

**Chapter 18.76**  
**PARKING SPACES, PARKING LAYOUT AND LOADING REQUIREMENTS – ALL ZONES**

Sections:

Citywide Requirements

- 18.76.010 Purpose
- 18.76.020 Applicability
- 18.76.030 Exemptions
- 18.76.040 Definitions
- 18.76.050 General Requirements

- 18.76.060 Stacking Spaces
- 18.76.070 Off-Street Parking Spaces Required
- 18.76.080 Employee Parking
- 18.76.090 Off-Street Parking Credits
- 18.76.100 ADA Accessibility

Parking Standards and Layout

- 18.76.110 Parking Lot Layout, Construction and Maintenance
- 18.76.120 Loading Space Requirements
- 18.76.130 Parking Space Standards
- 18.76.140 Parking Lot Standards

Administrative Policies

- 18.76.150 Conflict with Other Provisions
- 18.76.160 Nonconforming Parking
- 18.76.170 Severability

**Citywide Requirements**

**18.76.010 Purpose:**

- A. This chapter is intended to regulate on and off-street parking requirements for new construction, major alterations of existing structures, and to preserve the amount of off-street parking already provided for use on the effective date of the ordinance codified in this title;

- B. To implement comprehensive parking management policies throughout the City, and to achieve a balance of transportation alternatives by including mass transit, walking, and bicycles in parking calculations;
- C. To acknowledge and protect historic and existing uses which do not meet the City's parking standards;
- D. To identify areas within the City that require more specific parking requirements;
- E. To reduce the creation of new impervious surfaces through lower required parking ratios, establishment of parking limits and shared parking facilities;
- F. To reduce traffic congestion and hazards;
- G. To provide accessible, attractive, well-maintained and screened off-street parking facilities;
- H. To provide aesthetically pleasing parking facilities in proportion to individual land use needs;
- I. To provide a proactive approach to large events which may require additional parking for short periods of time;
- J. To enable further study of unusual or unique uses in order to determine reasonable parking standards;
- K. To ensure the maneuverability of emergency vehicles;

**18.76.020 Applicability**

Off-street parking in conjunction with all land and building uses established after the enactment of the ordinance codified in this chapter shall be provided for to the satisfaction of the Building Official prior to issuance of a Certificate of Occupancy.

Off-street parking may be either provided by an individual action parking program or carried out through public action by a special assessment district or otherwise.

This chapter shall be in addition to the provisions of the Washington Model Traffic Ordinance, WAC 308-330, portions of which have been adopted by reference in FMC 10.04, together with amendments or additions to or repeal of any section thereof on the subject of the ordinance (RCW 46.90.010). This Chapter shall be construed in a manner that the provisions herein are separate and independent of the Washington Model Traffic Ordinance and in addition thereto and where there is a conflict between the provision of the Washington Model Traffic Ordinance and this Chapter, the regulations of this Chapter are controlling.

**18.76.030 Exemptions:**

Provisions for the number of off-street parking spaces specified by this chapter shall be required as a condition of issuance of a Certificate of Occupancy for any structure which is constructed, erected, relocated or expanded within the City of Ferndale, except as follows:

### **A. Change of Use or Expansion of Use:**

1. Whenever a use requiring off-street parking is increased in floor area by more than 50 percent of the existing building, the minimum number of additional parking spaces shall be based on actual square footage of the increase. Special exceptions may be granted by the Hearing Examiner upon finding that a specified lesser number of parking spaces will adequately serve the reasonably anticipated increase in parking needs.
2. Within the CC and UR zones, whenever a change in use occurs within a structure existing at the time of this amendment that would increase the average daily number of trips by more than fifty percent (regardless of a change in floor area) the applicant must provide additional parking spaces or demonstrate that a sufficient number of credits are available within three hundred feet of the use.
3. When a change in use occurs outside the City's designated parking core, and the change in use will require 50 percent more parking than the previous use, off-street parking spaces as required by this chapter shall be provided for the new use.

### **B. Existing Parking Lots**

1. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal parking spaces which conform to the requirements of this chapter are provided elsewhere within 300 feet of subject property or as otherwise approved by the Zoning Administrator.
2. Off-street parking existing at the effective date of the ordinance codified in this title in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.

### **18.76.040 Definitions**

For the purposes of this chapter, unless otherwise noted, all uses shall be as defined in Chapter 18.08 of the Ferndale Municipal Code. The following definitions relate specifically to this chapter, though they may be referenced by additional chapters:

“Abandoned Vehicle” shall mean

- a) any vehicle left on a public right of way for more than 72 hours (or less, depending on the weight of the vehicle and its location) or
- b) on private property without the consent of the property owner.

