


CITY OF MARYSVILLE AGENDA BILL
EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: September 14, 2020

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| AGENDA ITEM: | |
| An Ordinance to consider amendments to MMC 22C.130.030 related to minimum required parking. | |
| PREPARED BY: | DIRECTOR APPROVAL: |
| Angela Gemmer, Senior Planner |  |
| DEPARTMENT: | |
| Community Development | |
| ATTACHMENTS: | |
| PC Recommendation dated 6/9/2020 PC Minutes dated 3/10/2020 and 6/9/2020 Adopting Ordinance | |
| BUDGET CODE: | AMOUNT: |
| N/A | N/A |
| SUMMARY: | |

The Planning Commission (PC) held a public hearing on June 9, 2020 to review proposed amendments to Marysville Municipal Code (MMC) Title 22, *Unified Development Code* specifically Section 22C.130.030, Table 1, *Minimum required parking spaces*. Presently the MMC lacks a specific parking standard for studio apartments. The proposed amendments are to provide a parking standard for studio apartment units which have a lower parking demand than one-bedroom apartments. A dozen jurisdictions' studio parking standards were surveyed including the standards of six Snohomish County jurisdictions. The average studio parking requirement is 1.17 parking spaces. The proposed parking standard is 1.25 parking spaces per studio apartment.

The following additional amendments are proposed:

- Correction of an internal inconsistency on the multiple-family parking standards; and
- Elimination of unnecessary language on both the accessory dwelling unit and one-bedroom multiple-family parking standards.

The PC received testimony from staff and interested parties at the public hearing following public notice. The PC made a motion to recommend the proposed amendments to City Council for adoption by ordinance.

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| <p>RECOMMENDED ACTION: Staff recommends that City Council affirm the Planning Commission's recommendation and adopt the Minimum Required Parking Spaces Amendments by Ordinance.</p> <p>RECOMMENDED MOTION: I move to adopt the Minimum Required Parking Spaces Amendments by Ordinance, and authorize the Mayor to sign said Ordinance.</p> |
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MARYSVILLE
COMMUNITY
DEVELOPMENT

PC Recommendation – Minimum Required Parking Spaces Amendments

The Planning Commission (PC) of the City of Marysville, having held a public hearing on June 9, 2020 in review of NON-PROJECT action amendments of the Marysville Municipal Code, proposing amendments to Section 22C.130.030, Table 1, *Minimum required parking spaces*. Having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

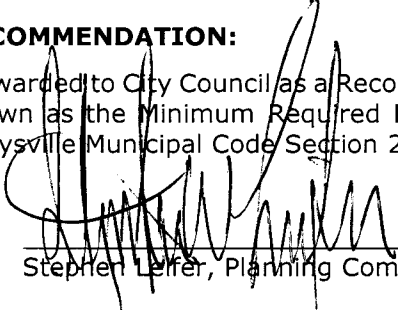
1. The Community Development Department held a public meeting to introduce the NON-PROJECT action Minimum Required Parking Spaces Code Amendments to the community on March 10, 2020.
2. The proposal was submitted to the State of Washington Department of Commerce for 14-day expedited review on March 17, 2020, in accordance with RCW 36.70A.106.
4. The PC held a public work session to review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action Minimum Required Parking Spaces Code Amendments as described above, on March 10, 2020.
5. The PC held a duly-advertised public hearing on June 9, 2020 and received testimony from city staff and the public.
6. At the public hearing, the PC reviewed and considered the Minimum Required Parking Spaces Code Amendments.

CONCLUSION:

At the public hearing, held on June 9, 2020, the PC recommended **APPROVING** the Minimum Required Parking Spaces Code Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as the Minimum Required Parking Spaces Code Amendments, an amendment to Marysville Municipal Code Section 22C.130.030, Table 1, this **June 9, 2020**.

