

CITY OF LYNNWOOD

ORDINANCE NO. 2409

AN ORDINANCE REVISING THE REGULATIONS FOR OFF-STREET PARKING IN THE PLANNED REGIONAL CENTER ZONE, REVISING TABLE 21.18.09 AND SUBSECTION 21.48.210.B OF THE LYNNWOOD MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND SUMMARY PUBLICATION.

WHEREAS, the Lynnwood Municipal Code includes regulations for off-street parking at developed properties that state the minimum number of spaces and the landscaping standards for the parking area; and

WHEREAS, an appropriate requirement for the number of spaces requires enough off-street parking to accommodate both employees and a reasonable number of customers without requiring excessive parking; and

WHEREAS, appropriate requirements for landscaping in off-street parking areas require sufficient landscaping to buffer the appearance of parking areas from public view, taking into account the arrangement of buildings, parking and other improvements that is necessary to serve the allowed land uses; and,

WHEREAS, regulations for a regional shopping center should take into account and respond to the unique site development and marketing requirements of a regional shopping center; and,

WHEREAS, the owners of Alderwood Mall are considering a major expansion of the Mall; and

WHEREAS, concurrent with that expansion, it is reasonable for the City to revise its parking requirement for a regional shopping center to reflect the current need for parking at a regional shopping center; and

WHEREAS, on February 28, 2002, the Lynnwood Planning Commission held a public hearing on this ordinance, at which time all persons wishing to speak were heard, and following that hearing recommended that the City Council adopt this ordinance; and

WHEREAS, on March 25, 2002, the Lynnwood City Council held a public hearing on this ordinance, at which time all persons wishing to speak were heard; and

WHEREAS, following the public hearing, the Lynnwood City Council continued discussion of the ordinance to a work session on April 1, 2002, and at a regular business meeting on April 8, 2002.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES ORDAIN AS FOLLOWS:

1 Section 1: Revised Table. A portion of Table 21.18.09 (off-street parking requirements for retail
2 uses) is revised as follows:

3 The Number of Parking Spaces Required for “Regional Shopping Centers developed per
4 the PRC zone” is revised to read as follows (additions shown by underline):

Retail Uses	Number of Parking Spaces Required
Regional Shopping Centers developed per the PRC zone <u>and having gross leaseable area less than 1,140,000 sq. ft.</u>	Five per 1,000 SF gross leaseable area
Regional Shopping Centers developed per the PRC zone <u>and having gross leaseable area of 1,140,000 sq. ft. or greater.</u>	<u>4.5 per 1,000 SF gross leaseable area</u>

5
6 Section 2: Amendment. Subparagraph 21.48.210.B.2.b is revised to read as follows (deletions
7 shown by ~~strikeout~~ and additions shown by underline):

8 “b. Planting at Street Frontages.

9 “Development sites with parking areas located only between the sides of buildings
10 opposite the street and interior property lines shall provide a ten-foot wide planting area
11 along the entire street frontage, except for driveways, walkways and other pedestrian
12 spaces. Development sites with single aisle, double loaded parking areas located between
13 buildings and the street right-of-way, parking areas between buildings or parking areas
14 between buildings and the closest side property line shall provide a fifteen-foot wide
15 planting area along the entire street frontage with the same above exceptions.
16 Development sites with multi-aisle parking areas located between buildings and the street
17 right-of-way shall provide a twenty-foot wide planting area along the entire street
18 frontage with the same above exceptions. Exception: at a regional shopping center
19 developed or redeveloped after the effective date of this ordinance with a gross leaseable
20 floor area of 1,140,000 square feet or greater, the minimum width of the street frontage
21 landscape area shall be ten feet, with the same above exceptions.

22
23 “Planting shall consist of ornamental landscaping of low plantings and high plantings.
24 The minimum height of trees shall be eight feet for evergreen trees and ten feet for all
25 other species. Trees shall be spaced a maximum of twenty-five feet on center with
26 branches eliminated to a height of six feet where necessary to prevent sight obstruction.
27 The required trees in this planting area may be located within the adjacent street right-of-
28 way as long as they comply with Lynnwood Citywide Design Guidelines, as adopted by
29 reference in 21.25.145(B)(3) LMC and are approved by the Public Works Department.
30 Low evergreen plantings or a mixture of low evergreen and deciduous plantings with a
31 maximum height of thirty inches shall be provided so as to achieve fifty percent ground
32 cover within two years.

33
34 “The location and width of the planting area may be modified in accordance with the
35 following provisions: that up to five feet of the ~~ten-foot~~ total width required may be
36 installed in portions of City right-of-way which are not covered by impervious surfaces

1 or, in the case of right-of-way which is not fully improved, are not projected to be
2 covered by impervious surfaces upon full improvement.”
3

4 Section 3: Amendment. Subparagraph 21.48.210.B.2.d is revised to read as follows (additions
5 shown by underline):

6 **“d. Coverage.**

7 “Five (5) percent of parking areas located only between the sides of buildings opposite
8 the street and interior property lines; ten (10) percent of parking areas between buildings,
9 between buildings and the closest side property line, or single aisle, double loaded
10 parking areas located between buildings and the street; and fifteen (15) percent of multi-
11 aisle parking areas located between buildings and street shall be in landscaping (exclusive
12 of landscaping on the street frontage and required landscape buffers), except that at a
13 regional shopping center developed or redeveloped after the effective date of this
14 ordinance with a gross leasable area of 1,140,000 square feet or greater, all open parking
15 areas shall have a minimum landscape coverage of eight percent; provided that:

16
17 “i. No landscaping area shall be less than twenty-five square feet in area or less than
18 three feet in width;

19 “ii. No parking stall shall be located more than forty-five feet from a landscaped
20 area; and

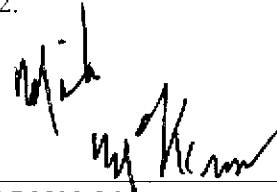
21 “iii. All landscaping must be located between parking stalls, at the end of parking
22 columns, or between parking stalls and the property lines.”
23

24 Section 4: Severability. If any section, subsection, sentence, clause, phrase or word of this
25 ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction,
26 such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of
27 any other section, subsection, sentence, clause, phrase or word of this ordinance.

28


1 Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days after its
2 passage, approval and publication. Publication may be by a summary of the ordinance consisting
3 of the ordinance title.

4 PASSED THIS 8th day of April, 2002 and signed in authentication of its passage this 9th day
5 of April, 2002.


6  4/15/2

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9 _____
10 MIKE McKINNON, Mayor

11 ATTEST:

12
13  4/15/2002
14 _____
15 MIKE BAILEY, Administrative Services Director

16 APPROVED AS TO FORM:

17 
18 _____
19 GREG RUBSTELLO, City Attorney

20 File Number: 01CAM0008
21 File Name: Regional Shopping Center Parking Code Amendment