

Ordinance No. 1660

AN ORDINANCE OF THE TOWN OF STEILACOOM, PIERCE COUNTY, WASHINGTON, AMENDING THE ZONING CODE REGARDING DEFINITIONS, ACCESSORY DWELING UNITS, HOME OCCUPATIONS, SHORT TERM LODGING, GROUP CARE FACILITIES AND PARKING REGULATIONS

**WHEREAS**, The Town Council initiated a review of certain portions of the Zoning Code; and

**WHEREAS**, The Planning Commission held a hearing on the proposed revisions and recommended approval; and

**WHEREAS**, the following amendments to the Zoning Code are in the interests of the Town:

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF STEILACOOM, PIERCE COUNTY, WASHINGTON:**

**Section 1. Accessory Dwelling Unit definition.** A new definition of Accessory Dwelling Unit is added to Chapter 18.08 SMC as follows:

18.08.002 "Accessory Dwelling Unit" or ADU means a second dwelling unit added to, created within or detached from an existing single family detached dwelling for use as a complete independent unit with provision for cooking, eating, heating, sanitation and sleeping.

**Section 2. Adult Family Home definition.** A new definition of Adult Family Home is added to Chapter 18.08 SMC as follows:

18.08.003 Adult Family Home. "Adult Family Home" means a residential home in which a person or persons provide personal care including room and board to individuals as regulated by Chapter 70.128 RCW.

**Section 3. Contributing Resource definition.** A new definition of Contributing Resource is added to Chapter 18.08 SMC as follows:

18.08.153 Contributing Resource. "Contributing Resource" means a building, site, structure or object listed on the Steilacoom Register of Historic Places in SMC 2.14.050.

**Section 4. Repeal of Historic sites definition.** Ordinance 1188, §1 (part) and SMC 18.08.365, Historic sites and structures definition, are each hereby repealed.

**Section 5. Long Term Rental definition.** A new definition of Long Term Rental is added to Chapter 18.08 SMC as follows:

18.08.417 Long Term Rental. Long Term Rental means rental of a dwelling unit for a time period of 30 consecutive days or longer.

**Section 6. Low Impact Development definition.** A new definition of Low Impact Development is added to Chapter 18.08 SMC as follows:

18.08.485 Low Impact Development (LID). “Low Impact Development” (LID) means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and disturbed stormwater management practices that are integrated into a project design.

**Section 7. Short Term Lodging definition.** A new definition of Short Term Lodging is added to Chapter 18.08 SMC as follows:

18.08.823 Short Term Rental. Short Term Lodging means rental of a dwelling unit or portion thereof for a time period of less than 30 consecutive days.

**Section 8. Amendments to Accessory Dwelling Units.** Ordinance 1375, §9, Ordinance 1168 §§ 1-5, and SMC 18.16.020 are each amended to read as follows:

**18.16.020 Accessory Dwelling Units.**

(a) Purpose and intent. Accessory Dwelling Units (ADUs) are intended to:

- (1) Increase the supply of independent housing for a variety of households including the elderly, the disabled and young families;
- (2) Increase the supply of affordable housing;
- (3) Reduce the cost of home ownership for existing homeowners (e.g., retired on fixed income) as well as first-time home buyers (e.g., young families and single persons);
- (4) Increase home and personal security for occupants of the main building and the ADU;
- (5) Better utilize existing infrastructure and community resources within the Town of Steilacoom;
- (6) Increase residential density while protecting the character of existing single family neighborhoods; and
- (7) Encourage owners of historic properties to retain and maintain historic structures.

(b) Standards and criteria.

(1) Design Standards. To ensure that they positively affect existing neighborhoods, all ADUs approved by the Town must meet the following standards and criteria:

(A) The design and size of the ADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes adopted by the Town of Steilacoom.

(B) Additions to any existing principal dwelling unit or construction of new detached ADUs must not exceed the allowable lot coverage or encroach into the existing yard setbacks required for principal buildings or structures in the Steilacoom Municipal Code.

