DCLU

Director's Rule 23-86

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 *	NA
	Publication April 28, 1986	Effective June 9, 1986
	Code and Section Reference Sec. 23.54.015 SMC	
Subject PARKING REQUIREMENTS FOR ACCESSORY USES	Type of Rule Code Interpretation	
	Ordinance Authority Sec. 3.02.020 SMC	
Index LAND USE/TECHNICAL REQUIREMENTS	Approved Holly Miller	Date 5-21-86

Section 23.54.015(A) provides as follows:

A. The minimum number of off-street parking spaces required for specific uses shall be set forth in Chart A, except for uses located in downtown zones, which are regulated by Section 23.49.016, and in major institution zones, which are regulated by Section 23.48.018

RULE:

Accessory uses shall be considered part of the principal use for the purposes of calculating parking requirements.

REASON:

Accessory uses are by definition incidental to the principal use and cannot function independently. Because they are an integral part of the principal use, they should have the same parking requirements. For example, storage areas for a retail use is calculated at the retail parking ratio; an office for a commercial laundry is calculated at the laundry's ratio; and a storage area for finished goods for a manufacturing use is calculated at the manufacturing ratio.

RH:jds
DR10/pr1