

SUBCHAPTER 73: PARKING

73.005 Parking Areas Required

Any building constructed, enlarged, altered or subject to a change of use shall establish and maintain parking areas in accordance with the provisions of this chapter.

73.010 Required Number of Parking Spaces

The number of parking spaces required for any building or land use shall be determined from the following table.

<p>A. RESIDENTIAL USES¹:</p> <p>All residential zones</p> <p>Multiple-family or attached dwellings</p> <p>Rooming or boarding house</p>	<p><u>NUMBER OF SPACES</u></p> <p>One (1) space per unit (minimum) Three (3) spaces per unit (maximum)</p> <p>One (1) space per unit (minimum) Two (2) spaces per unit (maximum)</p> <p>Four (4) spaces for every 5 guest facilities, plus one (1) space for the owner or manager.</p>
<p>B. INSTITUTIONS:</p> <p>1. Welfare or correctional institution</p> <p>2. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.</p> <p>3. Hospital</p> <p>4. Child care facilities</p>	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per five beds for patients or inmates.</p> <p>One (1) space per two beds for patients or residents.</p> <p>Two (2) spaces per patient bed.</p> <p>One (1) space per two employees; a minimum of two (2) spaces is required.</p>
<p>C. PLACES OF PUBLIC ASSEMBLY</p>	<p>NUMBER OF SPACES REQUIRED</p>

¹ For residential uses, off-street parking includes the garage or carport area.

<ol style="list-style-type: none"> 1. Church 2. Library; reading room 3. Pre-school nursery; kindergarten 4. Elementary or Junior High school 5. High School 6. College; commercial school for adults 7. Other auditoriums; meeting room 8. Place of public assembly without fixed seats 	<p>One (1) space per four seats or eight (8) feet of bench length in the main auditorium.</p> <p>One (1) space per 400 square feet of floor area, plus one (1) space per two employees.</p> <p>Two (2) spaces per teacher.</p> <p>One and one-half (1 1/2) spaces per classroom, plus one (1) space per administrative employee.</p> <p>One and one-half (1 1/2) spaces per classroom, plus one (1) space per administrative employee, plus one (1) space for each six students.</p> <p>One and one-half (1 1/2) spaces per in classroom, plus one (1) space per five students the school is designed to accommodate.</p> <p>One (1) space per four seats or eight (8) feet of bench length.</p> <p>One (1) space per 100 square feet.</p>
<p>D. COMMERCIAL</p> <ol style="list-style-type: none"> 1. All retail and service oriented commercial uses. 2. Restaurants and bars. 3. Commercial uses, not including upper floor residential uses, in the Downtown Overlay Zone. 4. Upper floor residential uses within a commercial building. 	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per 500 square feet.</p> <p>One (1) space per 250 square feet.</p> <p>No minimum parking requirement.</p> <p>One (1) space per dwelling unit.</p>

<p>E. INDUSTRIAL</p> <p>1. Industrial uses, except warehousing.</p> <p>2. Warehousing</p> <p>3. Public utilities (gas, water, telephone, etc.) not including business offices.</p>	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per 700 square feet gross floor area.</p> <p>One (1) space per 1,000 square feet of gross floor area.</p> <p>One (1) space per two employees on the largest shift, plus one (1) space per company vehicle; a minimum of two (2) spaces is required.</p>
<p>F. OTHER</p> <p>The number of parking spaces required for buildings and uses not specifically listed in this section shall be determined by the Planning Commission.</p>	

73.015 Loading Space

- A. Any building constructed, enlarged, altered, or subject to change of use in order to accommodate a commercial activity shall establish and maintain one or more loading spaces for commercial vehicles in accordance with the provisions of this chapter.
- B. Each required loading space shall have a minimum width of 10 feet.
- C. Each required loading space shall have a minimum length of 22 feet.
- D. Each required loading space shall have access to a street or alley.
- E. Each required loading space shall have a surface of asphaltic concrete, Portland cement, or similar paving material.
- F. Number of loading spaces required:
 - 1. Each commercial building having a gross floor area of 4,000 square feet or less shall have at least one loading space.
 - 2. Each commercial building having a gross floor area greater than 4,000 square feet shall have at least two loading spaces.

