

D#33 PARKING STANDARDS

SUPPLEMENTAL STAFF REPORT #2

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

This docket item looks at realigning the City's minimum parking standards with actual parking demand and includes an evaluation of whether the City should provide for bicycle parking standards in Title IV.

Planning Commission Issue: *The Commission requested clarity on how the office bicycle parking would work and wanted to see more details of the Title IV proposed changes.*

Staff Response: Staff has provided draft code language for bicycle parking in Attachment A. Staff has maintained all recommendations to the Planning Commission as identified at the January 6, 2010 meeting, with one exception. As a result of the discussion at that meeting, staff has proposed a new standard for bicycle parking for the office use. Staff proposes one (1) bicycle parking space per 1,000 square feet of net floor area.

A draft of the proposed changes to vehicle parking standards is shown in Attachment B.

F. PARKING LOT DESIGN STANDARDS:

(New Sub-Section)

11. Number of Bicycle Parking Spaces Required:

a. Bicycle Parking Spaces Required: Bicycle Parking shall be provided for all developments that exceed 4,000 gross square feet in size or five (5) residential units. When there are two or more separate uses on a site, the required bicycle parking for the site shall be the sum of the required parking for the individual primary uses. Modification of these minimum standards requires written approval from the Department of Community and Economic Development.

USE	NUMBER OF REQUIRED SPACES
All uses, unless specifically specified below:	The number of bicycle parking spaces shall be 10 percent of the number of required off-street parking spaces. Spaces shall meet the requirements of RMC 4-4-080F.11.b.
Office, general, medical and dental:	1 bicycle parking space per 1,000 square feet of net floor area. Spaces shall meet the requirements of RMC 4-4-080F.11.c.
Attached dwellings:	1 bicycle parking space per 1 dwelling unit. Spaces shall meet the requirements of RMC 4-4-080F.11.c.

b. The Location of and Access to Bicycle Parking Areas For all Uses except Office and Attached Dwellings, Shall be in Accordance with the Following Standards:

- i. Bicycle parking facilities shall include a rack that is permanently affixed to the ground and supports the bicycle at two (2) or more points, including at least one (1) point on the frame. The user shall be able to lock the bicycle with a U-shaped lock or cable lock. Bicycle racks that only support a bicycle front or rear wheel are not permitted. Bicycle racks shall be installed to provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces remain accessible; and
- ii. Each bicycle parking space shall be at least two (2) feet by six (6) feet, with no less than a seven (7) foot overhead clearance. A five (5) foot maneuvering aisle shall separate rows of bicycle parking spaces. Where the bicycle parking is adjacent to the sidewalk, the maneuvering area may extended into the right-of-way; and
- iii. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only, and;
- iv. Bicycle parking shall not impede or create a hazard to pedestrians or vehicles. Parking areas shall be located so as to not conflict with vehicle vision clearance standards; and
- v. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance. Bicycle parking shall be within

50-feet of one main entrance to the building as measured along the most direct pedestrian access route; and

vi. Whenever possible bicycle parking shall be incorporated into the building design and coordinate with the design of the street furniture when it is provided; and

vii. Bicycle parking shall be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage; and

viii. Bicycle parking shall be at least as well lit as vehicle parking for security.

c. The Location of and Access to Bicycle Parking Areas For Office and Attached Dwellings Shall be in Accordance with the Following Standards:

i. Bicycle parking standards i-iv in RMC 4-4-080F.10.g shall apply to this section; and

ii. Bicycle parking shall be provided for secure extended use and shall protect the entire bicycle and its components and accessories from theft and weather. Acceptable examples include, bike lockers, bike check-in systems, in-building parking, and limited access fenced areas with weather protection.

iii. For in-building bike parking and limited access fenced areas, fixed structures for locking individual bikes, such as racks, must be provided within the facility. For fenced areas, the fence shall be either 8 feet high, or be floor-to-ceiling.

iv. For Attached Dwellings, spaces within the dwelling units or on balconies do not count toward the bicycle parking requirement. Spaces within individual garages can count toward the minimum requirement.

d. Modification: The Department of Community and Economic Development may authorize a modification from either the minimum bicycle parking requirements for a specific development should conditions warrant as described in RMC 4-9-250D2. When seeking a modification from the minimum bicycle parking requirements, the developer or building occupant shall provide the Department of Community and Economic Development with written justification for the proposed modification.

