

Ordinance No. 00204

[\(Council Minutes 99/06/21\)](#)

ORDINANCE NO. 204

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the tables of Paragraph G of Section 18.25.100 of the Lakewood Municipal Code to provide for storage facilities in the Employment Center zone; amending Paragraph D of Section 18.25.400 of the Lakewood Municipal Code, relating to Accessory Uses and Structures in residential zones, providing for a prohibition on the parking of large vehicles in certain residential zones; and amending Paragraphs B, H and I of Section 18.35.040 of the Lakewood Municipal Code, relating to Loading Area Requirements and Off-street Parking, to clarify methods to determine parking requirements for new land uses and require the paving of parking lots

WHEREAS, the current code does not provide for storage facilities to be located in the Employment Center zone; and,

WHEREAS, there exists in the Employment Center zone in the City of Lakewood a need to provide both temporary and permanent storage facilities to support economic development by allowing preexisting non-conforming storage and warehouse uses to continue; and,

WHEREAS, commercial and personal storage facilities provide support for other uses in the Employment Center zone; and,

WHEREAS, the current code does not regulate the ongoing residential occupancy of campers and recreational vehicles; and,

WHEREAS, the uncontrolled use of campers and recreational vehicles increase the residential density and traffic volumes and are a possible threat to the health, safety, and welfare of the community; and,

WHEREAS, the current code does not limit the parking of large commercial vehicles in residential areas; and,

WHEREAS, the presence of large commercial vehicles in residential areas may intrude upon the quiet enjoyment of residential properties, and may present sight obstructions for motorists and pedestrians traveling along streets where large vehicles are parked, thereby posing a safety risk to such persons; and,

WHEREAS, the current code creates uncertainty in determining parking requirements for land uses that are not listed in the code; and,

WHEREAS, the City needs to be able to effectively respond to parking requirements for unlisted land uses; and,

WHEREAS, the current code does not require the pavement of parking areas; and,

WHEREAS, parking areas need to be paved to adequately direct stormwater runoff; and,

WHEREAS, a public hearing on the proposed amendments to the City code was held before the City of Lakewood Planning Advisory Board on the 21st day of April, 1999, to consider the proposed change and to hear the comments and concerns of all persons wishing to speak to said issue; and,

WHEREAS, the Planning Advisory Board subsequently recommended approval of the proposed code amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DOES ORDAIN as follows:

Section 1. That the Use Table of Paragraph G of Section 18.25.100 of the Lakewood Municipal Code be, and the same hereby is, amended to divide the table into separate tables to address each of the various use categories and to provide for storage in the Employment Center (EC) District in the Commercial Use Category, as follows:

18.25.100 Zone Classifications and Use Tables.

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G. Overlay Zones Use Tables.

Table 1

Zone Classification (Table 18.25.100.G.1)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts		Urban Residential	Recreation
	EC Employment Center EC Employment Center		MUC -- Major Urban Center CC -- Community Center NC -- Neighborhood Center	OLB-1 -- Office & Limited Business - Level 1 OLB-2 -- Office & Limited Business - Level 2 MUD -- Mixed Use District HRD -- High Density Residential District		MSF -- Moderate Density Single Family Unit
	EC	MUC CC NC	OLB-1 OLB-2	MUD HRD	MSF	OSR

Residential Use Category

Fraternity or Sorority House

Fraternity or Sorority House

P C

Group Home

C C C C C C

Mobile/Manufactured Home Park						P	P	A
Multi-Unit Housing	P	P	P			P	P	
Nursing Homes	P	P	P			P	P	C
Senior Housing	P	P	P			P	P	A
Single Unit B Detached Housing	A	A	A	A	A	A	A	P
Single Unit B Attached Housing	P	P	P	A	A	P	P	Permitted in PDD only
Two-Unit Housing (Duplex)	P	P	P	A	A	P	P	Permitted in PDD only
Caretaker Home				P	P			C P

Table 2

Table 2

Zone Classification (Table 18.25.100.G.2)

Employment Centers	Urban Centers	Urban Districts	Urban Residential	Recreation
EC	MIC -- Major	OLB-1 -- Office & Limited		

