DCLU

Director's Rule 22-86

Applicant	Page 1 of 2	Supersedes 10-82
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	Publication April 28, 1986	Effective June 9, 1986
	Code and Section Reference Land Use and Zoning Codes Sec. 24.64.060(B) and Sec. 23.54.015C, SMC	
Subject PARKING REQUIREMENTS WHEN THERE IS A CHANGE OF USE IN A PORTION OF AN EXISTING BUILDING	Type of Rule Code Interpretation	
	Ordinance Authority Sec. 3.06.040 SMC	
Index LAND USE/TECHNICAL REQUIREMENTS	Approved Holly Miller	Date 5-21-86

Section 24.64.060(B) provides as follows:

> Whenever on a lot, there is a change in principal use and when the offstreet parking requirement specified in Section 24.64.20 for the new principal use is greater than the offstreet parking requirement specified for the principal use to be replaced, then offstreet parking spaces shall be provided in the amount of the difference of such requirements.

Section 23.54.015(C) provides as follows:

> Existing parking deficits of legally established uses shall be allowed to continue even if a change of use occurs. This provision shall not apply to a change of use to one defined as a heavy traffic generator.

RULE:

When there is a change of use in a portion of an existing multi-use building, the parking requirement shall be determined in the following manner:

> The number of parking spaces which would be required for the entire building prior to any change of use shall be subtracted from the number of parking spaces required for the entire building after the change of use; if more spaces would be required after the change of use, the difference must be provided.

REASON:

Basing parking requirements on the use of an entire building, when the use is being changed in some portion of it, is consistent with the method of determining parking requirements for new buildings.

When a new multi-use building is constructed, the amount of parking required is based on the use of the entire building. For example, if a building will contain a number of retail shops, which individually have less than 2,500 square feet each but which have more than 2,500 square feet when taken together, the parking requirement for the retail use is based on the total square footage of the retail space. The fact that each individual shop, if taken alone, would not be required to provide parking does not exempt the entire retail space from providing parking.

RULE:

When a use which has a parking deficit is changed to a use which requires more parking, and the additional required parking is provided, the additional parking shall remain when a change is made back to the original use or to another use with a lower parking requirement.

REASON:

Once any required parking is provided, it would increase the nonconformity of the structure to remove it when there is still a parking deficit.

For example: A legally established warehouse has no parking when 10 spaces would have been required. It therefore has a deficit of 10 spaces. If it is changed to a retail use requiring 15 spaces, 5 additional spaces must be provided. Assume that the 5 spaces are provided off-site within 800 feet by covenant parking. If the retail use is later changed back to a warehouse, the 5 spaces cannot be removed, since the warehouse still has a deficit of 5 spaces.

RH:jds