

Introduced by: Mayor
Date: March 4, 1986
Hearing: April 1, 1986
Vote: Unanimous
Action: Enacted

KENAI PENINSULA BOROUGH

ORDINANCE 86-20

AMENDING THE KENAI PENINSULA BOROUGH CODE CHAPTER 21.78 PARKING REQUIREMENTS WITHIN THE CITY OF SEWARD.

WHEREAS, the City of Seward has in the past had a problem with the availability of adequate parking; and

WHEREAS, the City of Seward recently updated its comprehensive plan and the plan included recommendations for increased parking standards; and

WHEREAS, the Seward Advisory Planning Commission after public hearing recommended Assembly approval; and

WHEREAS, the Seward City Council reviewed the suggested changes and recommended Assembly approval; and

WHEREAS, the Borough Planning Commission after a public hearing recommended Assembly approval.

NOW THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That the Kenai Peninsula Borough Code of Ordinances Chapter 21.78.030 is amended to read as follows:

21.78.030 Definitions. In this chapter, unless otherwise provided or the context otherwise requires:

A. "Accessory building or use" means a use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

B. "Dwelling groups" means a group of 2 or more, detached or semi-detached 1-family, 2-family, or multi-family dwellings occupying a parcel of land, in 1 ownership and having any yard or court in common, but not including motels and hotels.

C. "Home occupation" means any use customarily conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and in connection with which there is no exterior sign, no display of stock in trade, no outside storage of materials or equipment, no commodity sold upon the premises and not more than two persons are engaged in such occupation.

D. "Lot group in common ownership" means two or more parcels of land, each of which was recorded by the borough assessor on or before December 5, 1978, as separate tax parcels and which are contiguous and owned by the same person,

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partnership, or corporation.

E. "Mall" - see shopping center.

[E.] F. "Parking space, off street" means a designated parking space, exclusive of maneuvering room, designed with adequate independent access to, but located off any street, alley or other right of way.

G. "Parking space" means an area, enclosed or unenclosed, sufficient in size to store one motor vehicle. At a minimum, each space shall measure 10 feet wide by 20 feet long.

H. "Parking area" means a structure or an open area, other than a street, alley or other right of way, on which vehicle parking spaces are defined, designated, or otherwise identified and available, whether free or for compensation, for use by the public, clients, tenants, customers, employees or owners of the property for which the parking area is required by ordinance.

I. "Parking requirement as stated in terms of employees" means the maximum number of employees who will be at the site at one time on either a single shift or an overlap of shifts.

[F.] J. "Planned unit development" means a group or combination of certain specified residential, commercial, or industrial uses developed as a functional integral unit in a district where some or all the uses might not otherwise be permitted.

K. "Shopping Center" means a single complex which provides a combination of retail establishments designed in such a manner as to provide convenience for shoppers.

[G.] L. "Townhouse" means single-family dwelling units constructed in a series or group of not less than 3 units separated from an adjoining unit or units by an approved party wall or walls, extending from the basement of either floor to the roof along the linking lot line. Each unit and its lot shall be held in fee simple, except that the amenities, open area and other associated common property shall be held as undivided common property of the owners of each unit.

Section 2. That the Kenai Peninsula Borough Code of Ordinance Chapter 21.78.200 is amended to read as follows:

21.78.200 Parking. [A. For each structure hereafter constructed, reconstructed or altered, except in the general commercial (CG) district, the minimum parking spaces as set forth below shall be provided and maintained:

These requirements are subject to the variance procedure as set forth in Sections 21.73.31--21.73.340.]

A. Except in the General Commercial (CG) District, there shall be provided at the time of construction of a principal building or at the time of alteration, enlargement or any change in use of any principal building, permanently maintained off-street parking spaces for the use of occupants, employees or patrons of such building. It shall be the responsibility, jointly and severly, of the occupants and owners of the building to provide and maintain said off street parking in accordance with this chapter continuously during the life of the building.