Use Categories And Use Types	EC	MUC -- Major Urban Center	Business - Level 1		
	Employment Center	CC -- Community Center	OLB-2 -- Office & Limited	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation
	EC		Business - Level 2		
	Employment Center	NC -- Neighborhood Center	MUD -- Mixed Use District		
			HRD -- High Density Residential District		

EC MUC CC NC OLB-1 OLB-2 MUD HRD MSF OSR

Civic Use Category

**Administrative
Government**

Services

Administrative
Government

Services

Day-Care
Centers

Community
and Cultural

Services

Education
Facilities

Health
Services

	P	P	P			P	P		
	P	P	P	A	A	P	P		C
		P	P	P1		P	P1	P1	C
	A	A1;C2	A1;C2	A1; C2		A1; C2	A1		A
	P	P	P			P			
	P	P	P1;C2	P1			P1		

Postal Services	P	P	P1;C2	P1			P	P1	
Recreation, non-profit	P1,4	P	P1,2,4	P1,4	P1,4, A2	P1,2,4	P	P1,2,4	P1,4; A2;C3; PFP3
Religious Assembly		P	P	P		A1	P	P	P1;C2
Public Safety Services	P1,2 C3	P1	P1	P1	A1	A1	P1,2 C3	C1	C1
Transportation	P1;C2,3; PFP2,3	P1; C2,3; PFP2,3	P1; C2,3; PFP2,3	P1; C2,3; PFP2,3	A1	A1	C2,3; PFP2,3	P1	P1
Utility or Public Maintenance Facilities	P	P1; C2; PFP2	P1; C2; PFP2	P1;C2; PFP2	A1	A1	P1;C2; PFP2	P1;C2;PFP2	P1;C2; PFP2
Golf Courses		P	P	P				C	P1

Table 3

Table 3

Zone Classification (Table 18.25.100.G.3)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts	Urban Residential	Recreation
	EC Employment Center EC Employment	MUC -- Major Urban Center CC -- Community Center NC -- Neighborhood	OLB-1 -- Office & Limited Business - Level 1 OLB-2 -- Office & Limited Business - Level 2 MUD -- Mixed Use District	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation

Center Center HRD -- High Density
Residential District

EC MUC CC NC OLB-1 OLB-2 MUD HRD MSF OSR

Utilities Use Category

Communication or Cellular

Utilities Use Category	EC	MUC	CC	NC	OLB-1	OLB-2	MUD	HRD	MSF	OSR			
Facilities	P1,2; C3	P1, 2; C3		P1, 2; C3		P1, 2; C3					P1, 2; C3		P1; C2,3
Communication or Cellular Facilities													
Electrical Facilities	P	P		P		P		P P P			P		P A
Electrical Generation Facilities	C												
Natural Gas Facilities	P	P1,2 C3		P1,2 C3		P1,2; C3				P1;C3			P1;C3 C2
Organic Waste Processing Facilities	P1,2; PFP1,2,3												C
Pipelines	P	P		P		P		P P P			P		P C
Sewage Collection Facilities	P	P		P		P					P		P P
Sewage Treatment Facilities	C;PFP	C;PFP		C;PFP		C;PFP					C;PFP		C;PFP C;PFP
Stormwater Facilities	P	P		P		P					P		P P

Waste Disposal Facilities	P1,2,3; PFP2,3,4						C2; PFP2	
Waste Transfer Facilities	P1; C2,3,4; PFP2,4	P1;C2; PFP2	P1; C2;PFP2	P1;C2; PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2; PFP2	
Waste Supply Facilities	P	P1;C2;PFP2	P1;C2;PFP2	P1;C2;PFP2	P1;C2; PFP2	P1;C2; PFP2	P1;C2; PFP2	C

Table 4

Table 4

Zone Classification (Table 18.25.100.G.4)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts	Urban Residential	Recreation
	EC Employment Center	MUC -- Major Urban Center CC -- Community Center NC -- Neighborhood Center	OLB-1 -- Office & Limited Business - Level 1 OLB-2 -- Office & Limited Business - Level 2 MUD -- Mixed Use District HRD -- High Density Residential District	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation
EC	MUC CC NC	OLB-1 OLB-2 MUD HRD	MSF	OSR	

Essential Public Facilities Use

Category (reserved)