By: 
Stephen Laffer, Planning Commission Chair

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

March 10, 2020

Call to Order

Chair Leifer called the meeting to order at 7:03 p.m. noting the excused absence of Commissioners Kay Smith and Tom Thetford.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker

Staff: Planning Manager Chris Holland, Senior Planner Cheryl Dungan, Senior Planner Angela Gemmer

Excused: Planning Commissioner Tom Thetford, Planning Commissioner Kay Smith

Minutes

February 11, 2020 Planning Commission Minutes

Motion to Approve February 11, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Kristen Michal.

VOTE: Motion carried 4 - 0

AYES: Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Steve Leifer

ABSTAIN: Planning Commissioner Brandon Whitaker

Election of Officers

Motion to Approve the reappointment of Steve Leifer as Planning Commissioner Chair moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Jerry Andes.

AYES: ALL

Motion to Approve appointment of Jerry Andes as Planning Commission Vice Chair moved by Planning Commissioner Steve Leifer seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Audience Participation

None

Public Hearing

Floodplain Management Code Amendments

- MMC Chapter 22A.020 Floodplain Definitions
- MMC Chapter 22E.020 Floodplain Management

Senior Planner Dungan reviewed the proposed changes. She noted that the majority of the changes come from the Washington State Model Flood Plain Ordinance for the City to remain in compliance with the National Flood Plain Insurance Program. Also, staff is recommending revising the language to be consistent with how density is calculated and also with the Comprehensive Plan to exclude residential development within the 100-year floodplain. Also, it is proposed that the Hearing Examiner hear the variances to the floodplain instead of City Council in order to be consistent with current regulations for all other land use actions. Staff is recommending that the Planning Commission forward City Council a recommendation of approval of the Development Code amendments.

Commissioner Whitaker asked if there has been an updated FIRM (Flood Insurance Rate Map) map for Marysville in 2020. Senior Planner Dungan replied that she just got proposed changes in the mail not too long ago. She did not see any changes in terms of the base flood elevation.

Chair Leifer asked about floodplain insurance requirements. Senior Planner Dungan explained that lenders require people to obtain floodplain insurance when they refinance or purchase if they fall within FEMA's floodplain map boundaries. People can request a letter of map amendment if they contest the designation. The City primarily relies on LIDAR information.

Chair Leifer opened the public hearing at 7:16 p.m. There were no members of the public present. The public comment portion of the public hearing was closed at 7:16 p.m.

Motion to Approve forwarding the proposed Floodplain Management Code Amendments to Council with a recommendation for approval moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Kristen Michal.

AYES: ALL

The hearing was closed at 7:18 p.m.

New Business

Code Amendments

MMC 22C.130.030-Table 1: Minimum Required Parking Spaces

Senior Planner Gemmer reviewed the proposed revisions which would provide a parking standard of 1.25 parking spaces per dwelling unit for studio apartments and provide clarification on both accessory dwelling unit and multiple-family parking standards. Commissioners asked clarification questions regarding the proposal.

Motion to Approve setting a public hearing on this Minimum Parking Spaces for April 14 moved by Planning Commissioner Brandon Whitaker seconded by Planning Commissioner Kristen Michal.

AYES: ALL

MMC 22A.020.180 - "Q" definitions

Senior Planner Gemmer reviewed this item which would clarify the definition for Qualified Scientific Professional and differentiate the qualifications needed for wetland professionals from fish and fish habitat/stream professionals.

Commissioner Michal asked about impacts on developers who might need to hire more than one professional as a result of these amendments. Planning Manager Holland explained that this will have no impact on most people, but will clarify that people need to have their certification.

Motion to Approve setting a public hearing on "Q" definitions on April 14 moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Roger Hoen.

AYES: ALL

MMC 22C.240.030 - Criteria for locating a recreational vehicle park

Senior Planner Gemmer reviewed this item which would clarify that all recreational vehicle parks are subject to the standards set forth in MMC Chapter 22C.240 and eliminate the obsolete reference in MMC Section 22C.240.030 to recreational vehicle parks being allowed in all zones within the city except single family and multiple family zones as this is inconsistent with the permitted uses matrices.