B. For each principal building or use within a principal building, there shall be no less than the number of off street parking spaces specified under this section:

<u>LAND USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
<u>DWELLING AND LODGES</u>	
[1. Single family and 2-family dwellings, 1 for each dwelling unit.]	
1. <u>Single family and two family dwellings and parish houses.</u>	<u>Two parking spaces per dwelling unit.</u>
[2. Multiple-family dwellings, 1 and ½ for each dwelling unit.]	
2. <u>Multiple-family dwellings and other places containing multiple dwelling units.</u>	<u>Two parking spaces per dwelling unit plus ½ space for every unit larger than 2-bedrooms or greater than 1000 square feet in size.</u>
[3. Hotels and motels, 1 for each guest bedroom.]	
3. <u>Hotels and motels.</u>	<u>One and two-tenths spaces per guest unit.</u>
4. <u>Bed and Breakfast, rooming and boarding houses.</u>	<u>One space per guest room plus two space for the principal dwelling unit.</u>

PUBLIC AND SEMI-PUBLIC

[4. Churches, auditoriums, sports arenas, theaters, funeral homes and other places of public assembly, 1 for each four seats at maximum capacity.]

5. <u>Churches, auditoriums, sports arenas, funeral chapels, theatres, and</u>	<u>One space for each four seats at maximum capacity.</u>
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other places of public assembly.

[5. Institutions, hospitals, nursing homes, dormitories, 1 for each 2 patients or residents at maximum capacity.]

6. Sanitariums, nursing homes, dormitories, and other similar institutions. One space per two residents at maximum capacity.

7. Hospitals. One space per two beds at maximum capacity plus one space for each employee on duty.

[6. Libraries, museums, post offices, 1 for each 100 square feet of gross floor area.]

8. Public libraries, museums and art galleries; post offices; community/senior centers. One space per 100 square feet of gross floor area.

[7. Schools, 1 and $\frac{1}{2}$ for each room plus 1 for every 10 students of those students who are permitted by law and school regulations to drive to school. Schools with incidental auditoriums shall provide only the spaces required here or for the auditorium, whichever is greater.]

9. Primary and secondary public and private schools. One parking space for every four seats in the main auditorium or assembly room, or three parking spaces for every classroom plus one parking space for each staff member or employee, whichever is greater.

10. Day care, nurseries and kindergartens. One-half space for each staff member and employee plus one space for each 1000 square feet of gross floor area.

[15. Skating rinks, dance halls, civic clubs, assembly halls, and other similar uses without fixed seats, 1 for each 100 square feet of gross floor area.]

11. Skating rinks, youth halls, fraternal and civic clubs, assembly halls and other similar One parking space for each 100 square feet of gross floor area.

uses without fixed seats.

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| 12. <u>Post secondary, vocational and music schools; dance studios and other schools and colleges.</u> | <u>One-half parking space for each instructor and one half space for each student, based upon maximum student capacity at one time.</u> |
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OFFICES

[8. Offices and banks, 1 for each 250 square feet of gross floor area used for office purposes.]

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| 13. <u>Office buildings (public & private), professional center or clinic, financial institutions & other similar uses.</u> | <u>One parking space for each 250 square feet of gross floor area, but not less than five spaces.</u> |
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COMMERCIAL/RETAIL/SERVICES

[9. Restaurants, 1 for each 200 square feet of gross floor area, or 1 for each 4 seats whichever is greater.]

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| 14. <u>Eating and drinking establishments.</u> | <u>One parking space per 200 square feet of gross floor area, or one for each four seats, whichever is greater.</u> |
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[10. Grocery, clothing and drug stores, barber and beauty shops and other personal services establishments, 1 for each 250 square feet of gross floor area.]

