

**Chapter 18.765**  
**OFF-STREET PARKING AND LOADING REQUIREMENTS**

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**18.765.010 Purpose**

- A. Insure adequate vehicle parking. These parking requirements are intended to provide sufficient vehicle parking in close proximity to the various uses for residents, customers and employees, and to establish standards which will maintain the traffic carrying-capacity of nearby streets.
- B. Adequate capacity. These regulations are also intended to establish vehicle parking areas which have adequate capacity and which are appropriately located and designed to minimize any hazardous conditions on the site and at access points.

**18.765.020 Applicability of Provisions**

- A. New construction. At the time of the erection of a new structure within any zoning district, off-street vehicle parking will be provided in accordance with Section 18.765.070.
- B. Expansion of existing use. At the time of an enlargement of a structure which increases the on-site vehicle parking requirements, off-street vehicle parking will be provided in accordance with Section 18.765.070 subject to the following:
  - 1. On the date of adoption of this title, the number of vehicle parking and loading spaces required shall be based only on floor area or capacity of such enlargement;
  - 2. If the minimum vehicle parking spaces required for the enlargement added to the existing on-site space exceed the maximum number of vehicle parking spaces allowed for the whole project per the maximum parking ratios established in 18.765.070, the applicant may reduce the additional number of spaces provided so that the total spaces on the site do not exceed the maximum spaces allowed.
- C. Change of use. When an existing structure is changed from one use to another use as listed in Section 18.765.070, the following provisions shall apply:
  - 1. If the parking requirements for each use are the same, no additional vehicle parking shall be required;
  - 2. Where a change results in an intensification of use in terms of the number of vehicle parking spaces required, additional vehicle parking spaces shall be provided in an amount equal to the

difference between the number of spaces required for the existing use and the number of spaces required for the more intensive use;

3. Where the change results in a decrease in intensity of use, the applicant may eliminate excess vehicle parking spaces in an amount equal to the difference between the number of spaces required for the existing use and the number of spaces required for the less intensive use.

D. When site design review is not required. Where the provisions of Chapter 18.360, Site Development Review, do not apply, the Director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter by means of a Type I review, as governed by Section 18.390.030.

E. Building permit conditions. The provision and maintenance of off-street vehicle parking and loading spaces are the continuing obligation of the property owner:

1. No building or other permit shall be issued until plans are presented to the Director to show that property is and will remain available for exclusive use as off-street vehicle parking and loading space; and
2. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of vehicle parking and loading space required by this title;
3. Required vehicle parking shall:
  - a. Be available for the parking of operable passenger vehicles of residents, patron and employees only;
  - b. Not be used for storage of vehicles or materials or for the parking of trucks used in conduct of the business or use; and
  - c. Not be rented, leased or assigned to any other person or organization.

#### **18.765.030 General Provisions**

A. Vehicle parking plan requirements. No building or other permit shall be issued until scaled plans are presented and approved as provided by this chapter that show how access, egress and circulation requirements are to be fulfilled. The applicant shall submit a site plan. The Director shall provide the applicant with detailed information about this submission requirement.

B. Location of vehicle parking. The location of off-street parking will be as follows:

1. Off-street parking spaces for single-family and duplex dwellings and single-family attached dwellings shall be located on the same lot with the dwelling(s);
2. Off-street parking lots for uses not listed above shall be located not further than 500 feet from the property line that they are required to serve, measured along the most direct, publicly accessible pedestrian route from the property line with the following exceptions:

- a. Commercial and industrial uses which require more than 40 parking spaces may provide for the spaces in excess of the required first 40 spaces up to a distance of 500 feet from the primary site;
  - b. The 40 parking spaces which remain on the primary site must be available for users in the following order of priority:
    - 1) Disabled-accessible spaces;
    - 2) Short-term spaces;
    - 3) Long-term preferential carpool and vanpool spaces;
    - 4) Long-term spaces.
- C. Joint parking. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the peak hours of operation do not overlay, subject to the following:
1. The size of the joint parking facility shall be at least as large as the number of vehicle parking spaces required by the larger(est) use per Section 18.765.070;
  2. Satisfactory legal evidence shall be presented to the Director in the form of deeds, leases or contracts to establish the joint use;
  3. If a joint use arrangement is subsequently terminated, or if the uses change, the requirements of this title thereafter apply to each separately.
- D. Parking in mixed-use projects. In mixed-use projects, the required minimum vehicle parking shall be determined using the following formula.
1. Primary use, i.e., that with the largest proportion of total floor area within the development, at 100% of the minimum vehicle parking required for that use in Section 18.765.060;
  2. Secondary use, i.e., that with the second largest percentage of total floor area within the development, at 90% of the vehicle parking required for that use in Section 18.765.060;
  3. Subsequent use or uses, at 80% of the vehicle parking required for that use(s) in Section 18.765.060;
  4. The maximum parking allowance shall be 150% of the total minimum parking as calculated in D.1.-3. above.
- E. Visitor parking in multi-family residential developments. Multi-dwelling units with more than 10 required parking spaces shall provide an additional 15% of vehicle parking spaces above the minimum required for the use of guests of residents of the complex. These spaces shall be centrally located or distributed throughout the development. Required bicycle parking facilities shall also be centrally located within or evenly distributed throughout the development.
- F. Preferential long-term carpool/vanpool parking. Parking lots providing in excess of 20 long-term parking spaces shall provide preferential long-term carpool and vanpool parking for employees,

students and other regular visitors to the site. At least 5% of total long-term parking spaces shall be reserved for carpool/vanpool use. Preferential parking for carpools/vanpools shall be closer to the main entrances of the building than any other employee or student parking except parking spaces designated for use by the disabled. Preferential carpool/vanpool spaces shall be full-sized per requirements in Section 18.765.040.N and shall be clearly designated for use only by carpools and vanpools between 7:00 AM and 5:30 PM Monday through Friday.