(reserved)

Table 5

Table 5

Zone Classification (Table 18.25.100.G.5)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts		Urban Residential	Recreation				
	EC Employment Center	MUC -- Major Urban Center	CC -- Community Center	NC -- Neighborhood Center	OLB-1 -- Office & Limited Business - Level 1 OLB-2 -- Office & Limited Business - Level 2 MUD -- Mixed Use District HRD -- High Density Residential District	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation			
	EC	MUC	CC	NC	OLB-1	OLB-2	MUD	HRD	MSF	OSR

Office/Business Use Category

Administrative and Professional Offices

P P P1,2 P1 P1 P1,3 P P1

Administrative and Professional Offices

Education Services P P A1 A2 P

Table 6

Table 6

Zone Classification (Table 18.25.100.G.6)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts		Urban Residential	Recreation
	EC Employment Center	MUC -- Major Urban Center CC -- Community Center	NC -- Neighborhood Center	OLB-1 -- Office & Limited Business - Level 1 OLB-2 -- Office & Limited Business - Level 2	MUD -- Mixed Use District HRD -- High Density Residential District	MSF -- Moderate Density Single Family Unit
	EC	MUC CC NC	OLB-1 OLB-2	MUD HRD	MSF	OSR

Resource Use Category

Agricultural Sales	P1	P1	P1	P1		P	P1	P1	
Agricultural Sales									
Agricultural Services	P					P			
Agricultural Services									
Animal Production/Boarding	C								C
Animal Production/Boarding									
Crop Production	P2						P1		P
Crop Production									
Fish Hatcheries and Aquaculture								C	P
Fish Hatcheries and Aquaculture									
Forestry	P	P1	P1	P1		P1	P1		P
Forestry					P1				
Mineral Extraction	C;PFP							C;PFP	C
Mineral Extraction									

Table 7

Table 7

Zone Classification (Table 18.25.100.G.7)

	Employment Centers	Urban Centers	Urban Districts	Urban Residential	Recreation
Use Categories	EC	MUC -- Major Urban Center	OLB-1 -- Office & Limited Business - Level 1		
And	Center	CC -- Community Center	OLB-2 -- Office & Limited Business - Level 2	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation
Use Types	EC Employment Center	NC -- Neighborhood Center	MUD -- Mixed Use District HRD -- High Density		

Residential District

EC MUC CC NC OLB-1 OLB-2 MUD HRD MSF OSR

Commercial Use Category

Adult Business

Adult Business

C

Amusement and Recreation

P P1,2;C3 P1,2 P C3

Billboards

P P P

Building Materials and Garden Supplies

P P1;C2 P1 P

Bulk Fuel Dealers

P P

Business Services

P P P P A A P

Buy-Back Recycle Center

P P P P P

Commercial Centers

P C C

Eating and Drinking Establishment

P P P P A1,3 A,1,2,3 P P1 C

Food Stores	P1	P	P	P1,2			P	P1	C1
Lodging		P2	P2		C1	A1	P2		
Mobile, Manufactured and Modular Home Sales	P						P		
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,4	P1,2	P1,2	P,2		A3	P		C1
Personal Services	P1	P	P	P1	P1	P1,C2	P	P1	
Storage	A						P		C
							P		
Pet Sales and Services		P	P	P1	A1	P1	P		
Rental and Repair Services	P	P	P	P1	A1	P1,C2	P		
Sales of General Merchandise		P	P	P1,2	C1	C1,2	P		
Wholesale Trade	P	P1	P1;C2				P		

Table 8

Table 8

Zone Classification (Table 18.25.100.G.8)

Use Categories And Use Types	Employment Centers	Urban Centers	Urban Districts	Urban Residential	Recreation
	EC			OLB-1 -- Office & Limited	
Employment Center	MUC -- Major Urban Center		Business - Level 1		
EC	CC -- Community Center		OLB-2 -- Office & Limited	MSF -- Moderate Density Single Family Unit	OSR -- Open Space/ Recreation
Employment Center	NC -- Neighborhood Center		Business - Level 2		
			MUD -- Mixed Use District		
			HRD -- High Density Residential District		
	EC	MUC CC NC	OLB-1 OLB-2 MUD HRD	MSF	OSR

