

ORDINANCE NO. 815

An ordinance relating to off-street parking and loading; adopting standards for off-street parking and loading for motor vehicles, and development standards for parking and loading areas; and

WHEREAS, the Mason County Board of Commissioners, upon recommendation of the Mason County Planning Commission, has adopted a Comprehensive Plan in accordance with RCW 36.70; and

WHEREAS, the Comprehensive Plan establishes the desires, goals and policies of Mason County citizens; and

WHEREAS, the Comprehensive Plan states that adequate and convenient parking for development should be provided at the time of development; and

WHEREAS, it is found that off-street parking and loading standards are necessary to:

- a. Mitigate traffic hazards on county streets and roads;
- b. Enhance safe movement of traffic on county streets and roads;
- c. Provide convenient and safe access and egress to county streets and roads;
- d. Provide the best possible means of traffic circulation for the citizens of Mason County and the State of Washington.

NOW, THEREFORE, BE IT ORDAINED by Mason County in the interest of the public health, safety and welfare, that this ordinance be adopted.

SECTION 1

TITLE

This ordinance shall be known as the Mason County Parking Standards Ordinance.

SECTION 2

PURPOSE

This ordinance is intended to provide minimum parking standards in the county for residential, commercial and industrial developments.

SECTION 3

SCOPE

No structure shall be constructed, erected, placed on land, or enlarged, without complying with the minimum standards of this ordinance.

SECTION 4

RELATIONSHIP TO OTHER LAWS

Whenever regulations or restrictions included in this ordinance are either more restrictive or less restrictive than regulations or restrictions

of any other governmental authority by regulation, rule, or legislative action, the rules or regulations which are of higher standard or more restrictive shall govern. All actions authorized in this ordinance are subject to regulation under the State Environmental Policy Act and jointly, the Mason County Environmental Policy Ordinance #758, and the Mason County Shorelines Master Program as adopted by the State of Washington Administrative Code #173-18-270. Upon the effective date of this ordinance, this ordinance shall prevail and other ordinances shall become void.

SECTION 5

ADMINISTRATIVE STANDARDS

The Mason County Building Official or his designate shall be the administrator of this ordinance.

Whenever, in the course of administration and enforcement of this ordinance, it is found desirable to make any administrative decision, unless other standards are provided in this ordinance, the decision shall be made so that the result will not be in contrast with the intent and purpose of this ordinance, nor detrimental to adjoining properties.

SECTION 6

ADMINISTRATIVE APPEALS

The Mason County Planning Commission shall serve as the Board of Appeals from any administrative action in the enforcement or administration of this ordinance. The Planning Commission, upon receipt in writing from an aggrieved party appealing the decision of any administrative action in the enforcement of this ordinance shall:

- (1). Consider the record before it;
- (2). The intent and purpose of the ordinance;
- (3). The conditions upon which the appeal is made; and
- (4). The staff report and recommendation and upon final consideration and majority vote of the quorum present, shall state by including findings that (1) the appeal is null and void and that the ordinance be enforced or (2) that the appeal is valid and that corrective action be taken.

The decision of the Planning Commission shall be final unless further appealed to the Board of County Commissioners.

SECTION 7

VARIANCE

A modification of the regulations and requirements of this ordinance may be made and authorized by the Mason County Planning Commission. A modification or variance of the regulations may be made because of the unusual nature, slope, exceptional topographic conditions on a piece of property, or the literal enforcement of this ordinance, would create undue hardship, unnecessary in carrying out the intent or purpose of this ordinance.

The Mason County Planning Commission, upon receipt in writing of a request for variance, shall consider:

- (1). The record before it;
- (2). The purpose and intent of the ordinance;
- (3). Staff report;

and upon majority vote of the quorum present and written findings:

- (1). Deny the variance;
- (2). Grant the variance;
- (3). Grant the variance subject to certain conditions.

The decision of the Planning Commission shall be final unless appealed to the Board of County Commissioners within 7 working days from the date the decision was made on the variance. Any aggrieved party of interest may make such appeal.

SECTION 8 OFF-STREET PARKING STANDARDS

Off-street parking shall be required according to the following standards and design guidelines. The off-street parking standards shall apply to those general uses which are listed and for those uses which are not listed, the requirements for the most comparable use shall prevail.

