

Chapter 18.240

OFF-STREET PARKING REQUIREMENTS

18.240.010 Scope and application.

In any zoning district, for all structures built and all uses established after February 25, 1992, off-street parking shall be provided in accordance with the following regulations:

(a) Scope of Regulations.

(1) New Construction and New Uses. For all buildings and structures erected and all uses of land established after February 25, 1992, accessory off-street parking facilities shall be provided in accordance with the provisions contained herein.

(2) Expansion of a Building or Use. When the intensity of use of any building, structure, or premises shall be increased, additional parking facilities shall be provided as follows:

(i) Whenever a building, structure or use existing prior to February 25, 1992, is enlarged to the extent of less than 50 percent in floor area, the addition or enlargement shall comply with the parking requirements set forth herein.

(ii) Whenever a building, structure or use existing prior to February 25, 1992, is enlarged by one or more additions, the sum total of which increases the floor area to the extent of 50 percent or more, the uses contained within the original building or structure and all enlargements shall thereafter comply with the parking requirements set forth herein.

(iii) Whenever an existing single-family dwelling with more than 950 square feet in floor area has less than two parking spaces, it shall be permitted to expand by not more than 25 percent in floor area without having to comply with the off-street parking requirements set forth herein.

(3) Change of Use. Whenever a use existing prior to February 25, 1992, shall be changed to a new use, parking facilities shall be provided as required for such new use.

(4) Exempt District. Notwithstanding any other provision of this chapter, no parking facilities shall be required for any building or use as permitted in the ~~C-5 commercial district~~. D-1 or D-3 downtown district.

TMC 18.225 Specific Use Requirements changes affected by C-5 to D-1 Conversion

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(o) Drive-up/Drive Through Facilities.

(1) In D and X Districts, the drive-up window, menu boards and all lanes needed for vehicle stacking shall be located to the rear or side of the principal building.

(2) In D and X Districts, the drive-up window facility shall be secondary and subordinate in size to the principal uses of the structure in which the drive-up facility is located.

(3) All lanes used for ingress, stacking, service, and egress shall be integrated safely and effectively with circulation and parking facilities.

(4) Ingress and egress shall be designed to minimize potential conflicts with vehicular, pedestrian, and bicycle traffic.

(5) The location and design of the drive-up facility shall minimize blank walls on street-facing exteriors of the building and disruption of existing or potential retail and other active ground floor uses.

(6) Approval of a traffic impact analysis by the city traffic engineer may be required.

(7) The principal use of the building must be permitted in the zoning district the drive through is requested.

(p) Dwelling Units on Main Floor. Dwelling units located on main floors shall meet the following requirements:

(1) The units must be subordinate in area or location to nonresidential uses on the main floor;
or

(2) The units shall be allowed in structures that were originally built for use as dwelling units, the structure has been used historically for dwelling units, or the dwelling units were converted from hospital, school, or hotel rooms.

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(x) Micro-Alcohol Production in X-2 and X-3 and D Districts:

1) Micro-breweries are limited to 5,000 barrels per year.

- 2) Tap rooms and tasting rooms are permitted as an accessory use and should be located near the street front side of the building.
- 3) Any portion of the building that fronts a public street should have a store front facade and include windows and door openings along the street frontage.
- 4) The area of the building used for manufacturing, processing, brewing, fermenting, distilling, or storage should be above or below the ground floor or located to the rear of the building or otherwise subordinate in area and extent.

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(dd) Retail Merchandise Outdoor Display. Items for sale that are displayed outside buildings, exclusive of very large items such as vehicles and construction materials, shall meet the following standards:

- (1) The display area shall not exceed 50 percent of the first floor area of the business.
- (2) Screening shall be provided between the merchandise being stored and residentially zoned properties when the merchandise is located in a side or rear yard next to residentially zoned properties. Merchandise shall not be stacked higher than the screening in this area.
- (3) The inventory of vehicles and equipment for sale, lease, or service shall not displace the minimum required number of off-street parking spaces.
- (4) In D and X Districts, retail merchandise outdoor display areas shall occur only during normal business hours. The outdoor display area shall not obstruct vehicular or pedestrian circulation and provide adequate pedestrian clearance.