4-11-160 DEFINITIONS P:

(New Definition)

Parking, Bicycle: An off-street space intended for the use of temporary bicycle storage, which includes a bicycle rack or similar facility that allows one to lock a bicycle in place.

F. PARKING LOT DESIGN STANDARDS:

10. Number of Parking Spaces Required:

a. Interpretation of Standards – Minimum and Maximum Number of Spaces: ~~In determining parking requirements, when a single number of parking spaces is required by this Code, then that number of spaces is to be interpreted as the general number of parking spaces required, representing both the minimum and the maximum number of spaces to be provided for that land use.~~

When a maximum and a minimum range of required parking is listed in this Code, the developer or occupant is required to provide at least the number of spaces listed as the minimum requirement, and may not provide more than the maximum listed in this Code.

F. PARKING LOT DESIGN STANDARDS:	
10. Number of Parking Spaces Required:	
e. Parking Spaces Required Based on Land Use: Modification of these minimum or maximum standards requires written approval from the Department of Community and Economic Development.	
USE	NUMBER OF REQUIRED SPACES
GENERAL:	
Mixed occupancies: (2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see “shopping center” requirements)	The total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, unless the building is classified as a “shopping center” as defined in RMC 4-11-190 .
Uses not specifically identified in this Section:	Department of Community and Economic Development staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below.
<u>Bicycle Parking:</u>	<u>See minimum requirements in RMC 4-4-080F.11</u>
RESIDENTIAL USES OUTSIDE OF CENTER DOWNTOWN ZONE:	
Detached dwellings:	A minimum of 2 per dwelling unit, <u>however 1 per dwelling unit may be permitted for 1 bedroom or less dwelling units.</u> Tandem parking is allowed. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Manufactured homes within a manufactured home park:	A minimum of 2 per manufactured home site, plus a screened parking area shall be provided for boats, campers, travel trailers and related devices at a ratio of 1 screened space per 10 units. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Congregate residences:	<u>A minimum and maximum of</u> 1 per sleeping room and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Assisted living:	<u>A minimum and maximum of</u> 1 space per residential unit of assisted living, plus dedicated parking spaces for facility fleet

	vehicles.
Attached dwellings in CD, RM-U, RM-T, RM-F, R-14UC-N1 and R-10UC-N2 Zones:	<u>A minimum and maximum of 1.68</u> per 3 bedroom or larger dwelling unit; <u>1.46</u> per 2 bedroom dwelling unit; <u>1.02</u> per 1 bedroom or studio dwelling unit. RM-T Zone Exemption: An exemption to the standard parking ratio formula may be granted by the Planning Director allowing 1 parking space per dwelling unit for developments of less than 5 dwelling units with 2 bedrooms or less per unit, provided adequate on-street parking is available in the vicinity of the development.
Attached dwellings within the RM-F Zone:	2 per dwelling unit where tandem spaces are not provided; and/or 2.5 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwellings within the CA₁, CN, UC-N1, UC-N2, COR, or CV Zones:	1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.
Attached dwellings within all other zones:	1.75 per dwelling unit where tandem spaces are not provided; and/or 2.25 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwelling for low income or elderly:	<u>A minimum of 1</u> for each 4 dwelling units <u>is required. A maximum of 1.75 per dwelling unit is allowed.</u>
Live-work unit, <u>residential unit</u>:	<u>A minimum and maximum of 1</u> per unit for the residential portion of a unit.
RESIDENTIAL USES IN CENTER DOWNTOWN ZONE:	
Attached dwellings:	<u>A minimum and maximum of 1</u> per unit.
Attached dwellings for low income or elderly:	1 for every 34 dwelling units <u>is required. A maximum of 1.75 per dwelling unit is allowed.</u>
Congregate residences:	<u>A minimum and maximum of 1</u> per 4 sleeping rooms and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Assisted living:	<u>A minimum and maximum of 1</u> space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles.
Detached dwellings (existing legal):	<u>A minimum of 2</u> per unit. <u>A maximum of 4</u>