“Advertising” shall mean the use of text, logos, art, the spoken word, or any other device for the purpose of offering a good, product, or service for sale, trade, or barter. The provisions of this

section shall not restrict vehicles from featuring advertising, but shall prohibit the use of those vehicles as unpermitted permanent or semi-permanent stationary signs.

“Automobile Hulk” shall mean any wrecked, dismantled or inoperative motor vehicle or part thereof which cannot be made an operative motor vehicle without the addition of vital parts or mechanisms and the application of a substantial amount of labor to effect repairs.

“Designated driveway” shall mean clearly defined roadway leading from the street which is surfaced by asphalt, concrete, gravel or similar material not to exceed 24 feet in width or such width as may be allowed in any other development standards adopted by the City of Ferndale.

“Double Parking” shall mean the standing or stopping of a vehicle within the line of traffic for purposes other than observing normal traffic laws and regulations

- a) on the roadway side of a parked vehicle, or
- b) on the roadway side of the space in which a vehicle may be parked

“Employee” shall mean a person who works for another person or company in exchange for pay, and will also include volunteers and interns.

“Enforcement Officer” shall mean the City of Ferndale Building Official, his or her designee, or a City of Ferndale law enforcement official.

“Gasoline Fueling Pump,” shall mean each fueling location within a gasoline station. The number of gasoline pumps shall be calculated based upon the number of vehicles capable of refueling at the same time within the gasoline station.

“Gasoline Station, Retail” shall mean an individual business, often in the form of a convenience store, which dispenses fuel for motor vehicles to the general public.

“Gasoline Station, Wholesale” shall mean a business, often associated with a larger business located onsite, which dispenses fuel for motor vehicles at a discounted rate through the use of member pricing and/or club cards.

“Gross Floor Area” shall be expressed in square feet and calculated by the applicant, and shall include the area within the exterior building walls of all floors of a building or structure. Gross floor area shall include all occupiable areas minus the following deductions:

1. Vehicular parking and loading areas within the structure

“Gross leasable area” shall be expressed in square feet and calculated by the applicant, and shall mean the gross floor area minus the following floor area deductions:

1. Elevator shafts and stairways
2. Public restrooms
3. Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and/or for aesthetic enhancement or natural lighting purposes.
4. Permanently designated corridors (i.e., not subject to relocation by the requirements of a specific lease)

“Inoperable Vehicle” shall mean a vehicle which is apparently inoperable or which requires

repairs in order to be operated legally on the public roads, such as: repair or replacement of a window, windshield, wheel, tire, motor or transmission.

“Junk Vehicle” means any vehicle including, but not limited to automobiles, commercial vehicles, boats and trailers, motorcycles, and recreational vehicles certified under RCW 46.55.230 and meeting at least three of the following criteria:

1. Is three years old or older;
2. Is extensively damaged, such damage including, but not limited to any of the following: a broken or missing window or windshield, missing wheels, tires, motor or transmission, rust or body damage covering more than ten percent of the vehicle’s exterior surface, excluding undercarriage.
3. Is apparently inoperable;
4. Has an approximate fair market value equal only to the approximate value of the scrap in it.
5. Is not currently licensed by the State of Washington.

“Large Events” shall mean events which would a) utilize (or are expected to utilize) the total number of spaces dedicated to a specific use, or b) will generate significant short-term traffic immediately prior to or following the event. These events shall include sporting events such as high school football games or playoff games and community events such as Pioneer Days, the Highland Games, or outdoor concerts, but shall not include regularly scheduled events such as motion picture showings in a movie theatre. Events requiring a Special Events Permit, including large funerals or weddings, may be required to meet this provision.

“Licensed Vehicle Dealer” shall mean an individual or company licensed by the State of Washington according to the provisions of RCW 46.70.021. Any individual or company selling more than five vehicles in a twelve month period shall be required to be a licensed vehicle dealer.

“Occasional or Temporary Visitor” shall mean a nonresidential family member or guest who has an established residence elsewhere who is visiting for not more than 30 days in a 12-month period; provided, if the visitor intends a longer than 30-day visit, the owner and visitor may apply for one 30-day extension with the Zoning Administrator, and the one 30-day extension may be granted where the visitor satisfactorily demonstrates that the motor home, tent, trailer, camper or other vehicle is not being used as a permanent residence.

“Parking Stall or Space” shall mean the designated parking area for one vehicle, the dimensions of which shall be in accordance with the City of Ferndale Development Standards. Ratios of compact spaces and ADA accessible spaces shall be determined upon application.

“Parking Area” includes the parking spaces together with driveways and the access to public street.

“Parking Lift” shall mean a hydraulic or mechanical system designed to raise or lower parked vehicles in order to create additional parking space, typically above or below the lift and within an enclosed building.

“Pedestrian-Oriented Zone” shall mean all areas within the City Center and Urban Residential zones, and is subject to amendment by the City Council. The Pedestrian-Oriented Zone promotes pedestrian-scale uses, appearance, and activity, and includes certain specific parking requirements.

