

OFF-STREET PARKING DESIGN CRITERIA

The Off-Street Parking Design Criteria contained herein are established for compliance under Ordinance 227 with Title 20 – Zoning, Section 20-03.420(D), specifying minimum requirements for off-street parking associated with proposed development projects.

SECTION 1: GENERAL REQUIREMENTS

1. Off-street parking in conjunction with all land and building uses established after the enactment of Title 20 – Zoning, Section 20-03.420, shall be provided prior to the issuance of a certificate of occupancy as herein prescribed.
2. The off-street parking may be provided either by individual action or a parking program carried out through public action, whether by a special assessment district or otherwise.
3. Off-street parking for other than residential use or retail/service customer will be either on the same lot or within one thousand feet of the building it is intended to serve, except for cases where parking plans have been developed for a specific area.
4. Residential off-street parking space for single family and duplex uses shall consist of a parking strip, driveway, garage, or a combination thereof, and shall be located on the lot they are intended to serve.
5. For uses not specifically mentioned herein, off-street parking requirements shall be established by the Swinomish Planning Commission.
6. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere that conform to the requirements of this section.
7. Off-street parking existing upon the effective date of Ordinance No. 227, as codified in Title 20, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
8. Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. Legally binding documents shall be approved by the Tribal attorney and filed with and recorded at expense of the applicant in cases of mutual use of parking area.
9. The required off-street parking shall be for occupants, employees, visitors, and patrons, and shall be limited in use to parking. So long as operating hours do not overlap, the Planning Commission may grant an exception.

10. Commercial parking is a conditional use in all zones.
11. One-third of required parking spaces may be spaces for compact cars.
12. Ingress to and egress from designated parking areas shall be through common access point(s) for the entire parking area; circulation through individual parking aisles within a parking area shall be entirely within the parking area, and shall not require exiting to or entry from adjacent roadways.

SECTION 2: PARKING SPACES REQUIRED – GENERAL

1. Off-street parking spaces required for each permitted use shall not be less than as shown in Table 1 below, with fractional parking spaces computed as a whole space.
2. Notwithstanding the amount of required off-street parking, the Zoning Official may recommend approval of less off-street parking when the proponent of a use demonstrates that due to special circumstances with the given use the required parking exceeds any reasonable likely need.

Table 1 – General Required Parking Spaces

Public Uses	Parking Spaces Required
Auditorium/Assembly/Exhibition Hall/Theater/Recreation	1 parking space for every 4 seats, OR 10 parking spaces for every 1000 nsf if there are no fixed seats.
Boat Moorage (Public/Semi-Public/Private)	1 parking space for every docking slip
Boat Storage	1 Parking space for every storage space
Funeral Home/Religious Institution	1 parking space for every 5 seats
Educational Facility, Grades K through 8	1 parking space for every 1000 nsf
Educational Facility, Grades 9 and above	2.5 parking spaces for every 1000 nsf
Day Care Center	2 parking spaces per facility, plus 1 parking space for every 20 children
Residential Uses	Parking Spaces Required
Single Family/Duplex	2 spaces per unit
Multi-Family one bedroom	1.2 per unit
Multi-Family two bedroom	1.6 per unit
Multi-Family three or more bedroom	1.8 per unit
Commercial/Industrial Uses	Parking Spaces Required
Retail less than 15,000 nsf	5 parking spaces for every 1000 nsf
Retail more than 15,000 nsf	4 parking spaces for every 1000 nsf
Office/Services	4 parking spaces for every 1000 nsf, plus 1 parking space for every 2 employees
Manufacturing/Assembly	1 parking space for every 2000 nsf, plus 1 parking space for every 2 employees
Warehousing/Wholesale	1 parking space for every 1000 nsf
Medical/out-patient facility	1 parking space for every 2 exam rooms
Restaurant	14 parking spaces for every 1000 nsf
Hotel/Motel	1 parking space for every guest room, plus 1 parking space for every 2 employees

Net Square Feet (nsf): The total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding major vertical penetrations of the floor (elevator and other mechanical shafts, stair wells), mechanical equipment, parking areas, common restrooms, common lobbies, and common hallways. **Storage area is included in the net square feet calculation unless the property owner demonstrates that it cannot be converted to habitable space.**

SECTION 3: PARKING SPACES REQUIRED – DISABLED/HANDICAPPED

1. Specifically designated parking spaces for the physically disabled shall be located closest to the designated accessible primary entrance for the given facility. Where possible, spaces shall be located so that disabled/handicapped persons do not have to cross roadways.
2. Disabled/handicapped parking spaces shall be a minimum of twelve (12) feet wide. Two eight (8) foot wide spaces separated by a four (4) foot wide center loading area appropriately marked may be used as an alternative.
3. Disabled/handicapped parking spaces shall be clearly identified with an approved handicapped parking sign and surface identification.
4. Parking areas with 5 or fewer parking spaces shall include one space sized for disabled access, but this space is not required to be exclusively reserved or identified for disabled/handicapped use.
5. Where federal requirements under the Americans with Disabilities Act (ADA) differ from the requirements stated herein, ADA requirements shall take precedence.
6. The required number of disabled/handicapped parking spaces shall not be less than as shown in Table 2 below:

Table 2 – Disabled/Handicapped Required Parking Spaces

Total Required Parking Spaces	Required Disabled Parking Spaces
1-25*	1*
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	1.5% (minimum 10)
1,001 or more	1%

*See requirements in 4 above regarding identification of spaces.

