

TOWN OF COUPEVILLE
Coupeville, Washington

ORDINANCE NO. 702

AN ORDINANCE of the Town of Coupeville, Washington, relating to Development and Design Standards in the Town's Development Code in the Coupeville Municipal Code Title 16; amending section 16.12.070 Off-Street Parking and Loading requirements of CTC Chapter 16.12 Development and Design Standards.

WHEREAS, the Town of Coupeville ("Town" or "Coupeville") adopted a Growth Management Comprehensive Plan in October 1994, which was its first comprehensive plan developed and approved consistent with the Washington State Growth Management Act (RCW 36.70A); and

WHEREAS, pursuant to RCW 36.70A.130, each local comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or town; and

WHEREAS, the Town Council requested that the Planning Commission review and make recommendations on possible amendments to the Town's off street parking and loading requirements contained in CTC 16.12.070 of the CTC Chapter 16.12 Development and Design Standards and the Planning Commission did so ("Proposal"); and

WHEREAS, Island County, acting as the Lead Agency, issued and distributed a Notice of Determination of Nonsignificance and Adoption of Existing Environmental Documents on May 28, 2009 in accordance with State Environmental Policy Act (Chapter 43.21C RCW)("SEPA") regarding the Proposal; and

WHEREAS, consistent with RCW 36.70A.106, Coupeville and Island County jointly submitted the Proposal to the Department of Commerce on June 15, 2009, for the required 60 day review; and

WHEREAS, the Town Planning Commission held a public workshop regarding the Proposal on May 4, 2010; and

WHEREAS, the Town Planning Commission held a public hearing regarding the Proposal on June 1, 2010; and

WHEREAS, the Planning Commission concluded that all written materials submitted and hearing testimony by interested parties were considered regarding the Proposal; and

WHEREAS, the Planning Commission concluded that ample opportunity was provided for the public to submit comments and testimony on the Proposal contained in this Ordinance at the Public Hearings duly held to receive such comments and testimony; and

WHEREAS, the Town Council held a Public Hearing on March 27, 2012, to take public input on the proposal and after the public comment directed the Town Planner to modify the proposal to address only an amendment to Section 16.12.070 as related to parking associated with the commercial use of a designated historic structure; and

WHEREAS, the Town Council continued the March 27, 2012 Public Hearing to April 24, 2012, at which time the Council will review the amended proposal; and

WHEREAS, the proposal is consistent with the adopted Design Guidelines for The Ebey's Landing National Historical Reserve which states in part that "For adaptive use of historic residential structures, onsite parking is discouraged unless a sufficient lot area exists to accommodate parking which does not negatively impact the historic setting and which is not located between the street and the historic building; and

WHEREAS, the Town Council will continue to review the remaining recommendations of the Planning Commission as they pertain to CMC 16.12.070; and

WHEREAS, following their own deliberations and based upon its review of the requirements of Chapter 36.70A RCW and the proposal with revisions, the recommended findings on review, and the public comments received, the Town Council declares that the review and the revisions have been prepared in conformance with applicable law, including Chapter 36.70A RCW, Chapter 43.21C RCW;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COUPEVILLE, WASHINGTON:

Section 1. Current Section 16.12.070 of CTC Chapter 16.12 is hereby amended to read as follows:

This section implements the comprehensive plan goals and policies which call for the provision and maintenance of adequate parking for commercial, public/quasi-public and residential land uses. This section also implements the Ebey's Landing National Historical Reserve Design Guidelines.

A. Intent and Purpose. It is the intent of these regulations to provide for off-street parking for employees, customers, and residents in the Town of Coupeville. This will relieve on-street congestion and provide safe and convenient access to private properties.

B. Applicability. In all zoning districts, there shall be provided at the time of the construction of any main building or at the time of the alteration, enlargement or any change in use of any main building, permanently maintained off-street parking facilities for the use of occupants, employees or patrons of such building and it shall be the joint and several responsibility of the owner and/or occupant of any main building or structure to provide, and thereafter maintain, the minimum number of free off-street parking facilities, as described in subsection C of this section.

C. Parking Requirement by Land Use. The prescribed minimum numbers of parking spaces to be provided by type of land use are shown in the table below:

1. Single-family dwellings, two-family dwellings, guest homes: two spaces per dwelling unit.
2. Multifamily dwellings: one and one-half spaces per dwelling unit.
3. Adult family homes, group homes: two spaces per dwelling unit plus one space for every three residents in care.

