

# CITY OF BURIEN, WASHINGTON

## ORDINANCE NO. 680

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**AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON,  
AMENDING CHAPTER 19.20 OF THE BURIEN MUNICIPAL CODE  
RELATED TO PARKING AND CIRCULATION REGULATIONS,  
PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN  
EFFECTIVE DATE.**

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WHEREAS, in June, 1999, the City of Burien adopted a zoning code establishing zoning regulations for the City of Burien; and

WHEREAS, the City desires to amend BMC Title 19.20.030, General Parking Requirements to provide parking exemptions for existing buildings in the Downtown Commercial (DC) and Old Burien (SPA-1) zones for a specified period of time;

WHEREAS, the City provided the proposed zoning amendments to the Washington State Department of Commerce and did not receive any comments during the 60-day notice and comment period; and

WHEREAS, the City has complied with RCW 43.21C State Environmental Policy Act; and

WHEREAS, the Planning Commission had six public meetings and conducted a public hearing to receive public comments on July 26, 2017 to discuss revisions to the proposed amendments;

WHEREAS, the Business and Economic Development Partnership considered the proposed amendments at their July 28, 2017 and September 8, 2017 meetings and concur with the Planning Commission recommendation;

WHEREAS, the City Council has received recommendations from the Planning Commission regarding the proposed amendments at public meetings on November 6, 2017 and November 20, 2017; and

WHEREAS, the Planning Commission and City Council evaluated the proposed zoning code amendments and confirmed they comply with the decision criteria for zoning code amendments of BMC 19.65.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN,  
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1: Amendments to BMC Title 19. The City Council of the City of Burien hereby amends BMC Title 19 as shown on attached Exhibit A incorporated by reference as if fully set forth herein.

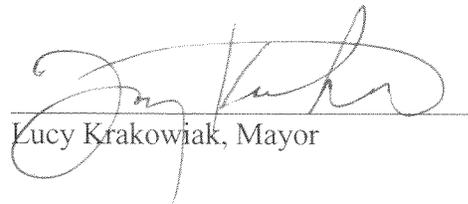
Section 2: Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3: Savings. The enactments of this ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this ordinance.

Section 4: Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect five days after publication.

**ADOPTED** BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 20<sup>th</sup> DAY OF NOVEMBER, 2017 AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 20<sup>th</sup> DAY OF NOVEMBER, 2017.

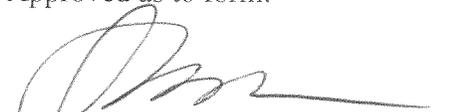
CITY OF BURIEN

  
\_\_\_\_\_  
Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Monica Lusk, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Lisa Marshall, City Attorney

Filed with the City Clerk: November 20, 2017  
Passed by the City Council: November 20, 2017  
Ordinance No. 680  
Date of Publication: November 24, 2017

# EXHIBIT A

## BMC 19.20.030, General Parking Requirements

### 6. Parking Exemptions for Existing Buildings in DC and SPA-1 Zones.

A. For the purpose of calculating required off-street parking spaces, the gross floor area of all uses located in buildings existing as of November 20, 2017 and located in the Downtown Commercial (DC) and Old Burien (SPA-1) zones are exempt from providing additional off-street vehicle parking spaces.

B. Additions, expansions or reconstruction of buildings existing as of November 20, 2017 located in the DC and SPA-1 zones are exempt from providing additional off-street vehicle parking spaces for additions, expansions or reconstruction which are no greater than two (2) stories in height. Only the gross floor area of the portion of additions, expansions or reconstruction to existing buildings which are greater than two (2) story limit is subject to the provisions of BMC 19.20.040.

C. Dwelling units associated with additions, expansions or reconstruction of buildings existing as of November 20, 2017 located in the DC and SPA-1 zones are not exempt from providing required off-street vehicle parking spaces and are subject to the provisions of BMC 19.20.040.

D. Existing off-street vehicle parking spaces in excess of those required under the provisions of BMC 19.20.040, may be removed, provided that the quantity of off-street vehicle parking is not reduced below the minimum required for the uses located in the existing building. This only applies to buildings existing as of November 20, 2017 in the DC and SPA-1 zones.

E. These exemptions from providing additional off-street vehicle parking for existing buildings in DC and SPA-1 zones are in effect until November 20, 2020 and may be extended by the City Council for two additional years based on an evaluation of downtown parking availability.