

ORDINANCE NO. 2000-04-006

AN ORDINANCE RELATING TO LAND USE REGULATION AND ZONING, ADDING A NEW SECTION 20.08.020 S. (3) AND AMENDING CHAPTERS 20.12.010 B. (3) (a) AND 20.34.050 B. (4) OF THE BELLINGHAM MUNICIPAL CODE TO PROVIDE PARKING STANDARDS FOR SENIOR CITIZEN HOUSING.

WHEREAS, evidence has been provided that housing provided exclusively for older persons and disabled persons requires significantly less automobile parking than housing that is not restricted to this type of occupancy, and

WHEREAS, the current parking requirements in the land use code do not distinguish between housing for older or disabled persons and other types of housing, and

WHEREAS, it is of benefit to the community for environmental, water quality and aesthetic reasons to minimize impervious surfacing and avoid the construction of parking lots that are larger than needed, and

WHEREAS, the Planning Commission initiated review of a proposed zoning amendment for community public facilities and held a public hearing on February 17, 2000 and thereafter recommended approval of the amendment, and

WHEREAS, the City Council held a public hearing on March 20, 2000 to take testimony on the proposed amendment, and

WHEREAS, a determination of nonsignificant environmental impact was issued by the responsible official under the procedures of the Environmental Policy Act, and

WHEREAS, the City Council hereby adopts the Findings of Fact and Conclusions of the Planning Commission;

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. BMC Section 20.08.020 S. (3) through (18) are hereby renumbered (4) through (19) and a new (3) added as follows:

- (3) Senior Citizen Housing: A housing development in which all dwelling units are to be occupied by a person or persons who (a) meet the minimum age requirement for "housing for older persons" contained in Section 3607 (b) of the Federal Fair Housing Act, as amended, or are at least age 55, whichever is the higher age, or (b) are disabled or handicapped regardless of age, and (c) their domestic partners and/or live-in caregivers who need not be 55 years of age or older and/or disabled.

Section 2. A new BMC Section 20.12.010 B. (3) (a) vii., in General Standards, Parking, is hereby added as follows:

vii. Senior Citizen Housing

The Planning Director may reduce the parking requirement below the amount required for other dwelling units, but not less than 0.5 space per unit, based on the actual anticipated parking demand after considering the following factors:

1. A parking study supplied by the proponent showing the actual anticipated demand,

2. Minimum age requirement to reside in the residential facility,
3. Amount of services provided at the residential facility, including transportation,
4. Proximity to public transportation and services and
5. Parking management methods to be employed.

If senior citizen housing ceases to be used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter.

Section 3. BMC Section 20.34.050B. (4) RESIDENTIAL, in Commercial Development, Parking, is hereby amended as follows:

(4)	<u>USE</u>	<u>PARKING PACE REQUIREMENT</u>
	RESIDENTIAL	
1.	Single Family	2
2.	Duplex/Multi Family	(a) 1 for each studio unit (b) 1 1/2 for each 1 or 2 bedroom unit (c) 2 for each 3+ bedroom unit
3.	Boarding House	1 for every 2 bedrooms
4.	Hotel	1 for every 2 bedrooms
5.	Motel	1 1/4 for each bedroom

6. Senior Citizen Housing

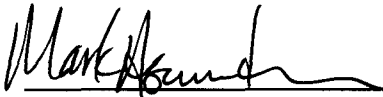
Comply with the provisions of
Chapter 20.12

PASSED by the Council this 3rd day of APRIL,
2000.

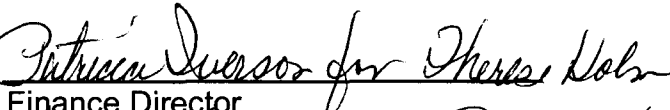




Council President

APPROVED by me this 11th day of April,
2000.



Mayor

Attest: 
Finance Director

Senior Finance Representative

Approved as to Form:


Office of the City Attorney

Published: 04/09/00