



King County

Department of Development
and Environmental Services

900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: JANUARY 28, 2004

TO: Building Services Division Staff Land Use Services Division Staff
 Jason King, Manager Joe Miles, Manager
 Chris Ricketts Greg Borba
 Jim Chan
 Kenneth Dinsmore
 Pam Dhanapal
Stephanie Warden, Director
Lisa Pringle, Land Use Planning and Education Supervisor
Harry Reinert, Special Projects Manager
Tim Barnes, Prosecuting Attorney's Office

FM: Lisa Pringle, Co-Chair

Present: Greg Borba, Harry Reinert, Jim Chan, Kenneth Dinsmore, Lisa Pringle and Jeri Breazeal

- 1. Does a parking space leased for the purpose of storing a boat, trailer, RV etc., meet the definition of a "separate storage space" and therefore constitute a self-service storage facility without having any structures on the site?**

Example

There is a CB zoned property at Fall City that is leasing out spaces for storing boats, trailers, trucks, etc, and has no other primary or accessory use on the property. There is a fence and lighting. It is adjacent to R-4 zoned property.

Background

The definition of a self-service storage facility is:

K.C.C. 21A.06.1050 Self-service storage facility: an establishment containing separate spaces that are leased or rented as individual units.

Discussion

The facility in question is all outdoor storage of vehicles. It was decided that, even though there are no storage buildings on site, the facility is self-service storage. It is not a parking lot, nor is it accessory parking to a specific use. It is storage of vehicles while not being used. Spaces per se do not have to be delineated, nor are individual units required. As it is not a parking lot, an impervious surface for parking is not required, nor is striping of parking spaces required.

Conclusion

After discussion of the use of the property, it was determined that it does function as a self-service storage unit facility.

It was also determined that a code amendment is needed to clarify that outdoor storage, with or without a building on site, are self-service storage facilities and that parking lot improvement standards do not apply.