

# ORDINANCE 1731

## AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, REGARDING PARKING REGULATIONS FOR NEW DEVELOPMENT; AMENDING NORTH BEND MUNICIPAL CODE CHAPTER 18.16; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

**WHEREAS**, the City of North Bend requires new development to provide adequate parking commensurate to size and use of such new developments; and

**WHEREAS**, consistent with the Comprehensive Plan Transportation Element these modifications intend to support adequate parking as development occurs; and

**WHEREAS**, the City's current parking regulations for new development are over ten years old and need to be updated to address current conditions; and

**WHEREAS**, City Staff drafted proposed amendments to NBMC Table 18.16 to add the option to create a parking improvement district, refine the table of minimum standards, add an unlisted uses provision, limit the use counting street parking for development requirements to only deed restricted affordable housing, and simplify the process to use off-street parking on city-owned property; and

**WHEREAS**, a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued for the proposed amendment on May 8, 2020; and

**WHEREAS**, the proposed amendments were submitted to the Washington Department of Commerce for review on March 4, 2020 pursuant to RCW 36.70A.106; and

**WHEREAS**, the Planning Commission held a Public Hearing on the proposed amendment on May 28, 2020; and

**WHEREAS**, the City Council finds that amendments to performance standards are consistent with the requirements of the Growth Management Act, RCW 36.70A and followed the procedural requirements of the NBMC;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. NBMC 18.16 Parking Regulations, Amended:** North Bend Municipal Code 18.16 Parking Regulations is hereby amended to read as reflected in Exhibit A attached hereto and incorporated by this reference. The remainder of North Bend Municipal Code 18.16 Parking Regulations shall remain as currently adopted.

**Section 2. Severability:** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 3. Effective Date:** This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 6<sup>TH</sup> DAY OF OCTOBER, 2020.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Rob McFarland, Mayor**

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**Michael R. Kenyon, City Attorney**

Published: October 16, 2020  
Effective: October 21, 2020

**ATTEST/AUTHENTICATED:**

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**Susie Oppedal, City Clerk**

## EXHIBIT A

### Chapter 18.16 – Parking Regulations

#### Sections:

- 18.16.010 Chapter purpose.
- 18.16.012 Off-street parking required.
- 18.16.015 Review process and fees.
- 18.16.020 Paving of driveways and off-street parking – Generally.
- 18.16.025 Paving of driveways and off-street parking – Single-family residences.
- 18.16.030 Off-street parking – Location.
- 18.16.040 Off-street parking – Expansion, enlargement or change of use.
- 18.16.050 Off-street parking – Mixed occupancies.
- 18.16.060 Off-street parking – Uses not specified.
- 18.16.070 Off-street parking – Joint use – Designated.
- 18.16.080 Off-street parking – Joint use – Conditions.
- 18.16.090 Off-street parking – Table of minimum standards.
- 18.16.091 Off-street parking – Unlisted Uses.
- 18.16.100 Off-street parking – Plans.
- 18.16.101 Off-street parking on city-owned property – Generally.
- 18.16.102 Off-street parking on city-owned property – Application.
- 18.16.103 Off-street parking on city-owned property – Approval or disapproval.
- 18.16.104 Off-street parking on city-owned property – Nonexclusive use.
- 18.16.105 Off-street parking on city-owned property – Number of spaces required to be improved.
- 18.16.106 Off-street parking on city-owned property – Improvements required.
- 18.16.110 Loading areas.

#### **18.16.010 Chapter purpose.**

Provisions of this chapter are of general application to the districts described in North Bend Municipal Code (NBMC) Chapter 18.10-NBMC. It is the intent of this chapter to set down provisions for off-street parking and loading areas, to prevent congestion in the streets, promote and protect property values and to provide for the health, safety and welfare of the citizenry. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 336 § 4.01, 1970).

#### **18.16.012 Off-street parking required.**

Off-street parking is required for all land uses generating vehicular traffic as outlined in this chapter except in the historic commercial district, and as provided in NBMC 18.16.040. Off-street parking requirements in the downtown commercial zoning district can be waived in the form of an in-lieu fee upon city council adoption of a public parking plan or parking improvement district, - providing provided for that an coherent and obtainable centralized alternative solution(s) to parking needs- in the downtown is planned-in lieu of the off street parking requirements in this chapter. (Ord. 1256 § 1 (part), 2006).

