

**Strike-Draft Residential Parking LUCA
January 13, 2021**

20.20.590 Parking, circulation and walkway requirements.

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F. Minimum/Maximum Parking Requirement by Use.

1. Specified Uses. Subject to subsections G, H, and L of this section, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below:

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	Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
...			
m.	Residential <u>(3)</u> :		
	Single-family detached	2:unit	No max.
	Multiple unit structure:		
	One-bedroom or studio unit	1.2:unit	No max.
	Two-bedroom unit	1.6:unit	No max.
	Three or more bedroom unit	1.8:unit	No max.
...			
p.	Senior housing <u>(3)</u> :		
	Nursing home	0.33:bed	1:bed
	Congregate care senior housing	0.5:unit	1.5:unit
	Senior citizen dwelling	0.8:unit	1.5:unit
...			

nsf = net square feet (See LUC 20.50.036).

Notes: Minimum/Maximum Parking by Use:

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(3) See LUC 20.20.590.L for affordable housing, market rate multifamily dwellings, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

L. Minimum Parking for Residential Uses with Frequent Transit Service.

1. Applicability.

a. For Affordable Housing, frequent transit service shall be defined as:

- i. Within one-quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day; or
- ii. Within one-half mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or
- iii. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

b. For Market Rate Multifamily Dwelling and Senior Housing, frequent transit service shall be defined as:

- i. Within one-half mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day; or
- ii. Within one-half mile of a future light rail or bus rapid transit station scheduled to begin service within two years.

c. Except in the case of future light rail or bus rapid transit, frequent transit service availability shall be considered based on scheduled transit service available on the date that a fully complete Building Permit application is filed or land use approval is final. The Director of the Development Services department shall specify the submittal requirements necessary to provide documentation of transit service availability.

d. Where other sections in the Land Use Code provide for lower minimum parking standards for the specified uses in this section, the lower standards shall apply.

e. If the use is located in an area where physical impediments would require pedestrians to walk more than one-half mile to the nearest frequent transit stop, the

Commented [A1]: Topic #1 Frequent Transit Service Criteria, for discussion in Study Session 1.

Commented [A2]: Consistent with IOC and RCW definition.

Commented [A3]: Expanded to one-half mile radius of very frequent service

Commented [A4]: Expanded to include one-half mile radius of future light rail or bus rapid transit, similar to Bel-Red, when scheduled to be online soon after completion of development.

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Commented [A5]: Expanded to one-half mile radius of very frequent service

Commented [A6]: Expanded to include one-half mile radius of future light rail or bus rapid transit, similar to Bel-Red, when scheduled to be online soon after completion of development.

Commented [A7]: Added to clarify vesting timing and transit service

Commented [A8]: Added to address the potential for a radius to extend to an area where the pedestrian network does not allow direct access to a transit stop

Director of the Development Services Department may determine that the location does not meet the definition of frequent transit service.

2. Standards.

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
<u>Affordable Housing with frequent transit service (Transit service at least two times per hour)</u>	<u>0.75:unit</u>
<u>Affordable Housing (Service at least four times per hour)</u>	
<u>Market Rate Multifamily Dwelling</u>	<u>0.75:unit</u>
<u>Senior Housing (2)</u>	<u>0:bed or unit</u>

Commented [A9]: Topic #2 Parking Ratio, for discussion in Study Session 1.

Commented [A10]: Topic #4 Additional Affordable Housing Incentive, for discussion in Study Session 2.

(2) Parking shall be required only for staff and visitors per the existing use standards of the specific land use district. The Director of the Development Services Department may consider the criteria in LUC 20.20.590.F.2.a – c in establishing alternative parking requirements for staff and visitors.

20.25A.080 Parking standards.

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B. Minimum/Maximum Parking Requirement by Use – Specified Uses.

This subsection supersedes LUC 20.20.590.F.1. Subject to LUC 20.20.590.H and L_v, the property owner shall provide at least the minimum and may provide no more than the maximum number of parking stalls as indicated below unless modified pursuant to applicable departure allowances contained in this section:

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Downtown Parking Requirements

Land Use	Unit of Measure	Downtown Land Use Districts			
		-O-1, -O-2		-R, -MU, -OB, -OLB	
		Min.	Max.	Min.	Max.
...					

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		Downtown Land Use Districts			
Land Use	Unit of Measure	-O-1, -O-2		-R, -MU, -OB, -OLB	
		Min.	Max.	Min.	Max.
k. Residential (6)	per unit	0	2.0	1.0 (5) (7)	2.0
...					
o. Senior Housing (7):	per patient bed	0.4	0.8	0.4	0.8
Nursing Home	per living unit	0	1.0	0.33	1.0
Senior Citizen Dwelling or Congregate Care					

nsf = net square feet (see LUC 20.50.036)

Notes to Parking Requirements:

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(6) Visitor parking shall be provided in residential buildings at a rate of one stall per 20 units, but in no case shall the visitor parking be less than one stall.

Commented [A11]: Topic #5 Downtown Visitor Parking, for discussion in Study Session 2.

(7) See LUC 20.20.590.L for affordable housing, market rate multifamily dwelling, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

20.25D.120 Parking, Circulation, and Internal Walkway Requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, J, and L apply to development in the BR Land Use Districts in addition to the provisions contained in this section.
2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met, subject to the provisions of LUC 20.25D.060 for existing conditions.

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B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.

2. Parking Standards for BelRed – Chart 20.25D.120.B.2.

Table 20.25D.120.B.2. Parking Standards for BelRed (6) (7)

Use	Unit of Measure	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3		MO, OR, RC, CR, GC, R, ORT	
		Min.	Max.	Min.	Max.
...					
g. Residential (5)	Per unit	0.75	2.0	1.0 (8)	2.0
...					
k. Senior housing: Nursing home (8)	Per patient bed	0.25	0.75	0.25	1.0
l. Senior housing: Senior citizen dwelling or congregate care (8)	Per living unit	0.25	1.0	0.5	1.25
...					

Notes applicable to parking standards for BelRed (Chart 20.25D.120.B.2):

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(8) See LUC 20.20.590.L for affordable housing, market rate multifamily dwelling, and senior housing minimum parking standards when these residential uses are located near frequent transit service.

20.25P.080 Parking, circulation, and internal walkway requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, ~~K,~~ and L apply to development in the EGTOD Land Use District in addition to the provisions contained in this section.
2. Review Required. The Director shall review the proposed parking, circulation, and walkways and may approve the proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

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B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.
2. Parking Standards for EG-TOD Land Use District – Chart 20.25P.080.B.2.

Chart 20.25P.080.B.2 Parking Standards for Eastgate Transit Oriented

Development Land Use District (6) (7)

Use	Unit of Measure	EG-TOD	
		Min.	Max.
...			
g. Residential	Per unit	0.75 (5)	2.0
...			
k. Senior housing: Nursing home (8)	Per patient bed	0.25	0.75
l. Senior housing: Senior citizen dwelling or congregate care (8)	Per living unit	0.25	1.0
...			

Notes applicable to parking standards for EG-TOD (Chart 20.25P.080.B.2):

[\(8\) See LUC 20.20.590.L for minimum parking standards when senior housing is located near frequent transit service.](#)

20.50.046 S definitions.

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Senior Citizen Dwellings. Dwellings exclusively designed for and occupied by families each of which have at least one person of 62 years of age or older, and limited by the requirements of state or federal programs for housing for senior citizens to include those individuals who are classified as head-of-household and are disabled or handicapped regardless of age.

[Senior Housing. See Senior Citizen Dwelling.](#)