

Revisions to Engrossed Ordinance Bill No. 1-20

The following revisions reflect the City Council’s vote during the February 10, 2020 public hearing. The revisions are identified in **bold double underline** and ~~bold double strikethrough~~ and have been incorporated into Engrossed Ordinance Bill No. 1-20.

Picnic Tables

Page 372 of Exhibit B: Design review standards for multifamily development with five to 12 units

- (C) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 500-square-foot improved open space area may count as 1,000 square feet toward the open space requirement.
 - (i) Be a minimum 500 square feet in size with a minimum dimension of 20 feet for all sides; and
 - (ii) Include at least one of the following types of features:
 - a. Covered pavilion
 - ~~**b. Designated picnic area with benches and at least two picnic tables**~~
 - ~~**c. Ornamental or food garden**~~
 - ~~**d. Developed and equipped children’s play area, with a minimum 30-inch tall fence to separate the children’s play area from any parking lot, drive aisle, or street**~~
 - ~~**e. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer)**~~
 - ~~**f. Swimming pool or wading pool**~~

Page 376-377 of Exhibit B: Design review standards for multifamily development with 13 or more units

- (E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.
 - (iii) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
 - (iv) Include at least one of the following types of features:
 - a. Covered pavilion
 - ~~**b. Designated picnic area with benches and at least two picnic tables**~~
 - ~~**c. Ornamental or food garden**~~

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- ~~d.c.~~ Developed and equipped children’s play area, with a minimum 30-inch tall fence to separate the children’s play area from any parking lot, drive aisle, or street
- ~~e.d.~~ Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer)
- ~~f.e.~~ Swimming pool or wading pool

Balconies

Page 380-381 of Exhibit B: Design review standards for multifamily development with 13 or more units

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies ~~shall not be~~ located on building facades that ~~are~~ face properties that are zoned RA or RS, unless separated by a street, **shall have fully sight-obscuring railings, and that are within 50 feet of those properties.**

Minimum Parking Requirements for Multifamily Housing and Room and Board Facilities

Page 400, 408, and 410 of Exhibit B: Amount off-street parking

- (a) *Minimum required off-street parking.* Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.

TABLE 806-1. MINIMUM OFF-STREET PARKING		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Household Living		
Single family	2	Applicable to all single family, unless noted below.
	1	Applicable to single family located within the CSDP area.
Two family	2 per dwelling unit	Applicable to all two family, unless noted below.
	1 per dwelling unit	Applicable to two family located within the CSDP area.
	3	Applicable to two family shared dwellings.

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<u>Three family</u>	<u>None</u>	<u>Applicable to three family located within the CSDP area or one quarter-mile of the Core Network.</u> ⁽³⁾
	<u>1 per dwelling unit</u>	<u>Applicable to all other three family.</u>
<u>Four family</u>	<u>None</u>	<u>Applicable to four family located within the CSDP area or one quarter-mile of the Core Network.</u> ⁽³⁾
	<u>1 per dwelling unit</u>	<u>Applicable to all other four family.</u>
<u>Multiple family</u> ⁽²⁾	<u>2 per dwelling unit</u>	Applicable to multiple family consisting of 3 dwelling units.
	<u>None</u>	<u>Applicable to multiple family located within the CSDP area or one quarter-mile of the Core Network.</u> ⁽³⁾
	<u>1 per dwelling unit</u>	Applicable to <u>all other</u> multiple family consisting of 5 to 12 dwelling units. Applicable to multiple family consisting of 3 dwelling units located within the CSDP area, MU-I zone, or MU-II zone.
	<u>1 per studio unit or dwelling unit with 1 bedroom</u>	Applicable to <u>all other</u> multiple family consisting of <u>413</u> or more dwelling units.
	<u>1.5 per dwelling unit with 2 or more bedrooms</u>	
	<u>1 per dwelling unit</u>	Applicable to <u>all other</u> multiple family consisting of <u>413</u> or more dwelling units located within the CSDP area , MU-I zone, or MU-II zone.
	<u>1 per 4 dwelling units</u>	Applicable to low income elderly housing.
Group Living		
Room and board facilities	1 per guest room or suite <u>None</u>	
Residential care	<u>1 per 350 sq. ft.</u>	
Nursing care	<u>1 per 3 beds</u>	
Lodging		
Short-term commercial lodging	<u>1 per guest room or suite</u>	