Motion to Approve setting a public hearing for Criteria for locating a recreational vehicle park for April 14 moved by Planning Commissioner Kristen Michal seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

"Tiny House" and "Tiny House with Wheels" Discussion

Senior Planner Gemmer made a PowerPoint presentation regarding tiny houses and solicited Planning Commission comments on how these should be incorporated into the city.

Commissioner Michal asked if the City is expecting any type of mandates related to tiny houses. Planning Manager Holland explained that right now the City is just required to allow them in Mobile Home Parks. In the future they may be required to expand that.

Commissioner Hoen said he'd like to see requirements for play areas, sidewalks and pedestrian connections, and possible regulations on fences.

Commissioner Whitaker recommended elements that would produce pride in place.

Commissioner Michal asked about looking at models from other communities. Staff indicated they would look into that.

Commissioner Andes recommended not requiring curb, gutter and sidewalks to help keep down costs.

Chair Leifer noted that there has been an interest in doing this on church properties in some locations. Planning Manager Holland thought that this is a direction that the legislature is likely going to try to go. Chair Leifer commented that a commitment to set aside space for this type of housing says a lot about the city's desire to provide housing for all types of people.

There was discussion about impacts on tax assessments.

There appeared to be consensus to require sewer and water as an Accessory Dwelling Unit on an existing lot. In a community, there was a question if they had to have their own restroom facility or if it could be provided on site.


Commissioner Whitaker spoke in support of each unit having its own restroom and water hookups for a tiny home village, but as an ADU they might be able to share with the main home.

Adjournment

Motion to Adjourn at 8:31 p.m. moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting - Tuesday, April 14, 2020 - 7 p.m.

 for _____
Laurie Hugdahl, Recording Secretary

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

June 9, 2020

Call to Order

Chair Leifer called the meeting to order at 6:00 p.m. noting the resignation of Kay Smith and expressed appreciation for her faithful and conscientious service.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker, Planning Commissioner Tom Thetford

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Janis Lamoureux

Excused: Planning Commissioner Roger Hoen

Minutes

March 10, 2020 Planning Commission Minutes

Motion to approve March 10, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

VOTE: Motion carried 4 - 0

AYES: Chair Leifer, Planning Commissioner Andes, Planning Commissioner Michal, Planning Commissioner Whitaker

ABSTAIN: Planning Commissioner Thetford

Audience Participation

None

Public Hearing

Hearing No. 1 - Amendment to MMC Chapter 22C.130.030, Table 1, Minimum required parking spaces.

The hearing was opened at 6:06 p.m. Senior Planner Gemmer reviewed this item. Commissioner Whitaker asked about the previous requirements. Senior Planner Gemmer reviewed those.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:15 p.m.

Hearing No. 2 - Amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180.

The hearing was opened at 6:15 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Andes asked how many professionals have these credentials. Senior Planner Gemmer thought many people on the list would have this credential or could get it. Planning Manager Holland reviewed the reason for strengthening this definition.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180. to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Whitaker.

AYES: ALL

The hearing was closed at 6:23 p.m.

Hearing No. 3 - Amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Parks.

The hearing was opened at 6:23 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Whitaker expressed concern about the appearance of the multiple uses allowed in a mobile home park. Senior Planner Gemmer noted that all of these uses are currently allowed under state law. Planning Manager Holland noted that some mobile home parks have more restrictions, but not all of them.

Chair Leifer asked why RV parks wouldn't be allowed in the City. He commented on the need for people with RV's to have a place to stay in Marysville. Additionally, there is a large number of people who cannot afford traditional housing, and this could be an opportunity to provide affordable housing in the City. Planning Manager Holland

explained that it doesn't align with the uses that the PSRC wants to see within the Cascade Industrial Center, and there aren't any appropriate sites (10-15 acres). He noted that the uses are still allowed in existing parks. Chair Leifer then asked if a new mobile home park could be built with the expressed purpose of filling it completely with RV's. He raised a hypothetical example of such a development on property owned by Sayani north of 156th and west of Twin Lakes. Planning Manager Holland affirmed it would be allowed by going through the provisions of Title 22C.230 rather than 22C.240 with a Conditional Use Permit.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Park to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:54 p.m.

