



ADMINISTRATIVE ORDER# 000123-081314

CODE INTERPRETATION

CODE SECTION: 20.20.016 and 20.50.390(B) Dormitory definition and minimum parking standards

I. ISSUE:

What is the definition of a unit for a dormitory? How does this apply to SMC 20.50.390(B) Special Residential Parking Standards?

II. FINDINGS:

- The current Shoreline Municipal Code (SMC) provides minimum parking standards for dormitory parking.
- The parking standard for dormitory is one parking space for 2 units.
- Under SMC 20.20.016, a dwelling unit is defined, however, it is distinguished from lodging, such as hotel/motel or dormitory.
- The code does not include a definition of unit for a dormitory.
- Dormitory is a listed use in SMC 20.40.120 Residential Uses that is permitted in all zones with the exception of R-4 through R-6 zones where it is prohibited and in the R-8 through R-12 zones where it is a Conditional Use if it meets the Indexed Supplemental Criteria in SMC 20.40.330.
- SMC 20.40.330 states that "Dormitories are allowed only as an accessory to a school, college, university or church."
- SMC 20.40.120 Residential Uses Table further classifies a dormitory by reference to the North American Industry Classification System (NAICS) number 721310.
- NAICS 721310 refers to a category titled "Rooming and Boarding Houses" defined as establishments that "provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence. These establishments also may provide complementary services, such as housekeeping, meals, and laundry services." Examples of uses in this category are listed as: dormitories (off campus), sorority houses, fraternity houses, workers' camps and rooming houses.
- The International Residential Code (IRC) Chapter 2 defines a "Sleeping Unit" as a room or space in which people sleep, which can also include permanent

provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

III. CONCLUSIONS:

The existing minimum parking standard for a dormitory is unusable without a definition of a unit as it applies to a dormitory.

A dormitory must be an accessory to a school, college, university or church. Therefore, a dormitory must be located on the same site as the school, college, university or church; or located on an off-site property owned by the school, college, university or church; or located on an off-site on property leased/rented by the school, college, university or church; or located in an off-site facility managed or controlled by the school, college, university or church.

IV. DECISION:

Based on the findings and conclusion a “dormitory unit” shall be defined as a sleeping unit with sleeping accommodations (beds) for up to four (4) persons. **The following standard applies for sites located within ¼ mile of High Capacity Transit service only.** For each bed in the dormitory unit, .25 parking spaces are required. Exception, a dormitory unit with only one bed is required to provide .5 parking spaces. SMC 20.50.400 Reduction to minimum parking requirements shall not be used to reduce the minimum standards for parking for a dormitory located within a ¼ mile of High Capacity Transit.

In recognition that a dormitory may include sleeping units as defined by the IBC with more than four beds, a few examples are provided to illustrate how to distinguish a “dormitory unit” from a sleeping unit and how to apply SMC 20.50.390(B) to determine the minimum parking spaces required.

# of bed(s) in a single Sleeping Unit	# of Dormitory Unit(s)	Minimum # of Parking Spaces
1 bed	1 unit	.5 parking space (see exception above)
2 beds	1 unit	.5 parking space (.25 parking spaces * 2 beds)
3 beds	1 unit	.75 parking space (.25 parking spaces * 3 beds)
4 beds	1 unit	1 parking space (.25 parking spaces * 4 beds)
5 beds	2 units	1.25 parking spaces (.25 parking spaces * 5 beds)
6 beds	2 units	1.5 parking spaces (.25 parking spaces * 6 beds)

Note: Sites located more the ¼ mile from High Capacity Transit are required to provide .33 parking spaces per bed in a dormitory unit and may apply for a reduction to minimum parking requirements under SMC 20.50.400. One exception, a dormitory unit with only one bed is required to provide .5 parking spaces.



Director's Signature

8-13-14

Date