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Long-term commercial lodging		
Nonprofit shelters	1 per guest room or suite	Applicable to nonprofit Shelters serving victims of domestic violence
	1 per 350 sq. ft.	Applicable to all other nonprofit shelters
Retail Sales and Service		
Eating and drinking establishments	1 per 250 sq. ft.	
Retail sales	1 per 900 sq. ft.	Applicable to the following retail sales activities: <ul style="list-style-type: none"> ■ Building materials, hardware, nurseries, and lawn and garden supply stores. <li style="padding-left: 20px;">■ Auto supply stores. ■ Furniture and home furnishing stores. ■ Household appliance and radio, television, music, and consumer electronics stores.
	1 per 400 sq. ft.	Applicable to all other retail sales located within the MU-I zone or MU-II zone.
	1 per 250 sq. ft.	Applicable to all other retail sales located within all zones except the MU-I zone or MU-II zone.
Personal services	1 per 1,000 sq. ft.	Applicable to laundry, dry cleaning, and garment services.
	1 per 350 sq. ft.	Applicable to all other personal services.
Postal services and retail financial services	1 per 500 sq. ft.	
Shopping center	1 per 250 sq. ft.	
Business and Professional Services		
Office	1 per 350 sq. ft.	
Audio/visual media production		
Laboratory research and testing		
Office complex		
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		

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Motor vehicle and manufactured dwelling and trailer sales	1 per 900 sq. ft.	
Motor vehicle services		
Taxicabs and car services		
Heavy vehicle and trailer sales		
Heavy vehicle and trailer service and storage		
Commercial parking	N/A	
Park-and-ride facilities		
Recreation, Entertainment, and Cultural Services and Facilities		
Commercial entertainment—indoor	1 per 5 seats or 10 feet of bench length	Applicable to theaters.
	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
	1 per 300 sq. ft.	Applicable to all commercial entertainment—indoor.
Commercial entertainment—outdoor	3 per court, plus additional 1 per 5 seats or 10 feet of bench length	Applicable to tennis, racquetball, and handball courts.
	4 per tee	Applicable to golf courses.
	1 per 2,000 sq. ft. of gross site area	Applicable to all other commercial entertainment—outdoor.
Major event entertainment	The greater of the following: 1 per 5 seats or 10 feet of bench length; or 1 per 25 sq. ft. of floor area of assembly space.	
	4 per tee	Applicable to golf courses.

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Recreational and cultural community services	1 per 350 sq. ft.	Applicable to all other indoor Recreational and cultural community services.
	1 per 2,000 sq. ft. of gross site area	Applicable to all other outdoor Recreational and cultural community services.
Parks and open space	None	
Nonprofit membership assembly	1 per 350 sq. ft.	
Religious assembly	1 per 5 seats or 10 feet of bench length within the principle worship area; or 1 per 80 sq. ft. within the principal worship area, when no fixed seating or benches are provided.	
Health Services		
Medical centers/hospitals	1.5 per bed	
Outpatient medical services and laboratories	1 per 350 sq. ft.	
Education Services		
Day care	1 Day Care serving 1 to 12 persons	Parking requirement applies in addition to spaces required for any dwelling.
	2 Day Care serving 13 to 18 persons	
	3 Day Care serving 19 to 26 persons	
	4 Day Care serving 27 or more persons	
Basic education	2 per classroom	Applicable to elementary schools.
	1 per 6 students	Applicable to secondary schools. The number of students shall be calculated

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		based on the total number of students the school is designed to accommodate.
Post-secondary and adult education	1 per 350 sq. ft.	Applicable to vocational and trade schools.
	1 per 4 students	Applicable to all other post-secondary and adult education. The number of students shall be calculated based on the total number of students the school is designed to accommodate.
Civic Services		
Governmental services	1 per 500 sq. ft.	
Social services	1 per 350 sq. ft.	
Governmental maintenance services and construction	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Public Safety		
Emergency services	1 per employee, plus 1 additional space per ambulance	Applicable to ambulance stations.
	1 per 500 sq. ft.	Applicable to all other emergency services.
Detention facilities	1 per 2,000 sq. ft.	
Military installations	1 per 500 sq. ft.	
Funeral and Related Services		
Cemeteries	1 per 350 sq. ft.	

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Funeral and cremation services	1 per 5 seats or 10 feet of bench length in the chapel	
Construction Contracting, Repair, Maintenance, and Industrial Services		
Building and grounds services and construction contracting	The greater of the following: 0.75 per employee; or	
Industrial services	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
General repair services	1 per 350 sq. ft.	
Cleaning plants	1 per 1,000 sq. ft.	
Wholesale Sales, Storage, and Distribution		
General wholesaling	1 per 1,500 sq. ft.	
Heavy wholesaling		
Warehousing and distribution	The greater of the following: 0.75 per employee; or	
Self-service storage	1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	

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Manufacturing		
General manufacturing	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000, sq. ft. (Less than 50,000 sq. ft.)</p> <p>1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)</p> <p>1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)</p>	
Heavy manufacturing		
Printing		
Transportation Facilities		
Aviation facilities	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000 sq. ft. (Less than 50,000 sq. ft.)</p> <p>1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.)</p> <p>1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)</p>	
Passenger ground transportation facilities;		
	1 per boat berth or docking space.	Applicable to marinas.
Marine facilities	<p>The greater of the following: 0.75 per employee; or</p> <p>1 per 5,000 sq. ft.</p>	Applicable to all other marine facilities.