4. Hotels, rooming houses, other structures containing sleeping rooms: two spaces per every three sleeping rooms.
5. Motels: one space per sleeping room, plus one space per employee.
6. Mortuaries, funeral homes: ten spaces, or one space for each one hundred fifty (150) feet of gross floor area up to maximum of seventy (70) spaces, whichever is greater.
7. Churches, theaters, auditoriums: one space for every five seats in the principal place of assembly.
8. Public buildings, community centers, public libraries, art galleries, museums, post offices, telephone offices: one space for each employee, plus one space for each official vehicle, plus one visitor parking space for each one thousand (1,000) square feet of office or display space.
9. Assembly, fraternal, exhibition halls: one space for each employee plus one space for each fifty (50) square feet of floor area used for assembly, exhibition or dining.
10. Vocational and music schools, dances studios and other private schools and colleges for nonacademic instruction: one space for each instructor and for each student, based upon the average number of students attending class at one time.
11. Hospitals, sanitariums, nursing and rest homes: one space for each resident and staff doctor, plus one space for each employee per shift, intern and nurse, plus one space for each five beds, plus one space for each institutional vehicle.
12. Continuing care retirement facilities: one space for each employee per shift, plus one space for each residential unit, plus one space for each institutional vehicle.
13. Day care facilities, home and private kindergartens: one space for each staff member and employee plus one space for each one thousand (1,000) square feet of gross floor area.
14. Elementary schools, junior high schools: one space for each employee plus one space for every twenty-five (25) employees.
15. Senior high schools: one space for every seven pupils plus one space per employee.
16. Office buildings, banks, savings and loan companies, similar institutions: one space for each two hundred (200) feet of gross floor area.
17. Medical office buildings, veterinary offices: one space for each one hundred fifty (150) square feet of gross floor area.
18. Bowling alleys: six spaces for each alley.
19. Restaurants, cafes, eating and drinking establishments: one space for each one hundred (100) square feet of gross floor area.

20. Beauty and barber shops: one space for each one hundred twenty-five (125) square feet of gross floor area.
21. Laundry and dry cleaning establishments: one space for each employee plus one space for each five hundred (500) square feet of gross floor area.
22. Self-service laundry and dry cleaning establishments: one space per each four washing machines and/or dry cleaning machines.
23. Household services and trades such as carpentry, electrical servicing, plumbing and heating shops, paper hanging, painting, furniture upholstering, decorating shops, and other similar establishments: one space for each employee plus one space for each company vehicle, plus one space for each five hundred (500) square feet of floor space.
24. Filling stations: three spaces for each working bay.
25. Grocery stores, delicatessens, drugstores, pharmacies: one space per two hundred fifty (250) square feet of gross floor area.
26. Nurseries and greenhouses: one space for each employee plus four spaces for customer parking.
27. Shopping centers: one space for each two hundred (200) square feet of gross floor area.
28. Retail and wholesale stores of nonbulky items: one space for each three hundred (300) square feet of gross floor area.
29. Retail and wholesale stores of bulky items (e.g., furniture, major appliances, automobiles): one space for each six hundred (600) square feet of gross floor area.
30. Warehouse, wholesale, retail and commercial storage: one space for each employee, plus one space for each company vehicle, plus two spaces, but a total of no less than four spaces.

D. Interpretation. When a parking requirement is stated in terms of employees, it means the maximum number of employees who will be at the site at one time either on a single shift or an overlap of shifts. In figuring the total parking requirement for a use, any fraction of one-half or more shall require one more space. When a building, existing at the effective date of the ordinance codified in this title, is enlarged so as to require additional parking spaces to conform to these parking requirements, such additional spaces shall be provided; however, the number of such additional spaces shall be computed with regard only to the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this section.

E. Exemptions. ~~In that area of Coupeville enclosed by Alexander Street, Coveland Street, Ninth Street NE and Haller Street, the following exemptions apply in accommodating parking:~~

1. In that area of Coupeville enclosed by Alexander Street, Coveland Street, Ninth Street NE and Haller Street, the following exemptions apply in accommodating parking:

