

## 19.580.060 - Parking requirements.

<p><b>Dwelling:</b></p> <ul style="list-style-type: none"> <li>a. Single-family dwelling</li> <li>b. Multiple-family dwelling</li> <li>c. Studio Unit</li> <li>d. Accessory Dwelling Unit</li> </ul>	<ul style="list-style-type: none"> <li>a. 2 spaces within a private garage/dwelling unit</li> <li>b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms <sup>(1)</sup></li> <li>c. 1 space/dwelling unit</li> <li>d. <u>1) When a garage, carport or covered parking is demolished or converted to an ADU, replacement parking for the primary dwelling shall be required. 2) No parking is required for the ADU.</u> <u>1 space in addition to spaces required for the primary dwelling</u> <del>(18)(19)(20)(21)</del></li> </ul>
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**Table 19.580.060**

**Notes:**

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studios, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A

parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.

~~18. Parking for accessory dwelling units may be provided as tandem parking on an existing driveway.~~

~~19. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.~~

~~20. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement spaces as required, may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.~~

~~21. Parking standards shall not apply for accessory dwelling units in any of the following instances:~~

~~— a. The accessory dwelling unit is located within one-half mile of public transit.~~

~~— b. The accessory dwelling unit is located within an architecturally and historically significant historic district.~~

~~— c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.~~

~~— d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.~~

~~— e. When there is a car share vehicle located within one block of the accessory dwelling unit.~~