Industrial Use Category

Basic Manufacturing	C				
Contractor Yards	P		C		P
Food and Related Products	P	C1	C1		C1
Industrial Services and Repair	P				
Limited	P				

Manufacturing and Assembly			C	C
Motion Picture, Television and Radio Production Studios	P	P		P
Offsite Hazardous Waste Treatment and Storage Facilities	C			
Printing, Publishing and Related Industries	P	P	P1	P
Recycling Processor	P			
Salvage Yards/Vehicle Storage Facilities	1;C2			P1;C2
Warehousing, Distribution and Freight Movement	P		C	C

NOTES

P Permitted.

FPF If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.

C Requires a Conditional Use Permit.

A Requires administrative review.

Number Refers to level of Use Type allowed. See Section 18.25.260 to 18.25.330. When no number is present, all levels of the Use Type are allowed

NOTE: Basic Manufacturing in the EC Zone classification shall require a Conditional Use Permit, and is NOT permitted outright.

Section 2. That Paragraph D of Section 18.25.400 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

Section 18.25.400 Accessory Uses and Structures.

....

D. Residential Standards. Accessory uses and structures customarily incidental to principal residential uses and structures are allowed in all regulatory zones except as otherwise provided herein. The following provision applies to all zone classifications permitting a residential use.

1. The following provisions apply to all zoning classification permitting residential uses where the lot is less than an acre in size. No detached accessory structure or combination of detached accessory structures are permitted to exceed 800 square feet; subject to other provisions of this Code.

2. In the MSF, Moderate Density Single Family Unit zone, accessory structures shall be counted in the maximum lot coverage for building square footage.

3. In the MSF, Moderate Density Single Family, and HRD, High Density Residential District zones, the parking of buses or commercial vehicles over 80 inches in width or 20 feet in length is prohibited as an accessory use. 4. In the MSF, Moderate Density Single Family, and HRD, High Density Residential District, licensed vehicles such as motor homes, recreational vehicle, trailers, and campers shall not be used on site as a residential dwelling unit; provided, however, that guests traveling in any such vehicle may live or sleep in the vehicle for a period not to exceed two weeks at any one time or a maximum of four weeks in a calendar year. The unit shall be self-contained and not connected to sanitary sewers and must meet all health requirements for disposal of wastes.

Section 3. That Paragraph B of Section 18.35.040 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

Section 18.35.040 Loading Area Requirements and Off-street Parking.

.

....

B. Required Automobile Parking Spaces. Off-street spaces shall be provided as an accessory use in accordance with the requirements of this Section at the time any building or structure is erected, enlarged or expanded, or remodeled. All parking areas containing more than five (5) parking spaces and any loading areas shall be paved and landscaped in accordance with this Section.

Section 4. That Paragraphs H and I of Section 18.35.040 of the Lakewood Municipal Code be, and the same hereby are, amended to read as follows:

Section 18.35.040 Loading Area Requirements and Off-street Parking.

.

....

H. Uses Not Specified. In the case of a use not specifically mentioned in Section 18.35.040.I., the requirements for off-street parking facilities shall be determined by the Director. ~~Such determination shall be based upon the requirements for the most comparable use specified in Section 18.35.040.I;~~ or, where in the opinion of the Director no comparable use exists, based upon a reasonable rationale which is explained in the Director=s decision. In certain identified geographic areas where a pedestrian oriented environment is desired, the Director shall have the discretion to allow up to a thirty percent (30%) reduction in parking requirements for commercial uses.

I. Parking Spaces Required For Particular Uses. The minimum number of off-street parking spaces required shall be as set

forth in the following:

TABLE 1:

Section 2. That Paragraph D of Section 18.25.400 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

Section 18.25.400 Accessory Uses and Structures.

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D. Residential Standards. Accessory uses and structures customarily incidental to principal residential uses and structures are allowed in all regulatory zones except as otherwise provided herein. The following provision applies to all zone classifications permitting a residential use.

1. The following provisions apply to all zoning classification permitting residential uses where the lot is less than an acre in size. No detached accessory structure or combination of detached accessory structures are permitted to exceed 800 square feet; subject to other provisions of this Code.