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| 15. <u>Food stores, shopping centers and malls.</u> | <u>One parking space for each 250 square feet of gross floor area, but not less than six spaces.</u> |
| 16. <u>Barber, beauty and other personal service shops.</u> | <u>One parking space per 100 square feet of gross floor area.</u> |
| 17. <u>Retail stores or service business.</u> | <u>One parking space for each 300 square feet of gross floor area.</u> |

[11. Furniture and appliance stores, household equipment or furniture repair shops, motor vehicle sales, machinery sales, wholesale stores and hardware stores, 1 for each 400 square feet of gross floor area (note: all vehicles in custody of the operator of the business for service, repair, storage, sale or other purpose shall be stored on the premises or on a separate

vehicle parking lot and shall not be parked on a public right of way)]

18. Service or repair shop, retail store handling exclusively bulky merchandise such as machinery, furniture, wholesale stores, appliances carpet, showrooms, etc. One parking space for each 400 square feet of gross floor area.

19. Motor vehicle sales and service establishments. One parking space for each 400 square feet of gross sales floor area plus four spaces for each auto service stall.

[12. Pickup laundry and dry cleaning establishments, 1 for each 500 square feet of gross floor area.]

[13. Self-service laundry and dry cleaning establishments, 1 for each four washing and dry cleaning machines.]

20. Laundry and dry cleaning establishments. One parking space for each 500 square feet of gross floor area, or one parking space for each four coin operated washing machines, dryers or dry cleaning machines, whichever is greater.

[14. Bowling alleys, 3 for each alley.]

21. Bowling alley. Four parking spaces for each alley plus one for each employee on duty.

[16. Gasoline service stations, 1 for each 2 gas pumps plus 2 for each grease rack, wash rack and stall for servicing vehicles.]

22. Gasoline service station. One parking space for each two gas pumps plus two spaces for each grease rack, wash rack, and stall for servicing vehicles.

[17. Industrial and manufacturing, 1 for each 300 square feet of gross floor area.]

23. Industrial, processing, manufacturing, and assembling. One parking space for each 500 square feet of gross floor area except that office space shall provide parking

space as required for offices.

[18. Warehousing, storage and similar uses, 1 for each 1500 square feet of gross floor area.]

24. Warehousing, storage, and wholesale business. One parking space for each 1,500 square feet of gross floor area, but not less than three spaces.

[Nonmentioned uses, the same as for the above mentioned uses which in the opinion of the administrative official shall be deemed most similar.]

The requirements for off-street parking facilities for uses not specifically mentioned in this chapter shall be the same as the above mentioned use which, in the opinion of the administrative official, is most similar to the use not specifically mentioned.

[B. Parking space size requirements are as follows:

1. Single-family and 2-family dwellings, not less than 8 feet wide and 20 feet long; and

2. All other uses, each parking space shall be not less than 200 square feet per vehicle, exclusive of access and turning areas required to utilize such space.]

C. All parking spaces shall not be less than 10 feet wide and 20 feet long per vehicle, exclusive of access and turning areas required to utilize such space.

[C. All parking space provided pursuant to this chapter shall be on the same lot with the main building it services or on an adjoining lot, except that the advisory planning and zoning commission may permit the parking spaces to be on any lot within 500 feet of the building if it determines it impractical to provide parking on the same lot with the building.]

D. All required parking spaces shall be on the same lot as the main building served; on an abutting lot(s); or by conditional use permit, on any lot(s) within 300 feet if it is determined to be impractical to provide parking on the same or abutting lot(s). Such separate or abutting parking lot(s) is (are) allowed provided that such lots are permitted as a principal or conditional use within the zoning district. Such abutting or separated lot(s) shall be under the same ownership as that of the building being served, or there shall be a parking agreement approved by the City, which provides for parking requirements for the life of the occupancy.

[D. A site plan showing all parking areas shall accompany all applications for building permits. Said plan shall show

dimensions of spaces, curb cuts and other information necessary to determine compliance with the provisions of this chapter. The administrative official shall approve or reject the site plan on the basis of compliance with the requirements of this section. No building permit shall be issued until the parking site plan is approved.]

E. A site plan showing all parking areas shall accompany all applications for building permits. Said plan shall show dimensions of spaces, curb cuts and other information necessary to determine compliance with the provisions of this chapter. The administrative official shall approve or reject the site plan on the basis of compliance with the requirements of this section. No building permit shall be issued until the parking site plan is approved.

[E. All off-street automobile parking facilities shall be designed with appropriate means of vehicular access to street or alley and adequate maneuvering area. No driveway or curb cuts in any district shall be less than 12 feet or more than 25 feet in width and detailed plans for all curb cuts shall be submitted to administrative official for approval before a building permit is issued therefore.]

F. All off-street vehicle parking facilities shall be designed with appropriate means of access to street, alley or other right of way, and will have adequate maneuvering area. No driveway or curb cuts in any district shall be less than 12 feet or more than 25 feet in width. Detailed plans for all curb cuts shall be submitted to the administrative official for approval before a building permit is issued.

[F. Lighting of all parking spaces and parking area, both public and private, shall be arranged to reflect away from adjacent residential areas and all public streets and highways.]

G. Every lot or parcel of land used as a public or private parking area, shall be developed as follows, subject to the approval of the plans by the administrative official:

1. Lighting of all parking areas, shall be arranged to reflect away from adjacent residential areas and all public streets and highways.

2. All parking spaces and lots shall be durably surfaced, free of mud and standing water, and be dust-free.

3. Where such area adjoins the side of a lot in any residential district, it shall be separated from such lot by a fence or hedge not less than four feet or more than six feet in height. Such fence or hedge shall be maintained in good condition and shall not extend beyond front yard lines required in such residential district.

4. All parking (except that serving single family and duplex residences) shall be so arranged that ingress and egress are possible without backing over a sidewalk, sidewalk area, or onto a street of collector or larger designation.

5. Turning and maneuvering space (except that which serves single family and duplex residences) shall be located entirely on private property, provided that the useable portion of an alley may be credited as aisle space subject to safety approval by the City Engineer.

H. Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. In the instance of dual function of off-street parking where operating hours of uses do not overlap, the advisory planning and zoning commission may by conditional use permit, reduce the required parking to any amount that meets the requirements of each use.

I. In figuring the total parking requirements for a use, any fraction of one-half or more shall require one more space.

J. No existing parking area and no parking area provided for the purpose of complying with the provisions of this chapter shall, after adoption of this ordinance, be relinquished or reduced in any manner below the requirements in this chapter.

K. Required parking areas and spaces shall not be used for sales display, storage, repair work or any other purposes other than parking. All vehicles in custody of an operator of a business for service, repair, storage, sale, or other purpose shall be stored on the premises or on a separate vehicle parking lot and shall not be parked on a public right of way.

L. Parking spaces shall be permitted in any required yard area, provided that no parking spaces shall be permitted within five feet of any property line, exclusive of the General Commercial Zone.

M. At the intersection of any private drive or entrance or exit for a common parking area with a public street, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2½ feet and 8 feet shall be erected, planted, placed or maintained.

N. The following minimum off-street handicapped parking facilities shall be provided in commercial uses. Handicapped spaces shall be at least 12 feet wide. Each space shall be designated as reserved for physically handicapped individuals. All handicapped spaces shall be within 200 feet of an entrance that is accessible to handicapped individuals if one is required.

TOTAL SPACES IN
PARKING AREA

HANDICAPPED SPACES
REQUIRED

<u>6-30</u>	<u>1</u>
<u>30-60</u>	<u>2</u>
<u>60-90</u>	<u>3</u>
<u>90-120</u>	<u>4</u>
<u>Over 120</u>	<u>5</u>

O. Except as provided in Section 21.78.200 B. where more than one tenant or use is included within any one building or on any one lot, the parking requirements shall be the sum total of the parking requirements for all of the various tenants or uses. The aggregation of tenants or uses shall meet all the requirements within the definition of "shopping center" in order to become entitle to utilize the parking ratio specified in Section 21.78.200 B. 15. Generally speaking, parking requirements for a building shall be based on the most common parking requirement for uses in the zone in which such building is located, except where use areas are distinctively separated by building form.

Section 3. That this ordinance takes effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 1st DAY OF April, 1986.

Karen S. Mc Mahon Vice Pres.
Betty J. Glick, Assembly President

ATTEST:

Jeanne Brindley
Borough Clerk