Old Business

"Tiny house" and "tiny house with wheels" discussion

Senior Planner Gemmer reviewed this item giving various examples of tiny house regulations and solicited feedback.

Commissioner Andes asked about codes for tiny home communities for groups of people that choose this lifestyle. Senior Planner Gemmer replied that if the Planning Commission wanted to implement something like that in the community they could implement the current cottage housing code, but add provisions to limit the zones in which it is allowed and also limit the quantity. Planning Manager Holland asked the Planning Commission for their thoughts.

Commissioner Andes spoke in support of a pilot project if they could find someone to build it. Commissioner Thetford also spoke in support of doing a pilot project to see if it is the sort of thing they would even want to have in Marysville.

Commissioner Whitaker recommended requiring separate bathrooms since community restroom and shower facilities would be difficult during a pandemic situation. Commissioner Michal agreed with Commissioner Whitaker. She also liked the idea of a pilot project. She asked if there is anything pushing the City to do anything with tiny houses right now other than allowing them in mobile home parks. Planning Manager Holland spoke to the importance of having something on the books. He summarized the Planning Commission's desire to have some sort of pilot project with site specific development standards. Senior Planner Gemmer added that there has been a lot of interest from the community in tiny house codes.

Chair Leifer thought there would be a lot of people who would support this to help out the homeless, as well as people who don't want anything to do with it. He asked about the City's position about allowing use of the existing sewer on the 45 Road for a site out there. Planning Manager Holland replied that there is water out there, but not sewer. Per the GMA the City would not be allowed to have a connection outside of its Urban Growth Area boundary.

Planning Commissioner Holland stated that staff would see what changes to ADUs would be required and what changes might be needed for tiny homes.

Adjournment

Motion to adjourn at 8:48 p.m. moved by Planning Commissioner Tom Thetford seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting – July 14

Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, UPDATING
THE CITY'S DEVELOPMENT REGULATIONS AND AMENDING SECTIONS
22A.010.160 AND 22C.130.030 OF THE MARYSVILLE MUNICIPAL CODE.**

WHEREAS, the State Growth Management Act, Chapter 36.70A RCW mandates that cities periodically review and amend development regulations, including zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

WHEREAS, the City, in reviewing and amending its development regulations has complied with the notice, public participation, and processing requirements established by the Growth Management Act, as more fully described below; and

WHEREAS, the City Council of the City of Marysville finds that from time to time it is necessary and appropriate to review and revise provisions of the City's municipal code and development code (MMC Title 22); and

WHEREAS, during a public meeting on March 10, 2020, the Planning Commission discussed proposed amendments to MMC Section 22C.130.030; and

WHEREAS, the City of Marysville submitted the proposed amendments to MMC Section 22C.130.030 to the Washington State Department of Commerce on March 17, 2020, as required by RCW 36.70A.106; and

WHEREAS, the proposed amendments to MMC Section 22C.130.030 are exempt from State Environmental Policy Act review under WAC 197-11-800(19);

WHEREAS, after providing notice to the public as required by law, the Marysville Planning Commission held a Public Hearing on June 9, 2020 regarding the proposed amendments to MMC Section 22C.130.030; and

WHEREAS, the Planning Commission made a Recommendation to the City Council on June 9, 2020, recommending the adoption of the proposed amendments to MMC Section 22C.130.030; and

WHEREAS, at a public meeting on September 14, 2020 the Marysville City Council reviewed and considered the Planning Commission's Recommendation and the proposed amendments to MMC Section 22C.130.030; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Required Findings. In accordance with MMC 22G.010.520, the following findings are made regarding the proposed amendments to MMC Section 22C.130.030 which comprise this ordinance:

- (1) The amendments are consistent with the purposes of the comprehensive plan; and

- (2) The amendments are consistent with the purpose of Title 22 MMC; and
- (3) There have been significant changes in the circumstances to warrant a change; and
- (4) The benefit or cost to the public health, safety, and welfare is sufficient to warrant the action.

