

Excerpt from CMC 17.36.11 in-lieu parking

A. The in-lieu parking program is developed to recognize the uniqueness of the downtown business core, recognize structures established when automobiles were not a primary mode of transportation and to facilitate the continued development of the downtown business core without compromising the character of the downtown.

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E. Two payment rates are established for in-lieu parking fees.

1. The use of Tier One rates are for properties or uses meeting one or more of the following conditions:

a. The existing structure is nonconforming due to inability to meet the parking regulations set forth in this chapter, and use of in-lieu fees will permit intensification of use or expansion, modification or alteration. Therefore, in that case, structural expansion or modification shall be limited to 10 percent of the existing floor area. Expansions greater than 10 percent shall be subject to the approval of the Planning Commission through the use permit process as defined in Chapter [17.40](#) CMC. In-lieu fees for the parking required for the amount of square footage above 10 percent shall be calculated at the Tier Two rate.

b. The site is fully developed and it is not physically possible to provide additional parking on-site or within 500 feet.

c. There is existing parking on the property which is insufficient to accommodate the proposed structural expansion or intensification of use.

d. A property is being converted from resident-serving to other retail uses. Tier One rates shall be paid for each parking space deficiency.

2. The use of Tier Two rates are for properties or uses meeting one or both of the following conditions:

a. The existing vacant lot is insufficient in size for both structures and parking.

b. Structural expansion or modification greater than 10 percent (subject to subsection (E)(1)(a) of this section) is desired.

Fee Rates:

Parking In-Lieu Fee CMC 17.36.110 Resolution 87-32	Tier 1 ³	\$2,842.41/space
	Tier 2 ¹	\$23,985.20/space