(C) ADUs must be attached to or within the principal dwelling unit on the same building lot for parcels that are 9600 square feet or less. Detached ADU's may be permitted on building sites or parcels larger than 9,600 square feet in area.

(D) No more than one (1) ADU may be created per residence in single family zones.

(E) The property owner must occupy either the principal unit or the ADU as a permanent residence for at least six (6) months out of the year, provided that the Town of Steilacoom may waive this requirement for temporary absences of up to one (1) year, where the ADU has been a permitted use for at least two (2) years and the owner submits proof of absence from the state of Washington. The owner must file a certification of owner occupancy with the planning department prior to the issuance of the permit to establish an ADU, and annually thereafter.

(F) An ADU may be proposed in either an existing or new single family dwelling.

(G) Except for Contributing Resources, the maximum floor area of the ADU is thirty-five (35) percent of the total square footage of the principal dwelling unit and ADU combined after modification. The total square footage excludes garages and other nonliving areas. This percentage may be exceeded for homes that are 1,000 square feet or less, provided all other requirements of this section are met. The minimum size for ADUs in properties not listed on the Steilacoom Registry of Historic Places in SMC 2.14.050 is 320 square feet and the maximum size is 950 square feet.

(H) For Contributing Resources listed on the Steilacoom Registry of Historic Places in SMC 2.14.050, the maximum floor area of the ADU is 40% of the total square footage of the principal dwelling unit and ADU combined after modification. The total square footage excludes garages and other nonliving areas. This percentage may be exceeded for

structures that are 1,000 square feet or less, provided all other requirements of this section, with the exception of subsection (a)(7), are met. The minimum size for ADUs in Contributing Resources is 320 square feet.

(l) The single family appearance and character of the dwelling must be maintained when viewed from the surrounding neighborhood. Unless practically impossible, only one (1) entrance to the residential structure may be located on any street side of the structure, provided that this limitation does not affect the eligibility of a residential structure which has more than one (1) entrance on the front or street side on the effective date of the ordinance codified in this chapter (May 11, 1995).

(2) Parking. Principal dwelling units with ADUs must provide the number of parking spaces required by SMC Title 18 for a single family dwelling, plus one (1) additional off-street parking space to accommodate the actual number of vehicles used by occupants of both the principal dwelling and the ADU.

(3) Accessibility. In order to encourage the development of housing units for people with disabilities, the Town of Steilacoom may allow reasonable deviation from the stated standards and criteria to accommodate persons with disabilities.

(c) Illegally created ADUs. Accessory Dwelling Units not created pursuant to this section are deemed illegally created. Owners and operators of illegally created ADUs are subject to penalties as established by the Town Council.

(d) Application procedure.

(1) Application. All applications for an ADU permit are made to the Town of Steilacoom community development department. A complete application consists of the ADU permit application, a complete building permit application, if structural modifications are needed, and a certification of owner occupancy from the owner(s) stating that the owner will occupy one of the dwelling units on the premises.

(2) Applications for ADU permits are processed as provided in SMC Title 14.

(3) Final Approval Required. A final ADU permit may be issued by the Town of Steilacoom when the ADU has passed final inspection by the building official or designee.

(4) Permit Cancellation. Property owners wishing to invalidate a previously approved and registered ADU can do so by filing a letter with the building official, indicating the desire to cancel the permit. Evidence that the ADU no longer exists on the subject property must be provided to the satisfaction of the Town of Steilacoom. Cancellation may also occur as the result of an enforcement action, as provided in the Steilacoom Municipal Code and/or the Town Building Code. Reactivation of canceled ADU building permits may be considered pursuant to all applicable requirements of this chapter.

