

January 10, 2008

Kingston Stakeholders

**Off-Street Parking Requirements per Kitsap County Code**

- A. Residential.
  - 1. Single-family, Multi-family Two per dwelling; one additional space shall be provided for or accessory units; Reduction of 50% of parking requirement for projects within .5 miles of the ferry lading, Reduction of 25% of parking requirement for projects between .5 and .75 miles of the ferry landing.
  - 2. Multi-family dwelling containing four or more units -- One and one-half per dwelling unit; Reduction of 50% of parking requirement for projects within .5 miles of the ferry lading, Reduction of 25% of parking requirement for projects between .5 and .75 miles of the ferry landing.
  - 3. Elderly, low income and public housing -- One per one dwelling unit; should be .5 per dwelling unit.
  - 4. Bed and breakfast house -- One per sleeping unit. Should be 2 spaces for BB's with more than two lodging units and .50 parking spaces for every additional unit.
  
- B. Commercial Residential.
  - 1. Motels-- One per bedroom plus one per on duty employee, .75 spaces per guest room within .5 miles of the ferry landing. .75 spaces per on duty employee.
  - 2. Hotels --One per bedroom. 75 spaces per guest room within .5 miles of the ferry landing. .75 spaces per on duty employee. Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc., Alternate parking locations and numbers of spaces are encouraged to be coordinated with nearby property owners for possible overlap of time in use i.e. evening use for lodging, daytime use for meetings.
  - 3. Clubs/Lodges -- Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc. Alternate parking locations and numbers of spaces are encouraged to be coordinated with nearby property owners for possible overlap of time in use i.e. evening use for lodging, daytime use for meetings.
  
- C. Institutions.
  - 1. Hospitals and institutions -- One per bed, and one per two employees and one per two guests. Delete one parking space per bed as patients rarely drive themselves to overnight stays in hospitals. One space per 2.5 employees and one space per three guests.
  
- D. Places of Public Assembly.
  - 1. Places of worship -- One per four seats or eight (should be 12 feet) feet of bench length in the main auditorium,
  - 2. Library, art gallery -- One per 250 square feet of gross floor area; Should be based on staff space only and occupant load of 500 with on street parking for patrons.
  - 3. Preschool nursery, kindergarten, day care -- One per three children; Should be based on internal, non-exiting square footage for staff and support only 500 square feet with on street parking and adequate pick up zones.
  - 4. Elementary, junior high school -- One per on duty employee and two per classroom. Should be one space for every two on duty employees and one space per classroom.
  - 5. High school -- One per on duty employee and teacher and one per ten students,

4. College, commercial school for adults -- One per three seats in classrooms, [Alternate parking locations and numbers of spaces are encouraged to be coordinated with nearby property owners for possible overlap of time in use i.e. evening use for lodging, daytime use for meetings.](#)
  6. Other auditorium, meeting rooms -- One per four seats or [\(should be 12 feet\)](#) of bench space or, if there is no fixed seating, one per [one hundred](#) square feet of assembly area.
- E. Commercial Amusements.
1. Stadium, arena, theater – One per four seats or [12 feet](#) of bench length in the main auditorium;
  2. Bowling alley—[two](#) per alley and
  5. Dancing hall, skating rink—One per [seventy](#) square feet of [net](#) floor area [excluding exit paths, toilet rooms, mechanical etc.](#) [Alternate parking locations and numbers of spaces are encouraged to be coordinated with nearby property owners for possible overlap of time in use i.e. evening use for lodging, daytime use for meetings.](#)
- F. Commercial
1. Retail stores generating relatively little automobile traffic such as appliance, furniture, hardware and repair stores -- One per 300 square feet of gross floor area; [Should be based on staff space on and an occupant load of 500 with on street parking for patrons.](#)
  2. Retail and personal service establishments generating heavy automobile traffic such as department, drug, and auto parts stores, supermarkets, ice cream parlors, bakeries and beauty and barber shops -- One per 150 square feet of gross floor area; [Should be based on staff space only and an occupant load of 500 with on street parking for patrons.](#)
  3. Drive in and fast food restaurants -- One per seventy-five square feet of gross floor area with a minimum of five, provided, drive-in window holding and stacking area shall not be considered parking spaces; [Should be based on staff space only and an occupant load of 500 with on street parking for patrons.](#)
  4. Restaurants, drinking places --
    - a) If under 4,000 square feet of gross floor area -- One per 200 square feet of gross floor area; [Off street parking required for staff based on occupant loads only. Patrons shall be permitted and encouraged to park on street.](#)
    - b) If 4,000 or more square feet of gross floor area -- Twenty plus one per each additional 100 square feet of gross floor area over 4,000 square feet; [Off street parking required for staff based on occupant loads only. Patrons shall be permitted and encouraged to park on street.](#)
  5. Shops and stores for sales, service or repair of automobile, machinery and plumbing, heating, electrical and building supplies -- One per 600 square feet of gross floor area,
  6. Mortuaries, funeral homes -- One per [two hundred](#) square feet of assembly area;
  7. Medical and dental office or clinic -- One per 200 square feet of gross floor area; [Should be 500 square feet for staff and 50% of patient parking.](#)
  8. Bank, professional office (except medical/dental) — One per 400 square feet of [net](#) floor area; and [Should be 500 square feet and 50% of customer parking.](#)
  9. Marinas and moorage facilities -- One per four moorage slips. [Check to see if Port is overparked on this point....confirmed by approximately 41 spaces \(2/08\)](#)
- G. Industrial Warehouse.

- I Warehouse, storage, and wholesale facilities -- One per **four** anticipated employees on duty simultaneously, one per each anticipated company vehicle parked on the site at night on a regular basis and one per **500** square feet of office space; and
  - 2. Manufacturing, research, testing, processing and assembly facilities -- One per **1,000** square feet.
- H. Relaxation of Required Spaces.
- 1. The director may authorize a variance to the amount of required off-street parking if a project proponent demonstrates that, due to the unusual **or need for rational urban streetscape in connection with the** nature of the proposed use, it is reasonable that the off-street parking required by Section 17.435.030 exceeds any likely need.
- I. Other Uses.
- 1. Other uses not specifically listed above shall furnish parking as required by the director. The director shall use the above list as a **guideline in** determining requirements for said other uses.