“Recreational Vehicle” shall mean a vehicle used for personal pleasure or travel, but shall not be used in connection with a business endeavor.

“Screen” shall mean a permanent or semi-permanent sight-obscuring device, typically affixed to the ground or a structure, designed to minimize the visual impact of certain features on a site or group of sites. Screens may include, but are not limited to vegetation, fences, or walls, but shall not include temporary devices such as tarps or vehicle covers.

“Stacking Space” shall mean that area utilized by certain businesses to channel vehicles into a line while waiting for service.

“Vehicle” shall mean a conveyance that transports people or objects

Any definitions not included herein shall be determined by the Zoning Administrator.

### **18.76.050 General Requirements**

- A. Off-street parking for other than residential use shall be either on the same lot or within 300 feet of the building it is intended to serve, except that in those cases where City parking has been developed for a special area, this distance may be extended by the Zoning Administrator. This distance may also be extended if the Zoning Administrator finds that the pedestrian route of travel is well lit and sufficiently protected from inclement weather, provided also that ADA parking is provided in close proximity to the use, as per ADA standards..
- B. Residential off-street parking space shall consist of a parking strip, driveway, garage, parking lift, or a combination thereof and shall be located on the lot they are intended to serve.
- C. Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. Legally binding documents shall be approved by the City Attorney and filed with the City Clerk and recorded at expense of the applicant in cases of mutual use of parking area.
- D. The required off-street parking shall be for occupants, employees, visitors and patrons and shall be limited in use to parking unless other uses are shown on an approved site plan.
- E. So long as operating hours do not materially overlap, the Zoning Administrator may grant an exception to the separate computation of individual uses in mutual use parking areas or the use of parking spaces. (Ord. 1400 § 2, 2006)

- F. The Zoning Administrator may determine the number of parking spaces required for uses not included in this chapter. For any use other than single family residential development, the Zoning Administrator may require that the applicant provide a professional assessment of anticipated parking requirements and peak hours of operation.

**18.76.60 Stacking Spaces**

- A. All businesses which maintain drive-in facilities which are intended to serve customers who remain in their motor vehicles during business transactions shall be required to design their parking facilities to accommodate stacking space as provided in Table 1: Vehicle Stacking Requirements.

Table 1 Vehicle Stacking Requirements	
Type of Operation	Minimum Number of Vehicles
Financial Institution, with drive-up tellers	4 Vehicles per Window/ Kiosk
Financial Institution, with drive-up ATM (if separate from drive-up tellers)	4 Vehicles per Window/ Kiosk
Car Wash, Self-Service	2 Vehicles per bay at entrance 1 Vehicle per bay at exit
Car Wash, Automatic	6 Vehicles per bay at entrance 1 Vehicle per bay at exit
Restaurant, Fast Food and/or coffee shops with indoor seating)	Six, including 3 vehicles behind each menu board and 3 vehicles behind first window, or a combination of the two
Restaurant, fast food and/or coffee shops with no indoor seating	8 Vehicles, 1 vehicle at window, 7 in stacking lane
Photo Processing/ Pharmacy Prescription Pickup Window	2 4 Vehicles per Window – 1 Vehicle at Window, 3 in line
Dry Cleaning	2 Vehicles per Window
Retail Gasoline/ Stations	2 Vehicles per gasoline pump
Wholesale Gasoline/ Stations	4 Vehicles per gasoline pump

- B. Driveway locations: the location of entrances and exits shall be approved by the City Engineer or their designee.
- C. Minimum dimensions of stacking spaces: a stacking space is 12' wide by 20' long. The minimum inside turning radius of stacking lanes is seventeen feet, six inches (17' 6")

- D. Stacking lanes shall not interfere with parking spaces, parking aisles, loading spaces, internal site circulation, or points of ingress and egress for vehicles or pedestrians, and shall not stack into any right of way. To meet this requirement, the Zoning Administrator, Public Works Director, or their designee may require that one or more signs be posted restricting vehicle stacking beyond a certain point.

**18.76.070 Off-street Parking Spaces Required**

The minimum number of off-street parking spaces to be provided shall be determined in accordance with Table 2, below. Where parking spaces are based on the square footage of a building, the applicant shall provide the City with a calculation based on gross floor area, as defined by this title. The type and number ADA-compliant parking spaces shall be subject to applicable state law, and each ADA parking space shall be considered as one parking space for the purposes of calculating required parking.