	<u>vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.</u>
COMMERCIAL ACTIVITIES OUTSIDE OF THE CENTER DOWNTOWN ZONE AND EXCEPT SHOPPING CENTERS:	
Drive-through retail or drive-through service:	Stacking spaces: The drive-through facility shall be so located that sufficient on-site vehicle stacking space is provided for the handling of motor vehicles using such facility during peak business hours. Typically 5 stacking spaces per window are required unless otherwise determined by the Planning Director. Stacking spaces cannot obstruct required parking spaces or ingress/egress within the site or extend into the public right-of-way.
Banks:	A minimum of <u>0.425</u> per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area except when part of a shopping center.
Convalescent centers:	<u>A minimum and maximum of 1</u> for every 2 employees plus 1 for every 3 beds.
Day care centers, adult day care (I and II):	<u>A minimum and maximum of 1</u> for each employee and 2 <u>loading drop-off/pick-up</u> spaces within 100 feet of the main entrance for every 25 clients of the program.
Hotels and motels:	<u>A minimum and maximum of 1</u> per guest room plus <u>21</u> for every 3 employees.
Bed and breakfast houses:	<u>A minimum and maximum of 1</u> per guest room. <u>The parking space must not be located in any required setback.</u>
Mortuaries or funeral homes:	<u>A minimum and maximum of 1</u> per 100 square feet of floor area of assembly rooms.
Vehicle sales (large and small vehicles) with outdoor retail sales areas:	<u>A minimum and maximum of 40.02</u> per <u>5,000100</u> square feet. The sales area is not a parking lot and does not have to comply with dimensional requirements, landscaping or the bulk storage section requirements for setbacks and screening. Any arrangement of motor vehicles is allowed as long as: <ul style="list-style-type: none"> • A minimum 5-foot perimeter landscaping area is provided; • They are not displayed in required landscape areas; and • Adequate fire access is provided per Fire

	Department approval.
Vehicle service and repair (large and small vehicles):	<u>A minimum and maximum of</u> 0.25 per 100 square feet of net floor area.
Offices, medical and dental:	<u>A minimum and maximum of</u> 0.5 per 100 square feet of net floor area.
Offices, general:	A minimum of 30.2 per 4,000 100 square feet of net floor area and a maximum of <u>0.45</u> parking spaces per 4,000 100 square feet of net floor area.
Eating and drinking establishments and taverns:	<u>A minimum and maximum of</u> 1 per 100 square feet of net floor dinning area.
Eating and drinking establishment combination sit-down/drive-through restaurant:	<u>A minimum and maximum of</u> 1 per 75 square feet of net floor dinning area.
Retail sales and big-box retail sales:	A <u>minimum and</u> maximum of 0. 425 per 100 square feet of net floor area, except big-box retail sales, which is allowed a maximum of 0.5 per 100 square feet of net floor area if shared and/or structured parking is provided.
Services, on-site (except as specified below):	A <u>minimum and</u> maximum of 0. 43 per 100 square feet of net floor area.
Clothing or shoe repair shops, furniture, appliance, hardware stores, household equipment:	<u>A minimum and maximum of</u> 0.2 per 100 square feet of net floor area.
Uncovered commercial area, outdoor nurseries:	<u>A minimum and maximum of</u> 0.05 per 100 square feet of retail sales area in addition to any parking requirements for buildings.
Recreational and entertainment uses:	
Outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs:	<u>A minimum and maximum of</u> 1 for every 4 fixed seats or 1 per 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
Bowling alleys:	<u>A minimum and maximum of</u> 52 per alley.
Dance halls, dance clubs, and skating rinks:	<u>A minimum and maximum of</u> 1 per 40 square feet of net floor area.
Golf driving ranges:	<u>A minimum and maximum of</u> 1 per driving station.
Marinas:	<u>A minimum and maximum of</u> 2 per 3 slips. For private marina associated with a residential complex, then 1 per 3 slips. Also 1 loading area per 25 slips.

