

Chapter 18.410
OFF-STREET PARKING AND LOADING

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18.410.010 Purpose

The purpose of this chapter is to ensure the provision of vehicle parking areas that:

- A. Have adequate capacity,
- B. Are appropriately located in close proximity to the various uses for residents, customers, and employees, and
- C. Maintain the traffic-carrying capacity of nearby streets to minimize hazardous conditions. (Ord. 18-23 §2; Ord. 17-22 §2)

18.410.020 Applicability

The provisions of this chapter apply to all new development and all modifications to existing development, including changes of use, unless stated otherwise. (Ord. 18-23 §2; Ord. 17-22 §2)

18.410.030 General Provisions

- A. Location. Required off-street parking must be located on the same lot as the use it serves, except where an on-street credit has been granted through the provisions of Section 18.410.090.
- B. Maintenance. All parking areas must be kept clean and in good repair at all times.
- C. Exclusive use. Except for shared parking agreements approved through a land use application, required off-street parking must not be rented, leased, or assigned to any other person or organization.
- D. Mixed-use and multi-tenant developments. In mixed-use and multi-tenant developments, the required minimum vehicle parking is determined using the following formula:
 - 1. The use category with the largest proportion of total floor area within the development must provide 100 percent of the minimum vehicle parking required for that use category in Section 18.410.070;
 - 2. The use category with the second largest proportion of total floor area within the development must provide 85 percent of the minimum vehicle parking required for that use category in Section

18.410.070;

3. The use category with the third largest proportion of total floor area within the development must provide 70 percent of the minimum vehicle parking required for that use category in Section 18.410.070;
 4. All other use categories must provide 60 percent of the minimum vehicle parking required for each of those use categories in Section 18.410.070.
- E. Shared parking. The parking requirements of this chapter may be met through a shared parking agreement, subject to the following:
1. The applicant must demonstrate that the sites participating in the shared parking agreement provide sufficient and appropriately located parking for all uses on the sites during all periods of operation;
 2. The applicant must provide satisfactory legal evidence in the form of deeds, leases, or contracts to establish the shared parking agreement; and
 3. If a shared parking agreement is terminated, the requirements of this title thereafter apply to each use, structure, or lot separately.
- F. Accessible parking. All parking areas must include the required number of accessible parking spaces as specified by the state building code and federal standards. Such parking spaces must be sized, signed, and marked as required by these regulations and in compliance with ORS 447.
- G. 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; for example, 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. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.410.040 General Design Standards

- A. Vehicular access. Vehicular access to off-street parking or loading areas must meet the requirements of Chapter 18.920, Access, Egress, and Circulation and Chapter 18.930, Vision Clearance Areas.
- B. Pedestrian access. Paths that cross access driveways or parking areas are subject to the following:
1. Paths must be physically separated from motor vehicle traffic and parking by either a minimum 6-inch vertical separation (curbed) or a minimum 3-foot horizontal separation, except that pedestrian crossings of traffic aisles are allowed for distances no greater than 36 feet if appropriate landscaping, pavement markings, or contrasting pavement materials are used;
 2. Paths must be a minimum of 4 feet in width, exclusive of vehicle overhangs and obstructions such as mailboxes, benches, bicycle racks, and sign posts; and
 3. Paths must be in compliance with applicable federal and state accessibility standards.

C. Loading and unloading driveways. Passenger loading and unloading areas must be designed such that vehicle stacking does not impact any public right-of-way.

D. Drive-through facilities.

1. All uses with drive-through facilities must provide an on-site stacking lane for inbound vehicles as provided in Table 18.410.1.