**Table 2: Off-Street Parking Requirements**

Use	Minimum Parking Requirements	Maximum Permissible	Required Bicycle Spaces
<b>Personal Transportation</b>			
Automobile Sales	2.5 spaces for each employee and a minimum of 4 spaces	No Maximum	Two spaces, plus one space per each ten vehicle parking stalls
Automotive Recycling, Junkyards, Impound yards or other similar operations which include storage of vehicles	One space for each employee on the largest shift	1.5 spaces for each employee on the largest shift	Two spaces, plus one space per each ten vehicle parking stalls
Automobile Service Establishments, including tire dealers, oil change facilities, car washes, auto body repair	2.5 spaces for each employee, minimum four spaces	3 spaces for each employee, minimum four spaces	Two spaces, plus one space per each ten vehicle parking stalls
Bicycle or Motorcycle Rental and/or sales	2.5 spaces for each employee, minimum four spaces	3 spaces for each employee, minimum four spaces	Two spaces, plus one space per each ten vehicle parking stalls
Park and Ride	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
Transportation Center (includes bus, rail, and taxi stations)	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
Boat Moorage	.5 space for each moorage	One space for each moorage	
<b>Entertainment and Dining</b>			
Dance or Exhibition Hall or Place of Assembly	One space per each 100 square feet	One space for each 75 square feet	Two spaces, plus one space per each ten vehicle parking stalls
Drive-in restaurant	One space per each 100 square feet	One space for each 30 square feet	Two spaces, plus one space per each ten vehicle parking stalls
Restaurant, tavern, or any other establishment for the sale and consumption of food, alcoholic beverage, or refreshment	One space for each employee and one space per 6 seats	One space for each employee and one space per 4 seats	Two spaces, plus one space per each ten vehicle parking stalls
Restaurant, tavern, or any other establishment which includes sale and consumption of food combined with dance facilities	One space for each employee and One space per 6 seats	One space for each employee and One space per 4 seats	Two spaces, plus one space per each ten vehicle parking stalls
Theatre (indoor)	One space per 100 square feet	One space per 75 square feet	Two spaces, plus one space per each ten vehicle parking stalls
Outdoor event space (concerts, outdoor theatre, etc.)	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
<b>Residential Uses</b>			
Accessory Dwelling Units	Two spaces per unit	No Maximum	None
Complete life care retirement community	One space for each 5 beds plus one space per each 4 regular employees plus one space per each 6 staff members	No Maximum	Two spaces, plus one space per each 15 vehicle parking stalls
Cooperative or Group Home	One space per unit	No Maximum	
Duplex	Two spaces per unit	No Maximum	
Dwelling, Single Family	Two spaces per unit	No Maximum	
Dwelling, Multi-Family	Two spaces per unit	No Maximum	
Dwelling, Multi-Family in UR or CC zone	Two spaces per unit, plus one guest space per each four units	2.5 spaces per unit, plus one guest space per each four units	
Group Homes, including Fraternity, Sorority, or Cooperative Homes	One space per each two occupants	No Maximum	
Rooming House or lodging House	One space per room	No Maximum	
Mobile/ Manufactured Home Park	Two spaces per unit	No Maximum	
Cottage Housing	Two spaces per unit	No Maximum	

Use	Minimum Parking Requirements	Maximum Permissible Parking Spaces	Required Bicycle Spaces
<b>Recreational and Cultural Uses</b>			
<b>Batting Cages, raquetball and tennis courts, driving ranges, miniature golf, shooting range</b>	One space per each batting cage, raquetball or tennis court, driving range tee, miniature golf hole, shooting range station plus One space per employee	1.5 space for each batting cage, raquetball or tennis court, driving range tee, miniature golf hole, shooting range station plus One space per employee	Two spaces, plus One space per each 10 vehicle parking stalls
<b>Bowling Alley</b>	Three spaces per each alley	Six spaces per each alley	Four spaces, plus One space per each 5 vehicle parking stalls
<b>Dance or Video Game Establishment (not including restaurants/ taverns with dancing facilities)</b>	One space per each 75 square feet	One space per each 50 square feet	Two spaces, plus One space per each 10 vehicle parking stalls
<b>Dart/ Billiard Room</b>	Three spaces per each dart board or billiard table	Five spaces per each dart board or billiard table	Two spaces, plus One space per each 10 vehicle parking stalls
<b>Fitness Center without instructional classes</b>	One space per each 300 square feet	One space per each 150 square feet	Two spaces, plus One space per each 7 vehicle parking stalls
<b>Fitness Center with instructional classes</b>	One space per each 200 square feet	One space per each 100 square feet	Two spaces, plus One space per each 7 vehicle parking stalls
<b>Skating Rink</b>	One space per each 100 square feet	One space per each 75 square feet	Two spaces, plus One space per each 7 vehicle parking stalls
<b>Campground</b>	Two spaces per each camping space, plus two spaces for caretaker	No Maximum	
<b>Golf Course</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
<b>Public and Private Parks Including Trails</b>	See FMC 18.76.050 (g)		
<b>Community Clubhouse</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space per each 10 vehicle parking stall
<b>Playfields</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space per each 10 vehicle parking stalls
<b>Outdoor event space (concerts, outdoor theatre, etc.)</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space per each 10 vehicle parking stalls
<b>Waterfront Park</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space per each 10 vehicle parking stalls
<b>Stadium, sports arena, auditorium or other place of assembly with fixed seats</b>	One space per each four fixed seats	One space per each two fixed seats	One space per each 10 vehicle stalls
<b>Public Pool</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space for each 5 vehicle parking stalls
<b>Running Track</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	One space for each 5 vehicle parking stalls
<b>Senior Center/ Activity Center</b>	One space per each 400 square feet	One space per each 100 square feet	One space per each 10 vehicle parking stalls
<b>Motion Picture Theatre</b>	One space per each 5 seats	One space per each 3 seats	One space for each 10 vehicle parking stalls
<b>Library or Museum</b>	One space per each 200 square feet open to the public	One space per each 150 square feet open to the public	One space for each 10 vehicle parking stalls