**Section 9. Amendments to Home Occupations.** Ordinance 1403, §3; Ordinance 1375 §10; Ordinance 1188 §1 (part), and SMC 18.16.050 are each amended to read as follows:

**18.16.050 Home occupations.**

(A) Purpose. It is the purpose of this section to permit the limited use of residential property as a business as set out in the comprehensive plan. The plan further provides that home occupations should conform to the existing character of residential neighborhoods. Home occupations must be incidental or secondary to the primary residential use, and must not detract from a neighborhood's residential character.

(B) Exemptions.

(1) Bed and Breakfast Inns, Guest Rooms, and Boarding Houses are regulated by SMC 18.16.060.

(2) Group Care Facilities are regulated by SMC 18.16.065.

(3) Long Term rental of entire dwelling units is not a home occupation.

(C) Prohibited Home Occupations. The following activities are prohibited as home occupations within residential zoning districts:

(1) Medical, dental, veterinary offices.

(2) Vehicle and heavy equipment repair, painting, rent, storage and sale.

(3) Rental of space for indoor storage.

(4) Outdoor activities, display, or storage related to the home occupation, except for plant nurseries.

(5) Adult entertainment.

(D) General Requirements. All enterprises defined as home occupations under this chapter, may be conducted within any residential unit of the Town of Steilacoom, subject to the following general requirements:

(1) All home occupations are required to have a Town of Steilacoom business license pursuant to SMC Chapter 5.04.

(2) All home occupations must be conducted entirely within the principal or accessory building.

(3) Home occupations are incidental or secondary to the use of the property as a dwelling, and must occupy no more than twenty-five (25) percent of the gross floor area of the dwelling unit.

(4) The operation of a home occupation must not require structural alterations which are not seen typically in Steilacoom residential architecture.

(5) The home occupation must not generate noise, vibration, smoke, dust, odor, heat, glare, light or electrical interferences produced which exceeds that customarily associated with residential use.

(6) Home occupations must not generate traffic in excess of that customarily associated with residential uses surrounding the site, provided that Class III family home day care facilities may generate more than customary traffic during pick-up and drop-off times.

(7) Parking must be provided as described in SMC 18.20.070.

(8) Use of hazardous materials or equipment must comply with Town Building Code and Fire Code requirements.

(9) Customer/client contact is limited to the hours between 8:00 a.m. and 8:00 p.m., except for Class III family day care facilities.

(10) No special lighting, banners, flags, balloons or other devices drawing attention to the home occupation are allowed.

(11) No more than one (1) home occupation in any dwelling unit is allowed.

(12) Permits to operate home occupations are not transferable to other persons or locations.

(E) Class I Home Occupations. Class I home occupations are secondary uses, characterized as having a negligible impact on residential neighborhoods. In addition to meeting the general standards listed above, Class I home occupations must meet the following standards:

(1) No customers or clients are allowed at the home occupation;

(2) Deliveries or collections to and from the home occupation are limited to two (2) per day;

(3) Only persons resident at the address may be employed by the home occupation;

(4) No sign is permitted.

(F) Class II Home Occupations. Class II home occupations are secondary uses which require administrative approval pursuant to SMC Title 14. They are characterized as having a minor impact on residential neighborhoods. All home occupations must, in addition to meeting the general standards listed above, be subject to the following standards. Plant nurseries are considered class II home occupations.

(1) One non-illuminated sign up to one-hundred-fifty (150) square inches may be displayed. This sign must be attached flush to the

principal or accessory structure in which the home occupation is located;

(2) A limited amount of scheduled or drop-in visits by customers or clients may be allowed, so long as this activity does not detract from the neighborhood residential character;

(3) Up to two (2) employees not resident at the home occupation address may be employed, but their hours of employment are limited to the twelve (12) hours between 8:00 a.m. and 8:00 p.m.;

(4) Off street parking for non-resident employees must include one (1) space for each FTE employee.

(G) Class III Home Occupations – Family home day care facilities.