Section 2. Section 22C.130.030, Minimum required parking spaces, of MMC Chapter 22C.130, Parking and Loading, is hereby amended to read as follows:

22C.130.030 Minimum required parking spaces.

(1) Purpose. The purpose of required parking spaces is to provide enough parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. As provided in subsection (2)(e) of this section, bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to specific land use categories. Provision of carpool parking, and locating it closest to the building entrance, will encourage carpool use.

(2) Minimum Number of Parking Spaces Required.

(a) The minimum number of parking spaces for all zones and use categories is stated in Table 1.

(b) If the parking formula used to determine parking requirements results in a fractional number greater than or equal to one-half, the proponent shall provide parking equal to the next highest whole number.

(c) Changes in Occupancy. Whenever the occupancy classification of a building is changed, the minimum standards for off-street parking for the new occupancy classification shall be applicable; provided, that if the existing occupancy had established a legal nonconforming status with respect to off-street parking requirements, no additional off-street parking shall be required for the new occupancy unless said new occupancy is in a classification requiring more parking than that which would have been required for the existing occupancy if it had been subject to the provisions of this chapter. If strict application of this section is not feasible due to existing site conditions such as building or parcel size, shape or layout, a variance may be granted by the community development director.

(d) Joint Use Parking. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the community development department as part of a building or land use permit application, and approved by the community development director:

(i) The names and addresses of the uses and of the owners or tenants that are sharing the parking;

(ii) The location and number of parking spaces that are being shared;

(iii) An analysis showing that the peak parking times for the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and

(iv) A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 500 feet of such parking facilities.

(e) Bicycle parking may substitute for up to 10 percent of required parking. For every five nonrequired bicycle parking spaces that meet the bicycle parking standards in MMC [22C.130.060](#), the motor vehicle parking requirement is reduced by one space. Existing parking may be converted to take advantage of this provision.

(f) The off-street parking and loading requirements of this chapter do not apply retroactively to established uses; however:

(i) The site to which a building is relocated must provide the required spaces; and

(ii) A person increasing the floor area, or other measure of off-street parking and loading requirements, by addition or alteration, must provide spaces as required for the increase, unless the requirement under this subsection is five spaces or fewer.

(g) Reduction of Required Spaces When Effective Alternatives to Automobile Access Are Proposed. Upon demonstration to the hearing examiner that effective alternatives to automobile access are proposed to be implemented, the examiner may reduce by not more than 40 percent the parking requirements otherwise prescribed for any use or combination of uses on the same or adjoining sites, to an extent commensurate with the permanence, effectiveness, and demonstrated reduction in off-street parking demand achieved by such alternative programs. Alternative programs which may be considered by the examiner under this provision include, but are not limited to, the following:

(i) Private vanpool operation;

(ii) Transit/vanpool fare subsidy;

(iii) Imposition of a charge for parking;

(iv) Provision of subscription bus services;

(v) Flexible work-hour schedule;

(vi) Capital improvement for transit services;

(vii) Preferential parking for carpools/vanpools;

(viii) Participation in the ride-matching program;

(ix) Reduction of parking fees for carpools and vanpools;

(x) Establishment of a transportation coordinator position to implement carpool, vanpool, and transit programs; or

(xi) Bicycle parking facilities.

(h) Reduction of Required Spaces in Downtown Vision Plan Area. Commercial uses within the downtown core, southwest sector, southeast sector, and waterfront sector may reduce the number of required off-street parking spaces in accordance with this section, upon demonstration to the community development department that the proposed use is in conformance with the downtown master plan guidelines as set forth in the comprehensive plan. Expansion of existing commercial buildings and uses is required to demonstrate conformance with the city’s design standards and guidelines or to incorporate reasonable measures to meet the intent of the guidelines for existing uses. For commercial uses requiring less than 10 spaces, the parking requirements may be waived by the director. For required parking in excess of 10 spaces, the applicant must demonstrate that adequate on-street parking facilities exist within 400 feet of the proposed use in order to qualify for a reduction. Parking may be reduced by up to 50 percent if consistent with the downtown master plan guidelines. In approving a reduction to required off-street parking, the department may require improvement of existing right-of-way to meet the intent of this code and the downtown master plan in providing improved parking, walkways and access to the business.

