

Chapter 17.44OFF-STREET PARKING AND LOADINGSections:

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17.44.010 Purpose. It is the purpose of this chapter to prevent added congestion of the public streets and so promote the safety and welfare of the people by requiring, in connection with any new construction, that off-street parking and loading be provided in accordance with the use to which the property is put. (Ord. 471 §12.1, 1976).

17.44.020 Plot plan--Required when--Contents. An application for a building permit for a new or enlarged building, structure or use shall include therewith a plot plan in duplicate, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this title. (Ord. 471 §12.21, 1976).

17.44.030 Application of provisions. The off-street parking and loading requirements of this title shall apply as follows:

A. All buildings and structures erected and land uses initiated after the effective date of the ordinance codified in this title shall provide accessory off-street parking or loading facilities as required by this chapter for the use thereof, except that a building or structure for which a building permit has been issued prior to the effective date of the ordinance codified in this title shall not be required to furnish parking or loading facilities if construction is begun thereon within six months of the effective date of the ordinance codified in this title and diligently prosecuted to completion.

B. When a building or structure erected prior to or after the effective date of the ordinance codified in this title undergoes any decrease in number of dwelling units, gross floor area, seating capacity, number of employees or other units of measurement specified by this chapter for required parking or loading facilities and, further, when

said decrease would result in a requirement for fewer total parking or loading spaces through application of the provisions of this title thereto, parking and loading facilities may be reduced accordingly, provided that existing parking or loading facilities shall be so decreased only when the facilities remaining would at least equal or exceed the parking or loading requirements resulting from application of the provisions of this title to the entire building or structure as modified.

C. When a building or structure undergoes any increase in the number of dwelling units, gross floor area, seating capacity or other unit of measurement specified in this chapter for required parking or loading facilities and, further, when said increase would result in a requirement for additional total parking or loading spaces through application of the provisions of this title thereto, parking and loading facilities shall be increased accordingly so that the total shall at least equal the parking or loading requirements resulting from application of the provision of this title to the entire building or structure as modified. (Ord. 471 §12.22, 1976).

17.44.040 Existing spaces. Accessory off-street parking and loading space in existence on the effective date of the ordinance codified in this title may not be reduced in number unless already exceeding the requirements of this chapter for equivalent new construction; in which event, said spaces shall not be reduced below the number required in this chapter for such equivalent new construction. (Ord. 471 §12.23, 1976).

17.44.050 Additional spaces. Nothing in this chapter shall prevent the establishment of off-street automobile parking or loading facilities to serve any existing use of land or buildings, subject to full compliance with the provisions of this chapter, except that off-street parking areas accessory to existing multiple-family structures cannot be located off the premises containing the main use, unless on a lot adjacent thereto, without authorization by the city council. (Ord. 471 §12.24, 1976).

17.44.060 Requirements for restored buildings. Any building, structure or use which is in existence and is a nonconforming use on the effective date of the ordinance codified in this title, and which subsequently is damaged or partially destroyed by fire, collapse, explosion or other cause, shall not be reconstructed, reestablished or repaired unless off-street parking or loading facilities equivalent to any maintained at the time of such damage or destruction are restored and continued in operation. However, it shall not be necessary to restore or maintain parking or

loading facilities in excess of those required by this title for equivalent new construction. (Ord. 471 §12.25, 1976).

17.44.070 Schedule of minimum requirements. Requirements governing the number of off-street parking and loading spaces in relation to the use of property are as set forth in the following table and are deemed to be minimum requirements. The requirements for any use not specified in this section shall be the same as for a similar specified use, as determined by the board of appeals. For the purposes of this section a parking space shall be deemed an area of not less than one hundred seventy square feet, at least eight feet six inches in width and not less than twenty feet in length.

<u>Use</u>	<u>Min. Required Parking Spaces</u>	<u>Min. Required Loading Spaces</u>
Dwellings	2 per dwelling unit	0
Hotels, motels, clubs	1 per 3 guests or 1 per sleeping unit	0
Lodging, rooming, boarding houses	1/3 guests, plus 1 for manager	0
Private clubs (without sleeping rooms)	Parking spaces equal to 25% of total membership or 1 space for every 400 sq. ft. of floor area, whichever is greater	1
Hospital, sanitariums, convalescent homes, nursing homes	1 for each 4 beds, plus 1 for each staff and visiting doctor, plus 1 for each 3 other employees	1 space for 40,000 sq.ft. of floor area plus 1 space for each additional 100,000 sq. ft. of floor area
Medical, dental clinics	5 spaces per doctor engaged at the clinic	0
Mortuaries, funeral parlors	1 space per 50 sq.ft. of floor space in chapels and parlors	1
Churches, school auditoriums, stadiums, sports arenas, indoor theaters	1 space per 5 individual seats	0

Other places of as- sembly without fixed seating	1 space per 75 sq.ft. gross floor area	0
Banks, business or professional offices	1 per 400 sq.ft. of floor area	1 space per 100,000 sq.ft. of floor area or major frac- tion thereof
Bowling alleys	5 per alley	"
Retail stores and shops	1 per 300 sq.ft. of floor area	"
Mobile home courts	2 per mobile home lot	0
Manufacturing and industrial uses, warehousing, re- search and test labs	1 per 2 employees per shift based on the largest shift	1 for first 40,000 sq.ft. of floor area plus 1 for each additional 100,000 sq. ft.

(Ord. 471 §12.3, 1976).

17.44.080 Required to be on same or adjacent lot.
All required off-street parking and loading shall be on
the same lot with the establishment or on an adjacent lot
or one across a street therefrom. (Ord. 471 §12.4, 1976).

Chapter 17.48

NONCONFORMING USES

Sections:

- 17.48.010 Discontinuance required.
- 17.48.020 Continuance permitted under certain con-
ditions--Land uses.
- 17.48.030 Continuance permitted under certain con-
ditions--Structures.
- 17.48.040 Continuance permitted under certain con-
ditions--Uses of structures.
- 17.48.050 Changes in use.
- 17.48.060 Repairs and maintenance.
- 17.48.070 Special exceptions.

17.48.010 Discontinuance required. The lawful use of
signs and billboards, which does not conform to the provis-
ions of this title, shall be discontinued within two years
from the date of the approval of the ordinance codified in
this title, and the use of signs and billboards, which be-
come nonconforming by reason of a subsequent change in this
title, shall also be discontinued within two years from the
date of the change. (Ord. 471 §13.1, 1976).