



City of Othello
Washington
Ordinance No. 1555

**AN ORDINANCE OF THE CITY OF OTHELLO
AMENDING SECTION 17.61.020, PARKING SPACES REQUIRED,
OF CHAPTER 17.61 TITLED “OFF STREET PARKING”**

**THE CITY COUNCIL OF THE CITY OF OTHELLO, WASHINGTON ORDAINS AS
FOLLOWS:**

Section 1. Amendment. Othello Municipal Code Section 17.61.020, Parking Spaces Required, of Chapter 17.61 titled “Off Street Parking” is hereby amended as follows:

17.61.020 Parking spaces required.

Required parking spaces are as follows:

- (1) Single-family dwellings in R-1, R-2, R-3 or R-4 zones: in addition to the two parking spaces required in a garage for houses built after 2007, every dwelling shall have a minimum of two, but not more than ~~three~~ four, concrete parking spaces in the front yard area. No more than four vehicles shall be parked or stored in the front yard on improved parking spaces. Vehicles can be stored in the back yard if surrounded by a six-foot-high sight-obscuring fence;
- (2) Two-family dwellings in R-2, R-3 or R-4 zones: in addition to any parking spaces in a garage, there shall be two spaces for each dwelling unit. No more than three vehicles may be parked off-street that are not within a garage in connection with each dwelling unit. If additional vehicles are to be parked off-street, they must be parked within a garage or within an enclosure surrounded by a sight-obscuring fence;
- (3) Multiple-family dwellings in R-3 or R-4 zones: two spaces for each dwelling unit. No more than two vehicles may be parked off-street that are not within a garage or carport in connection with each dwelling unit;
- (4) Residential hotels, fraternity houses, rooming houses or boardinghouses: one space for each two guest accommodations or four beds, whichever is greater;
- (5) Convalescent homes, sanitariums, institutions for the aged and children, welfare or correctional institutions: one space for each six beds or patients, plus one additional space for each two employees;

- (6) Hospitals: one space for each five beds including bassinets, plus one space for each two employees, plus one space for each two visiting and/or staff doctors;
- (7) Medical and dental clinics: three spaces for each doctor or three spaces for each two examination rooms, whichever is greater, plus one space for each employee;
- (8) Dancehalls: one space for each fifty square feet of dance floor space;
- (9) Funeral parlors and mortuaries: one space for each fifty square feet of assembly used for services, plus one space for each employee;
- (10) Passenger terminals (bus, rail or air): one space for every one hundred square feet of gross floor area used for passenger waiting area plus one space for each two employees;
- (11) Manufacturing and industrial buildings: one space for each two employees on the largest shift;
- (12) Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly and clubs and lodges having no sleeping rooms: one space for each four seats or eight feet of bench length for spectators;
- (13) Bowling alleys: three spaces for each alley plus one space for every four seats or eight feet of bench devoted to spectator area, plus one space for the proprietor and one space for each two employees;
- (14) Libraries: one space for each two hundred square feet of gross floor area of the reading room, plus one space for each two employees;
- (15) Churches: one space for each four seats or eight feet of pew bench and one space for each four hundred square feet of gross floor space used for assembly and not containing fixed seats;
- (16) Colleges or commercial schools for adults: one space for each six seats in classrooms, plus one space for each two employees;
- (17) High schools, elementary schools and other children's schools: one space for each six seats in the auditorium or assembly room or one space per six high school students, whichever is more, plus one space for each two employees, plus sufficient off-street space for the safe and convenient loading and unloading of students from school buses;
- (18) Theaters: one space for each four seats, plus one space for each two employees;
- (19) Mobile or manufactured home parks: two spaces for each mobile or manufactured home lot and one additional space for each four mobile or manufactured home lots for guests;
- (20) Motels and auto courts: one space for each unit, plus three additional spaces for every ten units;
- (21) Semi-private golf courses, country clubs, gun clubs, etc.: one space for each three members;

(22) Public utility stations: one space;

(23) Retail stores and personal service shops:

(A) Retail stores primarily handling bulky merchandise such as furniture, machinery, farm or agricultural equipment, lumber, construction materials, livestock feed, or heavy equipment: one-and-one-half spaces for each one thousand square feet of gross floor area;

(B) Personal service shops and other retail not addressed in subsection (23)(A) of this section:

Building size, gross floor area	Parking requirement
Up to 2,000 square feet	4 spaces/1,000 square feet
2,001—7,500 square feet	3.5 spaces/1,000 square feet
7,501—40,000 square feet	2.85 spaces/1,000 square feet
40,001+ square feet	2.5 spaces/1,000 square feet

(24) Banks: one space for each four hundred square feet of gross building area, plus one space for each two employees;

(25) Restaurants, taverns or bars: one space for each one hundred square feet of gross floor area;

(26) Notwithstanding the off-street parking requirements defined in this chapter, those buildings located within commercially zoned districts may be permitted to obtain permits for renovation or expansion of the existing building space or use without fully complying with the off-street parking requirements of this section. Prior to the issuance of the development permit which would impose the off-street parking requirement sought to be modified, the owner or owner's agent shall apply to the community development director for a waiver of some identified portion of the off-street parking requirement. The proponent shall bear the burden and expense of establishing to the community development director:

(A) The lack of reasonably available off-street parking within a reasonable distance to the subject property, either through purchase, lease or joint use agreement;

(B) What studies, measurements, or other indicia of adequate parking exist to support the request; and

(C) How the proponent would propose to deal with overflow parking.

The community development director may: grant a waiver for a specified period of time after which the waiver shall terminate or be subject to further review; grant a waiver conditioned on average daily trip measurements remaining below a certain number and after that number is exceeded, additional parking shall be required to be provided; or deny the request. (Ord. 1517 § 1 (part), 2018: Ord. 1280 § 1 (part), 2008: Ord. 1220 § 1 (part), 2006: Ord. 1198 § 1, 2005: Ord. 974 § 1, 1995: Ord. 948 § 2 (part), 1995).

Section 2. Effective Date. This ordinance shall take effect and be in full force five (5) days after this ordinance or a summary thereof consisting of the title is published.

PASSED by the City Council of Othello, Washington this 28th day of September, 2020.

By: _____
Shawn Logan, Mayor

ATTEST:

By: _____
Yvonne Hernandez, City Deputy Clerk

APPROVED AS TO FORM:

By: _____
Kelly E. Konkright, City Attorney

PASSED the 28th day of September, 2020
APPROVED the 28th day of September, 2020
PUBLISHED the 7th day of October, 2020