

ORDINANCE NO. 2003 - 03 - 010

AN ORDINANCE RELATING TO LAND USE REGULATION AND ZONING, AMENDING SECTIONS OF BMC TITLE 20 TO CREATE A REDUCED PARKING OVERLAY DISTRICT, ESTABLISH REDUCED PARKING REQUIREMENTS WITHIN THE DISTRICT FOR RESIDENTIAL USES AND EXISTING BUILDINGS, PROVIDE NEW MINIMUM PARKING STALL DIMENSIONS, PROVIDE A DEFINITION AND PARKING REQUIREMENT FOR LIVE/WORK UNITS AND REDUCE THE PARKING REQUIREMENT FOR GROCERY STORES.

WHEREAS, the Planning Department has proposed consideration of parking amendments to the Land Use Development Ordinance that are intended to promote the goals and policies of the City Center Master Plan and the 1995 Bellingham Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on January 9, 2003 and thereafter recommended approval of several amendments; and

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

WHEREAS, the City Council held a public hearing on the proposed amendments on February 24, 2003; 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 Title 20, Figure 1 shall be amended to include a Reduced Parking Overlay District as shown in Exhibit "A."

Section 2. BMC 20.08.020 Specific Definitions R. (4) through (6) shall be renumbered (5) through (7) and a new (4) added as follows:

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BMC 20.08.020

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R.

...
4) Reduced Parking Overlay District: An area of modified parking requirements as specified in BMC 20.12.010 B. (2). See Figure 1.

Section 3. BMC Section 20.12.010 B. (2) General Standards, Parking, Number of Spaces Required is hereby amended as follows:

BMC 20.12.010 PARKING

...

B. Number of Spaces Required

...

(2) The parking requirements in (3) below are modified for the following areas:

(a) Central Commercial, Core and Fringe only: Uses are exempt from parking requirements, except for hotels and motels, which shall provide the number of spaces required in BMC 20.12.010 B. (3) below.

(b) Reduced Parking Overlay District . The Reduced Parking Overlay District consists of the following Neighborhood Plan Areas and is illustrated in Figure 1:

CBD Neighborhood Plan: Areas 5, 6, 8, 9, 13, that portion of 14 northeast of Roeder Ave., 16, that portion of Area 17 southeast of Railroad Avenue extended and northeast of Ivy St., that portion of Area 18 northeast of Ivy St. and Area 19.

Lettered Streets Neighborhood Plan: that portion of Area 10 southeast of "D" St. and that portion of Area 13 southwest of Halleck St.

Sehome Neighborhood Plan: that portion of Area 3 northeast of Ivy/N. Forest St. and that portion of Area 4 northwest of N. Forest St.

Sunnyland Neighborhood Plan: that portion of Area 6 south of Ohio St. and west of Franklin St. or centerline of vacated Franklin St.

York Neighborhood Plan: that portion of Area 2 northwest of N. Forest St.

Within this overlay district, the following regulations apply:

i. Duplex/multi-family residential uses shall provide a minimum of 1 parking space per studio, 1-bedroom or 2-bedroom dwelling unit. An additional 0.5 parking space per unit shall be provided for each bedroom over 2 per unit.

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- ii. Buildings existing as of January 1, 2003 are exempt from the requirement to provide additional parking due to a use change.
- iii. The Planning Director may exempt existing buildings listed on the Local, State or Federal Register of Historic Places from required parking for a one-time floor area expansion provided (1) the floor area expansion is limited to an area equal to 10% of the area of the existing building and (2) existing conforming parking on site shall not be displaced except as otherwise may be allowed. If the listed historic building provides 10% or less of the on-site parking that would be required for an equivalent new building, the Director may allow displacement of some or all of the on-site parking.

Section 4. BMC 20.34.050 B. Commercial Development, Parking, Number of Spaces Required (1) is hereby amended as follows:

BMC 20.34.050 Parking

...
B. Number of Spaces Required

- (1) All permitted uses within areas designated Neighborhood, Auto, and Waterfront, shall provide, at a minimum, the number of spaces required herein. Uses within the Central Commercial zone shall also provide parking as required by this section except as modified by BMC 20.12.010 B. (2) for the Core, Fringe and Reduced Parking Overlay Districts.

