1 for each 1,500 square feet or as determined by the Director
10	Horticultural uses (retail area only)	1 for each 350 square feet.
11	Hospitals ¹	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
12	Hotels	1 for each 4 sleeping rooms or suites.
13	Institute for advanced study ¹	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats
14	Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater
15	Kennel	1 for each 2,000 square feet
16	Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
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Library¹⁰

1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms.

1	Major durables, sales, service, and rental	1 for each 2,000 square feet.
2	Manufacturing, general	1 for each 1,500 square feet.
3	Manufacturing, heavy	1 for each 1,500 square feet.
4	Manufacturing, light	1 for each 1,500 square feet.
5	Marine service station	1 for each 2,000 square feet.
6	Medical services	1 for each 350 square feet.
7	Miniature golf	1 for each 2 holes.
8	Mini-warehouse	1 for each 30 storage units.
9	Mobile home park	1 for each mobile home.
10	Mortuary services	1 for each 350 square feet.
11	Motels	1 for each sleeping room or suite.
12	Motion picture Studio	1 for each 1,500 square feet
13	Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
14	Multi-family structures ⁴ except those listed below	Lots containing 2--10 dwelling units: 1.1 for each dwelling unit. Lots containing 11--30 dwelling units: 1.15 for each dwelling unit. Lots containing 31--60 dwelling units: 1.2 for each dwelling unit. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit. In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum



additional .15 spaces per dwelling unit; and

When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and

Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms.⁵

1 Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section.

1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above.⁵

2 Multi-family structures, when within the Alki area as shown on Map B following this section.

1.5 spaces per unit.

3 Multi-family structures development, for those ground-related structures within the development with 10 units or fewer

1 for each dwelling unit.

4 Multi-family structures for low-income elderly

1 for each 6 dwelling units

5 Multi-family structures for low-income disabled

1 for each 4 dwelling units.

6 Multi-family structures: low-income elderly/low-income disabled

1 for each 5 dwelling units.

7 Multi-family structures, when within the Seattle Cascade Mixed zone

1 for each dwelling unit.

8 Multi-purpose convenience store

1 for each 350 square feet.

9 Museum¹

1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

10 Non-household sales and services, except sales, service and rental of office equipment

1 for each 2,000 square feet.

1	Nursing homes ⁶	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 for each 6 beds.
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3	Office, administrative	1 for each 1,000 square feet.
4	Office, customer service	1 for each 350 square feet.
5	Outdoor storage	1 for each 2,000 square feet.
6	Parks	None.
7	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
8	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
9	Passenger terminals (waiting area)	1 for each 100 square feet.
10	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
11	Personal transportation services	1 for each 2,000 square feet.
12	Playgrounds	None.
13	Power plants	1 for each 2,000 square feet.
14	Private club ¹	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
15	Railroad rights-of-way	None.
16	Railroad switchyard	1 for each 2,000 square feet.
17	Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
18	Recreational marinas	1 for each 75 lineal feet of moorage.
19	Recycling center	1 for each 2,000 square feet.
20	Recycling collection station	None.
	Religious facility ¹	1 for each 80 square feet of all auditoria



1		and public assembly rooms.
2	Research and development laboratory	1 for each 1,000 square feet.
3	Restaurant	1 for each 200 square feet.
4	Restaurant, fast-food	1 for each 100 square feet.
5	Sale and rental of large boats	1 for each 2,000 square feet.
6	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
7	Sale of boat parts or accessories	1 for each 350 square feet.
8	Sale of heating fuel	1 for each 2,000 square feet.
9	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
10	Sales, service and rental of office equipment	1 for each 350 square feet.
11	Salvage yard	1 for each 2,000 square feet.
12	School, private elementary and secondary ^{1,2}	1 for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 for each staff member.
13	School, public elementary and secondary ^{1,2,7}	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
14	Sewage treatment plant	1 for each 2,000 square feet.
15	Single-family dwelling units	1 for each dwelling unit
16	Skating rink (rink area)	1 for each 100 square feet.
17	Solid waste transfer station	1 for each 2,000 square feet.
18	Specialty food stores	1 for each 350 square feet.
19	Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats
20	Sport range	1 for each 2 stations.



1	Swimming pool (water area)	1 for each 150 square feet.
2	Taverns	1 for each 200 square feet.
3	Transit vehicle base	1 for each 2,000 square feet.
4	Universities ⁸	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
5	Utility service uses	1 for each 2,000 square feet.
6	Vehicle repair, major	1 for each 2,000 square feet.
7	Vehicle repair, minor	1 for each 2,000 square feet.
8	Vessel repair, major	1 for each 2,000 square feet.
9	Vessel repair, minor	1 for each 2,000 square feet.
10	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus 1 for each 5 students (based on the maximum number of students in attendance at any one time).
11	Warehouse	1 for each 1,500 square feet.
12	Wholesale showroom	1 for each 1,500 square feet.
13	Work-release centers	1 for each 2 full-time staff members; plus 1 for each 5 residents; plus 1 for each vehicle operated in connection with the work-release center.

14
¹When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

²Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain

bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

⁴Parking spaces required for multi-family structures may be provided as tandem spaces according to subsection B of Section 23.54.020.

⁵Bedroom--Any habitable room as defined by the Building Code which, in the determination of the Director, is capable of being used as a bedroom.

⁶When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

⁷For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten percent (10%) or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

⁸Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.



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⁹ Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload parking spaces.

¹⁰ When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when permitted in commercial zones, the Director may modify the parking requirements pursuant to Section 23.44.022L.

* * *

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of June, 2000, and signed by me in open session in authentication of its passage this 12th day of June, 2000.

Margaret Page
President of the City Council

Approved by me this 16th day of JUNE, 2000.

Paul Schell
Paul Schell, Mayor

Filed by me this 16th day of June, 2000

Judith E. Pippin
City Clerk

(SEAL)



STATE OF WASHINGTON - KING COUNTY

119867

City of Seattle, City Clerk

—ss.

No. FULL ORDINAN

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:119969 ORDINANCE

was published on

06/27/00

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Subscribed and sworn to before me on

06/27/00

Notary Public for the State of Washington, residing in Seattle