- G. Disabled-accessible parking. All parking areas shall be provided with the required number of parking spaces for disabled persons as specified by the State of Oregon Uniform Building Code and federal standards. Such parking spaces shall be sized, signed and marked as required by these regulations.
- H. DEQ indirect source construction permit. All parking lots containing 250 spaces or parking structures containing two or more levels shall require review by the Oregon Department of Environmental Quality (DEQ) to:
  - 1. Acquire an Indirect Source Construction Permit;
  - 2. Investigate the feasibility of installing oil and grease separators. (Ord. 02-13)

#### **18.765.040 General Design Standards**

- A. Maintenance of parking areas. All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.
- B. Access drives. With regard to access to public streets from off-street parking:
  - 1. Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site;
  - 2. The number and size of access drives shall be in accordance with the requirements of Chapter, 18.705, Access, Egress and Circulation;
  - 3. Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives;
  - 4. Access drives shall have a minimum vision clearance in accordance with Chapter 18.795, Visual Clearance;
  - 5. Access drives shall be improved with an asphalt, ~~or concrete,~~ or pervious paving surface. Any pervious paving surface must be designed and maintained to remain well-drained; and
  - 6. Excluding single-family and duplex residences, except as provided by Subsection 18.810.030P, groups of two or more parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way will be required.
- C. Loading/unloading driveways. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school or other meeting place which is designed to accommodate more than 25 people at one time.

D. On-site vehicle stacking for drive-in use.

1. All uses providing drive-in services as defined by this title shall provide on the same site a stacking lane for inbound vehicles as noted in Table 18.765.1.

**TABLE 18.765.1  
STACKING LANE REQUIREMENTS FOR USES WITH DRIVE-IN WINDOWS**

| <b>Use</b>                         | <b>Reservoir Requirement</b>              |
|------------------------------------|---|
| Drive-in banks                     | 150 feet/service terminal                 |
| Automated teller                   | 50 feet/service terminal machines         |
| Drive-up telephones                | 50 feet                                   |
| Drive-in cleaners, repair services | 50 feet                                   |
| Drive-in restaurants               | 200 feet                                  |
| Drive-in theaters                  | 200 feet                                  |
| Gasoline service                   | 75 feet between curb cut and nearest pump |
| Mechanical car washes              | 75 feet/washing unit                      |
| Parking facilities:                |   |
| - Free flow entry                  | 25 feet/entry driveway                    |
| - Ticket dispense entry            | 50 feet/entry driveway                    |
| - Manual ticket dispensing         | 100 feet/entry driveway                   |
| - Attendant parking                | 100 feet                                  |

2. The Director may reduce the length of the inbound stacking lane by means of a adjustment to be reviewed through a Type I procedure, as governed by Section 18.320.300, using approval criteria contained in Section 18.370.020.C.5.g.
3. Stacking lanes must be designed so that they do not interfere with parking and vehicle, pedestrian and bicycle circulation. Stacking lanes for the purpose of selling food must provide at least one clearly marked parking space per service window for the use of vehicles waiting for an order to be filled.

E. Curb cuts. Curb cuts shall be in accordance with Section 18.810.030.N.

F. Pedestrian access. Pedestrian access through parking lots shall be provided in accordance with Section 18.705.030.F. Where a parking area or other vehicle area has a drop-off grade separation, the property owner shall install a wall, railing, or other barrier which will prevent a slow-moving vehicle or driverless vehicle from escaping such area and which will prevent pedestrians from walking over drop-off edges.

G. Parking lot landscaping. Parking lots shall be landscaped in accordance with the requirements of Chapter 18.745.

H. Parking space surfacing.

1. Except for single-family and duplex residences, and for temporary uses or fleet storage areas as authorized in 18.765.040.H.3 and 4 below, all areas used for the parking or storage or maneuvering of any vehicle, boat or trailer shall be improved with asphalt, ~~or~~ concrete, or pervious paving surfaces; Any pervious paving surface must be designed and maintained to remain well-drained;
2. Off-street parking spaces for single and two-family residences shall be improved with an asphalt, ~~or~~ concrete, or pervious paving surface; Any pervious paving surface must be designed and maintained to remain well-drained;
3. Parking areas to be used primarily for the storage of fleet vehicles or construction equipment may be surfaced in gravel when authorized by the approval authority at the time the site development approval is given. The Director may require that the property owner enter into an agreement to pave the parking area: a) within a specified period of time after establishment of the parking area; or b) if there is a change in the types or weights of vehicles utilizing the parking area; or c) if there is evidence of adverse effects upon adjacent roadways, water courses, or properties. Such an agreement shall be executed as a condition of approval of the plan to establish the gravel parking area. Gravel-surfaced parking areas may only be permitted consistent with the following:
  - a. Gravel parking areas shall not be permitted within 100 feet of any residentially-zoned or residentially-developed area;
  - b. Gravel access and/or parking areas shall not be allowed within 100 feet of any water course;
  - c. Gravel parking areas shall not be allowed within 100 feet of any public right-of-way; and
  - d. A driveway which connects a gravel parking area with any public street shall be paved.
4. Parking areas to be used in conjunction with a temporary use may be surfaced in gravel when authorized by the approval authority at the time the permit is approved. The approval authority shall consider the following in determining whether or not the gravel-surfaced parking is warranted:
  - a. The request for consideration to allow a parking area in conjunction with the temporary use shall be made in writing concurrently with the Temporary Use application per the requirements of Section 18.385.050;
  - b. The applicant shall provide documentation that the type of temporary use requested will not be financially viable if the parking space surface area requirement is imposed; and
  - c. Approval of the gravel-surfaced parking area will not create adverse conditions affecting safe ingress and egress when combined with other uses of the property.