Class III home occupations are secondary uses which require administrative approval pursuant to SMC Title 14, as well as a state-issued license to provide supervision for twelve (12) or fewer children for periods of less than twenty-four (24) hours. Class III home occupations are, in addition to meeting the general standards listed above, be subject to the following standards.

(1) One non-illuminated sign up to one-hundred-fifty (150) square inches may be displayed. This sign must be attached flush to the principal or accessory structure in which the home occupation is located;

(2) Staffing ratios as required by state law;

(3) One off street parking space for each adult staff member on duty.

**Section 10. Amendments to Short and Long Term Lodging.** Ordinance 1188 §1 (part), and SMC 18.16.060 are each amended to read as follows:

**18.16.060 Short and Long term lodging in Residential zones.**

**A. Purpose and Intent.** The purpose of this section is to

(1) Reflect the intent of the Comprehensive Plan to allow nontraditional housing and limited lodging establishments in residential neighborhoods:

(2) Provide property owners and residents with an opportunity to use their homes to engage in small-scale business activities.

(3) Protect neighborhood character and stability.

(4) Establish criteria and standards for the use of residential structures as short-term lodging.

(5) Long Term Rental of entire dwelling units including single family homes, apartments and condominiums are not regulated by this section.

**B. Submittal Requirements.**

(1) Guest Houses and Class I Boarding Houses. Application for a Guest House or Class I Boarding House must be made upon forms provided by the Town Administrator, accompanied by a filing fee in accordance with the fee schedule established by Town Council resolution. The application must be signed by the owner. The application must include:

- (a) A site plan of the premises,
- (b) Floor plans of the residence or accessory building in which the use or activity will take place,
- (c) Other documentation deemed necessary to process the application.

The plans must clearly indicate the area where the use or activity will take place and any structural alterations intended to accommodate the use or activity.

(2) Bed and Breakfast Inns and Class II Boarding Houses. Applications for Bed and Breakfast Inns and Class II Boarding Houses require an application for a Conditional Use Permit following the provisions in SMC 18.16.050.

**C. Standards for All Lodging Facilities.** The following standards apply to all Bed and Breakfast Inns, Guest Houses and Boarding Houses:

- (1) Short term lodging facilities in residential zones are limited to single family residences.
- (2) Each use must comply with applicable federal, state and local requirements, including the Town Building Code and Town Fire Code.
- (3) Proof of ownership is required.
- (4) Prior to operation, the owner of the Bed and Breakfast Inn, Guest House or Boarding House must obtain a current business license specific to that business with a Town of Steilacoom endorsement.
- (5) The short term lodging facility must be the residence of the property owner. The property owner must live on-site when guests are present.
- (6) Short term lodging must only be offered in a space which meets code requirements for human habitation. For example, it is illegal to rent a space in an accessory structure that is a storage shed or garage.
- (7) In addition to the parking requirements for single family residences, one (1) off-street parking space is required for each guest room. All parking must be accommodated on site.
- (8) The maximum number of occupants permitted to stay overnight is two people for each bedroom, excluding children under the age of six (6).
- (9) Guest rooms must be devoid of cooking facilities.
- (10) Only room guests may be served on-site meals and beverages.



(11) The owner must file an annual certification that they remain in compliance with all regulations and reside on the premises.

**D. Bed and Breakfast Inns.** These facilities are conditionally permitted secondary uses within the R-7.2 and R-9.6 zoning districts.

- (1) Approved Bed and Breakfast Inns are allowed up to two (2) guest rooms.
- (2) One (1) off-street parking space is required for any full time equivalent employee not resident at the inn.
- (3) One person who does not reside at the inn may be employed.
- (4) One (1) sign per inn is allowed. The sign may be up to six (6) square feet and may be lit indirectly.
- (5) No outdoor events, such as weddings, receptions or parties, are allowed at a Bed and Breakfast Inn located in a residential zoning district.

**E. Guest Houses.** These facilities are secondary uses within the R-7.2 and R-9.6 zoning districts and require administrative approval pursuant to SMC 14.20.010.

