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 Initiated by: City Manager
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 Action: Passed
 Vote: Unanimous
 Council Information:
 Introduced by: City Manager
 Introduced: July 25, 2006
 Public Hearing: August 8, 2006
 Action: Adopted
 Vote: Unanimous

Yes:	No:
Pippel	
Erbey	
Vanover	
Wood	
Hanson	
Combs	

CITY OF PALMER, ALASKA

ORDINANCE NO. 06-017

AN ORDINANCE AMENDING CHAPTER 17.64, OFF-STREET PARKING AND LOADING, SPECIFICALLY AMENDING GENERAL PROVISIONS (17.64.015), PARKING LOT DESIGN STANDARDS (17.64.021), PARKING SPACES REQUIRED (17.64.031), SHARED USE PARKING (17.64.041), DOWNTOWN PARKING DISTRICT (17.64.050), FEE-IN-LEIU OF PARKING PROGRAM (17.64.055), AND LANDSCAPING REQUIREMENTS (17.64.080) OF TITLE 17, ZONING

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Chapter 17.64 is hereby amended to read as follows (new language is underlined and deleted language is stricken out):

Chapter 17.64
~~OFF-STREET PARKING AND LOADING~~

17.64.005 Intent.

The intent of this chapter is to promote the safety, convenience, comfort and common welfare of the public by providing minimum standards to regulate vehicle parking in a

safe and efficient manner, to avoid the unnecessary congestion and interference with public rights-of-way, to reduce traffic hazards, and to provide safe operation of traffic circulation.

17.64.015 General provisions.

- A. Permanently maintained, free ~~off-street~~ parking facilities for the use of occupants, employees and patrons of buildings shall be provided for all new buildings at the time of construction.
- B. Outside the Central Business District ~~downtown parking district~~, free ~~off-street~~ parking shall be required for any addition or enlargement of an existing building and for any change in the use of any building that would result in additional parking space being required. The number of parking spaces shall be that specified in this chapter unless it is demonstrated to the zoning administrator that the addition or enlargement of the existing building or the change in the use of any proposed building will not increase parking demand or reduce the total number of pre-existing required parking spaces and that the amount of proposed off-street parking is within 90 percent of the total requirement for all proposed uses and structures, including the enlargement of the existing building.
- C. The intended use of all parking spaces required in this chapter is the temporary use by operable vehicles. Parking spaces shall not be used for the storage of delivery vehicles or trailers, motor homes, campers, dumpsters or other objects.
- D. No existing parking area and no parking area provided for the purpose of complying with the provisions of this title shall, after January 17, 1978, be relinquished or reduced in any manner below the requirements established in this title.

17.64.021 Parking lot design standards.

- A. Standard parking stalls shall be a minimum of nine feet in width and 20 feet in length.
- B. Parking lots with 90-degree parking stalls shall have a minimum aisle width of 25 feet.
- C. All parking areas, except for single- and two-family dwellings shall be designed so no parking space requires the backing of a vehicle into public rights-of-way, except for alleys in the Central Business District, or across a sidewalk.
- D. Turning and maneuvering space shall be located entirely on private property. Vehicles backing into Central Business District alleys or departing single- and two-family dwellings are exempt from this requirement. ~~; except that which serves single- and two-family dwellings, shall be located entirely on private property.~~
- E. Ingress and egress to parking facilities shall be designed to maintain adequate sight distance and safety.
- F. A secured wheel bumper to prevent encroachment of vehicles on pedestrian, bicycle or traffic routes shall be provided in parking stalls which are perpendicular to building fronts or abut property lines. This requirement does not apply when a fence or sight-obscuring landscaping occupies the same property line of the parking area or to single-family and two-family residences. The bumper shall not be less than six inches high.
- G. No wall, post, guardrail or other obstruction that will restrict car door opening shall be permitted within five feet of the centerline of a parking space.