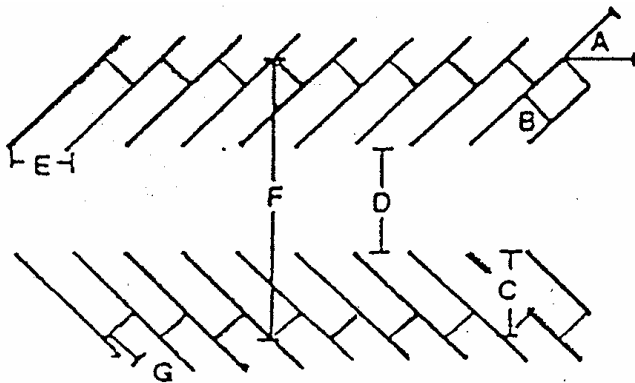
I. Parking lot striping.

1. Except for single-family and duplex residences, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked; and
  2. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.
- J. Wheel stops. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back from the front of the parking stall. The front three feet of the parking stall may be concrete, asphalt or low lying landscape material that does not exceed the height of the wheel stop. This area cannot be calculated to meet landscaping or sidewalk requirements.
- K. Drainage. Off-street parking and loading areas shall be drained in accordance with specifications approved by the City Engineer to ensure that ponds do not occur except for single-family and duplex residences, off-street parking and loading facilities shall be drained to avoid flow of water across public sidewalks.
- L. Lighting. A lights providing to illuminate any public or private parking area or vehicle sales area shall be arranged to direct the light away from any adjacent residential district.
- M. Signs. Signs which are placed on parking lots shall be designed and installed in accordance with Chapter 18.780, Signs.

N. Space and aisle dimensions. (Figure 18.765.1)

| <b>FIGURE 18.765.1</b>                      |      |      |      |       |      |     |          |      |      |      |      |     |
|---|------|------|------|-------|------|-----|----------|------|------|------|------|-----|
| <b>OFF-STREET SURFACE PARKING MATRIX</b>    |      |      |      |       |      |     |          |      |      |      |      |     |
| Required Space and Aisle Dimensions in Feet |      |      |      |       |      |     |          |      |      |      |      |     |
| COMPACT                                     |      |      |      |       |      |     | STANDARD |      |      |      |      |     |
| A   | B    | C    | D    | E     | F    | G   | B        | C    | D    | E    | F    | G   |
| 45°   | 7.50 | 15.5 | 13.0 | 10.61 | 44.0 | 2.0 | 8.5      | 17.5 | 13.0 | 12.0 | 48.0 | 2.0 |
|   | 7.75 | 15.5 | 12.0 | 10.96 | 43.0 | 2.0 | 9.0      | 17.5 | 12.0 | 12.7 | 47.2 | 2.0 |
|   | 7.75 | 15.5 | 11.0 | 10.96 | 42.0 | 2.0 | 9.5      | 17.5 | 11.0 | 13.4 | 46.0 | 2.0 |
|   | 8.00 | 15.5 | 11.0 | 11.32 | 42.0 | 2.0 | 10.0     | 17.5 | 11.0 | 14.1 | 46.0 | 2.0 |
| 60°   | 7.50 | 17.0 | 18.0 | 8.62  | 48.0 | 2.5 | 8.5      | 19.0 | 18.0 | 9.80 | 56.0 | 2.5 |
|   | 7.75 | 17.0 | 16.0 | 9.01  | 46.0 | 2.5 | 9.0      | 19.0 | 16.0 | 10.4 | 54.0 | 2.5 |
|   | 7.75 | 17.0 | 15.0 | 9.01  | 54.0 | 2.5 | 9.5      | 19.0 | 15.0 | 11.0 | 53.0 | 2.5 |
|   | 8.00 | 17.0 | 14.0 | 9.20  | 44.0 | 2.5 | 10.0     | 19.0 | 14.0 | 11.6 | 52.0 | 2.5 |
| 75°   | 7.50 | 17.5 | 25.5 | 7.73  | 60.5 | 2.5 | 8.5      | 19.5 | 25.5 | 8.80 | 64.0 | 2.5 |
|   | 7.75 | 17.5 | 23.0 | 7.99  | 58.0 | 2.5 | 9.0      | 19.5 | 23.0 | 9.30 | 62.0 | 2.5 |
|   | 7.75 | 17.5 | 22.0 | 7.99  | 57.0 | 2.5 | 9.5      | 19.5 | 22.0 | 9.80 | 61.0 | 2.5 |
|   | 8.00 | 17.5 | 21.0 | 8.25  | 56.0 | 2.5 | 10.0     | 19.5 | 21.0 | 10.3 | 60.0 | 2.5 |
| 90°   | 7.50 | 16.5 | 28.0 | 7.50  | 61.0 | 3.0 | 8.5      | 18.5 | 28.0 | 8.50 | 65.0 | 3.0 |
|   | 7.75 | 16.5 | 26.0 | 7.75  | 60.0 | 3.0 | 9.0      | 18.5 | 26.0 | 9.00 | 63.0 | 3.0 |
|   | 7.75 | 16.5 | 25.0 | 7.75  | 59.0 | 3.0 | 9.5      | 18.5 | 25.0 | 9.50 | 62.0 | 3.0 |
|   | 8.00 | 16.5 | 24.0 | 8.00  | 58.0 | 3.0 | 10.0     | 18.5 | 24.0 | 10.0 | 61.0 | 3.0 |

Stall width dimensions may be distributed as follows: 50% standard spaces, 50% compact spaces. All compact spaces shall be labeled as such.