2. In the MSF, Moderate Density Single Family Unit zone, accessory structures shall be counted in the maximum lot coverage for building square footage.

3. In the MSF, Moderate Density Single Family, and HRD, High Density Residential District zones, the parking of buses or commercial vehicles over 80 inches in width or 20 feet in length is prohibited as an accessory use. 4. In the MSF, Moderate Density Single Family, and HRD, High Density Residential District, licensed vehicles such as motor homes, recreational vehicle, trailers, and campers shall not be used on site as a residential dwelling unit; provided, however, that guests traveling in any such vehicle may live or sleep in the vehicle for a period not to exceed two weeks at any one time or a maximum of four weeks in a calendar year. The unit shall be self-contained and not connected to sanitary sewers and must meet all health requirements for disposal of wastes.

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I. Parking Spaces Required For Particular Uses. The minimum number of off-street parking spaces required shall be as set forth in the following:

TABLE 1.

USE	PARKING SPACES REQUIRED
1. Adult day-care centers	Three plus one per each employee plus one per ten clients.
2. Banks, savings and loan associations, business or professional offices	One for each 400 square feet of gross floor area.
3. Bowling alleys	Four per each alley.
4. Churches	One for each five seats in the principal place of assembly for worship, including balconies and choir loft.
5. Dance halls, skating rinks, youth cabarets	One for 25 square feet of skating or dancing area plus one stall per 40 square feet for all other areas of the facility.
6. Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs, retail stores, except as otherwise specified herein.	One for each 200 square feet of gross floor area.
7. Fraternity, sorority or group student house	One for each three sleeping rooms or one for each six beds, whichever is greater.
8. Hospitals	Two for each bed.
9. Large group home, institution	One for each two beds.
10. Libraries and museums	One for each 250 square feet of floor area open to the public.
11. Lodging and rooming houses	One for each sleeping room.
12. Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	One for each three employees on a maximum shift.
13. Medical or dental clinics	Five for each physician or dentist.
14. Mortuaries or funeral homes	One for each four fixed seats or one for each 80 square feet of floor area used for services, whichever is greater.

15. Motels, hotels	One for each unit.
16. Motor vehicle or machinery sales, wholesale stores, furniture stores	One for each 400 square feet of gross floor area.
17. Multiple-family dwellings	One and one-half for each dwelling unit.
18. Pleasure craft moorages	One for each two moorage stalls.
19. Scale-model hobby shops	One for each 200 square feet of gross floor area.
20. Schools: High Schools	One for each eight students plus one for each faculty member (exclusive of loading and unloading area).
Elementary and Junior High	One for each faculty member.
Junior High	
21. Single-family	One for each dwelling unit.
22. Stadiums, auditoriums, community clubs, community centers, and other places of assembly.	One for each four seats.
23. Theaters	One for each three seats up to 800 seats, plus one for each five seats over 800 seats.
24. Warehouses and storage buildings	One for each 2,000 square feet of gross floor area, except that office space shall provide parking as required for offices.

Where there is a question regarding whether a use is listed on Table 1, the Director shall have the authority to determine which of the listed parking space requirements most closely fits the proposed use.

TABLE 1.

TABLE 1.

USE	PARKING SPACES REQUIRED
------------	--------------------------------

ASSEMBLY

- | | |
|--|---|
| <p>1. 1. Auditorium, assembly room, exhibition hall</p> <p>1. 1. Auditorium, assembly room, exhibition hall</p> | <p>1 space per 4 fixed seats; or 40 spaces per 1,000 gross square feet, whichever is greater.</p> |
|--|---|

- 2. Mortuaries, funeral homes
1 space per 4 fixed seats; or 1 space per 35 square feet of floor area used for assembly purposes, plus 1 space for each employee, whichever is greater.
- 3. Churches
1 space per 5 seats in the principal place of assembly, including balconies and choir loft if applicable.
- 4. Theaters
1 space per 3 seats up to 800 seats; plus 1 space per 5 seats over 800 seats.