Use	Minimum Parking Requirements	Maximum Permissible Parking Spaces	Required Bicycle Spaces
<b>Services Uses, Health</b>			
<b>Cemetery</b>	One space per each 40 square feet of chapel area, plus one space per each employee, sufficient space to accommodate large ceremonies onsite.	One space per each 30 square feet of chapel area, plus one space per each employee, sufficient space to accommodate large ceremonies onsite. Traffic control plan approved by City for large events.	One space per each 10 vehicle parking stalls
<b>Church, Mortuary, or Funeral Home</b>	One space per each four seats in chapel or nave, plus one space per each employee,	One space per each three seats in chapel or nave plus one space per each employee, traffic control plan for large events submitted to City	One space per each 10 vehicle parking stalls
<b>Clinic</b>	One space per each 300 square feet	One space per each 250 square feet	One space per each 10 vehicle parking stalls
<b>Convalescent center</b>	One space per each four residents	One space per each three residents	One space per each 10 vehicle parking stalls
<b>Hospital, sanitarium, convent, or home for the aged</b>	One space per each 5 beds plus one space per each 4 regular employees plus one space per each 6 staff members	No Maximum	One space per each 10 vehicle parking stalls
<b>Intermediate Care Facility (part of complete life care retirement community)</b>	One space per each 5 beds plus one space per each 4 regular employees plus one space per each 6 staff members	No Maximum	One space per each 10 vehicle parking stalls
<b>Mental Health Facility</b>	One space per each 5 beds plus one space per each 4 regular employees plus one space per each 6 staff members	No Maximum	One space per each 10 vehicle parking stalls
<b>Substance abuse treatment facility</b>	One space per each 300 square feet	One space per each 250 square feet	One space per each 10 vehicle parking stalls
<b>Veterinary Office</b>	5 spaces per each veterinarian	3 spaces per each veterinarian	One space per each 10 vehicle parking stalls
<b>Services Uses, Lodging</b>			
<b>Bed and Breakfast</b>	One space per guest room plus 2 spaces for residence	No Maximum	None
<b>Boarding House</b>	One space per guest room plus two spaces for residence	No Maximum	None
<b>Hotel</b>	One space per unit	1.25 spaces per unit (banquet/meeting space evaluated separately)	One space per each 20 vehicle parking stalls
<b>Motel</b>	One space per unit plus two spaces for residence	1.25 spaces per unit (banquet/meeting space evaluated separately)	One spaces per each 20 vehicle parking stalls