- ~~1a.~~ In the historic Front Street area bounded by Coveland on the South, Alexander Street on the West, Main Street on the East, and extending into Penn Cove to include the Coupeville Wharf, the minimum required parking standards contained in this section shall not apply.
- ~~2b.~~ In the portion of the historic/limited commercial district east of Main Street, off-street parking and loading requirements shall be set on a case- by-case basis by the planning commission at a public meeting, using the requirements in this section as a guide. The planning commission may establish maximum as well as minimum parking requirements. In reviewing specific project proposals, the planning commission shall consider minimizing the impacts of parking location and design on the pedestrian environment and on adjacent properties, and shall seek to maintain the historic residential character of this area through the retention or re-establishment of residential-scale landscaping within and around proposed parking areas.
2. All commercial use of a designated historic residential building or structure within any Town Commercial or General Commercial zoning district shall be exempt from off-street parking requirements. If parking facilities are provided on the site of a historic building or structure, the parking facilities must meet the design requirements established in the adopted Ebey's Landing National Historical Reserve Design Guidelines.

F. General Provisions.

1. It shall be a continuing obligation of the owner of property, for which parking spaces are required by this chapter, to provide the required off- street parking and loading facilities. Building permits or other permits will be issued only after receipt by the building official of site plan drawn to scale showing the location of permanent parking and loading facilities.
2. Required parking spaces shall be available for parking of vehicles of residents, customers, patrons and employees only, as the case may be, and shall not be used for storage of vehicles or materials or for the parking of vehicles used in conducting the business or use to which the property is put, and shall not be used for the sale, repair or servicing of any vehicle.
3. Off-street parking and loading facilities shall be provided prior to occupancy of any structure hereafter built or enlarged, or prior to a change in the category of use of any land. No certificate of occupancy will be issued until the requirements of this chapter are satisfied.
4. Any use of property which, on the effective date of the ordinance codified in this title or any amendments hereto, is nonconforming as to the regulations relating to off-street parking facilities may continue to be used in the same manner as if the facilities were conforming. Such existing parking facilities shall not be further reduced.
5. Off-street parking spaces existing on the effective date of the ordinance codified in this title and actually being used for the parking of automobiles or other motor vehicles in connection with the use of an existing building shall not be reduced in number or size during the entire life of such building or land use below that which would be required for a new building or land use of a similar type constructed or commenced after the effective date of said ordinance.

6. Any spaces required by the Uniform Building Code for handicapped person shall be in addition to the number of spaces required by this section.

G. Design Standards.

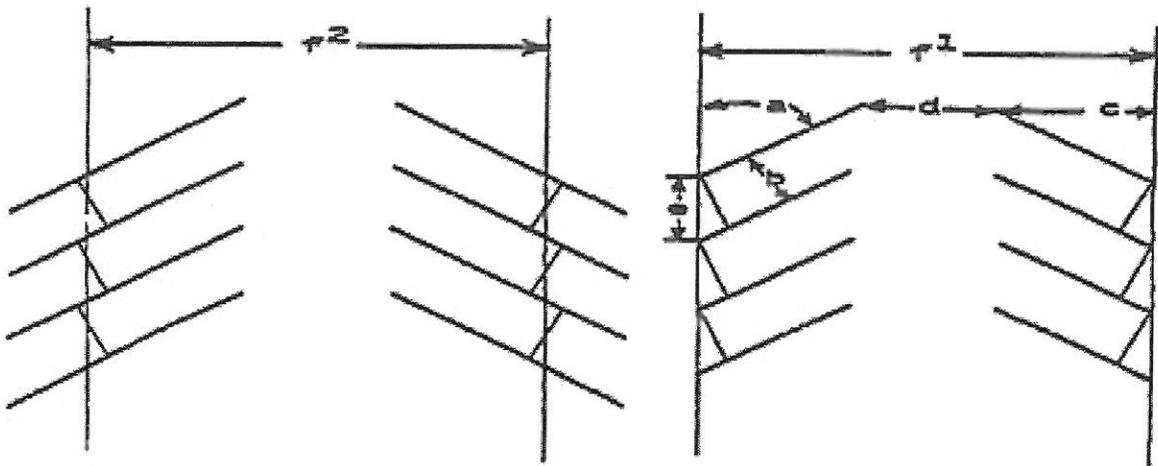
1. Each parking space shall contain not less than one hundred seventy-one (171) square feet in area exclusive of access and circulation aisles, except for compact car spaces as noted below.
2. All parking lots shall be provided with a paved surface. The town planner may approve in writing a nonpaved surface for some parking areas when the primary use will be for employees only. To qualify for this exception, use of individual parking spaces shall typically be limited to one vehicle per day per space, and shall not otherwise effect public health, safety and welfare.
3. Required parking areas shall not be used for sales display, dead storage, repair work or any purpose other than parking.
4. Lighting of parking lots shall be arranged to reflect away from public rights-of-way and from any adjoining residential area.
5. Curb cuts shall be located so as to avoid traffic hazards and shall be approved by the public works inspector.
6. Twenty-five (25) percent of parking space requirement may be designed for "compact car." Such space may not be less than eight feet five inches wide or fourteen (14) feet five inches in length and shall be labeled "compact car."
7. Parking lot design shall conform to the dimensions of the parking diagram contained in Plates A and B.