(i) Uses Not Mentioned. In the case of a use not specifically mentioned in Table 1: Minimum Required Parking Spaces, the requirements for off-street parking shall be determined by the community development director. If there are comparable uses, the community development director’s determination shall be based on the requirements for the most comparable use(s). Where, in the judgment of the community development director, none of the uses in Table 1: Minimum Required Parking Spaces are comparable, the community development director may base his or her determination as to the amount of parking required for the proposed use on detailed information provided by the applicant. The information required may include, but not be limited to, a description of the physical structure(s), identification of potential users, and analysis of likely parking demand.

(3) Carpool Parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards must be met:

(a) Five spaces or five percent of the parking spaces on site, whichever is less, must be reserved for carpool use before 9:00 a.m. on weekdays. More spaces may be reserved, but they are not required.

(b) The spaces will be those closest to the building entrance or elevator, but not closer than the spaces for disabled parking and those signed for exclusive customer use.

(c) Signs must be posted indicating these spaces are reserved for carpool use before 9:00 a.m. on weekdays.

Table 1: Minimum Required Parking Spaces

| LAND USE | MINIMUM REQUIRED SPACES |
|---|--|
| RESIDENTIAL USES | |
| Single-family dwellings, duplexes, townhouses, and mobile homes | 2 per dwelling unit for residents plus one additional guest parking space per dwelling unit; provided: 1. An enclosed private garage may be utilized to meet the required parking for residents. Driveways can be counted as resident or guest parking spaces, provided said driveway |

Table 1: Minimum Required Parking Spaces

| LAND USE | MINIMUM REQUIRED SPACES |
|---|---|
| | <p>complies with the bulk and dimensional requirements outlined in Table 2; and</p> <p>2. Parking spaces behind other required parking spaces (a.k.a. "tandem parking") shall not be counted towards the 2 required parking spaces per dwelling for the residents; however, tandem parking can be counted as a guest parking space.</p> |
| Accessory dwelling units | 1 space per dwelling unit |
| Studio apartments | 1.25 per dwelling unit |
| Multiple-family dwellings, one bedroom per unit | 1.5 per dwelling unit. Parking spaces behind other required parking spaces (a.k.a. "tandem parking") shall not be counted towards the 1.5 2 required parking spaces in a multifamily development; however, tandem parking can be counted as a guest parking space, when required |
| Multiple-family dwellings, two or more bedrooms | 1.75 per dwelling unit. Parking spaces behind other required parking spaces (a.k.a. "tandem parking") shall not be counted towards the 1.75 2 required parking spaces in a multifamily development; however, tandem parking can be counted as a guest parking space, when required |
| Retirement housing and apartments | 1 per dwelling |
| Mobile home parks | 2 per unit, plus guest parking at 1 per 4 lots |
| Rooming houses, similar uses | 1 per dwelling |
| Bed and breakfast accommodations | 1 space for each room for rent, plus 2 spaces for the principal residential use |
| RECREATIONAL/CULTURAL USES | |
| Movie theaters | 1 per 4 seats |
| Stadiums, sports arenas and similar open assemblies | 1 per 8 seats or 1 per 100 SF of assembly space without fixed seats |
| Dance halls and places of assembly w/o fixed seats | 1 per 75 SF of gross floor area |
| Bowling alleys | 5 per lane |
| Skating rinks | 1 per 75 SF of gross floor area |
| Tennis courts, racquet clubs, handball courts and other similar commercial recreation | 1 space per 40 SF of gross floor area used for assembly, plus 2 per court |
| Swimming pools (indoor and outdoor) | 1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health |
| Golf courses | 4 spaces for each green, plus 50% of spaces otherwise required for any accessory uses (e.g., bars, restaurants) |
| Gymnasiums, health clubs | 1 space per each 200 SF of gross floor area |