SECTION 4: PARKING STALL DESIGN STANDARDS

1. The minimum parking stall design standards shown in Table 3 below shall be applicable to parking areas using 90-degree parking stalls:

Table 3 – Design Standards for 90° Parking Stalls

Stall Type/ Stall Size	Aisle Design	Required Aisle Width	
		One Way	Two-Way
Standard, 9'-0" x 19'-0"	Double	22'-0"	24'-0"
Standard, 8'-6" x 19'-0"	Double	24'-0"	26'-0"
Compact, 8'-0" x 16'-0"	Double	20'-0"	22'-0"
Universal, 9'-0" x 18'-0"	Double	21'-0"	23'-0"
Standard, 9'-0" x 19'-0"	Single	18'-0"	22'-0"
Standard, 8'-6" x 19'-0"	Single	20'-0"	24'-0"
Compact, 8'-0" x 16'-0"	Single	16'-0"	20'-0"
Universal, 9'-0" x 18'-0"	Single	17'-0"	21'-0"

2. The minimum parking stall design standards shown in Table 4 below shall be applicable to parking areas using angled parking stalls:

Table 4 – Design Standards for Angled Parking Stalls

Stall Angle/ Aisle Design	Required Aisle Width	
	One-Way	Two-Way
60°, double aisle	16'-0"	24'-0"
60°, single aisle	14'-0"	20'-0"
45°, double aisle	14'-0"	24'-0"
45°, single aisle	12'-0"	20'-0"

3. The minimum parking space design standards shown in Table 5 below shall be applicable to parallel parking spaces:

Table 5 – Design Standards for Parallel Parking Spaces

Stall Type	Size
Standard	8'-0" x 23'-0"
Compact	7'-6" x 18'-0"

SECTION 5: OFF-STREET LOADING SPACE

1. All permitted buildings designated for commercial or industrial uses shall be provided with off-street loading space in accordance with the requirements of this Section and as shown in Table 6 below.
2. Each loading space shall be not less than ten (10) feet wide. Length of each loading space shall be fifty (50) feet for spaces requiring loading dock access by tractor-trailer and similar large vehicles, or twenty (20) feet for all other vehicles.

3. No off-street loading space shall be part of any required off-street parking area, but loading areas may occupy part of a proposed yard or court space, except yard or court space required by any bulk regulations in any zoning district.
4. In the case of mixed uses, the loading spaces required shall be the sum of the requirements for the individual uses as computed separately. Loading spaces for one use shall not be used to satisfy loading space requirements for any other use.

Table 6 – Required Off-Street Loading Spaces

Type of Use	Required Loading Spaces
General Commercial – Office/Retail/Services/Restaurant	1 space for uses of 2,000 to 10,000 square feet, plus 1 additional space for each additional 10,000 square feet
General Industrial – Manufacturing/Warehousing/Wholesale	1 space for uses of 5,000 to 15,000 square feet, plus 1 additional space for each additional 10,000 square feet

SECTION 6: LANDSCAPING REQUIREMENTS

1. Uses in all zoning districts except single-family shall be required to provide landscaping for all off-street parking areas.
2. All utility substation and communication relay stations shall provide perimeter landscaping except that where visibility is essential to public safety a less site-obscuring landscaping plan may be approved.
3. Overhang by a parked car into the required landscape area shall not be permitted.
4. Plantings and fences shall not violate site obstruction requirements at street intersections. Plantings shall be trimmed and pruned as necessary to provide clear sight lines at intersections as required.
5. The number of trees required in the internal planting areas in parking areas shall be dependent upon the location of the parking area in relation to the building and the public right-of-way as indicated by one of the following:
 - a. Where the parking lot is located between the building and public right-of-way, one tree for every five parking spaces shall be provided (1:5).
 - b. Where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces shall be provided (1:6).
 - c. Where the parking lot is located behind a building and is not visible from the public right-of-way, one tree for every seven spaces shall be provided (1:7).
6. All applications for permits that require off-street parking shall include landscaping plans and documents in compliance with Title 20, Section 20-03.420(C). Landscape development plans shall indicate all areas to be preserved and planted including proposed fencing and landscape features. The landscaping plan shall also show locations of individual trees and shrubs, as well as name, size, spacing and quantity plant materials.