#### **18.16.020 Paving of driveways and off-street parking – Generally.**

A. All off-street parking, including associated driveways and drive isles required by any city ordinance, except in the case of single-family residential uses, shall be paved. The subsurface and paving surface shall be of such materials and constructed in such a manner as the city engineer deems appropriate, given the traffic usage of the particular off-street parking involved.

B. Provided, however, in the case of recreational uses such as campgrounds, playfields, ballfields and similar uses located in the Parks/Open Space or Public Facilities (POSPF) zone, the city engineer may, in his discretion, allow parking spaces to be constructed of some other surface other than concrete-asphalt paving. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 693 § 1, 1986: Ord. 336 § 4.02 (part), 1970).

**18.16.060 Off-street parking – Uses not specified.**

In the case of a use not specifically mentioned in this chapter, the requirements for off-street parking facilities shall be determined by the ~~director~~Community and Economic Development (CED) director. Such determination shall be based upon the requirements for the most comparable use listed. Where a comparable use is not listed, the ~~CED director~~director may consult standards of other jurisdictions and professional standards of organizations such as the Urban Land Institute. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 336 § 4.02 (D), 1970).

**18.16.070 Off-street parking – Joint use – Designated.**

The ~~director~~CED director may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

- A. Up to 50 percent of the parking facilities required by this chapter for primarily “nighttime” uses such as theaters, bowling alleys, bars, restaurants and related uses may be supplied by certain other types of buildings or uses, referred to as “daytime” uses, such as banks, offices, retail and personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses;
- B. Up to 50 percent of the parking facilities required by this chapter for primarily “daytime” uses may be supplied by primarily “nighttime” uses;
- C. Up to 100 percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses primarily of a “daytime” nature. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 336 § 4.02 (E), 1970).

**18.16.080 Off-street parking – Joint use – Conditions.**

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 500 feet of such parking facilities in addition to which:

- A. 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;
- B. The applicant shall present a properly drawn legal instrument to be recorded with the county auditor, executed by the parties concerned for joint use of off-street parking facilities and approved as to form and manner of execution by the city attorney, to the ~~CED director~~director upon application; such instrument to be filed with the building inspector upon approval by the ~~CED director~~director. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 336 § 4.02 (F), 1970).

**18.16.090 Off-street parking – Table of minimum standards.**

Required parking spaces shall be in conformance with the following table, and where alternative standards prevail, the standard requiring the greater number of spaces applies in conflicting computations:

| Use   | Spaces Required   |
|---|---|
| <b><u>Residential:</u></b>  |   |
| <u>Multifamily housing inside of the Downtown Commercial (DC) Zone having 2br or more per dwelling unit</u> | <u>1.5 per dwelling unit. Where spaces are provided in a garage or carport, parking shall not be more than 2 spaces in depth.</u> |
| <u>Multifamily housing outside of the DC Zone having 2br or more per dwelling units</u>                     | <u>2 per dwelling unit. Where spaces are provided in a garage or carport, parking shall not be more than +2 spaces in depth.</u>  |
| <u>Multifamily housing: Studio apartment and 1 bedroom apartment.</u>                                       | <u>1 per dwelling unit. Guest parking shall be 1 space per 5 dwelling units.</u>  |

