

**ORDINANCE NO. 2025-7**

**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 multiple dwellings for low-income elderly in order to limit the on-street parking impacts of the use.

**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 18.05.040 (d)

~~d. Multiple dwellings for low income elderly. One parking space for each four dwelling units.~~

**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: 10/27/2025

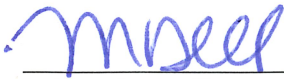
2ND READING: 11/10/2025

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk  
in authentication of such passage this 10<sup>th</sup> day of November, 2025.



David Baublits  
Mayor

ATTEST:



Miranda Doll  
Town Clerk

APPROVED AS TO FORM:



Oskar Rey  
Town Attorney

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.	<p>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 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.</p>
<del>d. Multiple dwellings for low income elderly.</del>	<del>One parking space for each four dwelling units.</del>

ACTIVITY	NUMBER OF PARKING SPACES
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 room, 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.

ACTIVITY	NUMBER OF PARKING SPACES
4. Restaurants, nightclubs, taverns and lounges.	One parking space per four seats, indoors, and outdoors, or one parking space for each 100 feet of gross floor area, whichever is greater, 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	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.

ACTIVITY	NUMBER OF PARKING SPACES
establishments, bakeries, canneries, printing and engraving shops.	
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.	
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.

ACTIVITY	NUMBER OF PARKING SPACES
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.	<p>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 students 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.</p> <p>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.</p>
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.

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	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 10. 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



ACTIVITY	NUMBER OF PARKING SPACES
	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.