Use	Minimum Parking Requirements	Maximum Permissible Parking Spaces	Required Bicycle Spaces
<b>Retail Uses, Commercial</b>			
<b>Retail, unless otherwise specified</b>	One space per each 333 square feet.	One space per each 200 square feet	One space per space per each 10 vehicle parking stalls
<b>Farm Equipment Sales and Service</b>	2.5 spaces per each employee and a minimum of four spaces	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Grocery Store or Shopping Center less than 1600 square feet of retail space, 3,200 square feet total space (neighborhood grocery store)</b>	Six spaces	Ten spaces	One space per each 10 vehicle parking stalls
<b>Grocery Store or Shopping Center of 3,000 square feet or less (includes drug stores)</b>	Ten spaces	Fifteen spaces	One space per each 10 vehicle parking stalls
<b>Large, Bulky Items</b>	One space per each 350 square feet indoor space, one space per 1000 square feet outdoor space	One space per 200 square feet indoor space, one space per 50 square feet outdoor space	One space per each 10 vehicle parking stalls
<b>Plant Nursery</b>	One space per each 333 square feet indoor space, One space per each 1000 outdoor space	One space per each 200 square feet indoor space, One space per each 750 square feet outdoor space	One space per each 10 vehicle parking stalls
<b>Retail Service Shops</b>	One space per each 333 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Shopping Center between 3,000 and 5,000 square feet</b>	One space per each 350 square feet, minimum 10	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Shopping Center less than 3,000 square feet</b>	10 spaces	15 spaces	One space per each 10 vehicle parking stalls
<b>Supermarket or Shopping Center over 5,000 square feet</b>	One space per each 350 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Supermarket or shopping center of between 3,000 and 5,000 square feet</b>	One space per each 350 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Wholesale Store</b>	One space per each 350 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Barber/ Beauty Salon</b>	Two spaces per station, minimum three spaces	Three spaces per station	One space per each 10 vehicle parking stalls
<b>Education and Child Care*</b>			
<i>*All educational facilities must provide adequate parking spaces to accommodate temporary parking onsite during peak hours</i>			
<b>Day Care or Day Nursery (including Family Day Care)</b>	One space per employee plus four spaces, or one space per 10 students	One space per employee plus eight spaces, or one space per 5 students	One space per each 10 vehicle parking stalls
<b>Nursery School</b>	One space per employee plus four spaces, or one space per 10 students	One space per employee plus eight spaces, or one space per 5 students	One space per each 10 vehicle parking stalls
<b>Kindergarten through Middle School</b>	One space per employee plus One space per 10 students (auditoriums and stadiums counted separately)	No Maximum	10 spaces per classroom
<b>High School</b>	One space per class or office plus one space per 8 pupils of driving age (auditoriums and stadiums counted separately). A traffic control plan for large events must be submitted to the City	No Maximum	5 spaces per classroom
<b>Institution of Higher Education</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)

Use	Minimum Parking Requirements	Maximum Permissible Parking Spaces	Required Bicycle Spaces
<b>Storage Uses</b>			
<b>Kennel</b>	One space per each 12 animal enclosures One space per each 250 square feet of retail sales area 2 spaces per each dwelling unit	One space per 10 animal enclosures, One space per 200 square feet of retail sales area	One space per each 10 vehicle parking stalls
<b>Moving and Storage Company</b>	One space per each 300 square feet of office, minimum 4, plus two spaces for caretaker	One space per each 200 square feet office, plus two spaces for caretaker	One space per each 10 vehicle parking stalls
<b>Mini-Storage Facility</b>	One space per each 300 square feet of office, minimum 4, plus two spaces for caretaker	One space per each 200 square feet office, plus two spaces for caretaker	One space per each 10 vehicle parking stalls
<b>Warehouse</b>	One space per each 2000 square feet, 3 spaces minimum (structure less than 20,000 square feet), One space per each 2500 square feet, 10 spaces minimum (structure 20,001-99,999 square feet), One space per each 3000 square feet, 40 spaces minimum (structure greater than 100,000 square feet)	One space per each 1500 square feet (structure less than 20,000 square feet), One space per each 2000 square feet (structure 20,001- 99,999 square feet), one space per each 2500 square feet, (structure greater than 100,000 square feet)	One space per each 10 vehicle parking stalls
<b>Essential Public Facilities</b>			
<b>Correctional Facility</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
<b>Electrical Distribution Substation</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
<b>Manufacturing Uses</b>			
<b>Food Processing</b>	One space per each employee on the largest shift	1.5 spaces per each employee on the largest shift	One space per each 10 vehicle parking stalls
<b>Junkyard</b>	One space per each 1000 square feet of office area, minimum 4 spaces	One space per each 750 square feet of office area	One space per each 10 vehicle parking stalls
<b>Laboratory - Research and Development</b>	One space per each employee on the largest shift	1.5 spaces per each employee on the largest shift	One space per each 10 vehicle parking stalls
<b>Manufacturing Use</b>	One space per each employee on the largest shift	1.5 spaces per each employee on the largest shift	
<b>Manufacturing Use - Low Intensity, Live-Work (single-tenant art studios, sculpture and photographic studios with less than four employees)</b>	One space per each unit, or 1 per each 500 square feet, whichever is larger	Two spaces per unit or 1 space per each 300 square feet, whichever is larger	One space per unit, minimum 2
<b>Office Uses</b>			
<b>Banks and Financial Institutions</b>	One space per each 300 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Business Services</b>	One space per each 300 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Professional Office</b>	One space per each 300 square feet	One space per each 200 square feet	One space per each 10 vehicle parking stalls
<b>Other Uses</b>			
<b>Agriculture</b>	All parking must be contained onsite	No Maximum	
<b>Auction House</b>	One space per each two seats	One space per 1.5 seats	One space per each 10 vehicle parking stalls
<b>Convention Center, including banquet facilities and/or meeting halls</b>	See FMC 18.76.050 (g)	See FMC 18.76.050 (g)	
<b>Home Occupation</b>	Type 1: as per residential requirements Type 2: see FMC 18.76.050 (g)	Type 1: as per residential requirements - no additional spaces shall be established for the purposes of the home occupation. Type 2: see FMC 18.76.050 (g)	
<b>Service Station</b>	Three spaces, plus two spaces per station	Four spaces, plus three spaces per station	One space per each 10 vehicle parking stalls
<b>Towing Service</b>	1.5 spaces per for each truck (not including yard)	Three spaces per tow truck (not including yard)	One space per each 10 vehicle parking stalls
<b>Truck Stop</b>	All parking must be contained onsite	No Maximum	