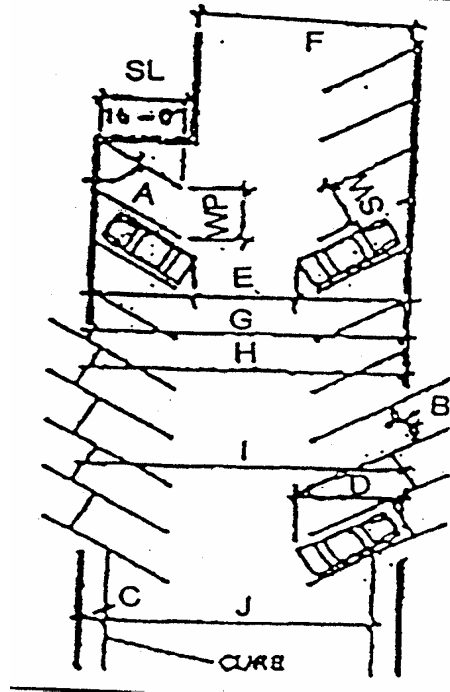
- A** Parking Angle
- B** Stall Width
- C** Stall Depth (no bumper overhang)
- D** Aisle Width Between Stall Lines (5)
- E** Stall Width Parallel to Aisle
- F** Module Width (no bumper overhang)
- G** Bumper Overhang

1. Except as modified for angled parking in Figures 18.765.1 and 18.765.2, the minimum dimensions for parking spaces are:
  - a. 8.5' x 18.5' for a standard space;
  - b. 7.5' x 16.5' for a compact space; and
  - c. As required by applicable State of Oregon and federal standards for designated disabled person parking spaces;
  - d. The width of each parking space includes a stripe which separates each space.
2. Aisles accommodating two direction traffic, or allowing access from both ends, shall be 24 feet in width;
3. Minimum standards for a standard parking stall's length and width, aisle width, and maneuvering space shall be determined as noted in Figure 18.765.2.

**FIGURE 18.765.2**  
**PARKING STRUCTURE MATRIX**  
 Required Space and Aisle Dimensions in Feet

| <b>COMPACT</b>   |                             |               |                            |            |       |      |               |       |       |
|------------------|-----------------------------|---------------|----------------------------|------------|-------|------|---------------|-------|-------|
| Angle<br>A       | Interlock<br>Reduction<br>B | Overhang<br>C | Vehicle<br>Projection<br>D | Width<br>E | F     | G    | Module Widths |       |       |
|                  |                             |               |                            |            |       |      | H             | I     | J     |
| 45°              | 2.0                         | 1.41          | 15.25                      | 11.5       | 26.75 | 42.0 | 40.0          | 38.0  | 39.16 |
| 60°              | 1.41                        | 1.75          | 16.08                      | 13.33      | 29.66 | 46.0 | 44.58         | 43.16 | 42.5  |
| 75°              | 0.75                        | 1.91          | 16.5                       | 16.0       | 32.5  | 49.0 | 48.25         | 47.5  | 45.16 |
| 90°              | 0.0                         | 2.0           | 15.5                       | 20.0       | 35.5  | 51.0 | 51.0          | 51.0  | 47.0  |
| <b>STANDARDS</b> |                             |               |                            |            |       |      |               |       |       |
| Angle<br>A       | Interlock<br>Reduction<br>B | Overhang<br>C | Vehicle<br>Projection<br>D | Width<br>E | F     | G    | Module Widths |       |       |
|                  |                             |               |                            |            |       |      | H             | I     | J     |
| 45°              | 2.4                         | 2.08          | 18.0                       | 13.0       | 31.0  | 49.0 | 46.66         | 46.33 | 44.83 |
| 60°              | 1.66                        | 2.58          | 19.5                       | 16.0       | 35.5  | 55.0 | 51.33         | 51.66 | 49.16 |
| 75°              | 0.83                        | 2.91          | 19.75                      | 20.0       | 39.75 | 59.5 | 58.66         | 57.83 | 53.66 |
| 90°              | 0.0                         | 3.0           | 18.66                      | 24.66      | 43.33 | 62.0 | 62.0          | 62.0  | 56.0  |

- A Parking angle
- B Interlock reduction
- C Overhang clearance
- D Projected vehicle length measured perpendicular to aisle
- E Aisle width
- F Parking module width (wall to wall), single loaded aisle
- G Parking module width (wall to wall), double loaded aisle
- H Parking module width (wall to interlock), double loaded aisle
- I Parking module width (interlock to interlock), double loaded aisle
- J Parking module width (curb to curb), double loaded aisle
- SL Stall Length
- SW Stall Width
- WP Stall width parallel to aisle