Section 5. BMC 20.12.010 C. (6) and (7) General Standards, Parking, General Provisions are hereby amended as follows:

BMC 20.12.010 PARKING

...
C. General Provisions

- (6) Off-street parking for single family and duplex dwellings shall be a minimum of 9 feet in width by 18 feet in length with 22 feet of maneuvering aisle depth behind each space. Off street parking dimensions for other uses shall not be less than shown on Figures 10, 11 and 12.

- (7) Repealed.

Section 6. BMC 20 Fig. 10 One-Way Traffic and Fig. 11 Two-Way Traffic are hereby deleted and new Figures 10 and 11 added as shown on Exhibit "B."

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Section 7. BMC 20.30.060 C. (1) Residential Single Development, Parking is hereby amended as follows:

BMC 20.30.060 PARKING

...
C. Parking Design

- (1) The minimum size of a required parking space is 9 feet by 18 feet with 22 feet of maneuvering aisle depth behind each space.

Section 8. BMC 20.32.060 C. Residential Multi Development, Parking, General Provisions (3) and (4) are hereby amended as follows:

BMC 20.32.060 PARKING

...
C. General Provisions

- ...
(3) Off-street parking for single family and duplex dwellings shall be a minimum of 9 feet in width by 18 feet in length with 22 feet of maneuvering aisle depth behind each space. Off street parking dimensions for other uses shall not be less than shown on Figures 10, 11 and 12.
- (4) Repealed.

Section 9. BMC 20.34.050 C. (6) and (7) Commercial Development, Parking, General Provisions is hereby amended as follows:

BMC 20.34.050

...
C. General Provisions

- ...
(6) Off-street parking for single family and duplex dwellings shall be a minimum of 9 feet in width by 18 feet in length with 22 feet of maneuvering aisle depth behind each space. Off street parking dimensions for other uses shall not be less than shown on Figures 10, 11 and 12.
- (7) Repealed.

Section 10. BMC 20.36.050 C. (6) and (7) Industrial Development, Parking, General Provisions is hereby amended as follows:

BMC 20.36.050

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...
C. General Provisions

...
(6) Off-street parking for single family and duplex dwellings shall be a minimum of 9 feet in width by 18 feet in length with 22 feet of maneuvering aisle depth behind each space. Off street parking dimensions for other uses shall not be less than shown on Figures 10, 11 and 12.

(7) Repealed.

Section 11. BMC 20.08.020 L. Definitions, Specific Definitions (4) through (11) are hereby renumbered (5) through (12) and a new subsection (4) is added as follows:

BMC 20.08.020 Specific Definitions

...
L.

...
(4) Live/Work Unit: A combination working studio and dwelling unit consisting of a room or suite of rooms for uses consistent with the underlying zoning.

Section 12. A new subsection BMC 20.12.010 B. (3) (a) (viii) General Standards, Parking, Number of Spaces Required, Residential is hereby added as follows:

BMC 20.12.010

...
B. Number of Spaces Required

...
(3)

...
(a) Residential

...
viii. Live/Work Unit 1 parking space per live/work unit or 1 parking space per 500 square feet of gross floor area of all units in a project, whichever is greater.

Section 13. A new subsection BMC 20.34.050 B. (4) 7. Commercial Development, Parking, Number of Spaces Required, Residential, Live/Work Unit is hereby added as follows:

BMC 20.24.050 Parking

...

B. Number of Spaces Required

...
(4) USE

PARKING SPACE REQUIREMENT

RESIDENTIAL

...

7. Live/Work Unit

1 parking space per live/work unit or 1 parking space per 500 square feet of gross floor area of all units in a project, whichever is greater.

Section 14. A new subsection BMC 20.36.050 B. (3) 4, Industrial Development, Parking, Number of Spaces Required, Residential, Live/Work Unit is hereby added as follows:

BMC 20.36.050 Parking

...
B. Number of Spaces Required

...
(3) USE

PARKING SPACE REQUIREMENT

RESIDENTIAL

...

4. Live/Work Unit

1 parking space per live/work unit or 1 parking space per 500 square feet of gross floor area of all units in a project, whichever is greater.

Section 15. BMC 20.12.010 B. (3) (b) General Standards, Parking, Number of Spaces Required, Commercial iv. Free Standing Food Markets is hereby repealed, v. through viii. are hereby renumbered iv. through vii. and i. and iii. are hereby amended as follows:

BMC 20.12.010 Parking

...
B. Number of Spaces Required

...
(3)

...
b. Commercial

i. General Business, Personal Service Establishments (exclusive of shopping centers

1 for every 250 square feet of floor area open to the public.

