

**17.124.060: OFF STREET PARKING SPACE:**

- A. Off street parking spaces shall be required in all districts as an accessory use for new construction or any addition involving an increase in floor area. Every use shall provide at least the minimum number of parking spaces required for that use based on the formulas listed in this section. Further, the minimum parking stall and aisle dimensions are as follows:

Angle	Width (Feet)	Length (Feet)	Aisle Width (Feet)
90 degrees	9.0	18	24
60 degrees	9.0	21	18
45 degrees	9.0	19.8	15
Parallel	8.0	23	-

Commercial uses, hotels and lodges with a minimum of ten (10) or more spaces on the property may have up to ten percent (10%) of the required spaces marked for compact vehicles. Compact vehicle spaces must be a minimum of eight feet (8') wide and sixteen feet (16') long with aisle widths in accordance with the table above. These spaces shall be designed, designated, marked and enforced as compact spaces.

1. For one-family dwellings and for each dwelling unit in a duplex, one and one-half ( $1\frac{1}{2}$ ) parking spaces. For a townhouse and multiple-family dwelling, one parking space per every one thousand five hundred (1,500) net square feet of residential space, except as may otherwise be required in the CC district. For residential projects of four (4) units or more, one guest space for every four (4) units shall be provided in addition to the above requirement. Required parking spaces for all residential development, except as may otherwise be required in the CC district, shall be on the same premises as the dwelling/unit(s).
2. For tourist homes, hotels, motels, lodges, rooming houses and similar places offering sleeping accommodations: 0.75 spaces per room.
3. For churches, schools, membership clubs and similar places having auditoriums or facilities for public assembly: At least one off street parking space for every six (6) seats in an auditorium or place for public assembly or one off street parking space for every sixty (60) square feet of floor area in an auditorium or place for public assembly, whichever is greater.
4. For offices, clinics and all retail business uses (except as specified in this section): At least one off street parking space for each three hundred (300) square feet of floor area.
5. For grocery stores: At least one off street parking space for each two hundred (200) square feet of floor area.
6. For restaurants and bars and other eating and drinking establishments: At least one off street

parking space for each one hundred (100) square feet of assembly area.

7. For drive-in restaurants: At least one parking space for each sixty (60) square feet of floor area.
8. For each four (4) beds in a convalescent, nursing or rest home, sanitarium or home for the care of children or of the aged: One parking space, plus one parking space for each doctor assigned full time to the staff, plus two (2) parking spaces for each three (3) other employees.
9. For a hospital: One parking space for each one thousand (1,000) square feet of floor area, plus one parking space for each four (4) regular employees.
10. For a bowling alley: Three (3) parking spaces for each lane.
11. For manufacturing or assembly establishments: One parking space for each employee, based on the greatest number of employees at any one time.
12. a. For a daycare home, facility or center: One parking space for each full time nonresident staff member, plus drop off/pick up spaces as follows:
  - (1) For daycare homes: One drop off/pick up space;
  - (2) For daycare facilities: Two (2) drop off/pick up spaces; and
  - (3) For daycare centers: One drop off/pick up space for every eight (8) children, or fraction thereof, which may be legally cared for within the center.
- b. For daycare businesses which require more than one drop off/pick up space, the additional spaces over one may be on the street; provided, that for each drop off/pick up space required, there are three (3) legal spaces located within fifty feet (50') of the property which can be reached without crossing a street.
13. For all other permitted uses: At least one off street parking space for every two (2) employees.
14. The off street parking requirement for the CC community core district shall be in accordance with subsection [17.64.010D](#) of this title.
15. Shared parking reduction by conditional use permit in all tourist zoning districts may be allowed as follows:
  - a. A reduction to parking requirements for individual accessory uses within a mixed use development in which lodging is the primary use may be made upon the granting of a conditional use permit according to the following schedule:
    - (1) Restaurant and bar: Minimum one space per two hundred (200) square feet of seating area.
    - (2) Conference facilities: Minimum one space per two hundred (200) square feet of seating area.
    - (3) Retail and repair shops: Minimum one space per six hundred (600) square feet of net

floor area.

