

Attachment C

Residential Parking StrikeDraft

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, and H, and I 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:

Commented [A1]: Refers to the new parking section

	Use	Minimum Number of Parking Spaces Required	Maximum Number of Parking Spaces Allowed
...			
m.	Residential (3):		
	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 (3):		
	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:

...

(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.

Commented [A2]: New note to reference new section on minimum parking standards for residential uses with frequent transit service.

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

Commented [A3]: New section on minimum parking standards for residential uses with frequent transit service.

1. Applicability.

Commented [A4]: Conforming to frequent transit service as defined by RCW 36.70A.620.

a. Affordable Housing. The minimum parking standards shall apply to Affordable Housing when this residential use is located 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.

b. Market Rate Multifamily Dwelling and Senior Housing. The minimum parking standards shall apply to Market Rate Multifamily Dwelling and Senior Housing when these residential uses are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day.

c. 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.

2. Standards.

<u>Use</u>	<u>Minimum Number of Parking Spaces Required</u>
<u>a. Affordable Housing</u>	<u>0.75:unit</u>
<u>b. Market Rate Multifamily Dwelling</u>	<u>0.75:unit</u>
<u>c. Senior Housing</u>	<u>0:bed or unit (1)</u>

Commented [A5]: New note to keep existing minimum parking standards to apply to staff and visitors, with allowance for a parking study option.

(1) Parking shall be required only for staff and visitors per the existing senior housing 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.

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

This subsection supersedes LUC 20.20.590.F.1. Subject to LUC 20.20.590.G, ~~and 20.20.590.H, and I~~, 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:

Commented [A6]: Reformatting and refers to the new parking section

Downtown Parking Requirements

Land Use	Unit of Measure	Downtown Land Use Districts			
		-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): Nursing Home	per patient bed	0.4	0.8	0.4	0.8
Senior Citizen Dwelling or Congregate Care	per living unit	0	1.0	0.33	1.0

nsf = net square feet (see LUC 20.50.036)

Notes to Parking Requirements:

...

(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.

Commented [A7]: New note to reference new section on minimum parking standards for residential uses with 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, ~~and K, and L~~ apply to development in the BR Land Use Districts in addition to the provisions contained in this section.

Commented [A8]: Refers to the new parking 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.

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 <u>(8)</u>	2.0
...					
k. Senior housing: Nursing home <u>(8)</u>	Per patient bed	0.25	0.75	0.25	1.0
l. Senior housing: Senior citizen dwelling or congregate care <u>(8)</u>	Per living unit	0.25	1.0	0.5	1.25
...					

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

...

(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.

Commented [A9]: New note to reference new section on minimum parking standards for residential uses with 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, ~~and K~~, and L apply to development in the EG-TOD 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.

Commented [A10]: Refers to new parking standards

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.

Commented [A11]: New note to reference new section on minimum parking standards for residential uses with frequent transit service. For Eastgate TOD, only Senior Housing requires referencing new section; other residential uses already at or below the new minimum parking standards.

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.

Commented [A12]: Added new Senior Housing definition referencing existing Senior Citizen Dwellings for clarity as Senior Housing is used throughout the LUC.