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and food markets
larger than 20,000 square feet.)

- iii. Neighborhood and Community Shopping Centers and food markets larger than 20,000 square feet. 5 for each 1000 square feet of gross floor area.

Section 16. BMC 20.34.050 B. (4) Commercial Development, Parking, Number of Spaces Required, Commercial 4. Free Standing Food Markets is hereby repealed, 5. through 8. are hereby renumbered 4. through 7. and 1. and 3. are hereby amended as follows:

BMC 20.34.050

B. Number of Spaces Required

(4) USE PARKING SPACE REQUIREMENT

COMMERCIAL

- 1. General Business, Personal Service Establishments (exclusive of shopping centers and food markets larger than 20,000 square feet.) 1 for every 250 square feet of floor area open to the public.
- 3. Neighborhood & Community Shopping Centers and food markets larger than 20,000 square feet 5 for each 1000 square feet of gross floor area.

PASSED by the Council this 24TH day of MARCH, 2003.

Terry Bonomano
Council President

APPROVED by me this 28th day of March, 2003.

Mark Anderson
Mayor

Attest:

Theresa Hol
Finance Director

Approved as to Form:

Joan Hisinger
Office of the City Attorney

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Figure 1: Central Commercial Core, Fringe & Reduced Parking Overlay Districts

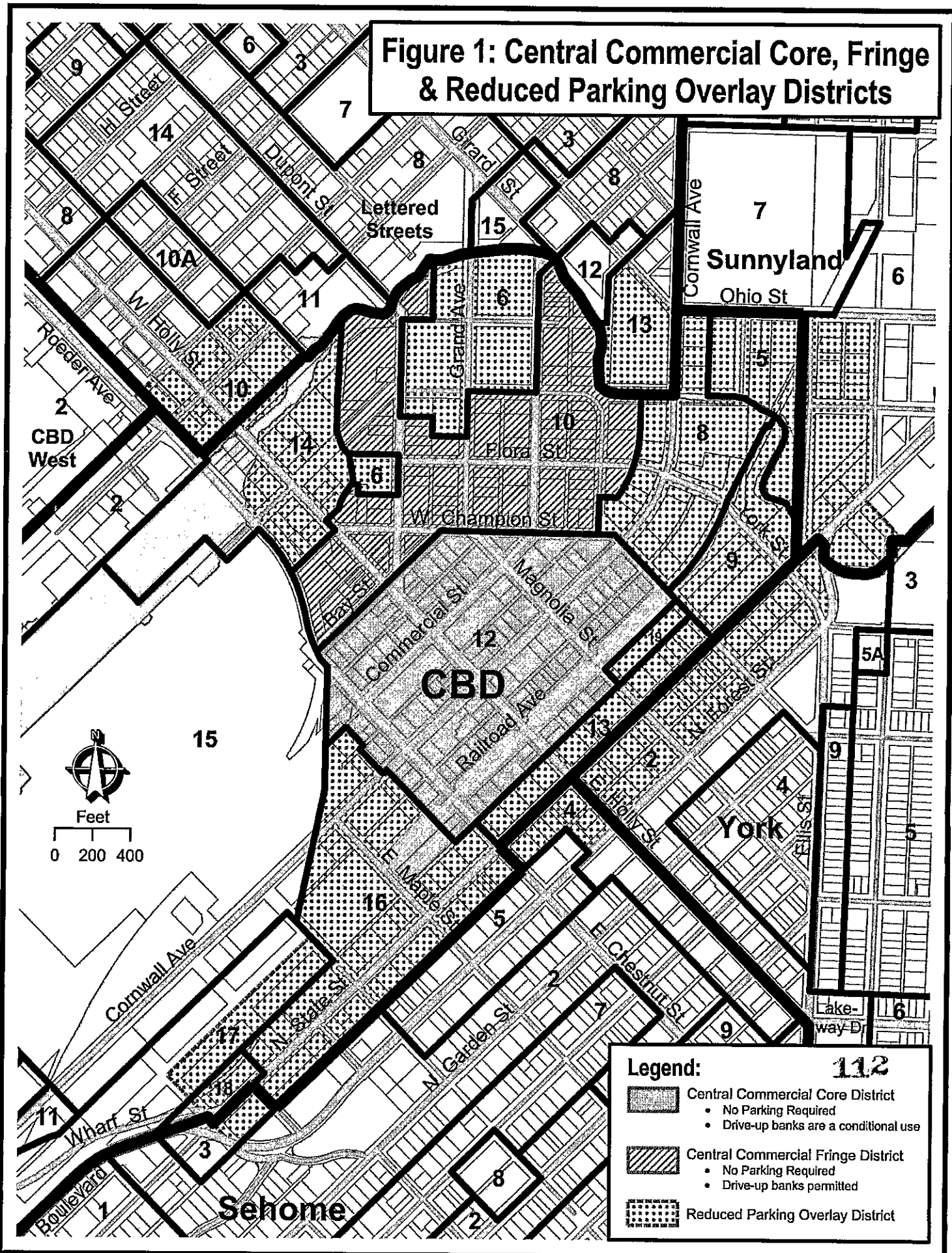
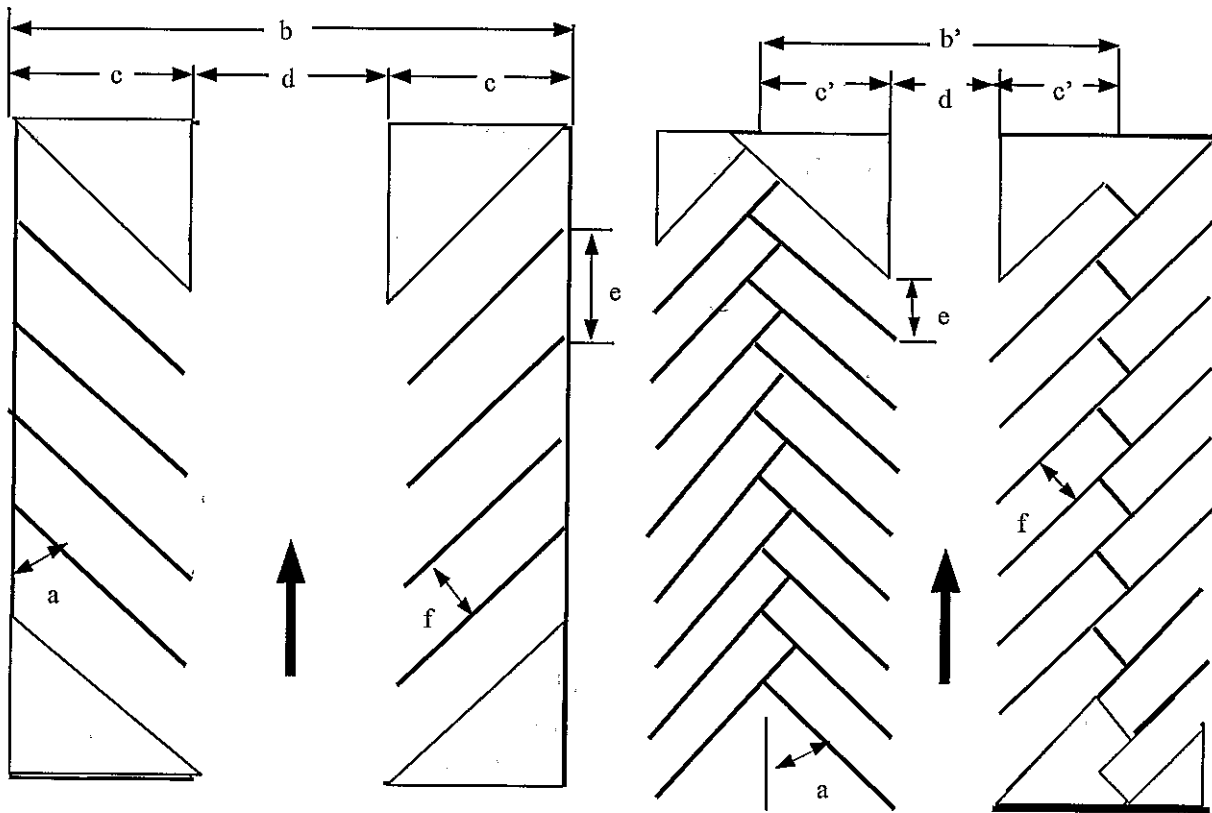