- b. The commission may grant the reduction or a partial reduction after considering the following standards and criteria:
  - (1) The accessory use(s) commonly provides a service to patrons of the primary use.
  - (2) The capacity of the accessory use(s) is not in excess of the capacity of the primary use.
  - (3) The operating of the accessory use(s) is staggered.
  - (4) The hour(s) of peak parking demand for each use is different.
  - (5) Existing on street parking is available for public use.
- c. A reduction to parking requirements for lodge units within a mixed use development may be made upon the granting of a conditional use permit according to the following schedule:  
Hotels and lodges, a minimum 0.66 space per room.
- d. The commission may grant the reduction or a partial reduction after considering the following standards and criteria:
  - (1) Public, recreation facilities and adjoining complementary uses are within walking distance.
  - (2) Existing tourist housing accommodations are within walking distance.
  - (3) Public transit is available and within walking distance.
  - (4) Pedestrian facilities and amenities are existing within the neighborhood.
- e. Employee parking is required at the rate of ten percent (10%) of total required spaces after reductions are provided.
- f. The total parking required shall not be less than one space per room.

B. All area counted as off street parking space shall be unobstructed and kept clear of snow and free of other uses.

C. Unobstructed access to and from a street shall be provided for all off street parking space.

D. All open off street parking spaces shall be surfaced with asphalt or cement concrete. Compacted gravel or other dustless material may be used for surfacing only upon approval by the commission.

- E. Off street parking spaces may be provided in areas designed to serve jointly two (2) or more buildings or users; provided, that the total number of off street parking spaces shall not be less than that required by this title for the total combined number of buildings or uses.
- F. No part of an off street parking space required for any building or use for the purpose of complying with the provisions of this title shall be included as a part of an off street parking space similarly required for another building or use.
- G. No required off street parking space may be converted for any other use unless an equivalent amount of additional parking space is provided.
- H. When the intensity of use of any building, structure or premises is increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurement specified as requiring parking or loading facilities, parking and loading facilities as required in this section shall be provided for the existing building, structure or premises and such increase in intensity of use.
- I. Whenever the existing use of a building or structure shall be changed to a new use, parking or loading facilities shall be provided as required for such new use.
- J. No lawfully existing building shall be deemed to be a nonconforming building solely because of lack of parking spaces; provided, that space being used for off street parking or loading in connection with any such building at the effective date hereof shall not be further reduced in area or capacity.
- K. When the calculation of the required number of spaces called for in this section results in a fractional number, fractions equal to or greater than one-half ( $\frac{1}{2}$ ) shall be adjusted to the next higher whole number of spaces.
- L. Lighting used to illuminate off street parking areas shall be directed away from residential properties, and such parking areas shall be effectively screened on any side adjoining a residential zone by a wall, fence or hedge to a height of six feet (6'), except for the front yard setback area of the adjoining residential property, in which case, the maximum height shall be three feet (3').

- M. A maximum of thirty five percent (35%) of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two (2) or more streets may select either or both streets as access but may still not devote more than thirty five percent (35%) of the total linear footage of street frontage to access to off street parking.
- N. All alleys used as access to loading areas and/or to an off street parking space or spaces shall be surfaced with asphalt or cement concrete. Compacted gravel or other dustless material may be used for surfacing only upon approval by the commission.
- O. In zoning districts where off street parking areas are permitted as a conditional use, the following regulations shall apply:
1. The following information is to be submitted as part of the application for the conditional use permit for an off street parking area:
    - a. A site plan, drawn to an appropriate scale, showing the proposed number of parking spaces, size of the lot and general circulation within the lot (including skier access to Bald Mountain if the parking area is near base facilities), ingress and egress from the city right of way, and existing landscaping.
    - b. Proposed fencing of the lot and gate(s).
    - c. A plan showing location of required snow storage areas (snow storage area shown in square feet).
    - d. A plan showing scale drawings of proposed signs.
    - e. Hours and days of operation.
  2. The commission shall determine whether the following requirements have been or will be met:
    - a. Dustless material shall be placed at the entry and exit of each lot to control the transfer of foreign material onto the city right of way.
    - b. Trash shall be removed daily from the parking area.
    - c. The approval of the parking area will not detrimentally increase traffic along Warm Springs Road and within the pedestrian access (PA) overlay zone, as determined by the commission.
    - d. Traffic shall flow safely within the project and onto adjacent streets and in such a manner as will minimize transfer of debris and other material from the project to the city street. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to points of ingress and egress, adequate sight distances and proper signage.
    - e. The maximum number of parking spaces permitted on a lot shall be calculated from the formula below:

