

## 4: Parking Spaces and Loading Areas

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### 4-A: Parking Spaces

#### Off-Street Parking

The number of off-street parking spaces required is determined by the land use category and either the gross floor area or the number of employees on the maximum shift.

Parking space dimensions vary depending on the angle of the stalls; see [parking space dimension information](#). Also see [parking requirements](#) and [maximum lot coverage information](#).

Off-Street Parking and Lot Coverage		
Land Use	Off-street parking	Maximum Lot Coverage
Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes	1 stall per 750 sq. ft. of gross floor area plus office space requirements	85% lot coverage allowed provided the site plan complies with easement, buffer, setback, screening, and stormwater regulations
Warehouses, storage and wholesale businesses	1 stall per 2,000 sq. ft. of gross floor area plus office space requirements	

#### Lot Coverage Requirements

When planning parking areas, remember the City of Marysville allows 85% lot coverage provided the site plan complies with all easement, buffer, setback, screening, and stormwater regulations (see Section 3 for set back information).

### 4-B: Loading areas

The city requires sufficient [off-street loading and unloading](#) areas. Number of required loading spaces is based on the gross area of building. **Minimum dimension for a loading area is 10 x 30 ft with 14-foot height clearance.** Loading areas must comply with the setback and perimeter landscaping standards stated in Chapter [22C.120](#) MMC. When parking areas are prohibited or not allowed between a building and a street, loading areas are also prohibited or not allowed.

Loading Areas	
Gross Leasable Area of Building	Number Loading Spaces Required
Less than 20,000 SF	0
20,000 SF to 50,000 SF	1
More than 50,000 SF	2

#### Pre-Application:

*Formal Pre-application meetings are required before submitting your land use application.* City staff and local agencies will provide written feedback on your plans. Submit [Pre-Application Request form](#), plans and the \$350 review fee 3-4 weeks in advance.

Also, **informal meetings** to discuss your project in general terms are free at the front counter or by calling (360) 363-8100 for an appointment.