

ORDINANCE NO. 2025-2

**AN ORDINANCE OF THE TOWN OF EATONVILLE,
WASHINGTON, AMENDING EATONVILLE MUNICIPAL CODE
CHAPTER 18.05 "OFF STREET PARKING AND LOADING
REQUIREMENTS"**

WHEREAS, from time to time the Town evaluates the provisions set forth in the Eatonville Municipal Code (EMC) to determine whether circumstances have changed that would justify amending said provisions; and

WHEREAS, the Town has determined that it is necessary to increase the off-street parking requirements for 1) restaurants, nightclubs, taverns and lounges due to lack of code referring to outdoor seating requirements and 2) multi-family residential in the commercial district C-1 zone in order to limit the on-street parking impacts and associated traffic congestion from these uses, which have become the predominant land use in the C-1 zone for new developments on vacant land over the last 5 years.

WHEREAS, the Town Council finds the proposed changes to EMC chapter 18.05 are in the Town's best interests and will promote the public health, safety, and welfare of its citizens; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS
FOLLOWS:**

Section 1. Eatonville Municipal Code section 18.05.040 "Parking standards for specific activities" is amended to read as follows: See Exhibit A attached hereto and incorporated by this reference.

Section 2. Eatonville Municipal Code section 18.05.070 "Off-street parking regulations downtown commercial district C-1" shall be amended and will read "It is the purpose of this section to recognize the pedestrian-oriented nature of downtown activities while also recognizing the need for off-street parking facilities to eliminate traffic congestion. No off-street parking shall be required in this district, excepting that multifamily and apartment development shall abide by the requirements in 18.05.040, A. 1. c.

~~**18.05.070 Off-street parking regulations downtown commercial
district C-1.**~~

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of downtown activities while also recognizing the need for off-street parking
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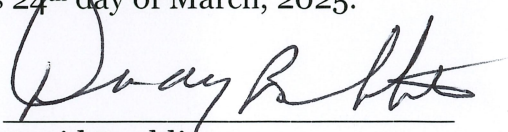
required in this district, ~~excepting that parking spaces per unit required for multifamily residential development.~~

Section 3. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

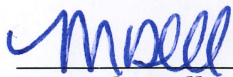
1ST READING: 02/10/2025
2ND READING: 03/24/2025

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this 24th day of March, 2025.



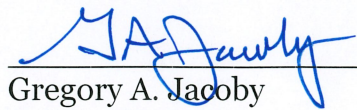
David Baublits
Mayor

ATTEST:



Miranda Doll
Town Clerk

APPROVED AS TO FORM:



Gregory A. Jacoby
Town Attorney

EXHIBIT A

18.05.040 Parking standards for specific activities.

The requirement of one space per dwelling unit may be reduced to no less than one space for every two dwelling units plus employee parking as determined by the planning director. The planning director shall base his decision on the following:

1. Availability for private, convenient, regular transportation services to meet the needs of the tenants;
2. Accessibility to and frequency of public transportation;
3. Pedestrian access to health, medical and shopping facilities;
4. Minimum age requirement to reside in subject apartments;
5. Special support services offered by the facility.

Special parking for recreational vehicles will not be required as long as the facility does not permit recreational vehicles other than campers or vehicles that fit into a regular-sized parking stall. If recreational vehicles are to be permitted on the development, they must be screened and fenced. Compact stalls will not be permitted except for one-third of the required employee parking.

Parking standards for specific activities are as follows:

ACTIVITY	NUMBER OF PARKING SPACES
A. Living Activities.	
1. Dwellings.	
a. Single-family.	Two parking spaces per single-family dwelling.
b. Two family.	Two parking spaces per dwelling unit.
c. Multifamily and apartment.	One parking space per unit for apartments of 400 square feet or less of floor area in all sized developments; two parking spaces for each dwelling unit for developments with 49 or less dwelling units; one and eight-tenths parking spaces per dwelling unit for developments of 50 or more dwelling units. For developments of 50 or more dwelling units, one parking space for each 15 dwelling units for recreational vehicles. Recreational vehicle parking shall be in defined, fenced and screened areas with a minimum of six-foot-high sight-obscuring fences or landscaping as determined by the planning director, or the developer may provide areas of usable open space equal to that area that would be required for recreational vehicle parking. A vehicle less than 20 feet long that is used as primary transportation is not