### **18.76.080 Employee Parking**

Owners and employees of businesses within the Pedestrian-Oriented Zone shall be encouraged to park their vehicles in areas of low parking congestion, and to utilize available carpooling opportunities or other modes of transportation to and from work.

### **18.76.090 Off-street parking credits.**

Limited credits shall be allowed toward off-street parking requirements in the following circumstances:

- A. Within the CC and UR zones, the parking space requirement of this title can be reduced by 25 percent. This is to be done by deducting 25 percent from the gross floor area prior to calculating required spaces per square foot.
- B. Within the CC and UR zones, a commercial or mixed use commercial-residential development may receive credit for one space for each two on-street spaces within 300 feet of the property line frontage of the use,
- C. Regardless of other credits and parking reductions permitted herein, all residential uses in the Pedestrian-Oriented Zone shall have a minimum of one dedicated off-street parking space per residential unit.

### **18.76.100 ADA Accessibility**

Parking within the City of Ferndale shall conform to the requirements of the Americans with Disabilities Act, as required by law.

## **Parking Standards and Layout**

### **18.76.110 Parking lot layout, construction and maintenance.**

Off-street parking lot layout, construction and maintenance requirements shall be as follows:

- A. The party developing an off-street parking area shall submit to the Zoning Administrator for approval a plan of the parking area showing adjacent streets, proposed circulation of traffic, proposed location, type, and size of individual parking spaces, proposed drainage, lighting and landscaping, fencing and screening planting. The plan shall also include a table listing the number and type of parking spaces.
- B. Off-street parking area lot dimensions and layout shall be guided by the design standards approved by the Institute of Traffic Engineers insofar as not otherwise prescribed by this title.
- C. Ingress and egress to the parking lot or area shall be provided at locations approved by the Zoning Administrator or Public Works Director. In no case shall

- improved roadways be used for maneuvering into or out of the parking spaces.  
Alleyways may be used for maneuvering into or out of parking spaces.
- F. Construction. All required off-street parking areas shall be graded and paved to a standard comparable to the street which serves the parking area as determined by the Administrator and shall be developed and completed to the required standard before a certificate of occupancy for the building is issued.  
Pervious pavement is encouraged. All traffic-control devices such as parking strips, designated car stalls, directional arrows or signs, 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 direction of traffic. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be raised six inches above the lot surface and shall be a minimum of four feet wide.
  - G. Parking lot landscaping shall be as per the Landscaping Chapter of the Ferndale Municipal Code (FMC § 18.74).
  - H. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe.
  - I. Before the granting of a building permit for any new building or structure, or for any enlargement thereof or a change of use, the applicant must present in writing the arrangements that have been made to provide any required off-street parking.
  - J. Driveway Dimensions. When off-street parking is provided in the rear of a building and a driveway or land alongside the building provides access to the rear parking area, such driveway shall have a minimum width of 12 feet and provisions for a four-foot minimum width sidewalk accessing the rear of the building either abutting or in close proximity to the driveway, raised six inches above the driveway surface, shall be included.
  - K. When due regard to public safety so indicates, the Zoning Administrator may require that up to 50 percent of the required off-street parking area must be clearly marked as customer parking with signs as necessary directing the public to the premises from adjacent street or streets. During business hours customer vehicles only may occupy parking spaces so marked. (Ord. 1400 § 2, 2006)
  - L. With regard to parking lot design, the applicant shall eliminate vehicle travel directly in front of the primary entrance wherever possible, so as to establish a “vehicle free zone” between the parking lot and the facility. This zone shall be protected with bollards or other devices which may be removed in emergencies.
  - M. Parking garages either above or below ground shall observe a minimum height clearance of 7’ 6”.
  - N. Developments may provide parking for recreational vehicles or other oversized vehicles in appropriately-sized vehicle spaces, screened from the public right of way. Parking lot camping is prohibited except in designated spaces, and no vehicles may be permitted to stay more than seventy-two hours.  
It is the responsibility of the developments’ management to maintain a log of such vehicles, including license plate numbers and arrival and departure times.