## **18.765.050 Bicycle Parking Design Standards**

- A. Location and access. With regard to the location and access to bicycle parking:
1. Bicycle parking areas shall be provided at locations within 50 feet of primary entrances to structures;
  2. Bicycle parking areas shall not be located within parking aisles, landscape areas or pedestrian ways;
  3. Outdoor bicycle parking shall be visible from on-site buildings and/or the street. When the bicycle parking area is not visible from the street, directional signs shall be used to locate the parking area;
  4. Bicycle parking may be located inside a building on a floor which has an outdoor entrance open for use and floor location which does not require the bicyclist to use stairs to gain access to the space. Exceptions may be made to the latter requirement for parking on upper stories within a multi-story residential building.
- B. Covered parking spaces.
1. When possible, bicycle parking facilities should be provided under cover.
  2. Required bicycle parking for uses served by a parking structure must provide for covered bicycle parking unless the structure will be more than 100 feet from the primary entrance to the building, in which case, the uncovered bicycle parking may be provided closer to the building entrance.
- C. Design requirements. The following design requirements apply to the installation of bicycle racks:
1. The racks required for required bicycle parking spaces shall ensure that bicycles may be securely locked to them without undue inconvenience. Provision of bicycle lockers for long-term (employee) parking is encouraged but not required;
  2. Bicycle racks must be securely anchored to the ground, wall or other structure;
  3. Bicycle parking spaces shall be at least 2½ feet by six feet long, and, when covered, with a vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking;
  4. Each required bicycle parking space must be accessible without moving another bicycle;
  5. Required bicycle parking spaces may not be rented or leased except where required motor vehicle parking is rented or leased. At-cost or deposit fees for bicycle parking are exempt from this requirement;
  6. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.

- D. Paving. Outdoor bicycle parking facilities shall be surfaced with a hard surfaced material, i.e., pavers, asphalt, concrete, other pervious paving surfaces, or similar material. This surface must be designed and maintained to remain well-drained.
- E. Minimum bicycle parking requirements. The total number of required bicycle parking spaces for each use is specified in Table 18.768.2 in Section 18.765.070.H. In no case shall there be less than two bicycle parking spaces. Single-family residences and duplexes are excluded from the bicycle parking requirements. The Director may reduce the number of required bicycle parking spaces by means of an adjustment to be reviewed through a Type II procedure, as governed by Section 18.390.040, using approval criteria contained in Section 18.370.020.C.5.e.

#### **18.765.060      Parking Structure Design Standards**

- A. Ground-floor windows/wall openings. All parking structures shall provide ground floor windows or wall openings along the street frontages. Blank walls are prohibited. Any wall facing the street shall contain windows, doors or display areas equal to at least 20% of the ground floor wall area facing the street excluding those portions of the face(s) devoted to driveway entrances and exits, stairwells, elevators, and centralized payment booths. Required windows shall have a sill no more than four (4) feet above grade. Where the interior floor level prohibits such placement, the sill may be raised to allow it to be no more than two (2) feet above finished floor wall up to a maximum sill height of six (6) feet above grade.
- B. Exit warning bell. A warning bell or other signal must be provided for exits from parking structures that cross public sidewalks where a standard vision clearance area cannot be provided.
- C. Other standards. Parking structures must comply with all standards of the Uniform Building Code for the State of Oregon as it pertains to structural design, ventilation, lighting and fire/safety requirements and disabled accessibility.
- D. Parking layout and internal circulation. The layout of parking within a parking structure shall be subject to the requirements contained in Figure 18.765.2. An applicant may request approval of an alternative layout and internal circulation by means of a Type II adjustment, as governed in Section 18.370.010, using the approval criteria in Section 18.370.020.C.5.f.

#### **18.765.070      Minimum and Maximum Off-Street Parking Requirements**

- A. Parking requirements for unlisted uses.
  - 1. The Director may rule that a use, not specifically listed in Section 18.765.070.H, is a use similar to a listed use and that the same parking standards shall apply. If the applicant requests that the Director's decision be rendered in writing, it shall constitute a Director's Interpretation, as governed by Section 18.340;
  - 2. The Director shall maintain a list of approved unlisted use parking requirements which shall have the same effect as an amendment to this chapter.
- B. Choice of parking requirements. When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made, the use which requires the greater number of parking spaces shall govern.

- C. Measurements. The following measurements shall be used in calculating the total minimum number of vehicle parking spaces required in Section 18.765.070.H:
1. Fractions. Fractional space requirements shall be counted as a whole space;
  2. Employees. Where employees are specified for the purpose of determining the minimum vehicle parking spaces required, the employees counted are those who work on the premises during the largest shift at the peak season;
  3. Students. When students are specified for the purpose of determining the minimum vehicle parking spaces required, the students counted are those who are on the campus during the peak period of the day during a typical school term;
  4. Space. Unless otherwise specified, where square feet are specified, the area measured shall be gross floor area under the roof measured from the faces of the structure, excluding only space devoted to covered off-street parking or loading.
- D. Exclusions to minimum vehicle parking requirements. The following shall not be counted towards the computation of the minimum parking spaces as required in Section 18.765.070.H:
1. On-street parking. Parking spaces in the public street or alley shall not be eligible as fulfilling any part of the parking requirement except; Religious Institutions may count on-street parking around the perimeter of the use provided that the following criteria have been satisfied:
    - a. The on-street parking is on a street that is designed and physically improved to accommodate parking within the right-of-way;
    - b. The street where on-street parking is proposed is not located on local residential streets.
  2. Fleet parking. Required vehicle parking spaces may not be used for storage of fleet vehicles, except when a use can show that employee and fleet parking spaces are used interchangeably, e.g., the employee drives the fleet vehicle from home, or the spaces are used for fleet storage only at night and are available for employee use during the day. For the purposes of this title, space exclusively devoted to the storage of fleet vehicles will be considered as outdoor storage.
- E. Exceptions to maximum parking standards. When calculating the maximum vehicle parking allowed as regulated by Section 18.765.080.H, the following exception shall apply:
1. The following types of parking shall not be included:
    - a. Parking contained in a parking structure either incorporated into a building or free-standing;
    - b. Market-rate paid parking;
    - c. Designated carpool and/or vanpool spaces;
    - d. Designated disabled-accessible parking spaces;
    - e. Fleet parking.