- H. Refuse containers located within or on the same pavement as the parking area shall be screened by a wall, fence or landscaping unless the containers are located on a lot used for a single- or two-family dwelling.
- I. Parking lots shall be designed to avoid erosion damage to grading and surrounding landscaping.
- J. Accessible parking for the persons with disabilities shall be designed in accordance with the Accessibility Guidelines for Buildings and Facilities for Americans with Disabilities Act.
 - 1. An access aisle shall be provided of not less than five feet in width for each space, except accessible parking spaces may share a common access aisle.
 - 2. Accessible space shall be designated by the international symbol of accessibility.
 - 3. Accessible spaces shall be located near building entrances and have an unobstructed route to accessible entrances and along a path at least 36 inches in width without going behind parked cars.
 - 4. One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a width of at least eight feet and shall be designated "van accessible."
 - 5. Except for parking facilities where fewer than 10 spaces are required, the following accessible parking spaces shall be required.

Total Parking Spaces in Lot	Minimum Required Accessible Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
500 – 1,000	2 percent of total spaces

- K. Prior to approval by the city for use, all parking facilities within the city shall be permanently surfaced with a suitable gravel base or paved with concrete or asphalt compound.
- L. Parking facilities which adjoin the side of a lot in residential districts shall be separated from the residential district by a fence or sight-obscuring landscaping. Fences shall be six feet in height; landscaping shall not be less than four feet. The fence or landscaping shall be maintained in good condition and shall comply with the requirements of PMC 17.60.070.
- M. All parking areas in nonresidential use districts and parking areas which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination

guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public rights-of-way and shall be arranged to reflect the light away from adjoining premises and streets.

- N. Signage or other provisions designating parking lot layout shall be required if the city determines that the layout is not apparent to the general public.

17.64.031 Parking spaces required.

- A. The following minimum number of free-off-street parking spaces shall be provided in all districts for all structures and uses. For uses not specifically identified in this section, the requirement for free off-street parking shall be the same as for the use duly determined by the zoning administrator to be the most similar.

Use	Parking Requirement
Automobile service stations, repair garages	Four parking spaces for each vehicle repair bay, plus three parking spaces
Churches, auditoriums, theatres and other similar places of assembly	One parking space for every four seats in the principal auditorium or assembly room
Dance hall, bowling alley or skating rink	One parking space for each 400 square feet of gross floor area
Hospitals, nursing, convalescent homes	One parking space for each three beds based on maximum capacity
Hotel	One parking space for each two guest rooms
Laundromat	One parking space for each 250 square feet of gross floor area
Manufacturing uses; industrial, research, testing, processing, assembling, all industries	One parking space for each 500 square feet of gross floor area, plus one parking space for each 300 square feet of office gross floor area
Medical offices and clinic	One parking space for each 300 square feet of gross floor area
Mortuary	One parking space for each four seats in the principal seating area
Motel	One parking space for each guest room
Post office	One parking space for each 100 square feet of gross floor area
Professional, offices, financial institutions	One parking space for each 300 square feet of gross floor area
Residences, multifamily	One and one-half parking spaces for each one-bedroom unit; two parking spaces for two-bedroom units; two and one-half parking spaces for each three-bedroom unit, plus one guest parking space for each five units
Residences, single-family and	Two parking spaces per dwelling unit up to 1,800 square

two-family	feet and three parking spaces for each dwelling unit over 1,800 square feet
Restaurants and bars	One parking space for each four seats based on maximum seating capacity
Retail space, under 1,000 square feet	One parking space for each 500 square feet of gross floor area
Retail space, over 1,001 square feet	One parking space for each 350 square feet of gross floor area
Retail space, for furniture, large appliances, carpets or similar use	One parking space for each 500 square feet of gross floor area
Retail, shopping center	One parking space for each 350 square feet of gross leasable space
Rooming houses or boardinghouses	One parking space for every two guestrooms
Schools – Elementary	Two parking spaces for each classroom
Schools – Middle	Three parking spaces for each classroom
Schools – Senior high	One parking space for every three students based on the proposed building capacity at the time of initial construction
Self-storage facilities	One parking space for each 2,000 square feet of gross floor area, plus one parking space for each 300 square feet of gross floor area used for offices
Swimming pools	One parking space for every four persons based on pool capacity
Warehouses, storage and wholesale businesses	One parking space for each 2,000 square feet of gross floor area, plus one parking space for each 300 square feet of gross floor area used for offices, or a minimum of three, whichever is greater

B. Calculation of Amounts of Required Parking.

1. Unless a specific use is listed above, the required number of parking spaces shall be the sum of the combination of uses on the lot. When there is a mixed use structure or combination of uses on a lot, the required number of parking spaces shall be the sum of the spaces required for each individual use.
2. If the calculation of required spaces results in a fraction of a parking space, the number shall be rounded up to the nearest whole number.