- (1) Forty five percent (45%) of the square footage of the lot may be used for parking circulation (this number was arrived at based on the number of parking spaces that would be required for maximum build-out of the site). Additional land area outside the forty five percent (45%) may be used for the applicant's employee parking up to a maximum of seventy (70) spaces.
  - (2) All parking space dimensions and aisle widths shall be appropriate for design and circulation as required in this section.
  - (3) The formula is meant as a guideline. The site considerations of the proposed parking area may present limitations upon the maximum number of parking spaces permitted.
- f. The parking area is consistent with the tourist zoning designation within which the lot is located.
  - g. Permanent landscaping is used to help assure that the character of the neighborhood as allowed under the applicable zoning ordinances is not significantly altered. The commission shall determine on a case by case basis if permanent landscaping is appropriate, including analysis of riparian areas.
  - h. Curb cuts shall be located away from major intersections and off high volume roadways.
3. The following are minimum conditions for seasonal parking lots:
- a. Approved applications shall be valid until May 2000, at which time they shall be reviewed, amended, if necessary, and approved. Thereafter, applications shall be valid for three (3) years from the approval date, unless a complaint is received in writing documenting that the terms of the approval have been violated. Upon receipt of such a complaint, the administrator shall verify the complaint and schedule the application for a public hearing before the commission. Completed applications shall be submitted to the planning department by October 1 of each year. The planning and zoning administrator shall have the authority to waive such requirement only upon a showing of good cause.
  - b. Season parking passes only may be sold unless the lot contains more than one hundred (100) spaces. Lots over one hundred (100) spaces may sell daily parking passes. Lots which include daily parking must designate at least fifty percent (50%) of the approved spaces as daily parking, excluding the spaces designated for employees. The sale of daily passes is subject to the applicant staffing the entrance to the parking area and subject to the development of a system, acceptable to the city, of alerting skiers at the park and ride lot when the Warm Springs daily parking lots are full.
  - c. Conditional use permits shall not be transferred.
  - d. Hours of operation shall be from seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. Appropriate signs indicating hours of operation shall be posted at each entry.
  - e. A dustless material shall be placed from the city right of way onto the lot extending a minimum of thirty feet (30') from the edge of the pavement.
  - f. Trash shall be picked up daily.

4. All other requirements of the applicable zone shall be satisfied.
5. Off street parking accessory to a primary residential or tourist lodging use which is greater than one space per sleeping room; and/or

Off street parking accessory to all other primary uses which is in excess of the requirements set forth in this section by more than twenty five percent (25%) or fifteen (15) parking spaces, whichever is greater,

Together with standards for evaluation of applications for conditional use permits for such accessory off street parking, described in this section, as follows:

- a. Off street parking accessory to a principal use does not serve the general public using off site facilities and services.
- b. Vehicular traffic generated from the parking area minimizes conflict with pedestrians.
- c. Vehicular traffic flows safely and uninhibited within the parking area and onto adjacent streets and primary arterial roadways.
- d. Parking areas have functional aisle dimensions, backup space and turning radii.
- e. Parking areas are located so not to adversely impact adjacent properties with regard to noise, lights and visual consideration.
- f. Curb cuts are located away from major intersections and off high volume roadways.
- g. Adequate snow storage areas are provided. (Ord. 998 § 5, 2006: Ord. 902 § 2, 2002: Ord. 894 § 1, 2002: Ord. 208 § 24.6, 1974)