2. If application of the maximum parking standard would result in less than six parking spaces for a development with less than 1,000 gross square feet of floor area, the development shall be allowed up to six parking spaces. If application of the maximum parking standard would result in less than 10 vehicle parking spaces for a development between 1,000 and 2,000 gross square feet, the development will be allowed up to 10 vehicle parking spaces.

F. Reductions in minimum required vehicle parking. Reductions in the required number of vehicle parking spaces may be permitted as follows:

1. The Director may reduce off-street vehicle parking spaces per Section 18.765.070.H by up to 20% in new developments for the incorporation of transit-related facilities such as bus stops and pull-outs, bus shelters, transit-oriented developments and other transit-related development through a Type II procedure, as governed by Section 18.390.040, using approval criteria contained in Section 18.370.020.C.5.b. Applicants who qualify for this adjustment may also apply for further parking reductions per 18.765.070.F.2. below;
2. The Director may reduce the total required off-street vehicle parking spaces per Section 18.765.070.H by up to a total of 20% by means of parking adjustment to be reviewed through a Type II procedure, as governed by Section 18.390.040, using approval criteria contained in Section 18.370.020.C.5.a.
3. The Director is authorized to reduce up to 10% of existing required parking spaces at a conversion ratio of one parking space for each 100 square feet of transit facility for developments which incorporate transit-related facilities such as bus stops and pull-outs, bus shelters, transit-oriented development or other transit-related facilities through a Type I procedure, as governed by Section 18.390.030, using approval criteria contained in Section 18.370.020.C.5.c.

G. Increases in maximum required vehicle parking. The Director may increase the total maximum number of vehicle spaces allowed in Section 18.765.070.H by means of a parking adjustment to be reviewed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria contained in section 18.370.020.C.5.d.

H. Specific requirements. (See Table 18.765.2) (Ord. 02-13)

**18.765.080 Off-Street Loading Requirements**

A. Off-street loading spaces. Commercial, industrial and institutional buildings or structures to be built or altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading and maneuvering space as follows:

1. A minimum of one loading space is required for buildings with 10,000 gross square feet or more;
2. A minimum of two loading spaces for buildings with 40,000 gross square feet or more.

B. Off-street loading dimensions.

1. Each loading berth shall be approved by the City Engineer as to design and location;

2. Each loading space shall have sufficient area for turning and maneuvering of vehicles on the site. At a minimum, the maneuvering length shall not be less than twice the overall length of the longest vehicle using the facility site;
3. Entrances and exits for the loading areas shall be provided at locations approved by the City Engineer in accordance with Chapter 18.710;
4. Screening for off-street loading facilities is required and shall be the same as screening for parking lots in accordance with Chapter 18.745.

**Table 18.765.2 Minimum and Maximum Required Off-street Vehicle and Bicycle Parking Requirements**

|                              | MINIMUM   | MAXIMUM <sup>[1]</sup>           |                            |  |
|------------------------------|---|----------------------------------|----------------------------|--|
|                              |   | ZONE A                           | ZONE B                     | BICYCLE <sup>[2]</sup>                           |
| <b>RESIDENTIAL</b>           |   |                                  |                            |  |
| <b>Household Living</b>      |   |                                  |                            |  |
| Single Units, Attached       | See Multifamily (M)   | none (M)                         | none (M)                   | none   |
| Single Units, Detached       | 1.0/DU  | none (M)                         | none (M)                   | none   |
| Accessory Units              | 1.0/DU  | none                             | none                       | none   |
| Duplexes                     |   |                                  |                            | none   |
| Multifamily Units            | DU<500 sq ft: 1.0/DU (M)<br>1 bedroom: 1.25/DU (M)<br>2 bedroom: 1.5/DU (M)<br>3 bedroom: 1.75/DU (M) | none (M)                         | none (M)                   | 1.0/2 DUs except elderly,<br>which is 1.0/20 DUs |
| Manufactured Units           | 1.0/DU (M)  | none (M)                         | none (M)                   | none   |
| Mobile Home Parks            | 1.0/DU (M)  | none (M)                         | none (M)                   | none   |
| <b>Group Living</b>          | 1.0/room<br>1.0/2.5 beds  | none<br>2.7/1,000 <sup>[3]</sup> | none<br>none               | 1.0/5 beds                                       |
| <b>Transitional Housing</b>  | 1.0/2.5 beds  | none                             | none                       | 1.0/5 beds                                       |
| <b>Home Occupation</b>       | none  | none                             | none                       | none   |
| <b>CIVIC</b>                 |   |                                  |                            |  |
| <b>Basic Utilities</b>       | none  | none                             | none                       | none   |
| <b>Colleges</b>              | 1.0/5 students/staff (M)  | 1.0/3.3 students/staff (M)       | 1.0/3.3 students/staff (M) | 1.0/3.0 students/staff                           |
| <b>Community Recreation</b>  | 2.0/1,000   | 2.5/1,000                        | 4.0/1,000                  | 0.3/1,000  |
| <b>Cultural Institutions</b> | 2.5/1,000   | 3.5/1,000                        | 4.5/1,000                  | 1.0/1,000  |
| <b>Day Care</b>              | Home: none<br>Commercial: 2.0/classroom   | none<br>2.7/1,000                | none<br>3.2/1,000          | Home: none<br>Commercial: 1.5/classroom          |
| <b>Emergency Services</b>    | 3.0/1,000   | 3.5/1,000                        | 4.5/1,000                  | 0.5/1,000  |
| <b>Medical Centers</b>       | 2.0/1,000 <sup>[4]</sup>  | 2.7/1,000 <sup>[4]</sup>         | 3.2/1,000 <sup>[4]</sup>   | 0.2/1,000  |