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	(Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Utilities		
Basic utilities	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Drinking water treatment facilities		
Power generation facilities		
Data center facilities		
Waste related facilities		
Wireless communication facilities	None	
Fuel dealers	1 per 200 sq. ft.	
Mining and Natural Resource Extraction		
Petroleum and natural gas production	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000	
Surface mining		

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	sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Farming, Forestry, and Animal Services		
Agriculture	5	Applicable when retail sales are involved.
Forestry		
Agriculture and forestry services	The greater of the following: 0.75 per employee; or 1 per 5,000 sq. ft. (Less than 50,000 sq. ft.) 1 per 10,000 sq. ft. (50,000 to 100,000 sq. ft.) 1 per 15,000 sq. ft. (Greater than 100,000 sq. ft.)	
Keeping of livestock and other animals	1 per 400 sq. ft.	
Animal services	1 per 400 sq. ft.	
Other Uses		
Accessory short-term rentals	None	
Temporary uses	Per SRC chapter 701	
Home occupations	1 per nonresident employee	Parking requirement applies in addition to spaces required for the dwelling unit.
Accessory dwelling units	None	
<p>⁽¹⁾ Unless otherwise provided, when required off-street parking is expressed in terms of a number of spaces per a square footage, the square footage shall equal the gross floor area.</p> <p>⁽²⁾ <u>The minimum number of spaces per dwelling unit may be reduced by 25 percent for dwelling units that are affordable to households with incomes equal to or less than 80 percent</u></p>		

of the median family income for the county in which the development is built or for the state, whichever income is greater.

(3) The distance shall be measured along a route utilizing public or private streets that are existing or will be constructed with the development.

(b) *Compact parking.* Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.

(c) *Carpool and vanpool parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

(d) *Maximum off-street parking.*

(1) Maximum off-street parking is based upon the minimum number of required off-street parking spaces. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.

TABLE 806-2A. MAXIMUM OFF-STREET PARKING

Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking Spaces Allowed
20 spaces or less	2.5 times minimum number of spaces required.
More than 20 spaces	1.75 times minimum number of spaces required.

(2) Maximum off-street parking where no minimum off-street parking is required. Where an activity does not require a minimum number of off-street parking spaces based on the requirements of Table 806-1, or because it is located in an area where no minimum off-street parking is required for the activity, maximum off-street parking shall be determined based on the assumed minimum off-street parking set forth in Table 806-2B. Parks and open space are exempt from maximum off-street parking standards.

TABLE 806-2B. MAXIMUM OFF-STREET PARKING WHERE NO MINIMUM OFF-STREET PARKING IS REQUIRED

No Minimum Off-Street Parking Required:	Maximum Off-Street Parking	Limitations & Qualifications
Based on requirements of Table 806-1	<u>1.75 per dwelling unit</u>	<u>Applicable to three family, four family, and multiple family located within the CSDP area or one quarter-mile of the Core Network</u>
	1 per 900 sq. ft.	<u>Applicable to all other uses</u>

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<u>Because activity is located in area where no minimum off-street parking is required for the activity</u>	<u>The maximum off-street parking otherwise allowed for the activity if it were located in an area where minimum off-street parking was required.</u>	
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(e) *Reductions to required off-street parking through alternative modes of transportation.*

- (1) Construction of transit related improvements. When adjacent to transit service, minimum required off-street parking may be reduced by up to ten percent for redevelopment of an existing off-street parking area for transit-related improvements, including transit stops, pullouts and shelters, park and ride lots, transit-oriented developments, and similar facilities.
- (2) Satisfaction of off-street parking through implementation of a plan for alternative modes of transportation. Minimum required off-street parking for uses or activities other than household living may be reduced through implementation of a plan providing for the use of alternative modes of transportation to decrease the need for off-street parking. The plan shall be reviewed as a Class 2 Adjustment under SRC chapter 250.

(f) Reductions to required off-street parking for multiple family developments.

- (1) For multiple family developments, the minimum number of required off-street parking spaces may be reduced through one or more of the following options, provided that the total number of off-street parking spaces reduced shall not exceed 25 percent:

(A) Transit access. The minimum number of required off-street parking spaces may be reduced by:

- (i) 10 percent where developments are located within one-quarter mile of a transit stop as measured along a route utilizing public or private streets that are existing or will be constructed with the development; or
- (ii) 20 percent where developments are located within one-quarter mile of a transit stop that has 15-minute transit service ~~or that is within the Core Network~~ as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

(B) Covered bicycle parking. The minimum number of required off-street parking spaces may be reduced by one space for every four covered bicycle parking spaces provided in addition to the minimum number of bicycle parking spaces required as set forth in SRC 806.055. The additional covered bicycle parking spaces must meet the standards of SRC 806.060 and must be located on site either outdoors or in a bike storage room that is accessible to all residents of the multiple family development.

(C) Shared car or van. The minimum number of required off-street parking spaces may be reduced by four spaces for every shared car or shuttle van that is provided on site and available for use by all residents.