

DSG Policy Memorandum  
Administrative Interpretation  
#07-07



**DEVELOPMENT SERVICES GROUP**  
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**TO:** DSG Staff  
**FROM:** Steve Lancaster, Development Services Director  
**DATE:** December 27, 2007  
**RE:** Off-Street Parking Requirements in MF Zone  
**CC:** City Attorney

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**MICC SECTION(S) INTERPRETED**

19.03.020(B)(6)

**ISSUE**

Can off-street parking be across an access easement if on the same lot in the MF zone?

**FINDINGS**

1. The Code Official, pursuant to MICC 19.15.010(C)(5)(a) of the Mercer Island City Code (MICC), is authorized to make this administrative interpretation subject to the procedures established by MICC 19.15.020(L). The Development Services Group Director or the Director's duly authorized designee is designated as the Code Official under Section 19.16.010.
2. MICC 19.03.020(B)(6) states "Off-street parking shall be located on the same lot or on an adjoining lot or lots to the building to be served, except that off-street parking may be located in an area beginning within 500 feet of the front entrance of the building to be served; provided, there are no intersecting streets between the parking area and building to be served."
3. MICC 19.16.010 defines a street as "An improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property."

## **CONCLUSIONS**

- I. Confusion has arisen concerning the interpretation of MICC 19.06.040(C)(1) as it relates to the location of parking, where a lot is divided by a private street.
  
- II. The Code Official finds that the first clause of MICC 19.03.020(B)(6) established the base requirement for location of parking in the MF zones: such parking “shall be located on the same lot or an adjoining lot or lots to the building served.” The clauses that follow then provide for an exception to this base requirement, allowing parking to be provided on a separate, non-adjoining lot within a specified distance of the building entrance if, but only if, “there are no intersecting streets between the parking area and building to be served.”

## **INTERPRETATION**

In the MF zone off-street parking may be located across an access easement serving a building if the parking is on the same lot.