17.64.035 Off-site parking.

- A. All parking spaces provided shall be on the subject lot with the main building it serves, except that the commission, by conditional use, may permit the parking spaces

to be on an abutting lot or any lot within 300 feet of the building if it determines that it is impracticable to provide parking on the subject lot.

1. Effective March 27, 2001, if the commission permits parking spaces to be on a lot other than the subject lot, then the commission, as a matter of law, shall require at a minimum the following conditions: that the off-site lot be made subject to duly recorded enforceable covenants running with the land reasonably acceptable to the city, which covenants:
 - a. Burden the off-site lot to the extent necessary to provide adequate incremental parking for the benefit of the subject lot;
 - b. Make the city a third-party beneficiary of the covenants;
 - c. Prohibit the termination, amendment, or subordination of the covenants without council approval; and
 - d. Have a priority position prior to any deed of trust, mortgage or other encumbrance that can foreclose out the covenants.
2. The required priority position of the covenants may be obtained by due subordination of any existing encumbrance.
3. Upon the recording of the covenants, the owner of the subject lot must reimburse the city for obtaining a title policy on the off-site lot showing the covenants have the required priority position.
4. The owner of the subject lot shall post and maintain signs on the subject lot and on the off-site lot informing the public of the off-site parking relationship between the off-site lot and the subject lot.
5. If through change of use of the subject lot or otherwise the off-site parking is no longer required or if the extent of such requirement is significantly reduced, then the city, upon the written request duly signed by both the owner of the subject lot and the owner of the off-site lot and delivered to the city manager, shall in due course and after council action allow the termination or amendment of the covenants to meet the then-current requirements for parking for the subject property.

17.64.041 Shared use parking.

Joint use of off-street parking facilities within 600 ~~300~~ feet may be permitted by the commission subject to the following conditions:

- A. The off-street parking requirements for buildings of limited uses, for example churches, auditoriums, clubs, or lodges, may be supplied through the use of off-street parking facilities provided for other uses, for example, business offices, retail stores, and manufacturing or wholesale buildings whose operations are not normally conducted during the same hours.
- B. Off-street parking space designated for joint use shall meet all other requirements as set out in this chapter.
- C. Sufficient evidence shall be presented to the commission to demonstrate that there will be no substantial conflict in the principal operating hours of the use or structures for which the joint use is proposed.
- D. The owner of the parcel seeking a shared parking agreement has adequate area on the lot or within 300 feet of the lot which could be used for parking in the event it is no longer possible to obtain shared parking.

- E. The use of off-street parking space for joint use shall be subject to the prior approval of the commission.

17.64.050 Central Business District -Downtown parking district.

In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirements may be waived after review by the City Council.~~review by commission.~~ It is the intent of this clause to provide as much off-street parking as practical while allowing commercial development in the core area. The Central Business District downtown parking district is described as follows:

Beginning at the intersection of W. Evergreen Avenue and the Glenn Highway, proceed south on the Glenn Highway one block to W. Elmwood Avenue, then east on W. Elmwood Avenue to S. Dimond Street, south on S. Dimond to W. Fern Avenue, east on W. Fern Avenue to S. Cobb Street, south on S. Cobb Street to W. Geranium Avenue, west on W. Geranium Avenue to S. Colony Way, north on S. Colony Way to E. Fireweed Avenue, east on E. Fireweed Ave to S. Gulkana Street, north on S. Gulkana Street to the platted road of E. Cottonwood Ave, west on E. Cottonwood Avenue across the Railroad tracks to S. Cobb Street, west to the Glenn Highway on the north side of tax parcel 2808000T00C-2, and south on the Glenn Highway to the intersection of the W. Evergreen Avenue and the Glenn Highway.