- (1) Only one (1) guest room is allowed per guest house.
- (2) No non-resident employees or signs are permitted.

**F. Class I and II Boarding Houses.** Class I facilities are secondary uses within the R-7.2 and R-9.6 zoning districts, and require administrative approval pursuant to SMC 14.20.010. Class II facilities are conditional uses within the R-7.2 and R-9.6 zoning districts, and require conditional use permits issued by the Town Council pursuant to SMC 18.16.050.

- (1) No signs are permitted.

**G. Suspension or revocation of permit — Criteria and appeal.**

- (1) The Town Administrator or designee may suspend or revoke a short-term lodging permit when the permit holder;
  - (a) Fails to comply with any condition of approval of an issued permit;
  - (b) Has obtained a permit by fraud, misrepresentation, or concealment.
  - (c) Is convicted of, forfeits bond upon, or pleads guilty to any offenses related to the operation of the permitted business;
  - (d) Makes a misrepresentation or fails to disclose a material fact to the Town related to any of the required conditions for a short-term lodging permit;

(e) Violates any zoning, building, life, public safety, or health regulation, or other material regulation of the town with respect to the premises in which the business is located; or

(f) Is indebted or obligated to the Town for past due charges.

(2) When the Town Administrator determines that there is a reasonable basis for suspending or revoking a permit issued under this chapter, he/she will notify the permit holder of the Town's intention to suspend or revoke such permit by certified mail to the address appearing on the most recent short-term lodging permit application. The notice will state the reason for the suspension or revocation, the date that the suspension or revocation will become effective, and the appeal process. Suspension or revocation of the permit becomes effective fourteen (14) days after the date the notice is mailed unless the permit holder, within such fourteen-day period, files an appeal of the action with the Town Clerk, together with the appeal fee per the current fee resolution. The permit holder must state why the criteria in part A do not apply to the business or what errors are alleged on the part of the Town in determining one or more criteria are met. Appeals are heard by the Town Council, whose decision is the final administrative remedy.

(3) If a permit is suspended or revoked, all operation of the short-term lodging use must cease upon the effective date of the suspension or revocation unless the administrative appeal process has been initiated, in which case the suspension or revocation will be stayed during the pendency of the appeal. A suspended permit will not be reinstated until the Town Administrator determines, in writing, that the basis of the suspension, together with any new conditions applied to the permit, have been adequately addressed. If revoked, no new short-term lodging business license endorsement will be issued for the site for the remaining term of the revoked permit.

#### **H. Violation—Penalty.**

(1) Any person who advertises or operates a short-term lodging establishment without a valid bed and breakfast permit or who violates any other provision of this chapter or a condition of permit approval is guilty of a violation of this chapter for each day during which the business is so engaged in or carried on. Any person who fails or refuses to pay a fee required under this chapter, or any part thereof, on or before the due date is deemed to be operating a business without having obtained a permit.

(2) Any person guilty of a violation of this chapter is subject to a civil penalty of five hundred dollars (\$500.00) per violation and suspension or revocation of an issued short-term lodging endorsement. Each day of violation is considered a separate offense.

**Section 11. Group Care Facilities in Residential Zones.** A new Group Care Facilities section is added to the Zoning Code to read as follows:

**18.16.065 Group Care Facilities in Residential Zones**

**A. Purpose and Intent.** The purpose of this section is to

- (1) Reflect the intent of the Comprehensive Plan to allow nontraditional housing in residential neighborhoods:
- (2) Provide property owners and residents with an opportunity to use their homes to engage in small-scale business activities.
- (3) Protect neighborhood character and stability.
- (4) Establish criteria and standards for the use of residential structures as care facilities.

**B. Permit Requirements. Adult Family Homes and Assisted Living Facilities require:**

- (1) The issuance of a business license pursuant to Chapter 5.04 SMC, and
- (2) Approval and certification by the appropriate state agency; and
- (3) For Assisted Living Facilities, a conditional use permit issued by the Town Council.

