

ORDINANCE NO. 2055

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING ORDINANCE NO. 709 THE KIRKLAND ZONING CODE AND RELATING TO OFF-STREET PARKING REGULATIONS IN RESIDENTIAL LAND USE CLASSIFICATIONS INCLUDING MAXIMUM SLOPE OF DRIVE-WAYS AND ENTRANCES.

WHEREAS, the Kirkland Planning Commission following public hearing thereon has recommended uniform regulations relating to off-street parking requirements in residential zones both within the City of Kirkland and the Houghton Community of the City of Kirkland, and

WHEREAS, pursuant to proper notice, public hearing was held by the City Council of the City of Kirkland on said recommendation on the 18th day of June, 1969,

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Section 4.13 B-P Auto Parking Ordinance No. 709, Kirkland Zoning Code heretofore amended by Ordinance No. 2036 be and it hereby is amended and supplemented to read as follows:

4.13.10 Essential Use:

"4.13.11 Off-street automobile parking. The continued use of a building or structure for which a B-P reservation on a property has been designated as required for the use, shall be dependent on the continued existence of such B-P designation. If the required B-P designation ceases to exist in connection with the use for which it was reserved, and no equivalent B-P designation is provided, such occupancy and use of the building becomes unlawful. For a new building or structure or for the enlargement or increase in the size of existing building or structure except one and two family dwellings, there shall be established and maintained a permanent B-P designated off-street parking area within 500 feet, measured along a normal pedestrian route or a public entrance thereof.

"4.13.12 Reservation and designation of an area to provide off-street parking facilities shall be required for a land use, in accordance with the standards and requirements of this section. To establish a required B-P area, plans shall be submitted to the City Engineering or Planning Departments for determination that the plans meet the requirement of City Ordinances.

Record of approval by the Engineering or Planning Departments shall be written on the fact of the plans filed with the City.

"4.13.13 The minimum capacity of parking areas shall be as follows for the listed uses:

<u>USE</u>	<u>NO. OF PARKING SPACES REQUIRED</u>
Banks, Business and Professional offices	1 for each 200 square feet of gross floor area of the building
Boat Moorage, public and semi-private pleasure	1 for each 1 boat moorage slip
Bowling alleys	5 for each alley
Churches, Mortuaries, Funeral Homes	1 for each 5 seats in the chapel or nave
Dance halls, places of assembly, exhibition halls without fixed seats	1 for each 75 square feet of gross floor area of the building
Drive-in restaurants, ice-cream or soft drink refreshment establishments or similar drive-in uses which service auto-borne customers outside the building	1 for each 60 square feet of gross floor area of the building
Dwellings: Single family residences	2 parking spaces per residence
Multi-Family residences	2 parking spaces per dwelling unit
Food stores, markets and shopping centers, having not more than 2,000 square feet of gross floor area, exclusive of the basement	1 for each 400 square feet of gross floor area of the building
Food stores, markets and shopping centers having more than 2,000 square feet; but no more than 5,000 square feet of gross floor area of the building	1 for each 300 square feet of gross floor area of the building

USENUMBER OF PARKING SPACES REQUIRED

Food stores, markets and shopping centers having more than 5,000 square feet of gross floor area, exclusive of basement

1 for each 200 square feet of gross floor area of the building

Fraternity or sorority or cooperative houses
Hospitals, sanitariums, convalescent homes, nursing home and rest homes

1 for each 3 occupants

1 for each 5 regular beds, plus 1 for each regular employee

Manufacturing uses, including research and testing laboratories creameries, soft drink bottling establishments, bakeries, canneries, printing and engraving shops

1 for each 2 employees, with a minimum of 2 spaces

Medical and Dental Clinics

1 for each 200 square feet of gross floor area of the building

Mixed uses not specifically defined

1 for each 200 square feet of the gross floor area of the building

Motels, Motor-Hotels and Hotels

1 parking space for each dwelling unit plus two spaces for every 3 employees

Outdoor sports areas or parks without fixed seats

subject to review by the Planning Commission

Other retail establishments, such as furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair or service shops

1 for each 400 square feet of gross floor area of the building, providing that each must have at least 4 parking spaces.

Restaurants, taverns and any establishment for the sale and consumption within a building of food, alcoholic beverages or refreshments

1 for each 60 square feet of gross floor area

USENUMBER OF PARKING SPACES REQUIRED

Restaurants, ice-cream or soft drinks refreshment establishments, or similar uses which service auto-borne customers both within the building and outside the building	1 for each 60 square feet of gross floor area
Rooming and boarding houses	1 for each 2 sleeping rooms or 1 for each 4 beds whichever is greater
Skating rinks and other commercial recreation places	1 for each 100 square feet of gross floor area of the building
Schools, elementary and Junior High Public, private or parochial school, high public, private or parochial	1 for each employee and each faculty member
NOTE: All senior high schools with auditoriums should provide ingress and egress access for playgrounds to provide parking for functions associated with auditorium use	1 for each 5 students as well as 1 for each employee and faculty member
Stadiums, sports arenas auditoriums and other places of assembly with fixed seats	1 for each 4 seats
Theaters	1 for each 4 fixed theater seats subject to review by the Planning Commission

Floor space as defined in Chapter 3, of the zoning Ordinance includes basement area. However, for the purpose of determining parking spaces which are required by this section to be based upon floor space, basement floor space when used solely for storage in connection with the use or uses to which the building or land is put may be deleted from the gross floor space calculation.

*(New sub-section) 4.13.14 Residential off-street parking.

In all residential districts (R-zones) required off-street parking spaces open or enclosed shall be provided on the same lot occupied by the major structure.