NA: Not Addressed

<sup>[1]</sup> To be determined by the City of Tigard based on Metro criteria.

DU: Dwelling Unit

<sup>[2]</sup> Required bicycle parking shall be required per the ratios below except in no case shall there be fewer than two space provided.

(M): Metro Requirement

<sup>[3]</sup> Refers to 1,000 sq. ft. of floor area, unless otherwise noted.

<sup>[4]</sup> Does not include outpatient clinics or medical offices; see Medical/Dental Offices.

**Table 18.765.2 Minimum and Maximum Required Off-street Vehicle and Bicycle Parking Requirements (Cont.)**

|   | MAXIMUM <sup>1</sup>   |  |   |   |
|---|--|--|---|---|
|   | MINIMUM  | ZONE A   | ZONE B  | BICYCLE <sup>2</sup>  |
| <b>Postal Services</b>                    | 2.5/1,000  | 3.0/1,000  | 4.5/1,000   | 0.3/1,000   |
| <b>Public Support Facilities</b>          | none   | none   | none  | none  |
| <b>Religious Institutions</b>             | 1.0/3 <sup>[6]</sup> seats in main assembly area (M)                                       | 1.0/1.7 seats in main assembly area (M)  | 1.0/1.3 seats in main assembly area (M)   | 1.0/20 seats in main assembly area  |
| <b>Schools</b>                            | Preschool: 5.0+1/classroom<br>Elementary/JR: 2.0/classroom<br>SR: 1.0/5 students/staff (M) | Preschool: 7.0+1.0 classroom<br>Elementary/JR: 2.5/classroom<br>SR: 1.0/3.3 students/staff (M) | Preschool: 10.0+1/classroom<br>Elementary/JR: 3.5/classroom<br>SR: 1.0/3.3 students/staff (M) | Preschool: 1.0/classroom<br>Elementary/JR: 6.0/classroom<br>SR: 6.0/classroom |
| <b>Social/Fraternal Clubs/Lodges</b>      | 10.0/1,000 main assembly area  | 12.0/1,000 main assembly area  | 14.0/1,000 main assembly area   | 2.0/1,000 main assembly area  |
| <b>COMMERCIAL</b> <sup>[5]</sup>          |  |  |   |   |
| <b>Commercial Lodging</b>                 | 1.0/room   | 1.2/room   | 1.4/room  | 1.0/10 rooms  |
| <b>Eating and Drinking Establishments</b> | Fast food: 9.9/1,000 (M)<br>other: 15.3/1,000 (M)  | 12.4/1,000 (M)<br>19.1/1,000 (M)   | 14.9/1,000 (M)<br>23.0/1,000 (M)  | All: 1.0/1,000  |
| <b>Entertainment - Oriented</b>           |  |  |   |   |
| Major Event Entertainment                 | 1.0/3 seats or 1.0/6' bench  | 1.0/2.5 seats or 1.0/5' bench  | 1.0/2 seats or 1.0/4' bench   | 1.0/10 seats or 40' bench   |
| Outdoor Entertainment                     | 4.0/1,000 (M)  | 4.5/1,000  | 5.0/1,000   | 0.4/1,000   |
| Indoor Entertainment                      | 4.3/1,000 (M)<br>Theater: 1.0/3 seats (M)  | 5.4/1,000 (M)<br>Theater: 1.0/2.5 seats (M)  | 6.5/1,000 (M)<br>Theater 1.0/2.0 seats (M)  | 0.5/1,000<br>1.0/10 seats   |
| Adult Entertainment                       | 2.5/1,000<br>1.0/3 seats (M)   | 3.5/1,000<br>1.0/1.25 seats (M)  | 4.5/1,000<br>1.0/2.0 seats (M)  | 0.5/1,000<br>1.0/20 seats   |
| <b>General Retail</b>                     |  |  |   |   |
| Sales - Oriented                          | 3.7/1,000 (M)  | 5.1/1,000 (M)  | 6.2/1,000 (M)   | 0.3/1,000   |
| Personal Services                         | 2.5/1,000<br>Bank with drive in: 4.3/1,000(M)  | 3.0/1,000<br>5.4/1,000 (M)   | 4.5/1,000<br>6.5/1,000 (M)  | 1.0/1,000<br>1.0/1,000  |
| Repair - Oriented                         | 3.3/1,000  | 4.0/1,000  | 4.5/1,000   | 0.3/1,000   |
| Bulk Sales                                | 1.0/1,000 but no less than 10.0  | 1.3/1,000  | 2.0/1,000   | 0.3/1,000   |
| Outdoor Sales                             | 1.0/1,000 sales area   | 1.3/1,000 sales area   | 2.0/1,000 sales area  | 0.1/1,000 sales area  |
| Animal - Related                          | 3.3/1,000  | 4.0/1,000  | 4.5/1,000   | 0.3/1,000   |

<sup>[5]</sup>Existing buildings directly abutting Main Street are not required to add additional off-street parking for a change of use except for entertainment uses. New buildings or existing buildings that undergo remodeling provided the original square footage of the buildings remain the same also are not required to add additional off-street parking. Entertainment uses and construction of new buildings abutting Main Street require parking according to the standards of Table 18.765.2.