AUTOMOBILE SERVICES

- 5. Service or gasoline stations, automobile repair, mini-marts**
4 spaces per service bay; or 1 space per 150 square feet of gross floor area, whichever is more.
- 5. Service or gasoline stations, automobile repair, mini-marts

CORRECTIONAL FACILITIES

- 6. Jails, prisons**
1 space per 5 holding cells, plus 1 space per employee, plus 1 space for every vehicle operated in connection with the facility.
- 6. Jails, prisons

CULTURAL RESOURCES

- 7. Libraries, museums**
5 spaces per 1,000 square feet of floor area open to the public; OR a parking study at the discretion of the community development director.
- 7. Libraries, museums

EDUCATIONAL FACILITIES

8. Elementary and middle schools

- 8. Elementary and middle schools
1 and one-half spaces for each classroom plus 1 space for each 300 square feet of office space, plus the amount of parking spaces required for auditorium or assembly room uses in accordance with Use No. 1 above.
Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.
- 9. High schools
1 space per employee or faculty member and 1 space per 8 enrolled students, or parking based on public assembly requirements for auditoriums, whichever is more.
- 10. Colleges, universities, technical schools
1 space per employee, plus 1 space per 3 students residing on campus, plus 1 space per 5 day students not residing on campus.
- 11. Instructional studios for martial arts, dance, art, etc.
1 space per 2 students OR a parking study at the discretion of the Community Development Director.

FOOD SERVICE

12. Restaurant - lounge or bar

- 12. Restaurant - lounge or bar
18 spaces per 1,000 square feet of seating area; EXCEPT, if they are part of a shopping center, then the shopping center standard will apply.
- 13. Restaurant - table service/sit down
14 spaces per 1,000 square feet of seating area; EXCEPT, if they are part of a shopping center, then the shopping center standard will apply.
16 spaces per 1,000 square feet of seating area; EXCEPT, if they are part of a shopping center, then the shopping center standard will apply.
- 14. Restaurant - counter/pick-up services ("fast food")
Drive-thrus shall be designed to accommodate a minimum of 8 vehicles at 20 feet per vehicle to the order pick-up location. All drive-thru queuing shall be designed in a way that will not interfere with the free or orderly circulation of the parking lot and pedestrian access to the building.
- 15. Restaurant banquet/meeting rooms
8 spaces per 1,000 square feet of seating area in the banquet rooms, in addition to the parking required for other portions of the restaurant.

HOSPITALS

16. Hospitals

2 spaces per bed OR a parking study at the discretion of the Community Development Director.

16. Hospitals

INTERIM CARE FACILITIES

17. Home-based child or adult temporary care facilities ("day cares")

In addition to the spaces required for the single-family dwelling, 1 space per nonresident employee, plus 1 additional parking space.

17. Home-based child or adult temporary care facilities ("day cares")

18. All other child or adult temporary care facilities ("day cares")

1 space per employee, plus 1 space per 10 clients, plus a clearly marked, off-street area for loading and unloading clients. Adequate vehicle turnaround shall be provided on site for parking and loading so as to preclude the necessity of backing out onto the street.

LODGING

19. Motels/hotels

1 space per unit, plus 1 space per 2 employees, plus as required for ancillary uses.

19. Motels/hotels

20. Lodging/rooming houses, bed and breakfasts.

1 space per sleeping room.

MANUFACTURING

21. Manufacturing uses, research and testing laboratories, food and beverage production and packaging, printing and engraving shops.

1 space per 1,000 square feet of gross floor area, plus 1 space per vehicle operated in connection each on-site use; EXCEPT, office space shall provide parking as required for

21. Manufacturing uses, research and testing laboratories, food and beverage production and packaging, printing and engraving shops.

offices.

OFFICES

- 4 spaces per 1,000 square feet of gross floor area.
22. Financial institutions, business or professional offices
Facilities with drive-up service windows shall be designed to accommodate a minimum of 5 vehicles at 20 feet per vehicle to the service location. All drive-up queuing shall be designed in a way that will not interfere with the free or orderly circulation of the parking lot and pedestrian access to the building.
Office Space: 4 spaces per 1,000 gross square feet of floor area
23. Governmental facilities
Fixed Seating - Assembly area: 1 space per 40 square feet of fixed seating or assembly area in the building.
24. Medical/dental clinics
5 spaces per physician or dentist plus 2 spaces per employee.

RECREATION

25. Passive/natural recreation areas of any size.

No parking required.