Parking Diagram (A)

Parking Angle (Degree)	Stall Width	Stall to Curb 19'-Long Stall	Aisle Width*	Curb Length	Center to Center Width	
					Front of Stall To Front of Stall	Overlap Front of Stall—Front of Stall
A	b	c	d	e	f ¹	f ²
0	9'0"	8.0	12.0	22.0	28.0	-
20°	9'0"	15.0	11.0	26.3	41.0	32.5
	9'6"	15.5	11.0	27.8	42.0	33.1
	10'0"	15.9	11.0	29.2	42.8	33.4
30°	9'0"	17.3	11.0	18.0	45.6	37.8
	9'6"	17.8	11.0	19.0	46.6	38.4
	10'0"	18.2	11.0	20.0	47.4	38.7
40°	9'0"	19.1	12.0	14.0	50.2	43.3
	9'6"	19.5	12.0	14.8	51.0	43.7
	10'0"	19.9	12.0	15.6	51.8	44.1

45°	9'0"	19.8	13.0	12.7	52.6	46.2
	9'6"	20.1	13.0	13.4	53.2	46.5
	10'0"	20.5	13.0	14.1	54.0	46.9
50°	9'0"	20.4	12.0	11.7	52.8	47.0
	9'6"	20.7	12.0	12.4	53.4	47.3
	10'0"	21.0	12.0	13.1	54.0	47.6
60°	9'0"	21.0	18.0	10.4	60.0	55.5
	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61.0	56.0
70°	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
	10'0"	21.2	18.0	10.6	60.4	57.0
80°	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63.3
90°	9'0"	19.0	24.0	9.0	62.0	-
	9'6"	19.0	24.0	9.5	62.0	-
	10'0"	19.0	24.0	10.0	62.0	-

For two-way circulation, the minimum aisle width shall be twenty-two (22) feet, adequate ingress, egress and turnaround space shall be provided. No portion of a parking space or aisle shall be located in a required landscaped yard.



Parking Diagram (B)

H. Off-Street Loading. Every building or structure used for business, trade or industry and normally requiring truck loading or unloading with respect to the use shall provide space as herein indicated for the loading and unloading of vehicles off the street or public alley. Off-street loading and unloading space shall not be used or designed, intended or construed to be used in a

manner to obstruct or interfere with the free use of any street or adjoining property. The minimum off-street loading and unloading space required for specific uses shall be as follows:

1. Retail business and service establishments shall provide one off-street loading and unloading space at least ten (10) feet wide and thirty-eight (38) feet long with a fourteen (14) foot height clearance per building.
2. Trucking terminals and ship terminals shall provide one off-street loading and unloading space for every five thousand (5,000) square feet of total floor area used for storage, warehousing and shipping. Each loading space shall be a minimum of fourteen (14) feet wide and sixty-five (65) feet long with a fourteen (14) foot height clearance.

Section 2. Amendment of Prior Ordinances. Ordinance No. 566 (1998), is hereby amended as necessary by this Ordinance to reflect the amendments to CTC 16.12.070 contained in this Ordinance.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

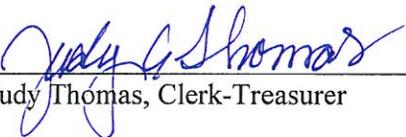
Section 4. Publication and Summary. This Ordinance or summary thereof consisting of the title shall be published in the official newspaper of the Town.

Section 5. Effective Date. This Ordinance shall be in full force and effect upon publication of the summary consisting of the title.

PASSED by the Town Council and **APPROVED** by the Mayor on 24th, day of April, 2012.

ATTEST

MAYOR

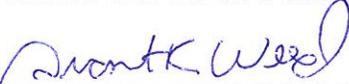


Judy Thomas, Clerk-Treasurer



Nancy Conard, Mayor

APPROVED AS TO FORM:



Grant K. Weed, Town Attorney

Published: 5.3.12