Table 1: Minimum Required Parking Spaces

| LAND USE | MINIMUM REQUIRED SPACES |
|--|--|
| Churches, auditoriums and similar enclosed places of assembly | 1 per 4 seats or 60 lineal inches of pew or 40 SF gross floor area used for assembly |
| Art galleries and museums | 1 per 250 SF of gross floor area |
| COMMERCIAL/OFFICE USES | |
| Banks, business and professional offices (other than medical and dental) with on-site customer service | 1 per 400 SF gross floor area |
| Retail stores and personal service shops unless otherwise provided herein | If < 5,000 SF floor area, 1 per 600 SF gross floor area; if > 5,000 SF floor area, 8 plus 1 per each 300 SF gross floor area over 5,000 SF |
| Grocery stores | 1 space per 200 SF of customer service area |
| Barber and beauty shops | 1 space per 200 SF |
| Motor vehicle sales and service | 2 per service bay plus 1 per 1,000 SF of outdoor display |
| Motor vehicle or machinery repair, without sales | 2 plus 2 per service bay |
| Mobile home and recreational vehicle sales | 1 per 3,000 SF of outdoor display area |
| Motels and hotels | 1 per unit or room |
| Restaurants, taverns, bars with on-premises consumption | If < 4,000 SF, 1 per 200 SF gross floor area; if > 4,000 SF, 20 plus 1 per 100 SF gross floor area over 4,000 SF |
| Drive-in restaurants and similar establishments, primarily for auto-borne customers | 1 per 75 SF of gross floor area. Stacking spaces shall be provided in accordance with Chapter 22C.140 MMC, Drive-Through Facilities |
| Shopping centers | If < 15,000 SF, 1 per 200 SF of gross floor area; if > 15,000 SF, 1 per 250 SF of gross floor area |
| Day care centers | 1 space per staff member and 1 space per 10 clients. A paved unobstructed pick-up area shall be set aside for dropping off and picking up children in a safe manner that will not cause the children to cross the parking area or lines of traffic |
| Funeral parlors, mortuaries or cemeteries | 1 per 4 seats or 8 feet of bench or pew or 1 per 40 SF of assembly room used for services if no fixed seating is provided |
| Gasoline/service stations w/grocery | 1 per employee plus 1 per 200 SF gross floor area |
| Adult facilities as defined by MMC 22A.020.020 | 1 per 75 SF of gross floor area or, in the case of an adult drive-in theater, 1 per viewing space |
| HEALTH SERVICES USES | |
| Nursing homes, convalescent homes for aged | 1 per 5 beds plus 1 space per employee and medical staff |
| Medical and dental clinics | 1 per 200 SF gross floor area |

Table 1: Minimum Required Parking Spaces

| LAND USE | MINIMUM REQUIRED SPACES |
|---|--|
| Hospitals | 1 per 2 beds, excluding bassinets |
| EDUCATIONAL USES | |
| Elementary, junior high schools (public and private) | 5 plus 1 per each employee and faculty member |
| Senior high schools (public and private) | 1 per each 10 students plus 1 per each employee or faculty member |
| Commercial/vocational schools | 1 per each employee plus 1 per each 2 students |
| PUBLIC/GOVERNMENT USES | |
| Public utility and governmental buildings | 1 per 400 SF of gross floor area |
| Libraries | 1 per 250 SF of gross floor area |
| MANUFACTURING/WAREHOUSE USES | |
| Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes | One per 750 SF of gross floor area plus office space requirements |
| Warehouses, storage and wholesale businesses | One per 2,000 SF of gross floor area plus office space requirements |
| Mini self-storage | 1 per each 50 storage cubicles equally distributed and proximate to storage buildings. In addition, 1 space for each 50 storage cubicles to be located at the project office |

Section 3. Section 22A.010.160, Amendments, of the Marysville Municipal Code is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City’s Unified Development Code:

“22A.010.160 Amendments.

The following amendments have been made to the UDC subsequent to its adoption:

| <u>Ordinance</u> | <u>Title (description)</u> | <u>Effective Date</u> |
|------------------|--|-----------------------|
| _____ | Minimum Required Parking Spaces Amendments | _____, 2020” |

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 5. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener’s errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 6. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2020.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)