73.020 General Requirements for Parking and Loading Areas

- A. Parking spaces and maneuvering areas shall be designed as depicted in the diagrams and tables in Section 73.040 below.
- B. Any private or public parking area shall be surfaced with asphaltic concrete, or an equivalent paved surface, and shall be adequately graded and drained as required by the City. Appropriate bumper guards or wheel barriers shall be installed 2.5 feet from a required yard or from a property line and 4.5 feet from any structure excluding a private garage.
- C. Lighting of parking and loading areas shall be directed entirely onto the loading or parking area, shall be deflected away from any residential use and shall not cast a glare or reflection onto any public street.
- D. The provision and maintenance of off-street parking and loading space shall be continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking or loading space. The subsequent use of the property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance.
- E. No owner or occupant of a lot or building shall change the use to which the lot or building is put, thereby increasing parking or loading requirements, until the required increase in off-street parking or loading is provided.
- F. Each off-street parking space for a dwelling shall be located on the same lot with the dwelling. Other required parking space shall be located no farther than 300 feet from the building or use that it is to serve, measured in a straight line from the building or use.
- G. Each required automobile parking space shall have access to a street or alley.
- H. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly.
- I. Required parking facilities, including curb side pick-up facilities, for two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a

recorded deed, lease, contract, or similar written instrument establishing the joint use.

J. Up to a maximum 25% of required parking facilities for uses, structures or parcels of land may be satisfied by creation and maintenance of a facility dedicated to transit oriented uses, such as carpool parking, park-and-ride parking and public transit stations and platforms.

K. Off-street parking areas shall be landscaped in accordance with the requirements found in Subchapter 54 (Buffering, Screening, Landscape and Ash Creek Setback Requirements) and/or the requirements of the underlying zone.

L. Internal Pedestrian Connections in Off-Street Parking Areas.

1. Internal pedestrian connections shall be provided in parking lots with greater than ten (10) spaces in all zones other than the Heavy Industrial (I) and Light Industrial (IL) Zones. The following standards shall apply to the lots:

- a. A continuous pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.
- b. Walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate.
- c. Pedestrian connections shall be a minimum of six (6) feet wide and distinguished from vehicular areas through changes in elevation or materials.
- d. The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. The ADA applies to the walkway that is the primary building entrance and walkways that connect transit stops and parking areas to building entrances. Where the ADA applies to a walkway, the stricter standards of ADA shall apply.

M. Vehicle parking spaces used for curb side pick-up shall be located off street, shall be clearly marked, and shall be in addition to the minimum vehicle parking spaces required for the associated use(s) based on the standards in IDC Section 73.010.

73.025 Parking of Bicycles

A. All parking lots for public or industrial uses shall provide a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces. Bicycle

parking within the Mixed Use Pedestrian Friendly Commercial (MUPC) zone shall be provided at a minimum rate of two (2) spaces per business.

B. Any apartment, dormitory, fraternity, sorority, student home, or other multiple-family residential structure having more than four (4) dwelling units or more than 12 residents shall provide a parking area for bicycles. The parking area shall be adequate to hold and permit the locking of one (1) bicycle for every two (2) dwelling units in the building or one (1) bicycle for every four (4) persons residing in the building, whichever requirement is less.

C. Bicycle parking areas shall include the following:

1. A sheltered area having direct access to an adjacent sidewalk or parking area. The bicycle parking areas need not be fully enclosed, but shall provide shelter from precipitation.
2. A parking surface of asphaltic concrete, Portland cement, or similar hard-surface paving material.
3. Racks, frames, posts, or other devices of metal, concrete, wood, or other durable material.

D. The requirements of Section 73.025 do not apply to single family, two-family, and three-family housing (attached, detached, or manufactured housing), home occupations, agriculture and livestock uses, or other developments with less than ten (10) vehicle parking spaces.