ACTIVITY	NUMBER OF PARKING SPACES
	subject to recreational vehicle parking regulations. If open space in lieu of recreational vehicle parking is provided, its appropriateness will be determined at the time of development plan review by the planning director. Only garages which are accessed by driveways 18 feet in length shall meet the definition of parking space, as required by this title. Garages without the driveway of required length are permitted, but shall not be counted toward the parking space requirements of this title.
d. Multiple dwellings for low income elderly.	One parking space for each four dwelling units.
e. Exceptions for senior citizen apartments in multifamily and apartment houses.	Approved building plans must show one and eight-tenths spaces per dwelling unit. The additional spaces, plus any required landscaping, shall be installed if at any time the structure is not used for senior citizen apartments.
2. Boarding houses and lodging.	One parking space for the proprietor, plus one space per sleeping room for boarders or lodging use, plus one additional space for each four persons employed on the premises.
3. Mobile homes.	Two parking spaces for each mobile home site, plus one screened space for each 10 lots for recreational vehicles.
4. Travel trailers.	One parking space for each trailer site.
5. Hotels.	One parking space for each guest rooms, plus two parking spaces for each three employees.
B. Commercial Activities.	
1. Banks.	One parking space for each 200 square feet of gross floor area, except when part of a shopping center.
2. Professional and business offices.	One parking space for each 250 square feet of gross floor area, except when part of a shopping center.
3. Shopping centers.	Four and one-half spaces per 1,000 square feet of gross leasable area (GLA) for centers having GLA of less than 400,000 square feet, and five spaces per 1,000 square feet of GLA for centers having a GLA of over 400,000 square feet.
4. Restaurants, nightclubs, taverns and lounges.	<u>One parking space per four seats, indoors and outdoors, or</u> One parking space for each 100 feet of

ACTIVITY	NUMBER OF PARKING SPACES
	gross floor area, <u>whichever is greater</u> , except when part of a shopping center.
5. Retail stores, supermarkets, department stores and personal service shops.	One parking space for each 200 square feet of gross floor area, except when located in a shopping center.
6. Other retail establishments, furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair shops.	One parking space for each 500 square feet of gross floor area, except when located in a shopping center.
7. Drive-in business.	One parking space for each 100 square feet of gross floor area, except when located in a shopping center.
8. Uncovered commercial area, new and used car lots, plant nursery.	One parking space for each 5,000 square feet of retail sales area in addition to any parking requirements for buildings, except when located in a shopping center.
9. Motor vehicle repair and services.	One parking space for each 400 square feet of gross floor area, except when part of a shopping center.
10. Industrial showroom and display.	One parking space for each 500 square feet of display area.
C. Industrial Activities.	
1. Manufacturing, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops.	One parking space for each 1,000 square feet of gross floor area. For parking requirements for associated office area, see professional and business offices.
2. Warehouses and storage buildings.	One parking space for each 2,000 square feet of gross floor area of office area may be included without additional parking requirements.
3. Speculative warehouse and industrial buildings with multiple use or tenant potential.	One parking space for each 1,000 square feet of gross floor area if building size is less than 100,000 square feet, or one parking space for each 2,000 square feet of gross floor area for buildings which exceed 100,000 square feet gross of floor area, this is a minimum requirement and valid for construction permit purposes only. Final parking requirements will be based upon actual occupancy.
D. Recreation Amusement Activities.	

ACTIVITY	NUMBER OF PARKING SPACES
1. Auditoriums, theaters, places of public assembly, stadiums and outdoor sports arenas.	One parking space for each four fixed seats, or one parking space for each 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
2. Bowling alleys.	Five spaces for each alley, except when located in a shopping center.
3. Dance halls and skating rinks.	One parking space for each 200 square feet of gross floor area, except when located in a shopping center.
4. Golf driving ranges.	One parking space for each driving station.
5. Miniature golf courses.	One parking space for each 200 square feet of gross floor area. Such spaces shall be located adjacent to the building and shall be designated for visitors by signing or other special markings.
6. Recreational buildings, whether independent or associated with a multifamily complex.	One parking space for each 200 feet of gross floor area. Such spaces shall be located adjacent to the building and shall be designated for visitors by signing or other special markings.
E. Educational Activities.	
1. Senior high schools, public, parochial and private.	One space for each employee plus one space for each 10 students enrolled. In addition, if buses for the transportation of children are kept at the school, one off-street parking space shall be provided for each bus of a size sufficient to park each bus.
2. Colleges and universities and business and vocational schools.	Two and one-half parking spaces for each employee, plus one space for each three students residing on campus, plus one space for each five day student not residing on campus. In addition, if buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus, of a size sufficient to park each bus. One additional parking space for each 100 students shall be provided for visitors in the vicinity of or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other similar marking as approved by the public works director.
3. Elementary, middle and junior high.	Two and one-half parking spaces for each employee. In addition, if buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus, of a size sufficient to park each bus.