SECTION 9 TABLE OF MINIMUM STANDARDS

SECTION 9.01 RESIDENTIAL

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| 1. Single Family Homes: | 1 per dwelling unit. |
| 2. Multi-Family Homes: | 2 per dwelling unit. |
| 3. Motel or Tourist Accommodations: | 1 per guest room. |
| 4. Hospital, nursing, or convalescent homes and similar institutions for long and short term personal care: | 1 per each three beds and 1 per each three employees. |

SECTION 9.02 PROFESSIONAL SERVICES

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| 1. Medical and Dental Clinics or Offices: | One space per each 150 square feet of gross leasable area plus one per each employee. |
| 2. Business and Professional Offices: | One space per each 150 square feet gross leasable area plus one per each employee. |
| 3. Professional Personal Services Beauty/Barber or the like: | One space per each working station plus one per each employee. |

SECTION 9.03

PLACES OF ASSEMBLY

1. Theater, Church, Auditorium, Mortuary or similar places of enclosed assembly: One per each 4 seats or one per each 50 square feet of floor area for assembly not having fixed seats.
2. Stadium, Sports Arena, and similar places of open assembly: One per each 4 seats.
3. Libraries and Classrooms: One per each 250 square feet of classroom space.
4. High Schools and places of higher education: One per each 4 seats in classrooms.

SECTION 9.04

COMMERCIAL

1. Banks, Savings and Loans, other financial institutions: One per each 400 square feet of gross leasable floor area and one per each employee.
2. Retail Stores of 5,000 square feet or less: One per each 300 square feet of gross floor area.
3. Retail Stores of 5,000 square feet or greater: Parking area equal to 3 times the gross floor area.
4. Retail Stores such as Furniture, Appliance, Clothing and Shoes: One per each 600 square feet of gross floor area.
5. Retail Stores for Motor Vehicle, Machinery, Plumbing, Building Supplies, Sales and Services: One per each 1,000 square feet of gross floor area excluding outdoor display areas.
6. Eating and Drinking Establishments with sale and consumption on premises: One per each 200 square feet of gross floor area if less than 4,000 square feet in area; 20 and one per each 100 square feet of gross floor area over 4,000 square feet of gross floor area.
7. Marinas not including sales and services: One per each 3 permanent boat mooring spaces.
8. Places of Amusement, Dance Halls, Skating Rinks, Arcades: One per each 50 square feet of usable amusement area space.
9. Bowling Alleys: 4 per each alley.

SECTION 9.05

INDUSTRIAL

1. Manufacturing, research, testing, processing, and assembly, and all industries:

One per each two employees on the maximum working shift or one per each 800 square feet of gross floor area.

SECTION 9.06

CLUSTERED COMMERCIAL USES
ON ONE SITE

The following standards shall apply when computing parking space area for three or more uses located on one site when the gross leasable floor area of those uses are collectively greater than 5,000 square feet in area:

5.5 per 1,000 square feet of gross leasable area.

SECTION 9.07

SHARED PARKING AREAS

If found desirable, joint use or sharing of parking space area may be permitted for more than one use, providing that legal instrument is presented to the administrator and approved by the Prosecuting Attorney of Mason County. Computation of required parking spaces shall be the same as those for noted uses except that a ratio of 5.5 spaces per 1,000 square feet of gross leasable floor area may be used when collectively the uses are greater than 5,000 square feet of gross leasable floor area.

SECTION 9.08

OFF-STREET LOADING

Off-street loading standards are as follows:

Commercial and Industrial Buildings:	<u>Loading Area</u>
Less than 5,000 square feet:	1 (except administrative judgment may waive this requirement)
5,000-25,000 square feet:	2
25,000-50,000 square feet:	3
50,000 square feet or greater:	1 per each additional 25,000 square feet.

Off-street loading and unloading spaces shall be designed to accommodate vehicles at least 45' in length and at least 8' in width.

Off-street loading areas shall be provided separate from general parking areas.

SECTION 10

PARKING DEVELOPMENT STANDARDS

SECTION 10.01

SUBMITTAL OF PLANS

Plans for every tract of land, lot or parcel, or portion thereof, to be used as a public or private parking area for 4 motor vehicles or more, shall be submitted for approval. Plans shall show the proposed parking area, including location, size, shape, design, curb cuts, lighting, landscaping, and other features as required.

SECTION 10.02

CONSTRUCTION STANDARDS

Areas used for public and private parking and loading areas shall be surfaced with an asphalt, concrete or similar all-weather surface paving so that the parking or loading is durable and dust free and graded and drained to dispose of surface water runoff which shall be retained on site and subject to review and approval of the Mason County Engineer or his designee.

SECTION 10.03

ACCESS AND EGRESS

The location of points of access and egress to the parking or loading area shall be subject to the approval of the Mason County Engineer or his designate and State Department of Highways when abutting State Highways. Access and egress points shall be evaluated for safety and turning movements to and from the parking area, site distance clearance, and engineering design features, including surface paving of access drives and aiseways from the public road to the parking area.