|  |   |
|--|---|
| <u>Adult family home, Senior or assisted living apartment complexes, residential care facility</u> | Space to accommodate 1 parking space per employee for the peak employee load, plus 1 space per dwelling unit for units allowing to have on-site storage of vehicles, and 1 space per 10 dwelling units for visitors is required |
| <u>Nursing Home, Retirement Home</u>   | 1 per 3 beds  |
| Residential, single-family   | 2 per dwelling unit   |
| Residential, cottage   | 1.5 per dwelling unit. 1 spot dedicated to residence on-site, other 0.5 spot may be located in a common parking area  |
| Residential accessory dwelling unit and rooming houses, similar uses                               | 1 per dwelling unit   |
| <b><u>Retail/Commercial/Office:</u></b>  |   |
| Motor vehicles, machinery, plumbing, heating, ventilating, building supplies stores and services   | 1 per 1,000 square feet of gross floor area   |
| Other retail:  |   |
| If less than 5,000 square feet floor area  | 1 per 300 square feet of gross floor area   |
| If over 5,000 square feet floor area   | 1 per 200 square feet of gross floor area   |
| Manufacturing uses, research, testing and processing, assembling, all industries                   | 1 per each 2 employees on maximum shift and not less than 1 per each 800-1,000 square feet of gross floor area  |
| Libraries  | 1 per each 250 square feet of gross floor area  |
| Schools, elementary and junior high  | 1 per each employee and faculty member  |
| Schools, high  | 1 per 50 students plus 1 per each employee and faculty member   |
| Hotels, motor hotels   | 1 per sleeping room   |
| Hospitals  | 1 per bed   |
| Theaters   | 1 per 5 seats   |
| Churches, auditoriums and similar enclosed places of assembly                                      | 1 per 3 seats or 60 lineal inches of pew or 40 square feet of gross floor area used for assembly purposes   |
| Stadiums, sport arenas, ballfields, and similar open assemblies                                    | 1 per 4 seats and/or 1 per each 100 square feet of assembly space without fixed seats or 1 per 4 players for ballfields   |
| Bowling alleys   | 6 per alley   |
| Banks  | 1 per 250 square feet of gross floor area   |
| Business and professional offices with <u>on-site walk-in</u> customer service                     | 1 per 250 square feet of gross floor area   |

|  |   |
|--|---|
| Business and professional offices with on-site customer service in the DC zone and the NB-zoned properties along East and West Fourth Street from Ballarat Ave. N. to Bendigo Blvd. N. | 1 per 800 square feet of gross floor area   |
| Offices not providing <u>walk-in</u> customer services   | 1 per 800 square feet of gross floor area   |
| Mortuaries   | <u>1 per 75 square feet of gross floor area</u>   |
| <u>Warehouses, storage and wholesale businesses</u>  | <u>1 per 1,000 square feet of gross floor area</u>  |
| <u>Grocery/Convenience Store</u>   | <u>1 per 200 square feet of gross floor area</u>  |
| Food and beverage places (other than fast food drive-in businesses) with sale and consumption on premises:   |   |
| If less than 4,000 square feet floor area  | 1 per 200 square feet of gross floor area   |
| If over 4,000 square feet floor area   | 20 plus 1 per 100 square feet of gross floor area in excess of 4,000 square feet  |
| Fast food drive-in businesses  | 1 per 1,000 square feet of gross floor area   |
| Furniture, appliance, hardware, clothing, shoe, personal service stores  | 1 per 600 square feet of gross floor area   |
| <b><u>Industrial:</u></b>  |   |
| <u>Warehouses, storage and wholesale businesses</u>  | <u>1 per 1,000 square feet of gross floor area</u>  |
| <b><u>Public/Quasi-Public:</u></b>   |   |
| <u>Banquet/Meeting/Reception, Church/Religious Facility, Funeral</u>   | <u>1 per 75 square feet of gross floor area in dining/lounge areas, or 1 space per 4 persons @ occupancy load, whichever is greater</u>   |
| <u>Home/Mortuary/Memorial Chapel</u>   |   |
| <u>Community Center</u>  | <u>1 per 300 sq. ft. of offices, plus 1 space per 100 sq. ft. of weight rooms/workout and/or dance rooms, plus 1 space per 150 sq. ft. of multipurpose activity rooms, plus 1 space per 100 sq. ft. for restaurant/cafe or snack bar, plus 1 space per employee @ max. shift, plus additional for any stadiums/arenas or other uses</u> |
| <u>Day Care Operations</u>   | <u>1 per 6 attendees at maximum capacity, plus 1 space per employee</u>   |
| <u>Nonprofit Organizations, Social Services</u>  | <u>1 per 4 persons at maximum occupancy</u>   |
| <b><u>Recreation:</u></b>  |   |
| <u>Amusement Parlors (video arcades)</u>   | <u>1 per 200 square feet of gross floor area</u>  |
| <u>Sports Fields, Public Swimming Pool</u>   | <u>1 per 3 seats (18" of bench is equal to 1 seat)</u>  |

|   |   |
|---|---|
| <u>Gymnasium</u>  | <u>1 per 300 feet gross floor area</u>  |
| <u>Health/Fitness Club, Gym, Aerobic Studio</u>                 | <u>1 per 100 square feet of gross floor area of workout space (excluding pool). Retail, restaurant, etc. shall require additional parking per established standards</u> |
| <u>Karate School/Dance Studio</u>                               | <u>1 per 100 square feet of gross floor area</u>  |
| <u>Neighborhood Park/Picnic Area</u>                            | <u>2 per picnic table</u>   |
| <u>Shooting Range</u>   | <u>1 per practice station</u>   |
| <u>Theater, Live and Movie</u>                                  | <u>1 per 4 seats, plus 1 per employee</u>   |
| <u>Tot Lot/Play Area</u>  | <u>1 per 100 square feet of play area</u>   |
| <b><u>Government:</u></b>                                       |   |
| <u>Government Office, Police Station, Fire Station</u>          | <u>1 per 300 square feet of gross floor area</u>  |
| <u>Maintenance Shop</u>   | <u>1 per employee at max shift</u>  |
| <u>Library, Museum, Art Gallery, Post Office</u>                | <u>1 per 300 square feet of gross floor area</u>  |
| <b><u>Schools:</u></b>  |   |
| <u>Schools, elementary and junior high</u>                      | <u>3 per classroom or 1 space per 3 seats in auditorium, whichever is greater</u>   |
| <u>Schools, high</u>  | <u>4 per classroom plus 1 space per employee and faculty member, 1 space per 3 seats in auditorium or stadium, whichever is greater</u>                                 |
| <u>College, University, Vocational/Tech, or Business School</u> | <u>1 per 400 square feet of gross floor area</u>  |

(Ord. 1347 § 1, 2009; Ord. 1256 § 1 (part), 2006; Ord. 1020 (part), 1997; Ord. 750 § 1, 1988; Ord. 601 § 2, 1984; Ord. 569 § 4, 1982; Ord. 336 § 4.02 (G), 1970).

**18.16.091 Unlisted uses.**

Table 18.16.090 does not necessarily cover all possible uses requiring parking within the City. Interpretation of parking requirements may be necessary relative to any unlisted uses. The CED director may require the application of parking standards to a use that is not accounted for in Table 18.16.090 using the best available information and professional judgment.

**18.16.100 Off-street parking – Plans.**

The plan of the proposed parking area shall be submitted to the building inspector at the time of the application for the building or use for which the parking area is required. Said plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, construction details, and other features and appurtenances required:

A. All traffic-control devices such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs, and other developments shall be installed and completed as shown on the approved plans. Hard-surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows. ~~Gravel parking areas shall use wood or concrete bull rails or wheelstops and posted signs to delineate car stalls and direction of traffic.~~ Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed, or raised six inches above the lot surface. All driveways, off-street parking areas and public off-street areas immediately adjacent to a service driveway which leads to a hard-surface public street shall be hard-surfaced with a minimum of two inches of asphaltic concrete, and for a driving distance of at least 50 feet from said service driveways. All bicycle parking facilities shall be included per NBMC 18.16.095.

B. Minimum dimensions of off-street parking areas shall be not less than shown on the table entitled Parking Lot Design Standards. Except that up to 50 percent of the parking space requirement can be satisfied with spaces designed to accommodate compact cars; provided, that these spaces measure at least nine feet by 15 feet for 90-degree pull-in parking, and that the dimensions of parallel and diagonal parking spaces be proportional to this nine-by-15-foot standard.

C. Landscaping shall be included as a part of lot design, pursuant to the requirements of the landscaping ordinance, codified in Chapter 18.18 NBMC and the design ordinance in Chapter 18.34 NBMC.

D. Screening shall be provided, pursuant to the requirements of the landscaping ordinance, codified in Chapter 18.18 NBMC and the design ordinance in Chapter 18.34 NBMC.

E. Lighting of areas provided for off-street parking shall be so arranged to not constitute a nuisance or hazard to passing traffic, and where such lots share a common boundary with any LDR or HDR classified property, the illuminating devices shall be so shaded and directed to play their light away from the LDR or HDR classified property and shall comply with the design ordinance in Chapter 18.34 NBMC.

F. Off-street parking uses, excluding single-family, accessory, cottage, duplex residential and commercial lots with no more than four spaces, shall not back onto the sidewalk or traveled area of public streets.

G. In the case of deed restricted affordable housing only, off-street parking requirements may be satisfied by use of parking spaces located on the public street or alley adjoining a residential or commercial site provided the road is improved to city standards and the width is sufficient to safely accommodate the parking and traffic in the sole determination of the city engineer. The use of adjoining public streets and alleys may only count for the deed restricted affordable units within the development, not the total units of a project if only some units are deed restricted, and shall not count for more than fifty percent of the total amount of parking required.

H. Maintenance of all areas provided for off-street parking shall include removal and replacement of dead and dying trees, grass and shrubs, removal of trash and weeds, and repair of traffic-control devices, signs, light standards, fences, walls, surfacing material, curbs and railings. (Ord. 1347 § 2, 2009; Ord. 1256 § 1 (part), 2006; Ord. 1020 (part), 1997; Ord. 643 § 1, 1985; Ord. 450 §§ 1, 2, 1977; Ord. 336 § 4.02 (H), 1970).

**18.16.101 Off-street parking on city-owned property – Generally.**

When the ~~city council~~CED director deems it to be in the best interest of the city, the ~~council~~CED director may authorize the use of the city-owned real property to satisfy all or a portion of the off-street parking requirement set forth in this chapter. Said use of city-owned property shall be authorized and allowed only in accordance with the provisions set forth in this chapter. (Ord. 1256 § 1 (part), 2006; Ord. 1020 (part), 1997; Ord. 706 § 1, 1986).

**18.16.102 Off-street parking on city-owned property – Application.**

An applicant shall submit to the ~~city council~~CED director a written request for use of city-owned property for off-street parking purposes. ~~The plan of the proposed parking area shall be submitted to the planning commission, the building inspector and the city engineer at the time of the application.~~ The plan shall be prepared in accordance with the provisions of NBMC 18.16.100 and shall include a statement as to the



number of parking spaces the applicant needs to locate on city property in order to meet off-street parking requirements. The ~~planning commission~~CED director, building inspector and city engineer shall review said plan and ~~shall make written recommendations to the city council~~the CED director shall make an informed decision for approval or disapproval of the application subject to certain conditions. The CED director may condition any such approval on the payment of an appropriate in lieu fee.~~(Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 706 § 2, 1986).~~

**18.16.103 Off-street parking on city-owned property – Approval or disapproval.**

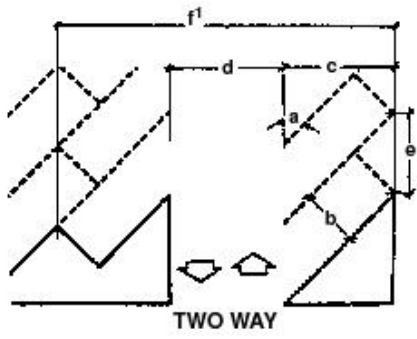
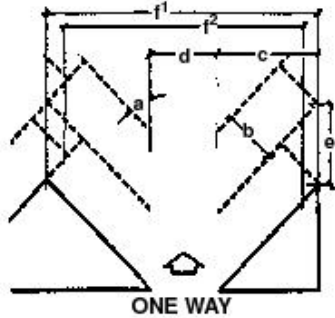
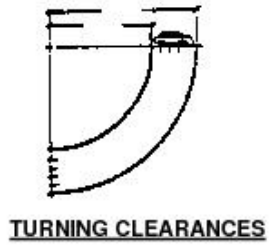
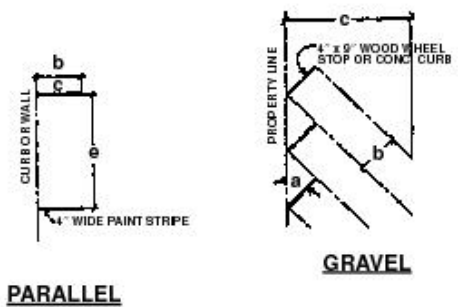
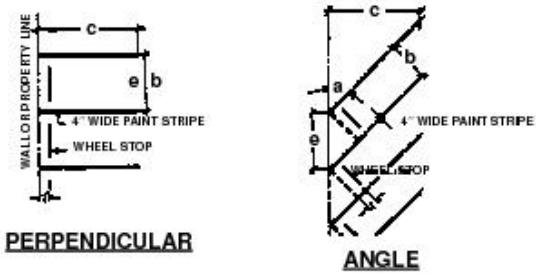
The ~~city council~~CED director shall review the application and the written recommendations of the planning commission, building inspector and city engineer. If the ~~city council~~CED director finds that the application will promote the public interest and further the general purposes of the city zoning ordinances, then the city council may approve the request of the applicant. If the city council finds that the application will not promote the public interest or will not further the general purposes of the city zoning ordinances, then the city council shall disapprove the application, or offer an in lieu fee as an alternative. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 706 § 3, 1986).

**18.16.104 Off-street parking on city-owned property – Nonexclusive use.**

The ~~city council~~CED director's approval of the applicant's request for use of city-owned property for off-street parking shall not constitute a grant to the applicant of the right to exclusive use of said real property or a relinquishment, in whole or in part, of the city's right to use any of said real property for public purposes. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 706 § 4, 1986).

# PARKING LOT DESIGN STANDARDS

| a           | b           | c             | d           | e           | f <sup>1</sup>   | f <sup>2</sup> | *d   | *f <sup>1</sup> |
|-------------|-------------|---------------|-------------|-------------|--|----------------|------|-----------------|
| stall angle | stall width | stall to curb | aisle width | curb length | center to center width of two-way with access road between |                |      |                 |
|             |             |               |             |             | curb-to-curb   | overlap c-to-c |      |                 |
| 0°          | 9'0"        | 9.0           | 12.0        | 23.0        | 30.0   |                | 20.0 | 38.0            |
|             | 9'6"        | 9.5           | 12.0        | 23.0        | 31.0   |                | 20.0 | 39.0            |
|             | 10'0"       | 10.0          | 12.0        | 23.0        | 32.0   |                | 20.0 | 40.0            |
| 20°         | 9'0"        | 15.0          | 13.0        | 26.3        | 41.0   | 32.5           | 20.0 | 50.0            |
|             | 9'6"        | 15.5          | 13.0        | 27.8        | 42.0   | 33.1           | 20.0 | 51.0            |
|             | 10'0"       | 15.9          | 13.0        | 29.2        | 42.8   | 33.4           | 20.0 | 51.8            |
| 30°         | 9'0"        | 17.3          | 14.0        | 18.0        | 45.6   | 37.8           | 20.0 | 54.6            |
|             | 9'6"        | 17.8          | 14.0        | 19.0        | 46.6   | 38.4           | 20.0 | 55.6            |
|             | 10'0"       | 18.2          | 14.0        | 20.0        | 47.4   | 38.7           | 20.0 | 56.4            |
| 40°         | 9'0"        | 19.1          | 15.0        | 14.0        | 50.2   | 43.3           | 20.0 | 58.2            |
|             | 9'6"        | 19.5          | 15.0        | 14.8        | 51.0   | 43.7           | 20.0 | 59.0            |
|             | 10'0"       | 19.9          | 15.0        | 15.6        | 51.8   | 44.1           | 20.0 | 59.8            |
| 45°         | 9'0"        | 19.8          | 16.0        | 12.7        | 52.6   | 46.2           | 20.0 | 59.6            |
|             | 9'6"        | 20.1          | 16.0        | 13.4        | 53.2   | 46.5           | 20.0 | 60.2            |
|             | 10'0"       | 20.5          | 16.0        | 14.1        | 54.0   | 46.9           | 20.0 | 61.0            |
| 50°         | 9'0"        | 20.4          | 17.0        | 11.7        | 52.8   | 47.0           | 20.0 | 60.8            |
|             | 9'6"        | 20.7          | 17.0        | 12.4        | 53.4   | 47.3           | 20.0 | 61.4            |
|             | 10'0"       | 21.0          | 17.0        | 13.1        | 54.0   | 47.6           | 20.0 | 62.0            |
| 60°         | 9'0"        | 21.0          | 19.0        | 10.4        | 60.0   | 55.5           | 20.0 | 62.0            |
|             | 9'6"        | 21.2          | 19.0        | 11.0        | 60.4   | 55.6           | 20.0 | 62.4            |
|             | 10'0"       | 21.5          | 19.0        | 11.5        | 61.4   | 56.0           | 20.0 | 63.0            |
| 70°         | 9'0"        | 21.0          | 21.0        | 9.6         | 61.0   | 57.9           | 20.0 | 62.0            |
|             | 9'6"        | 21.1          | 21.0        | 10.1        | 60.9   | 57.7           | 20.0 | 62.4            |
|             | 10'0"       | 21.3          | 21.0        | 10.6        | 60.4   | 57.0           | 20.0 | 62.4            |
| 80°         | 9'0"        | 20.3          | 24.0        | 9.1         | 64.3   | 62.7           | 24.0 | 64.3            |
|             | 9'6"        | 20.4          | 24.0        | 9.6         | 64.4   | 62.7           | 24.0 | 64.4            |
|             | 10'0"       | 20.5          | 24.0        | 10.2        | 65.0   | 63.3           | 24.0 | 65.0            |
| 90°         | 9'0"        | 19.0          | 24.0        | 9.0         | 62.0   |                | 24.0 | 62.0            |
|             | 9'6"        | 19.0          | 24.0        | 9.5         | 62.0   |                | 24.0 | 62.0            |
|             | 10'0"       | 19.0          | 24.0        | 10.0        | 62.0   |                | 24.0 | 62.0            |
| 90°         | 9'0"        | 18.5          | 20.0        | 9.0         | 57.0   |                | 20.0 | 57.0            |