ACTIVITY	NUMBER OF PARKING SPACES
	One additional parking space for each 100 students shall be provided for visitors in the vicinity of or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other special marking as approved by the public works director.
4. Libraries and museums.	One parking space for each 250 square feet in office and public use.
5. Nursery schools and day care centers.	One parking space for each employee, plus loading and unloading areas.
F. Medical Activities.	
1. Medical and dental offices.	One parking space for each 200 square feet of gross floor area, except when located in a shopping center.
2. Convalescent, nursing and health institutions.	One parking space for each two beds, plus one parking space for each staff doctor, plus one parking space for each three employees.
3. Hospitals.	One parking space for each three beds, plus one parking space for each staff doctor, plus one parking space for each three employees.
G. Religious Activities.	
1. Churches.	One space for each five seats in the main auditorium, provided that the spaces for any church shall not be less than ten. For all existing churches enlarging the seating capacity of their auditoriums, one additional parking space shall be provided for each five additional seats provided by the new construction. For all existing churches making structural alterations or additions which do not increase the capacity of the auditorium, no additional parking need be provided.
2. Mortuaries or funeral homes.	One parking space for each 100 square feet of floor area of assembly rooms.

H. Other Uses. For uses not specifically identified in this section, the amount of parking required shall be determined by the planning director, based on parking required for similar uses, and, if appropriate, documentation provided by the applicant.

I. Mixed Occupancies or Mixed Use if One Occupancy. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, except in shopping centers. Off-street parking facilities for one use shall not be considered as

providing required parking facilities for any other use, except as permitted in subsection (J) of this section pertaining to joint use.

J. Joint Use. The joint use of parking facilities may be authorized only for those uses which have dissimilar peak hour parking demands or parking facilities in excess of the requirements set out in this title. The following conditions must be fulfilled before a joint use facility is allowed:

1. The facility must be located within a radius of 500 feet of the buildings or use areas it is intended to serve;
2. Documentation of dissimilar peak hour parking demands must be provided by the applicant; and
3. The subject property shall be legally encumbered by an easement or other appropriate means which provides for continuous joint use of the parking facilities. Documentation shall require review and approval of the town attorney.

K. Employee Parking. Where employee parking will be maintained separately and in addition to parking for the general public, the regulations of this subsection shall apply:

1. Minimum parking stall sizes, aisle widths and percentage of compact car stall shall be as per other requirements in this chapter.
2. Employee parking must be clearly identified as such and not become parking for the general public.
3. If the employee parking is changed to parking for the general public, the normal regulations for off-street parking shall be in force.
4. Employee parking shall not be in lieu of parking requirements per activity as stated in this section.

L. Temporary Parking Facilities. Temporary parking facilities may be permitted by the planning director when it has been shown that:

1. The existing use of the subject property has adequate legal nonconforming parking or that existing parking conforms to the applicable standards of this title;
2. The temporary parking facility is primarily intended to serve the public at large and not the existing use on the property;
3. The temporary parking facility serves a public need;
4. The temporary facility meets the following minimum standards:
 - a. There shall be a minimum of 285 square feet gross area per stall.
 - b. The pavement section shall be a minimum of four inches of five-eighths inch minus C.R. crushed rock with bituminous surface treatment, subject to public works director review.
 - c. On-site drainage control and detention shall be provided per the drainage ordinance.
 - d. Ingress and egress and interior circulation and perimeter control shall be subject to public works director approval.

M. Compact Car Parking.

1. Parking stall size shall be a minimum of eight feet by 17 feet. Aisle width shall be per the requirements of EMC 18.05.080 and Table 18.05.2 following this chapter.

2. Compact car parking spaces shall be clearly identified by signing or other marking as approved by the public works director.
3. Compact car parking spaces shall not exceed 30 percent of the total required parking, and shall not be interspersed equally throughout the entire parking area.
4. See EMC 18.05.080 and Table 18.05.2 following this chapter for typical compact car stall arrangements.
5. No more than four compact car parking stalls shall be placed side-by-side, or eight head-to-head.