



EXAMPLE PARKING ANALYSIS

Kitsap County Code (KCC) is available online at: <http://www.codepublishing.com/wa/kitsapcounty/>. For zoning regulations go to KCC Title 17 Zoning. For regulations on parking go to KCC 17.435.

A parking analysis shall include:

- The total building square footage (per building if more than one).
- Identify each building tenant if more than one and the square footage for each building tenant space (the square footage for all building tenants needs to equal the total square footage of the building).
- The category of use for each building tenant as outlined in KCC 17.435.
- Number of employees.
- Number of company vehicles parked on site if applicable.
- The parking standard and the actual number of spaces required.

Example for a Retail / Professional Services building (building A) and Warehouse (building B):

The floor plans shall identify each tenant space, with tenant name and square footage clearly marked.

Building A = 12,000 square feet

Building B = 4,400 square feet

"Retail Depot" (Building A)

- Retail Sales – 8,000 square feet
- Retail generating heavy auto traffic – 1 parking space per 200 square feet of gross floor area
- 8,000 square feet ÷ 200 square feet = 40 spaces required

"Professional Services" (Building A)

- Office – 4,000 square feet
- Professional Office – 1 space per 300 square feet
- 4,000 square feet ÷ 300 square feet = 13.33 or 14 spaces required

"Master Warehouse" (Building B)

- Warehouse – 4,000 square feet
- Office – 400 square feet
- 7 employees
- Warehouse, Storage, and Wholesale Facilities – 1 space per 2 employees; 1 space per company vehicle parked on site at night (if applicable); 1 per 300 square feet of office space
- 7 employees ÷ 2 = 3.5 or 4 spaces required
- 3 company vehicles, 2 vehicles parked overnight = 2 spaces required
- 400 square foot office ÷ 300 square feet = 1.33 or 2 spaces required

Total spaces required – 40 + 14 + 4 + 2 + 2 = 62 spaces total required