Fig. 10 One-Way Traffic

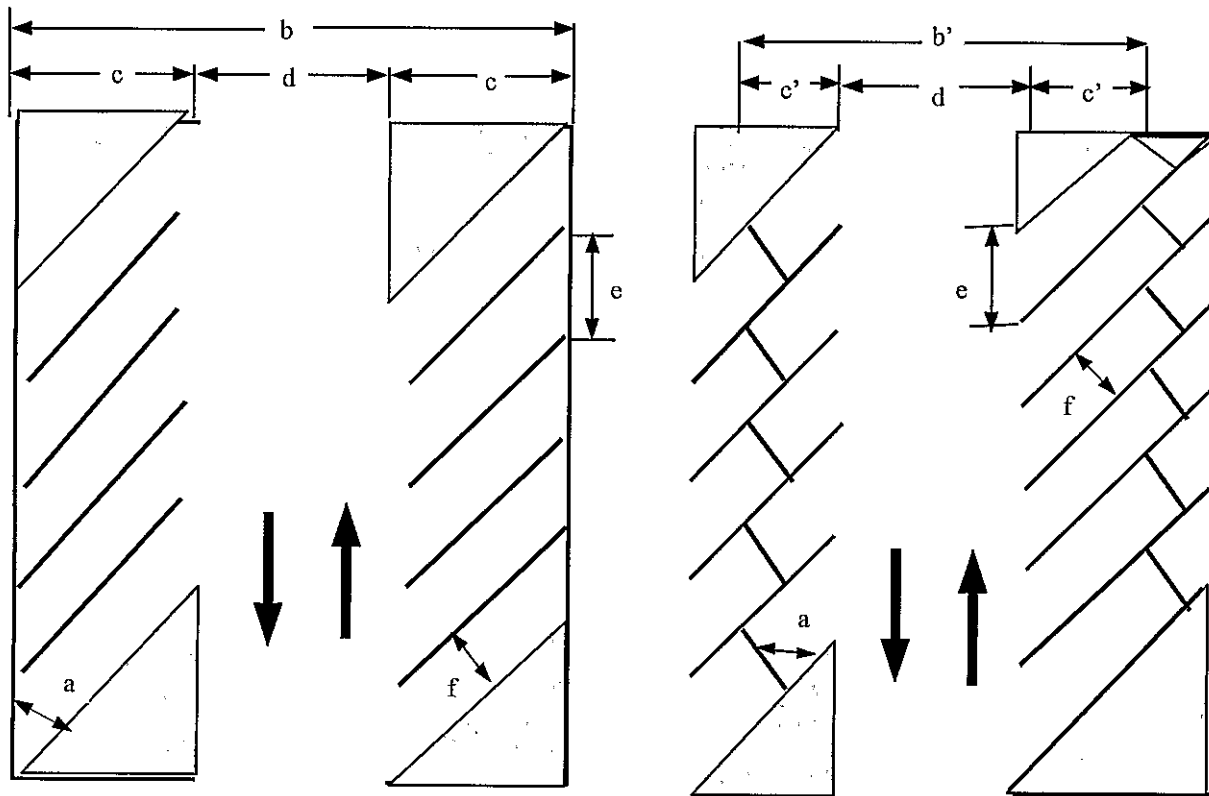


When required, wheel stops shall be located two feet (2') back from the head of the parking stall.

a	b	c	d	e	f	b'	c'
0°	28'	8'	12'	22'	8'		
45°	45'	16.5'	12'	12'	8.5	40.5'	14.25'
60°	51.5'	18'	15.5'	9.8'	8.5'	48.5'	16.5'
75°	55'	18'	19'	8.8'	8.5'	54'	17.5'
90°	56'	17'	22'*	8.5'	8.5'*	56'	17'

*For every inch of additional stall width, the aisle width (including wall to wall bay width) may be reduced by 3 inches. At no time shall the maneuvering aisle be less than 20 feet wide.

Fig. 11 Two-Way Traffic



When required, wheel stops shall be located two feet (2') back from the head of the parking stall.

a	b	c	d	e	f	b'	c'
0°	36'	8'	20'	22'	8'		
45°	53'	16.5'	20'	12'	8.5	48.5'	14.25'
60°	56'	18'	20'	9.8'	8.5'	53'	16.5'
75°	56'	18'	20'	8.8'	8.5'	55'	17.5'
90°	56'	17'	22'*	8.5'	8.5'*	56'	17'

*For every inch of additional stall width, the aisle width (including wall to wall bay width) may be reduced by 3 inches. At no time shall the maneuvering aisle be less than 20 feet wide.