"4.13.20 Unspecified uses:

In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the above mentioned use, which in the opinion of the Planning Department may seek the advice and recommendation of the Planning Commission prior to reaching a decision.

"4.13.30 Mixed Occupancies:

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for another use, except as hereinafter specified for cooperative use.

"4.13.40 Cooperative Provision:

Nothing of this section shall be construed to prevent cooperative provision of off-street parking facilities for two or more buildings or uses, provided that where the total combined parking area is less 10,000 square feet, the total of such off-street parking spaces supplied cooperatively shall not be less than the sum of the requirements for the various uses computed separately. Where adjoining parking facilities of two or more ownerships can be developed, and designed as one facility, and where efficiency of parking and circulation and economy of space will result from joint development, and where the total parking area involved is 10,000 square feet or greater, a reduction of 10% of the total combined required parking shall be permitted. None of the above provisions shall prevent the over-lapping cooperative use of parking facilities when the times during which such facilities are used are not conflicting.

*(new subsection) "4.13.41 Limitation on cooperative provision:

The cooperative parking provisions set forth in subsection 4.13.40 are applicable only to and limited to the following

land use classifications or zones:

All commercial land use classifications (C-1, C-2, C-3 zones) multi-family land use classifications not including duplex or two-family land use classifications (R-3, R-3L, R-3W, zones) and semi-public land use classifications (RS zone).

Any B-P or off-street parking area designated for cooperative use pursuant to the cooperative provisions of subsection 4.13.40 must be contiguous to each parcel, building or use participating in such cooperative parking facility.

Section 4.13.50 Loading Space Requirements:

An off-street loading space having access to a public thoroughfare, shall be required adjacent to each business building hereinafter erected or enlarged, if the use of such building entails deliveries to it or shipments from it, and such loading space shall be of adequate size for accommodating the maximum number and size of vehicles simultaneously loaded or unloaded, in connection with the business conducted in such buildings. No part of the truck or van using the loading space may project into the public thoroughfare.

"4.13.60 Plans:

The party developing a B-P area shall submit a plan of the parking area showing adjacent streets, proposed circulation of traffic, proposed drainage, proposed artificial lighting, proposed landscaping, fencing or screen planting to the Planning Commission for its recommendations and approval.

"4.13.70 Building Permits:

Before the granting of a building permit for any new building or structure, or for any enlargement thereof or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing, that arrangements have been made to provide off-street parking and/or loading space to be reserved and designated as B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking

facilities classified as a business parking area on the city zoning maps has been provided by satisfactory written contract or present evidence of participation in an association which is providing adequate public off-street parking so classified.

A certificate of occupancy evidencing legal use and occupancy of the new structure, or legal change in use of an existing structure, shall not be issued until the off-street parking facilities have been installed in accordance with the approved plans and accepted by the building inspector.

"4.13.80. Ingress and Egress Provisions:

The City Engineering Department and the City Planning Department in the interest of safety and general welfare, may in connection with the approval of a reclassification to B-P as provided in the preceding section, after consultation with the State Engineer as to State Highway and the county Engineer as to County Highways and the City Administration as City Streets, fix the location, width and manner of approval of any vehicular ingress or egress to or from such building or parking area and any public street or highway. The Engineering and Planning Department may seek the advice and recommendation of the Planning Commission prior to reaching a decision.

"4.13.90 Parking Area Requirements:

All off-street parking areas designated B-P (Business Parking) or public off-street areas required under paragraph 4.13.70 "Building Permits" shall be developed and completed to the required standards before an occupancy permit for the building use is issued. All traffic control devices such as parking strips designating car stalls, directional arrows or signs, bull rails, curbs, and other developments, shall be installed and completed as shown on the approved plans. Hard-surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows. Gravel parking areas shall use wood or concrete bull rails or wheelstops and posted signs to delineate car stalls and direction of traffic. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed or raised 6" above the lot surface. All driveways, off-street parking areas and public off-street areas immediately adjacent to a service driveway which leads to a hard surfaced public street shall be hard-surfaced with a minimum of two inches of asphaltic concrete and for a driving distance of at least fifty feet from said service driveway.

"4.13.91 Minimum Dimensions:

Off-street parking area dimensions shall be not less than as shown on plates 1, 2 and 3 adopted as schedule A of Ordinance No. 1025 which schedules by this reference are incorporated herein as though fully set forth.

"4.13.92 Driveway Dimensions:

When off-street parking is provided in the rear of a building and a driveway or lane alongside the building shall require a minimum width of 12' and a 3' minimum width sidewalk adjoining the building, curbed or raised 6" above the driveway surface.

*(New sub-section) 4.13.93 Parking, Ingress and Egress and area slope requirements

The slope of each exit and entrance driveway providing access to a public street shall not exceed 14 percent. Driveways shall be designed to slope to the finished grade at the edge of the street right-of-way.

The slope of off-street parking areas shall not exceed 5 percent with a minimum of 1 percent for adequate drainage.

Section 2. Amendatory Ordinance No. 2036 is hereby repealed and Ordinance No. 709 the Kirkland zoning ordinance as heretofore amended is in all other respects ratified and confirmed.

Section 3. This ordinance shall be in force and take effect 5 days from and after its passage and publication as required by law.

ADOPTED by the Kirkland City Council in regular meeting on the 18th day of June, 1969.

SIGNED in authentication thereof on the 18th day of June, 1969.

William L Woods
Mayor

Attest:

[Signature]
Director of Administration and Finance
(ex officio City Clerk)

Approved as to form:

[Signature]
City Attorney