<sup>[6]</sup>Religious Institutions may provide 1 space for every 4 seats on site in the main assembly area provided that they supply the city with a parking plan that demonstrates that the peak parking demand of 1 space for every 3 seats is met utilizing any combination of the alternatives mentioned in this chapter. Adjustments to the minimum parking of 1 space for every 3 seats may be granted per applicable provisions of the code, but shall not decrease the amount of required on-site parking to less than 1 space for every 4 seats (unless the cumulative value of all adjustments granted results in an adjusted requirement of less than 1 space for every 4 seats).

Table 18.765.2 Minimum and Maximum Required Off-street Vehicle and Bicycle Parking Requirements (Cont.)

|                                     | MAXIMUM <sup>1</sup>                                       |                                |                                |                        |
|-------------------------------------|--|--------------------------------|--------------------------------|------------------------|
|                                     | MINIMUM  | ZONE A                         | ZONE B                         | BICYCLE <sup>2</sup>   |
| <b>Motor Vehicle Related</b>        |  |                                |                                |                        |
| Motor Vehicle Sales/Rental          | 1.0/1,000 but no less than 4.0                             | 1.3/1,000 but no less than 4.0 | 2.0/1,000 but no less than 4.0 | 0.2/1,000 sales area   |
| Motor Vehicle Servicing/Repair      | 2.0/1,000 but no less than 4.0                             | 2.3/1,000 but no less than 4.0 | 2.6/1,000 but no less than 4.0 | 0.2/1,000              |
| Vehicle Fuel Sales                  | 3.0+2.0/service bay  | 4.0+2.0/service bay            | 4.0+2.5/service bay            | 0.2/1,000              |
| <b>Office</b>                       | 2.7/1,000 (M)<br>3.9/1,000 (M)                             | 3.4/1,000 (M)<br>4.9/1,000 (M) | 4.1/1,000 (M)<br>5.9/1,000 (M) | 0.5/1,000<br>0.4/1,000 |
| Self-Service Storage                | 1.0/4 storage units  | 1.0/4 storage units            | 1.0/2 storage units            | 1.0/40 storage units   |
| Non-Accessory Parking               | none   | none                           | none                           | none                   |
| <b>INDUSTRIAL</b>                   |  |                                |                                |                        |
| <b>Industrial Services</b>          | 0.8/1,000  | 1.2/1,000                      | 1.8/1,000                      | 0.1/1,000              |
| <b>Manufacturing and Production</b> |  |                                |                                |                        |
| Light Industrial                    | 1.6/1,000 (M)  | none                           | none                           | 0.1/1,000              |
| General Industrial                  | 1.6/1,000 (M)  | none                           | none                           | 0.1/1,000              |
| Heavy Industrial                    | 1.6/1,000 (M)  | none                           | none                           | 0.1/1,000              |
| <b>Railroad Yards</b>               | none   | none                           | none                           | none                   |
| <b>Research and Development</b>     | 2.0/1,000  | 3.0/1,000                      | 3.8/1,000                      | 0.5/1,000              |
| <b>Warehouse/Freight Movement</b>   | ≤150,000 sq ft: 0.5/1,000<br>>150,000 sq ft: 0.3/1,000 (M) | 0.8/1,000<br>0.4/1,000 (M)     | 1.2/1,000<br>0.5/1,000 (M)     | 0.1/1,000              |
| <b>Waste-Related</b>                | 5.0  | 7.0                            | 10.0                           | none                   |
| <b>Wholesale Sales</b>              | 0.8/1,000  | 1.2/1,000                      | 1.8/1,000                      | 0.1/1,000              |

**Table 18.765.2 Minimum and Maximum Required Off-street Vehicle and Bicycle Parking Requirements (Cont.)**

|  | MINIMUM                                   | MAXIMUM <sup>1</sup> |        |                      |
|--|---|----------------------|--------|----------------------|
|  |   | ZONE A               | ZONE B | BICYCLE <sup>2</sup> |
| <b>OTHER</b>                             |   |                      |        |                      |
| <b>Agriculture/Horticulture</b>          | 2.5/1,000 sales area but no less than 4.0 | none                 | none   | none                 |
| <b>Cemeteries</b>                        | Exempt                                    | Exempt               | Exempt | none                 |
| <b>Detention Facilities</b>              | 1.0/2.5 beds                              | none                 | none   | 1.0/2.5 beds         |
| <b>Heliports</b>                         | none                                      | none                 | none   | none                 |
| <b>Mining</b>                            | <5.0                                      | none                 | none   | none                 |
| <b>Wireless Communication Facilities</b> | none                                      | none                 | none   | none                 |
| <b>Rail Lines/Utility Corridors</b>      | none                                      | none                 | none   | none                 |

(Ord. 02-13)