



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER#000086 062606
CODE INTERPRETATION

CODE SECTION: 20.40.120 – 140, 20.50.390-410

ISSUE: OFF-SITE PARKING - Permitted Uses and Thresholds

DECISION:

The Shoreline Development Code does not expressly state if off-site parking is a permitted or prohibited use. Off-street parking is required in conjunction with all land uses and the Development Code has established standards for the location of off-street parking areas relative to the building that they serve (20.50.410) for various types of uses and zones. Section 20.50.410(C) states that “Off-street parking areas shall not be located more than 500 feet from the building they are required to serve” and specifies that for single detached dwellings and nonresidential uses in residential zones, parking spaces must be located on the same lot they are required to serve. This section does not require that off-street parking areas for residential dwellings other than single detached dwellings or nonresidential uses in nonresidential zones be provided on the same lot they are required to serve. However, this section establishes maximum distances for off-street parking areas that do not abut the buildings they serve.

Because the development code has standards for the location of off-site parking areas and anticipates construction of off-site parking areas associated with specific uses, off-site parking is a permitted use for residential dwellings other than single detached dwellings or nonresidential uses in nonresidential zones.

original signed by Joe Tovar 6/21/06

Joe Tovar, Director

Date