Table 18.410.1 Stacking Lane Requirements	
Use	Stacking Lane Requirement
Banks	150 feet/service terminal
Automated teller machines	50 feet/automated teller machine
Cleaners, repair services	50 feet
Restaurants	200 feet
Drive-in theaters	200 feet
Fueling stations	75 feet between curb cut and nearest fueling kiosk
Car washes	75 feet/washing unit
Parking facilities:	
- With automatic ticket dispensing	50 feet/entry driveway
- With staffed ticket dispensing	100 feet/entry driveway
- With valet or attendant parking	100 feet

2. Stacking lanes must be designed so that they do not interfere with parking areas or with vehicle, pedestrian, and bicycle circulation. Restaurants with drive-through facilities must provide at least 1 clearly marked parking space per service window for the use of vehicles waiting for an order to be filled.

E. Surfacing. Off-street parking areas must be paved with an asphalt, concrete, or pervious paving surface, with the following exceptions:

1. Off-street parking areas associated with a temporary use application, as provided in Chapter 18.440, Temporary Uses, provided the approval authority determines that unpaved parking will not create adverse conditions.
2. Off-street overflow parking areas in the Parks and Recreation zone.

F. Striping.

1. Except for parking required for single detached houses and accessory dwelling units, and individual spaces for rowhouses, all off-street parking spaces must be clearly and separately identified with pavement markings or contrasting paving materials; and
2. All interior drives and access aisles must be clearly marked and signed to show direction of flow.

G. Wheel stops. Parking bumpers or wheel stops a minimum of 4 inches in height must be provided a minimum of 3 feet from the front of parking spaces wherever vehicles can encroach on a right-of-way or pedestrian path. Curbing may substitute for wheel stops if vehicles will not encroach into the minimum required width for landscape or pedestrian paths.

H. Lighting. Lighting in parking areas must meet the following standards:

1. Parking areas must include lighting sufficient to illuminate all pedestrian paths and bicycle parking areas to a minimum level of 0.5 footcandles at all points, measured horizontally at the ground level.
2. Lighting luminaires must have a cutoff angle of 90 degrees or greater to ensure that lighting is directed toward the parking surface.
3. Parking area lighting may not cause a light trespass of more than 0.5 footcandles measured vertically at the boundaries of the site.

I. Space and aisle dimensions. The minimum dimensional standards for surface parking spaces and drive aisles are provided in Figure 18.410.1 and Table 18.410.2.

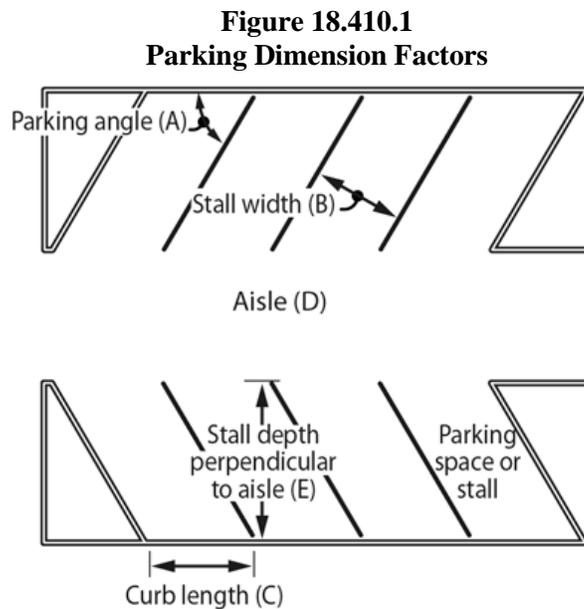


Table 18.410.2 Minimum Parking Space and Aisle Dimensions					
Angle (A)	Stall Width (B)	Curb Length (C)	1 Way Aisle Width (D)	2 Way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	22 ft. 6 in.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

(Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.410.050 Bicycle Parking Design Standards

A. Location.

1. Required bicycle parking must be located within 50 feet of a required or main entrance of a primary building; and
2. Required bicycle parking for nonresidential development must be covered and located within 100 feet of a required or main entrance of a primary building on the site if any required vehicle parking spaces are provided in a structure.