73.030 Areas Exempt from Certain Parking Requirements

Sections 73.010, 73.015 and 73.020 shall not apply to changes of use in existing commercial structures or any new commercial structure of less than 6,000 gross square feet of floor area lying within the Downtown Overlay Zone.

73.035 Access To State Highways.

Access to State Highways is granted by the Oregon Department of Transportation (ODOT). A change of use to which the lot or building is put may require amending an existing highway approach permit.

73.040 Parking Standards

73.040 Minimum Off-Street Parking Area Dimensions							
Parking Angle (a)	Type of Space	Stall Width (b)	Stall to Curb (c)	Aisle Width ^{1,2} (d)	Curb Length (e)	Front of Stall to Front of Stall (f)	Overlap Front of Stall to Front of Stall (g)
Parallel	Compact	8'0"	8.0	12.0	22.0	28.0	-
	Standard	8'0"	8.0	12.0	22.0	28.0	-
20°	Compact	9'0"	12.6	11.0	26.3	36.2	28.7
		9'6"	15.5	11.0	27.8	42.0	33.1
	Standard	10'0"	15.9	11.0	19.2	42.8	33.4
30°	Compact	9'0"	14.4	11.0	18.0	39.8	32.9
		9'0"	17.3	11.0	18.0	45.6	37.8
	Standard	9'6"	17.8	11.0	19.0	46.6	38.4
		10'0"	18.2	11.0	20.0	47.4	38.7
40°	Compact	9'0"	15.8	12.0	14.0	43.6	37.5
		9'0"	19.1	12.0	14.0	50.2	43.3
	Standard	9'6"	19.5	12.0	14.8	51.0	43.7
		10'0"	19.9	12.0	15.6	51.8	44.1
45°	Compact	9'0"	16.3	13.5	12.7	46.1	40.5
		9'0"	19.8	13.0	12.7	52.6	46.2
	Standard	9'6"	20.1	13.0	13.4	53.2	46.5
		10'0"	20.5	13.0	14.1	54.0	46.9
50°	Compact	9'0"	16.6	15.5	11.7	48.7	43.6
		9'0"	20.4	15.0	11.7	55.8	50.0
	Standard	9'6"	20.7	15.0	12.4	56.4	50.3
		10'0"	21.0	15.0	13.1	57.0	50.6
60°	Compact	9'0"	17.0	18.5	10.4	52.5	48.5
		9'0"	21.0	18.0	10.4	60.0	55.7
	Standard	9'6"	21.2	18.0	11.0	60.4	55.6
		10'0"	21.5	18.0	11.5	61.0	56.0
70°	Compact	9'0"	16.8	19.5	9.6	53.1	50.4
		9'0"	21.0	19.0	9.6	61.0	57.9
	Standard	9'6"	21.2	18.5	10.1	60.9	57.7
		10'0"	21.2	18.0	10.6	60.4	57.0
80°	Compact	9'0"	16.2	22.0	9.1	54.4	55.0
		9'0"	20.3	24.0	9.1	64.3	62.7
	Standard	9'6"	20.4	24.0	9.6	64.4	62.7
		10'0"	20.5	24.0	10.2	65.0	63.3
90°	Compact	9'0"	15.0	22.0	9.0	52.0	-
		9'0"	19.0	24.0	9.0	62.0	-
	Standard	9'6"	19.0	24.0	9.5	62.0	-
		10'0"	19.0	24.0	10.0	62.0	-

- Notes:**
- (1) For two-way circulation, the width of an aisle shall be a minimum of 22-feet.
 - (2) The width of an aisle serving both standard and compact parking spaces 80 degrees or more shall be a minimum of 24-feet

- Small car spaces may be provided on the following basis:
 - 10 or more total spaces required 20% of total.
 - 3-9 total spaces required 2 spaces.
 - 4-7 total spaces required 1 space.
 - 1-3 total spaces required 0 spaces.
 - Spaces shall be identified by a sign "Small Car Only" and painted
- No portion of a parking space or aisle shall be located in a required landscaped yard.
- The minimum driveway length between a dwelling and the edge of the sidewalk shall be 19 feet.
- The maximum allowable driveway width is 24 feet per dwelling at the street.