**C. Types of allowed Group Care Facilities allowed in Residential Zones**

- (1). Adult Family Homes, as permitted primary uses
- (2). Assisted Living Facilities as conditional uses approved by the Town Council.

**D. Submittal Requirements.**

- (1) Adult Family Homes. Application for an Adult Family Home permit must be made upon forms provided by the Town Administrator, accompanied by a filing fee in accordance with the fee schedule established by Town Council resolution. The application must be signed by the owner of the property on which the activity will occur and by the business operator if that person is different from the property owner. The application must include:
  - (a) A site plan of the premises,
  - (b) Floor plans of the residence or accessory building in which the use or activity will take place,
  - (c) Other documentation deemed necessary to process the application.
  - (d) The plans must clearly indicate the area where the use or activity will take place and any structural alterations intended to accommodate the use or activity.

(2) Assisted Living Facilities. Proposals for Assisted Living Facilities must apply for a Conditional Use Permit under SMC 18.16.050.

**E. Standards for All Residential Care Facilities.** The following standards apply to all Residential Care Facilities:

- (1) Each use must be in conformance with applicable federal, state and local requirements, including the Town Building Code and Town Fire Code. Proof of applicable licensing must be on file with the Town.
- (2) These uses must not detract from the neighborhood residential character.
- (3) Proof of ownership or approval of property owner is required.
- (4) A representative of the owner must be on-site at all times.

**F. Adult Family Homes**

- (1) Adult Family Homes are permitted primary uses in the R-7.2 and R-9.6 residential zones.
- (2) A minimum of two off-street parking spaces must be provided.
- (3) The Home Occupation requirements of SMC 18.16.050 do not apply to Adult Family Homes.

**G. Assisted Living Facilities.**

- (1) Assisted Living Facilities are conditionally permitted uses within the R-7.2 and R-9.6 residential zoning districts.
- (2) The maximum density of the facility is limited to one bed per 1000 square feet of lot area;
- (3) The principal building housing the facility must be no closer than twenty (20) feet to the nearest property line;
- (4) Off-street parking areas must be no closer than ten (10) feet to the nearest property line.
- (5) The Home Occupation requirements of SMC 18.16.050 do not apply to Assisted Living Facilities.

**Section 12. Parking Regulations.** Ordinance 1188, §1(part) and SMC 18.20.070 are each amended to read as follows:

**18.20.070 Parking regulations.** This section provides regulations for ensuring that adequate parking will be available to serve a wide range of land uses in the Town of Steilacoom.

(a) Applicability. Accommodation for adequate parking must be provided for any of the following actions:

- (1) A new building or facility is constructed;

- (2) A principal building is relocated;
- (3) The use or building is changed or expanded to the extent that the number of required parking spaces is increased by fifteen (15) percent.

(b) Administration. Provision for adequate parking is administered through the "Parking Regulations" listed in SMC 18.20.070(c).

- (1) Development proposals that meet these parking regulations are in compliance.
- (2) Development proposals that do not meet the parking regulations may also be in compliance, if any of the following situations apply:
  - (A) It can be demonstrated in writing that there is an excess of available non-commercial, off-street or designated on-street, parking within 200 yards of the proposed use;
  - (B) The peak hours of operation are outside normal business hours, and it can be demonstrated in writing that adequate parking can be met from available spaces within two hundred (200) yards of the use.
  - (C) The Town Administrator finds that strict adherence to the parking guidelines will detrimentally affect the character of the Historic District or of primary and secondary historic properties.
  - (D) The Town Administrator finds that parking requirements can be reduced due to successful implementation of a commute trip reduction program.
- (3) Adverse transportation impacts identified through State Environmental Policy Act review may require parking accommodation beyond the parking regulations.
- (4) Any uses not listed in the "Parking Regulations" set forth in SMC 18.20.070(c) will be evaluated by the most similar listed use as determined by the Town of Steilacoom.

