



NON-
CONFORMING
PARKING LOT
DEVELOPMENT
REQUIREMENTS

City Council Work Session - February 9, 2021

Parking Lot Background

- Prior to 2010 – Almost no requirements existed
- 2010 New Code Standards Were Adopted
 - Full compliance if any “reconstruction” was completed.
 - Purpose of this update was to require site improvements when changes are made.
 - Aligned with one of the major reasons for the Development Code Update
 - Aligned with direction found in City Planning Documents and Studies
- In 2014 Amendments made to this section establishing % thresholds
- LMC 15.22.000.G – Non-Conforming Parking Lots

LMC 15.22.000.G – Non-Conforming Parking Lots

- Parking Lots with less than 10 spaces – Exempt
- Resurface over existing pavement – Exempt
- Sealing/Re-sealing – Exempt
- Restriping (no changes to access & drive aisles) – Exempt
- Changes to parking often triggers ADA requirements

LMC 15.22.000.G – Non-Conforming Parking Lots

- If “Reconstruction” occurs:
 - Less than 25% - Exempt
 - 25% - 50% - Landscaping along ROW only
 - 50% - 75% - Landscaping on all sides of parking area
 - More than 75% - Full compliance (Landscaping, drive aisles, drive throughs, access, internal islands, etc.)
- “Reconstruction” shall include removal of asphalt and/or base or replacement of drainage facilities that necessitate removal of asphalt and/or base
- If changes result in a loss of 20% of parking spaces Minor Administrative Modification can be used to provide relief.
- Variances could be requested in unique situations

Observations and Application

- Since 2014 this code has been applied 18 times:
 - 8 of 18 sites were associated with existing UW parking lots (only 1 of 8 sites required significant changes)
 - 1 site didn't complete work
 - 2 sites were exempted
 - 1 requested a Variance
 - 3 required changes such as islands and landscaping
 - 3 sites required minor changes like added landscaping
- Most sites are not having issues with compliance
- Most owners are not “reconstructing” their parking lot
- Most parking lot changes are occurring with other work like building additions and major changes to a site

Observations and Application

- Major issues arise when;
 - Contractors do not pull proper permits (Site Plan)
 - When property owners have major deferred maintenance
 - Actual parking area asphalt
 - Landscaping
 - Old parking lots 40 – 60 years old (parking lot end of life)
- Based on experience and direction provided by Code and Plans adopted by the City the Planning Division would not recommend modifying code to adjust the current %