~~Beginning at the intersection of Evergreen Avenue and the Glenn Highway, proceed south on the Glenn Highway one block to W. Elmwood Avenue, then east on W. Elmwood Avenue to S. Cobb Street, south on S. Cobb Street to the intersection of W. Glacier View Avenue and S. Colony Way, then north on S. Colony Way to E. Cottonwood Avenue, west on E. Cottonwood Street to S. Alaska Street, north on S. Alaska Street to W. Birch Avenue, west on W. Birch Avenue to the alley between S. Alaska Street and S. Bailey Street, south on the alley to W. Cottonwood Avenue, west on W. Cottonwood Avenue to the alley between S. Bailey Street and S. Cobb Street, south on the alley to W. Cedar Avenue, west on W. Cedar Avenue to S. Cobb Street, south on S. Cobb Street to W. Evergreen Avenue, then west to the intersection of W. Evergreen Avenue and the Glenn Highway. The following four properties are also included in the district:~~

~~18N02E32D007;
18N02E32D008;
18N02E32D013;
2808000T00A-1.~~

- A. The following minimum number of parking spaces shall be provided in all districts for all structures and uses in the Central Business District only. For uses not specifically identified in this section, the requirement for parking shall be the same as for the use duly determined by the zoning administrator to be the most similar.

<u>Use</u>	<u>Parking Requirement</u>
<u>Churches, auditoriums, theatres and other similar places of assembly</u>	<u>One parking space for every five four seats in the principal auditorium or assembly room</u>
<u>Dance hall, bowling alley or skating rink</u>	<u>One parking space for each 500 400-square feet of gross floor area</u>
<u>Hospitals, nursing, convalescent homes</u>	<u>One parking space for each four three beds based on maximum capacity</u>
<u>Hotel</u>	<u>One parking space for each three two guest rooms</u>
<u>Laundromat</u>	<u>One parking space for each 350 250 square feet of gross floor area</u>
<u>Medical offices and clinic</u>	<u>One parking space for each 400 300 square feet of gross floor area</u>
<u>Mortuary</u>	<u>One parking space for each five four seats in the principal seating area</u>
<u>Professional, offices, financial institutions</u>	<u>One parking space for each 400 300 square feet of gross floor area</u>
<u>Residences, multifamily</u>	<u>One parking space per dwelling unit. One and one half parking spaces for each one-bedroom unit; two parking spaces for two-bedroom units; two and one half parking spaces for each three-bedroom unit, plus one guest parking space for each five units</u>
<u>Residences, single-family and two-family</u>	<u>Two parking spaces per dwelling unit. Two parking spaces per dwelling unit up to 1,800 square feet and three parking spaces for each dwelling unit over 1,800 square feet</u>
<u>Restaurants and bars</u>	<u>One parking space for each five four seats based on maximum seating capacity</u>
<u>Retail space, all types</u>	<u>One parking space for each 500 square feet of gross floor area</u>
<u>Retail space, under 1,000 square feet</u>	<u>One parking space for each 500 square feet of gross floor area</u>
<u>Retail space, over 1,001 square feet</u>	<u>One parking space for each 350 square feet of gross floor area</u>
<u>Retail space, for furniture, large appliances, carpets or similar use</u>	<u>One parking space for each 500 square feet of gross floor area</u>
<u>Retail, shopping center</u>	<u>One parking space for each 350 square feet of gross leasable space</u>

- A. ~~B.~~ No required existing parking spaces in the downtown district shall be relinquished as a result of this section.
- B. ~~C.~~ In areas with designated public on-street parking, each twenty five feet in front of a lot will be counted towards the parking requirement for the lot.
- C. ~~D.~~ Developers may provide the parking spaces required in this chapter or may apply for a waiver from meeting those requirements and make payment to the city in lieu of parking spaces.
- D. ~~E.~~ Waivers may be granted if the City Council ~~commission~~ determines and cites evidence in its decision that:
1. The property is within the Central Business District ~~downtown parking district~~;
 2. No parking spaces have been lost due to redevelopment or change of use;
 3. There is a city-owned, fee-in-lieu designated public parking area (excluding the parking lots at City Hall and the fire station located on W. Evergreen Avenue and S. Cobb Street) within 600 ~~400~~ feet of the building as measured along public rights-of-way;
 4. The waiver is for less than 30 percent of the required parking spaces for buildings constructed after December 13, 2005.
 5. To the extent practicable, the waiver is for less than 70 percent of the required parking spaces for buildings in existence on December 13, 2005.
 6. The waiver furthers the goals of the comprehensive plan.
- E. To promote growth in the Central Business District, the City Council may waive the fee-in-lieu fees.