(c) Parking Regulations. The table at the end of this section lists regulations for providing adequate off street parking by type of land use. In addition to the number of spaces listed by use, establishments with non-resident employees may be required to provide one (1) space per full-time equivalent (FTE).

(d) Special provisions for lots with existing buildings. Changes in use which require additional parking on lots with existing buildings must, if practical, have off-street parking. If the change of use requires more spaces than can be accommodated with off-street parking, the Town may require mitigation in the form of on-street parking improvements.

(e) Parking Space Dimensions. Parking spaces must be designed and constructed in compliance with the applicable standards found in the Town Building Code. In addition, the following provisions apply to all parking areas:

(1) Unless no other practicable alternative is available, vehicle accommodation areas (as defined in SMC 18.08.940) must be designed so that vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of drive-ways that serve one (1) or two (2) dwelling units.

(2) Vehicle accommodation areas of all developments must be designed so that sanitation, emergency and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.

(3) Every vehicle accommodation area must be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights of way. Such areas must also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.

(4) Circulation areas must be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

(5) Vehicle accommodation areas must be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces must comply with subsection (1) of this section and must be kept in good condition (free from potholes, etc.) and parking space lines or markings must be kept clearly visible and distinct.

(f) Parking for Disabled Persons. The number, location, design and construction of parking spaces accessible to handicapped persons must comply with applicable standards contained in the Americans with Disabilities Act (ADA).

(g) Loading and unloading areas. Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from the development, a sufficient off-street loading and unloading space must be provided to accommodate the delivery or shipment operations in a safe and convenient manner.

#### PARKING REGULATIONS

Land Use Category	Number of Off Street Spaces
Single family residential	2 per dwelling unit
Duplex	2 per dwelling unit
Accessory dwelling unit	1 per dwelling unit (in addition to the 2 required for single family residence)

Multifamily	1 per bedroom (maximum of 2 per dwelling unit)
Boarding houses	1 per bedroom (in addition to the 2 required for single family residence)
Residential care facilities	3 per 5 adult beds (20% must meet ADA standards)
Retail sales and service, consumer goods repair	1 per 300 square feet gross floor area
Office or professional use not related to goods, service and merchandise	1 per 400 square feet gross floor area
Eating, drinking establishments	1 per 100 square feet gross floor area
Marinas	1 per 3 boat moorage or storage spaces
Motor vehicle repair or sales	1 per 200 square feet gross floor area
Bed and Breakfast Inns, Guest Houses	1 per guest room (in addition to the 2 required for single family residence)
Class II home occupations	1 per non-resident employee (in addition to the 2 required for single family residence)
Elementary and middle school	1 per FTE employee, plus 5 per classroom
High schools	1 per FTE employee, plus 5 per classroom
Religious institutions	1 per 4 seats in public portion of building
Primary public facilities	1 per 200 square feet gross floor area
Quasi-public facilities (such as museums, libraries and fraternal organizations)	1per 300 square feet gross floor area

**Section 13: Severability**

Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision will not affect the validity of the remaining portions of this ordinance or its application to any person or situation. The Town Council of the Town of Steilacoom hereby declares that it

would have adopted this ordinance and each section, subsection, paragraph, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Passed by the Town Council of Steilacoom on the \_\_\_ day of \_\_\_\_\_, 2022

Approved by the Mayor of the Town Steilacoom on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

APPROVED:

\_\_\_\_\_  
MAYOR, Dick Muri

ATTEST:

\_\_\_\_\_  
CLERK-TREASURER, Paul Loveless

APPROVED AS TO FORM:

\_\_\_\_\_  
TOWN ATTORNEY, Lawrence E. Hoffman

Filed with the Town Clerk:  
Passed by the Town Council:  
Published:  
Effective Date: