

BINGEN MUNICIPAL CODE

Chapter 17.64

OFF-STREET PARKING

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17.64.010 Intent.

It is the intent of this section to allow for parking and loading standards. (Ord. 440, Att. A (part) 1997).

17.64.020 Purpose.

The provision of off-street parking and loading space in accordance with the needs and requirements of particular property use is a necessary public policy in the interest of traffic safety minimizing congestion, and to provide harmonious development. (Ord. 440, Att. A (part) 1997).

17.64.030 Requirements generally.

New uses in all districts shall meet the minimum standards of this chapter; provided that the Downtown Core Commercial area, described as that area between Depot Street and Steuben Street east of Dry Creek to west of Maple Street, the south half of the area between Steuben Street and Humboldt Street east of Walnut Street to west of Cherry Street, and the north half of the area between Steuben Street and Humboldt Street from east of Walnut Street to west of Maple Street, is exempt from the minimum standards of this title. (Ord. 440 Att. A (part), 1997; Ord. 492 §2, 2003).

17.64.035 Review of new uses within downtown core commercial area.

All new uses proposed within the downtown core commercial area (as described in BMC 17.64.030) shall provide information to the city council regarding the number of expected vehicle visits in a given day. This information will not be used to deny a use but will provide

information to the city for transportation planning within the downtown core commercial area. (Ord. 492 §3, 2003).

17.64.040 Size, access requirements.

- A. Each off street parking space shall have a net area of not less than one hundred sixty square feet exclusive of access drives or aisles, and shall be of usable space and condition. If determined on a gross area basis, three hundred square feet shall be allowed per vehicle.
- B. The required space for a residential dwelling unit shall not be less than two hundred square feet per space. (Ord. 440, Att. A (part), 1997; Ord. 500 §2, 2004).

17.64.050 Location requirements.

Off-street facilities shall be located as specified in this section. Where a distance is specified, such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the buildings that such facility is required to serve.

- A. For one and two-family dwellings, on the home lot with the building they are required to serve;
- B. For multiple dwellings, one hundred and fifty feet;
- C. For hospitals, sanitariums, homes for aged, asylums, orphanages, club rooms, fraternity and sorority houses, and other uses, three hundred feet. (Ord. 440 Att. A (part), 1997).

17.64.060 Expansion, enlargement.

Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for said expansion or enlargement in accordance with the requirements of the schedule; provided, however, that no parking space need be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement since the effective date of the ordinance codified in this title is less than the percent of the parking spaces specified in the schedule for the building. Nothing in this section shall be construed to require off-street parking spaces for the portion of such building existing at the time of passage of the ordinance codified at the time of passage of this title. (Ord. 440, Att. A (part) 1997).

17.64.070 Joint use—Authorized.

The board of adjustment may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

- A. Up to fifty percent of the parking facilities required by this section for a theater, bowling alley, dance hall, restaurant, or other similar uses, may be supplied by the off-street parking provided by other daytime types of uses.
- B. Up to fifty percent of the off-street parking facilities required by this section for any daytime buildings or uses may be supplied by the parking facilities provided by uses herein referred to as nighttime uses.
- C. Up to one hundred percent of parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities serving primarily daytime uses. (Ord. 440, Att. A (part) 1997).

17.64.080 Joint uses—Conditions required.

The conditions required for use shall be as follows:

- A. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred feet of such parking facilities.
- B. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed. (Ord. 440, Att. A (part) 1997).

17.64.090 Standards.

Required off-street parking shall be as follows:

<u>Use</u>		
• Residential structures	2	for each dwelling unit (each space must be independently accessible)
• Auto courts, motels	1	for each sleeping unit
• Hospitals and institutions	1	for each 4 beds
• Theaters	1	for each 4 seats, except 1 for each 8 seats in excess of 800 seats
• Churches, auditoriums and similar open assembly	1	for each 6 sets and/or 1 for each 50 square feet of floor area for assembly not containing fixed seats
• Stadiums, sports arenas and similar open assemblies	1	for each 8 seats and/or 1 for each 100 square feet of assembly space without fixed seats
• Dance halls	1	for each 50 square feet of gross floor area
• Bowling alleys	6	for each alley
• Banks, business and professional	1	for each 400 square feet of gross fee

offices with on-site customer service		of gross floor area
• Offices not providing customer services on premises	1	for each 4 employees or 1 for each 800 square feet of gross floor area
• Warehouse, storage and wholesale business	1	for each 2 employees
• Food and beverage places with sale and consumption on premises	1	for each 200 square feet of gross floor area
• Furniture, appliance, hardware, clothing, shoe, personal services store	1	for each 600 square feet of gross floor area
• Other retail stores	1	for each 300 square feet floor area or at a ratio of 1 inside to 1 outside
• Manufacturing uses, research, testing and processing, assembly, all industries	1	for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross floor area
• Use not specified	-	to be determined by Planning Commission

(Ord. 440 Att. A (part); 1997; Ord. 500 §4, 2004).