**18.76.120 Loading Space Requirements.**

An off-street loading space having access to a public thoroughfare shall be required adjacent to each building hereafter erected or enlarged to the extent specified in FMC 18.76.020 if the use

of such building entails deliveries or shipments to or from it. Such loading space shall be adequate size to accommodate the number and size of vehicles simultaneously loaded or unloaded in connection with the business conducted in such building. No part of the truck or van shall extend into the public right-of-way when using the loading space. (Ord.1400 § 2, 2006).

### **18.76.130 Parking Space Standards**

#### **A. Automobile Parking**

1. Except for compact car spaces, each parking space shall be nine feet wide and 19 feet long. Twenty-five percent of the total spaces required may be for compact cars only. These spaces must be so designated. Each compact space shall be at least eight feet wide and 16 feet long.
2. Parking space depth may be reduced when vehicles overhang a walkway under the following conditions:
  - i. Wheelstops or curbs are installed
  - ii. The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.
  - iii. The amount of space depth reduction is limited to a maximum of one and one half feet for standing parking spaces and one and one half feet for compact spaces including the wheelstop or curb.

#### **B. Motorcycle and Bicycle Parking**

1. Motorcycle spaces may be proposed to replace automobile parking spaces at a ratio of two motorcycle spaces per twenty automobile spaces. The Zoning Administrator may authorize a reduction in automobile parking for parking lots with less than twenty spaces. Motorcycle spaces shall be a minimum of three feet, four inches (3'4") wide and seven feet deep.
2. Bicycles shall be docked to a stationary object through which a user can secure the frame of a bicycle using a 6-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket. The applicant may propose alternative bicycle racks or storage options, subject to the approval of the Zoning Administrator. Bicycle racks which support the entire bicycle, rather than one wheel only, are encouraged.
3. For long-term bicycle parking for employees or residents, indoor, high security bicycle storage shall be encouraged. Such storage may consist of video monitoring, locked bicycle storage cabinets, security lighting, or additional measures.
4. For short-term bicycle parking for customers and the general public, bicycle parking and storage shall be located in close proximity to the front door of the business establishment, or in the case of multiple businesses, bicycle parking shall be placed in multiple locations or near the center of the development. The bicycle parking shall be in plain view and well lit. Covered bicycle parking is optional, but encouraged.
5. No bicycle parking shall be located in such a manner that will interfere with pedestrian movement or access into or out of businesses or residences, or along sidewalks and pedestrian corridors.

6. Bicycle parking may be consolidated into one common area for multiple uses or businesses, and may include a 1/3 deduction in total bicycle spaces required for all participating uses. The applicant must demonstrate that a written, recorded and/or filed legal agreement exists for shared bicycle parking, and must also establish that the bicycle parking is within 150 feet of the front entrance of all participating businesses. Businesses located at a distance greater than 150 feet from a bicycle parking rack may participate in an agreement if they can demonstrate that a covered walkway (or similar) exists along the pedestrian route of travel.

#### **18.76.140 Parking Lot Standards**

Parking lot design standards shall be subject to the most current version of the Ferndale Design Standards.

#### **18.76.150 Conflict with Other Provisions**

Where there is a conflict between the regulations of this section and the regulations of any other section of this code, the regulations of this section shall prevail; provided, however, that the regulations of other sections shall prevail in the following cases:

- A. Where the regulations of any other section are more restrictive.
- B. Where a Planned Unit Development (PUD) or other similar private development has been established in accordance with procedures set forth in Chapter 18.68, provided that any such Planned Unit Development regulations shall include comprehensive parking regulations encompassing the entire Planned Unit Development area, and there is no risk to life, safety, and general welfare.

#### **18.76.160 Nonconforming Parking**

Continuance. Any existing parking lot that was an allowed use prior to the effective date of the ordinance codified in this Chapter may be continued in its current configuration and be maintained after said effective date and shall become a legal nonconforming use provided:

- A. The configuration of any parking shall or parked vehicle shall not be changed in any manner that increases its noncompliance with the provisions of the ordinance codified in this chapter.
- B. Normal maintenance and upkeep of nonconforming parking lots, including re-striping, repaving, the addition or replacement of vehicle stops, provided that the total number of parking spaces is not changed, and installation or replacement of lighting may be allowed, provided that the work does not increase the nonconformity of the parking lot.
- C. Activities that are prohibited by this chapter shall have 90 days after the effective date of the ordinance codified in this chapter or after annexation of property into the City of Ferndale to be brought into conformity with the chapter.
- D. When a parking lot is altered, reducing or increasing the number or size of parking spaces, access points, etc. it ceases to be a legal nonconforming lot and must be brought into conformance with the provisions of this chapter. Any act which enlarges the size of parking lots shall be subject to the provisions of this chapter.

E. When a business utilizing a parking space or parking lot changes or expands to a point that additional parking is required, it shall be the responsibility of the business to create additional parking according to the requirements of this Chapter.

**18.76.170 Severability**

If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.