Miniature golf courses:	<u>A minimum and maximum of</u> 1 per hole.
Other recreational:	<u>A minimum and maximum of</u> 1 per occupant based upon 50% of the maximum occupant load as established by the adopted Building and Fire Codes of the City of Renton.
Travel trailers:	<u>A minimum and maximum of</u> 1 per trailer site.
COMMERCIAL ACTIVITIES WITHIN THE CENTER DOWNTOWN CORE ZONE:	
Convalescent center, drive-through retail, drive-through service, hotels, mortuaries, indoor sports arenas, auditoriums, movie theaters, entertainment clubs, bowling alleys, dance halls, dance clubs, and other recreational uses:	These uses follow the standards applied outside the Center Downtown Zone.
All commercial uses allowed in the CD Zone except for the uses listed above:	A maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement.
SHOPPING CENTERS:	
Shopping centers (includes any type of business occupying a shopping center):	A minimum of 0.425 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area. In the UC-N1 and UC-N2 Zones, a maximum of 0.4 per 100 square feet of net floor area is permitted unless structured parking is provided, in which case 0.5 per 100 square feet of net floor area is permitted. Drive-through retail or drive-through service uses must comply with the stacking space provisions listed above.
INDUSTRIAL/STORAGE ACTIVITIES:	
Airplane hangars, tie-down areas:	Parking is not required. Hangar space or tie-down areas are to be utilized for necessary parking. <u>Minimum and Maximum P</u> parking for offices associated with hangars is 1 per 200 square feet.
Manufacturing and fabrication, laboratories, and assembly and/or packaging operations:	A minimum of 0.1 per 100 square feet of net floor area and a maximum of 0.15 spaces per 100 square feet of net floor area (including warehouse space).
Self service storage:	<u>A minimum and maximum of</u> 1 per 3,500 square feet of net floor area. Maximum of three moving van/truck spaces <u>is permitted. in addition to required parking for self-service storage uses in the RM-F Zone.</u>
Outdoor storage area:	<u>A minimum and maximum of</u> 0.05 per 100

	square feet of area.
Warehouses and indoor storage buildings:	<u>A minimum and maximum of</u> 1 per 1,500 square feet of net floor area.
PUBLIC/QUASI-PUBLIC ACTIVITIES:	
Religious institutions:	<u>A minimum and maximum of</u> 1 for every 5 seats in the main auditorium; however, in no case shall there be less than 10 spaces. For all existing institutions enlarging the seating capacity of their auditoriums, 1 additional parking space shall be provided for every 5 additional seats provided by the new construction. For all institutions making structural alterations or additions that do not increase the seating capacity of the auditorium, see "outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs."
Medical institutions:	<u>A minimum and maximum of</u> 1 for every 3 beds, plus 1 per staff doctor, plus 1 for every 3 employees.
Cultural facilities:	<u>A minimum and maximum of</u> 4 per 100 square feet.
Public post office:	<u>A minimum and maximum of</u> 0.3 for every 100 square feet.
Secure community transition facilities:	<u>A minimum and maximum of</u> 1 per 3 beds, plus 1 per staff member, plus 1 per employee.
Schools:	
Elementary and junior high:	<u>A minimum and maximum of</u> 1 per employee. In addition, if buses for the transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Senior high schools: public, parochial and private:	<u>A minimum and maximum of</u> 1 per employee plus 1 space for every 10 students enrolled. In addition, if buses for the private transportation of children are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Colleges and universities, arts and crafts schools/studios, and trade or vocational schools:	<u>A minimum and maximum of</u> 1 per employee plus 1 for every 3 students residing on campus <u>rooming units</u> , plus 4.5 <u>5-day full time</u> space for every 5-day full time students not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street

ATTACHMENT B

	parking space shall be provided for each bus of a size sufficient to park each bus.
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