17.64.055 Fee-in-lieu parking program.

For property located in the Central Business District ~~downtown parking district~~, an in-lieu parking fee shall be submitted to the city for each required free off-street parking space that is not provided and for which a waiver has been granted. The in-lieu parking fee shall be determined annually based on the costs for planning, acquisition, design, development, construction, financing (including interest on city self-financing), maintenance and operation of off-street parking facilities within ~~400~~ 600 feet of the subject building as measured along public rights-of-way.

- A. There is created in the city treasury a special fund designated the "parking improvement fund" into which in-lieu parking fees shall be deposited to be expended only for public improvements. The city council may from time to time direct that other monies be transferred into the fund.
- B. The fund shall be used exclusively for planning, acquisition, design, development, construction, financing, maintenance and operation of off-street parking facilities within the downtown parking district.

17.64.060 Off-street loading.

- A. All uses involving the receipt of or distribution of materials or merchandise by vehicles shall provide and maintain sufficient off-street loading space on the premises so as not to obstruct the freedom of traffic movement on public rights-of-way.
- B. On the same lot or premises with every building structure or part thereof erected and occupied for commercial, manufacturing or industrial use, or other uses similarly involving the receipt of or distribution of materials or merchandise by vehicles, there

shall be provided and permanently maintained adequate space for standing of vehicles and unloading services in such manner as not to obstruct the freedom of traffic movement upon public rights-of-way. The space shall not be less than 15 feet wide by 25 feet long with a 14-foot height clearance and shall have access to an alley or street.

17.64.070 Development plan requirements.

Plans for all parking and loading areas shall accompany the building plans when the application for a building permit is made. Such plans shall show the following:


- A. Area of the lot involved;
- B. Layout and dimensions of each parking space;
- C. Entrance and exit to the parking area and the direction of traffic;
- D. Widths of all curb cuts, entrances, exits and driveways serving each parking or loading area;
- E. Lighting plan (see item in parking lot standards);
- F. Landscaping (see PMC 17.64.080).

17.64.080 Landscaping requirements.

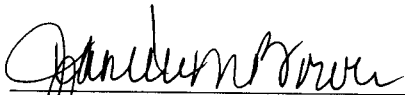
- A. All ~~off-street~~ parking lots shall have landscaping as required by this section, except those parking lots for single-family and two-family dwellings.
- B. All required parking lots of five spaces or more shall provide a landscape buffer at least five feet in width along any property line adjacent to a street, ~~public right-of-way or coincident with the parking lot~~, except for those in the airport commercial, airport industrial, and industrial districts where they do not border a residential district.
- C. For parking lots containing less than five spaces, an area equal to at least five percent of the parking lot shall be in landscaping which is visible to the street .
- D. For parking lots containing five or more spaces, an area equal to at least 10 percent of the parking area shall be in landscaping which is visible to the street.
 1. Any interior landscaping planter counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover and grass shall be used in vehicle overhang areas.
 2. Any landscaping between the building and the parking lot counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover, and grass shall be used in vehicle overhang areas.
- E. No parking lot shall contain 45 or more contiguous parking spaces without a curbed planting area. Interior landscaping planters shall be dispersed throughout the entire parking lot area. Parking lots in the industrial and business park zoning districts may be exempt from interior landscaping requirements. Applications may be submitted to the commission requesting substitution of interior landscaping in exchange for common use area(s) for employees, such as a picnic or exercise area.

Section 7. Effective Date. Ordinance No. 06-017 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this 8th day of August, 2006.



John C. Combs, Mayor



Janette M. Bower, CMC, City Clerk