SECTION 10.04

LANDSCAPING AND SCREENING

Landscaping of parking and loading areas shall be included. Screening of parking and loading areas from adjoining residential uses shall be required. Screening from adjoining residential areas shall be sight obscuring.

SECTION 10.05

PARKING LOT AREA DESIGN

Parking lot areas shall be designed to adequately accommodate the parking of vehicles and provide safe internal maneuvering space.

SECTION 10.06

PARKING STALL SIZE

All parking spaces shall have a clear length of at least 20' and a clear width of at least 9'. Total parking stall area shall be at least 180 square feet.

SECTION 10.07

MANEUVERING AISLES

Parking lot areas shall use the following design criteria for parking area aisle ways.

<u>Parking Angle</u>	<u>Aisle Width</u>
30°	15'
45°	16'
60°	23'
90°	22'

*Please see attached examples for reference.

SECTION 11 HANDICAP PARKING STANDARDS

The following standards shall be used for the design and location of handicap parking stalls in the development of parking areas.

SECTION 11.01 PARKING SPACE

Every parking area shall have a minimum of one handicap parking space and one handicap parking space for every fifty spaces.

SECTION 11.02 LOCATION

Handicap parking stalls shall be located nearest to the primary public building entrances of the building and shall abut the accessible route of pedestrian travel.

SECTION 11.03 PARKING STALL SIZE

Handicap parking stalls shall be not less than 12½' in clear width and not less than 20' in clear length. Parking stall surface shall be stable, smooth, non-slip, and shall slope no more than 1' for 50' of lineal horizontal distance.

SECTION 11.04 CURB CUTS

Where any curb cuts occur between the accessible route of travel and any handicap parking space, curb cuts shall be provided for each parking space with access to the route of travel directly from the parking space without entering a vehicular roadway.

SECTION 11.05 SIGNS

Handicap parking spaces shall be identified by a sign centered 4'-5' from above grade at the head of the parking space utilizing the International Symbol of Access. The sign shall also indicate that the space is reserved for disabled people authorized to display the Washington State disabled overtime parking permit on or in their vehicles.

SECTION 12 WORDS AND PHRASES

Access - A way or means of approach.

Accessory Use or Structure - A building or part of a building, structure, or use which is subordinate to or incidental to that of main building, structure, or use on the same parcel of land, lot or tract.

Administrator - The Building Official of Mason County or his duly appointed designate.

Appeals Board - Mason County Planning Commission.

Board - The Board of Mason County Commissioners.

Building - Any structure built for the support, shelter or enclosure of persons, and their use.

Comprehensive Plan - The policies, statements, and guidelines as presently stated or as may be amended, expanded or added to as approved by the Board, as provided by RCW 36.70.320 through RCW 36.70.440.

Commercial - The buying and selling of goods, or services from stores, offices, or buildings.

Development - The construction, location or placing of one structure or more on a lot, parcel, or tract of land, including the construction or location of roads, streets, utilities and other physical services.

Egress - A way or means of emergence or exit.

Gross Floor Area - The sum area of the floor or floors as measured from the faces of external walls, excluding all parking or loading areas, cellars, and basements exclusively used for storage or housing mechanical equipment.

Industrial - Having to do with the assembly, storage, processing, or manufacturing of a finished or unfinished product for sale or distribution.

Ingress - A way or means of entrance.

Landscape - The location, placing, or planting, of trees, shrubs, lawns, bushes, or plant materials.

Maneuvering Aisle - A clear way of travel, or passage for the movement of motor or other vehicles.

Parking Area - A portion of or a lot, parcel, or tract of land used for the short term or long term storage of motorized or other vehicles.

Parking Stall - That portion of a parking area designated for the short term or long term storage of a singular motorized or other vehicles.

Parking Standards - Those minimum criteria, rules or means of measure to be met for the parking or storage of motorized or other vehicles.

Planning Commission - The Mason County Planning Commission duly appointed by the Board of County Commissioners.

Plans - A drawing, or diagram to a fixed scale, showing the location, arrangement, and design of a parking area, including all accessory utilities, landscaping, and other appurtenances.

Professional Services - A method or means of providing personal assistance with great skill.

Residential - Pertaining to or connected with the housing of persons including single family, two-family, multi-family, and short term dwelling accommodations.

Variance - A modification of the rules, regulations, criteria, or guidelines due to extenuating circumstances.

DATED this 17th day of October, 1977.

BOARD OF MASON COUNTY COMMISSIONERS

John Barckman
Chairman

John C. Mc

Tom Taylor

ATTEST:

Ruth E. Boysen
Ruth E. Boysen
Clerk of the Board

APPROVED AS TO FORM:

Byron E. McClanahan
Byron E. McClanahan
Prosecuting Attorney