B. Design.

1. Bicycle racks must be designed to allow a bicycle frame to lock to it at 2 points of contact, except that spiral racks and wave racks with more than one loop are prohibited;
2. Bicycle racks must be securely anchored to the ground, wall, or other structure;
3. Bicycle parking spaces must be at least 2.5 feet in width and 6 feet in length and have an access aisle between each row of spaces that is at least 5 feet in width. Covered bicycle parking must provide a vertical clearance of 7 feet; and
4. Bicycle parking spaces must be paved with a dust-free hard surface material.

C. Quantity. The total number of required bicycle parking spaces for each use is provided in Table 18.410.3. If the minimum bicycle parking spaces as calculated in Table 18.410.3 is less than two, then the minimum number of spaces is two. Single detached houses, accessory dwelling units, cottage clusters, courtyard units, quads, and rowhouses are exempt from this standard. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.410.060 Parking Structure Design Standards

A. Ground-floor windows and wall openings. All parking structures must provide ground floor windows or wall openings along street frontages. Blank walls are prohibited. Any wall facing the street must contain windows, doors, or display areas equal to at least 20 percent of the ground floor wall area facing the street excluding those portions of the face devoted to driveway entrances and exits, stairwells, elevators, and centralized payment booths. Required windows must have a sill no more than 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 2 feet above finished floor wall up to a maximum sill height of 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. Parking layout and internal circulation. The required space and aisle dimensions within a parking structure are provided in Figure 18.410.1 and Table 18.410.2. (Ord. 18-23 §2; Ord. 17-22 §2)

18.410.070 Vehicle Parking Quantity Standards

- A. Off-street parking requirements. The ratios for providing minimum and maximum vehicle parking spaces are provided in Table 18.410.3. If application of the maximum parking standard results in less than 6 parking spaces for a development with less than 1,000 square feet of floor area, the development is allowed up to 6 parking spaces. If application of the maximum parking standard results in less than 10 vehicle parking spaces for a development between 1,000 and 2,000 square feet, the development is allowed up to 10 vehicle parking spaces.
- B. Choice of parking requirements. When a development is approved with no specified use, the use category for determining the minimum and maximum parking requirements is the use category that requires the greatest number of parking spaces, chosen from all uses that could be contained within the building type.
- C. Measurements. The following measurements are used in calculating the total minimum number of vehicle parking spaces required as provided in Table 18.410.3:
1. Fractions. Fractional space requirements are 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. Square footage is floor area, excluding only space devoted to covered off-street parking or loading.
- D. Exceptions to maximum parking standards. The following types of parking are not included when calculating the maximum vehicle parking allowed as provided in Table 18.410.3:
1. Parking spaces contained in a parking structure;
 2. Market-rate paid parking spaces;
 3. Designated carpool or vanpool spaces;
 4. Designated accessible parking spaces;
 5. Fleet vehicle storage; and
 6. Vehicle storage spaces for sale, lease, or rent.
- E. Parking requirements for unlisted uses. If a use is not listed, a use determination may be requested as provided in Section 18.60.030. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.410.080 Loading Standards

All off-street loading spaces must have sufficient area for turning and maneuvering of vehicles on site. At a minimum, the maneuvering length may not be less than twice the overall length of the longest vehicle using the site. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.410.090 On-Street Parking Credit

- A. Applicability. The following uses may partially or fully meet off-street parking requirements using the on-street parking standards of this section:
1. Residential uses in the R-3.5, R-4.5, R-7, and R-12 zones; and
 2. Religious Institutions.
- B. Credit. Each on-street parking space may substitute for one required off-street parking space.
- C. Standards. An on-street parking space utilized for this credit must meet the following standards:
1. On-street parking must be allowed on the side of the street where the space is to be provided.
 2. The space must be a minimum of 24 feet long;
 3. The space must be located along an improved and curbed right-of-way;
 4. The space must be located adjacent to the subject site;
 5. The space must not extend into the required vision clearance area as defined in Chapter 18.930, Vision Clearance Areas, and must not violate any other applicable street standard as determined by the City Engineer; and
 6. If the use is a Religious Institution, local residential streets may not be utilized for on-street parking credit.
- D. No exclusive use. On-street parking spaces credited for a specific development or use may not be used exclusively by that development or use but must be available for the general public. Signs or actions limiting general public use of on-street spaces are prohibited.

**Table 18.410.3
Minimum and Maximum Off-Street Vehicle and Bicycle Parking Requirements**

Parking space requirements are based on square feet of floor area unless otherwise stated.
See Chapter 18.650 for parking requirements in the MU-CBD zone and Chapter 18.660 for parking requirements in the TMU zone.

Use Category	Vehicle Minimum [1]	Vehicle Maximum (Zone A) [1]	Vehicle Maximum (Zone B) [1]	Bicycle Minimum
Residential Use Categories				
Group Living	See applicable housing type development standards chapter in 18.200. The residential component of a mixed-use development must use the parking requirements for apartments.			
Household Living				
Civic/Institutional Use Categories				
Basic Utilities	None	None	None	None
Colleges	1.0/5 students/staff	1.0/3.3 students/staff	1.0/3.3 students/staff	1.0/3.0 students/staff
Community Services	2.0/1,000	2.5/1,000	4.0/1,000	0.3/1,000
Cultural Institutions	2.5/1,000	3.5/1,000	4.5/1,000	1.0/1,000
Day Care	Home: None Commercial: 2.0/classroom	Home: None Commercial: 2.7/1,000	Home: None Commercial: 3.2/1,000	Home: None Commercial: 1.5/classroom
Emergency Services	3.0/1,000	3.5/1,000	4.5/1,000	0.5/1,000
Medical Centers	2.0/1,000	2.7/1,000	3.2/1,000	0.2/1,000
Postal Services	2.5/1,000	3.0/1,000	4.5/1,000	0.3/1,000
Religious Institutions	1.0/3 seats in main assembly area	1.0/1.7 seats in main assembly area	1.0/1.3 seats in main assembly area	1.0/20 seats in main assembly area
Schools	Preschool: 5.0 + 1.0/classroom Elementary/JR: 2.0/classroom SR: 1.0/5 students/staff	Preschool: 7.0 + 1.0/classroom Elementary/JR: 2.5/classroom SR: 1.0/3.3 students/staff	Preschool: 10.0 + 1.0/classroom Elementary/JR: 3.5/classroom SR: 1.0/3.3 students/staff	Preschool: 1.0/classroom Elementary/JR: 6.0/classroom SR: 6.0/classroom
Social/Fraternal Clubs/Lodges	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
Temporary Shelter	1.0/2.5 beds	None	None	1.0/5 beds

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Use Category	Vehicle Minimum [1]	Vehicle Maximum (Zone A) [1]	Vehicle Maximum (Zone B) [1]	Bicycle Minimum
<i>Commercial Use Categories</i>				
Adult Entertainment	2.5/1,000 1.0/3 seats	3.5/1,000 1.0/1.25 seats	4.5/1,000 1.0/2 seats	0.5/1,000 1.0/20 seats
Animal-Related Commercial	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	1.3/1,000	2.0/1,000	0.3/1,000
Commercial Lodging	1.0/room	1.2/room	1.4/room	1.0/10 rooms
Custom Arts and Crafts	3.0/1,000	5.1/1,000	6.2/1,000	0.3/1,000
Eating and Drinking Establishments [2]	Fast food: 7.0/1,000 Other: 9.0/1,000	Fast food: 12.4/1,000 Other: 19.1/1,000	Fast food: 14.9/1,000 Other: 23.0/1,000	All: 1.0/1,000
Indoor Entertainment	4.3/1,000 Theater: 1.0/3 seats	5.4/1,000 Theater: 1.0/2.5 seats	6.5/1,000 Theater: 1.0/2 seats	0.5/1,000 Theater: 1.0/10 seats
Major Event Entertainment	1.0/3 seats or 1.0/6 ft of bench	1.0/2.5 seats or 1.0/5 ft of bench	1.0/2 seats or 1.0/4 ft of bench	1.0/10 seats or 40 ft of bench
Motor Vehicle Sales/Rental	1.0/1,000 but no less than 4	1.3/1,000 but no less than 4	2.0/1,000 but no less than 4	0.2/1,000 sales area
Motor Vehicle Servicing/Repair	2.0/1,000 but no less than 4	2.3/1,000 but no less than 4	2.6/1,000 but no less than 4	0.2/1,000
Non-Accessory Parking	None	None	None	None
Office	Non-medical: 2.7/1,000 Medical: 3.9/1,000	Non-medical: 3.4/1,000 Medical: 4.9/1,000	Non-medical: 4.1/1,000 Medical: 5.9/1,000	Non-medical: 0.5/1,000 Medical: 0.4/1,000
Outdoor Entertainment	4.0/1,000	4.5/1,000	5.0/1,000	0.4/1,000
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

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Use Category	Vehicle Minimum [1]	Vehicle Maximum (Zone A) [1]	Vehicle Maximum (Zone B) [1]	Bicycle Minimum
Commercial Use Categories (cont'd)				
Personal Services	2.5/1,000 Bank with drive-through: 3.0/1,000	3.0/1,000 Bank with drive-through: 5.4/1,000	4.5/1,000 Bank with drive-through: 6.5/1,000	All: 1.0/1,000
Repair-Oriented Retail	3.3/1,000	4.0/1,000	4.5/1,000	0.3/1,000
Sales-Oriented Retail	3.0/1,000	5.1/1,000	6.2/1,000	0.3/1,000
Self-Service Storage	1.0/4 storage units	1.0/4 storage units	1.0/2 storage units	1.0/40 storage units
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
Industrial Use Categories				
General Industrial	1.6/1,000	None	None	0.1/1,000
Heavy Industrial	1.6/1,000	None	None	0.1/1,000
Industrial Services	0.8/1,000	1.2/1,000	1.8/1,000	0.1/1,000
Light Industrial	1.6/1,000	None	None	0.1/1,000
Railroad Yards	None	None	None	None
Research and Development	2.0/1,000	3.0/1,000	3.8/1,000	0.5/1,000
Warehouse/Freight Movement	<150,000 sq ft: 0.5/1,000 >150,000 sq ft: 0.3/1,000	<150,000 sq ft: 0.8/1,000 >150,000 sq ft: 0.4/1,000	<150,000 sq ft: 1.2/1,000 <150,000 sq ft: 0.5/1,000	All: 0.1/1,000
Waste-Related	5.0	7.0	10.0	None
Wholesale Sales	0.8/1,000	1.2/1,000	1.8/1,000	0.1/1,000
Other Use Categories				
Agriculture/Horticulture	2.5/1,000 sales area but no less than 4	None	None	None

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Use Category	Vehicle Minimum [1]	Vehicle Maximum (Zone A) [1]	Vehicle Maximum (Zone B) [1]	Bicycle Minimum
<i>Other Use Categories (cont'd)</i>				
Cemeteries	None	None	None	None
Detention Facilities	1.0/2.5 beds	None	None	1.0/2.5 beds
Heliports	None	None	None	None
Mining	<5.0	None	None	None
Wireless Communication Facilities	None	None	None	None
Transportation/Utility Corridors	None	None	None	None

[1] Minimum and maximum parking ratios are in compliance with the Metro Regional Transportation Functional Plan. Zone A standards apply where 20-minute peak hour transit service is available within 0.25 miles walking distance for bus transit or 0.5 miles walking distance for high capacity transit. Zone B standards apply to areas not in Zone A. The Director maintains a map that shows the locations of Zones A and B.

[2] Fast food designation includes all eating and drinking establishments with a “walk-up counter” or less than 10 tables in the dining area.

(Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2) ■