**FIGURE 1**

**18.16.105 Off-street parking on city-owned property – Number of spaces required to be improved or in lieu fee to be applied.**

An applicant whose request is granted shall be required to develop and improve upon the city property the following number of parking spaces according to the following formula:

$$TS = (NS*2)(LC+IC)$$

IC

Definitions:

TS = Total number of spaces to be built on city property (TS shall be rounded to the nearest whole number)

NS = Number of spaces needed to be built on city property to satisfy requirements of this chapter

~~LC = Land cost per parking space~~

~~IC = Improvement cost per parking space~~

If the CED Director deems a fee in lieu of parking spaces created on public land is more appropriate than the parking itself, a fee shall be applied at a rate determined by the following formula:

$$IF = LC + IC$$

IF = Fee in lieu of parking spaces created on public land

LC = Land cost per parking space

IC = Improvement cost per parking space

For purposes of this formula, the “improvement costs” submitted by the applicant shall be reviewed and approved by the city engineer and shall be based upon prevailing wages, equipment and material costs at the time of review. The “land cost” shall be determined by the city engineer and approved by the ~~city council~~ CED director and shall be based upon a real estate appraisal prepared by a licensed appraiser at the sole expense of and at the direction of the applicant. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 706 § 5, 1986).

**18.16.106 Off-street parking on city-owned property – Improvements required.**

An applicant whose request is approved to create parking on public lands shall install all improvements necessary to conform with the provisions of the North Bend zoning ordinances, and design and construction standards, including but not limited to paving, striping, landscaping, screening and installing storm drainage and lighting facilities, by either of the following:

A. By actual installation of the required improvements at the sole expense of the applicant, and to the satisfaction of the city engineer; or

B. In lieu of the actual construction of some or all of the required improvements, the ~~city council~~ CED director, in ~~its~~ its ~~their~~ discretion, may require payment to the city of an amount equal to the cost of said improvements. (Ord. 1256 § 1 (part), 2006: Ord. 1020 (part), 1997: Ord. 706 § 6, 1986).