25. Passive/natural recreation areas of any size.

26. Active recreation areas 4 acres or less in size
3 spaces per acre of active area. Ballfields shall require 50 spaces for each field. Must be on the public right-of-way so that the size of the park is not limited; EXCEPT, ballfield parking may be placed on-site to prevent overflow into the neighborhood.

27. Active recreation areas of more than 4 acres in size
5 spaces per acre of active area. A minimum of 75 percent of the required parking shall be placed on the park site to prevent overflow into the neighborhood. Must be paved according to City standards unless the parking serves a trailhead, campground, state park; or is a design consideration for a unique use such as an equestrian or historical site or in response to storm drainage issues.

28. Pleasure craft moorage
1 space per 2 moorage stalls.

- 29. Bingo halls/casinos 1 space per 4 fixed seats or 40 spaces per 1,000 square feet, whichever is more.
- 30. Dance halls/youth cabarets/video arcades 1 space per 4 fixed seats or 40 spaces per 1,000 square feet of dancing area, plus 25 spaces per 1,000 square feet for all other areas of the facility that do not constitute another listed use.
- 31. Skating rinks Parking study required.
- 32. Bowling alleys 4 spaces per alley, plus 2 spaces per billiard table, plus 1 space per 5 seats in any gallery.

RESIDENTIAL

- 33. Single family** 2 spaces per dwelling unit.
- 33. Single family
- 34. Multiple family 2 spaces per dwelling unit. Plus, for complexes with 5 or more units, 1 visitor space per 4 dwelling units. Plus, for complexes with 50 or more units, 1 recreational vehicle space per 15 dwelling units.
- 35. Senior housing 1 spaces per 1 dwelling units or rooms, plus 1 space per employee and 1 visitor space per 6 dwelling units or rooms.
- 36. Nursing home, group home, assisted living, other institutional arrangements 1 space per 2 beds, plus 1 space per day shift employee, plus 1 visitor space per 4 beds.
- 37. Fraternity, sorority, or other group student housing 1 space per 3 sleeping rooms or 1 space per 6 beds, whichever is more.

SHOPPING

38. Any retail/mixed retail or shopping center that is within 2,000 feet of a transit center shall reduce parking by a minimum of 20 percent and may reduce parking by as much as 50 percent, at the developer's option. Any new retail construction within 2,000 feet of a transit center shall be required to construct or participate in the construction of pedestrian walkways to the transit center.

38. Any retail/mixed retail or shopping center that is within 2,000 feet of a transit center shall reduce parking by a minimum of 20 percent and may reduce parking by as much as 50 percent, at the developer's option. Any new retail construction within 2,000 feet of a transit center shall be required to construct or participate in the construction of pedestrian walkways to the transit center.

- 39. Retail stores - general Except as otherwise specified herein, 5 spaces per 1,000 square feet of gross floor area.
- 40. Personal services such as barber 1 space per 150 square feet of gross floor area, or 1 space

shops, beauty salons, manicurists, massage therapists, etc.	per employee and 2 spaces per client station, whichever is more.
41. Motor vehicle or machinery sales, furniture stores.	1 space per 400 square feet of gross floor area.
42. Retail/mixed retail shopping centers, less than 15,000 net square feet.	5 spaces per 1,000 net square feet.
43. Retail/mixed retail shopping centers, 15,000-100,000 net square feet.	4.75 spaces per 1,000 net square feet.
44. Retail/mixed retail shopping centers, 100,000-500,000 net square feet.	4.5 spaces per 1,000 net square feet.
45. Retail/mixed retail shopping centers, 500,000+ net square feet.	4 spaces per 1,000 net square feet.
46. Warehouse/wholesale retail (i.e., Costco, Ikea, Sam's Club. etc.)	Parking study required.

WAREHOUSE

47. Warehouses, commercial storage buildings

1 space per 2,000 square feet of gross floor area; EXCEPT, office space shall provide parking as required for offices.

47. Warehouses, commercial storage buildings

1 space per 2,000 square feet of gross floor area plus 2 spaces per resident manager dwelling unit; EXCEPT, office space shall provide parking as required for offices.

48. Mini-storage, self storage

Section 5. Severability.

If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 6. Effective Date.

That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 21st day of June, 1999.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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