

## Chapter 17.48

### OFF-STREET PARKING AND LOADING

Sections:

- 17.48.010 Applicability.
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- 17.48.030 Standards for developments subject to design review.
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- 17.48.050 Bicycle parking standards.
- 17.48.060 Car pool and van pool parking.

#### **17.48.010 Applicability.**

Off-street parking and loading standards shall apply to all development permits.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2, 1990; Ord. 1289 §1, 2000.

#### ~~17.48.020 Single family and two family residential standards.~~

~~At the time of construction or substantial exterior improvement of a single family dwelling, a minimum of one off-street parking space shall be provided. At the time of construction or substantial exterior improvement of a two-family dwelling duplex, a minimum of one and one half off street parking spaces per dwelling unit shall be provided. The off street parking space or spaces shall be located on the same lot as the dwelling.~~

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2, 1990; Ord. 1289 §1, 2000.

#### **17.48.030 Standards for developments subject to design review.**

At the time of construction, enlargement, or change of use of any structure or development subject to GMC Chapter 17.80 (Design Review), except as provided in the C-2 district, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established under this title:

(1) Calculation of Parking Requirements.

- (a) Square Footage as Basis for Requirement. Where square feet of the structure or use is specified as the basis for the parking requirement, the calculation shall be based on the gross leasable area (GLA).
- (b) Number of Employees as Basis of Requirement. When the number of employees is specified as the basis for the parking space requirement, the calculation shall be based on the number of employees working on the premises during the largest shift at peak season.
- (c) If more than one use occupies a single structure or lot, the total minimum and maximum parking requirements for the structure or lot shall be the sum of the requirements for all uses. Where 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), the total requirements may be reduced accordingly to the use with highest minimum parking requirement.
- (d) When calculation of a minimum or maximum parking requirement results in a fractional space requirement, such fraction shall be rounded down to the nearest whole number.
- (e) Owners of two or more uses, structures or lots may agree to utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap. Satisfactory legal evidence shall be presented to establish the joint use. Shared parking spaces shall be included in the calculation of the minimum

parking requirement for each of the joint users. For the purpose of calculating the maximum permitted parking for each of the joint users, shared spaces shall be apportioned between the joint users.

(f) On-street parking may count towards fulfilling ~~up to one quarter of~~ the off-street parking requirements where on-street parking is allowed and the applicant can demonstrate that on-street parking is available. On-street parking must be available on the subject site's frontage in order to be credited towards the off-street parking requirement. On-street parking credited for a specific use may not be used exclusively by that use, but shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces is permitted.

(g) Parking spaces fulfilling the minimum off-street parking space requirement shall not be used for display or storage and shall not be rented, leased or assigned to any other person or organization, except as authorized under subsection (l)(e) of this section.

(h) Off-Site Parking. ~~Except for single family dwellings~~ For multi-household dwellings, the vehicle parking spaces required by this chapter may be located on another parcel of land, provided the parcel is within 500 feet walking distance of the use it serves. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced by a recorded deed, lease, easement, or similar written instrument.

(2) Minimum and maximum permitted parking.

(a) The number of surface parking spaces provided at no charge for a particular use shall not be less than the minimum nor exceed the maximum parking ratios identified for that use in Table 1. Minimum parking ratios for those uses not identified in Table 1 (below) shall be determined by the Planning commission during design review.

(b) For purposes of the maximum parking ratios identified in Table 1 (below), Zone A shall include those areas where 20-minute peak hour transit service is provided within a one-quarter (1/4) mile walking distance for bus transit stops or stations or one-half (1/2) mile walking distance for high capacity transit stops or stations. Zone B shall include all other areas.

(c) The following types of parking spaces are exempt from the maximum parking ratios:

- (A) Parking spaces in parking structures;
- (B) Fleet parking spaces;
- (C) Parking spaces used to store vehicles that are for sale, lease or rent;
- (D) Employee carpool parking spaces that are clearly delineated with signs;
- (E) Dedicated valet parking spaces.

(d) Upon expansion of a nonconforming development or nonconforming use that does not comply with minimum or maximum parking ratios, additional parking spaces shall be provided as follows:

- (A) If the existing number of parking spaces is less than the minimum parking ratio in Table 1 (below), the number of additional parking spaces required shall be based only on the floor area or capacity added and not on the area or capacity existing prior to the expansion.
- (B) If the existing number of parking spaces exceeds the maximum parking ratio in Table 1 (below), additional parking spaces may only be provided if compliance with the maximum parking ratio will be met for the entire development or use following the expansion.

(e) Exceptions to the minimum and maximum parking ratios may be granted pursuant to GMC Section 17.80.090 (minor exception). Exceptions exceeding twenty-five percent (25%) of the requirement shall be subject to GMC Chapter 17.72 (variances).

<b>17.48.030 Table 1</b>				
<b>MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS</b>				
<b>USE</b>		<b>MINIMUM REQUIRED</b>	<b>ZONE A MAX. ALLOWED</b>	<b>ZONE B MAX. ALLOWED</b>
<b>(1) RESIDENTIAL USES</b>				
(a)	Single-household Family Dwelling	1 space	Not Applicable	Not Applicable
(b)	<del>Duplex Two-Family or Multi-Family Dwelling</del>	1.5 spaces per dwelling unit	Min: None Max: None	Not Applicable
	Triplex/Quadplex	Lot sizes of less than 5,000 square feet, one (1) off-street parking space per development.  Lot sizes of 5,000 square feet or more, two (2) off-street parking spaces per development.	Min: None Max: None	
	Townhouse	1 space per Townhouse dwelling unit	Min: None Max: None	
	Cottage Cluster	1 space per dwelling unit	Min: None Max: None	
	Multi-Household Dwelling	1.5 spaces per dwelling unit		Not Applicable
(c)	Rooming-house or Boarding-house	Spaces equal to eighty percent (80%) of the number of guest accommodations plus one additional space for the owner or manager	Not Applicable	Not Applicable
(d)	Senior Housing Center	.5 spaces per residential suite	Not Applicable	Not Applicable
<b>(2) COMMERCIAL RESIDENTIAL USES</b>				
(a)	Hotel or Motel	1 space per guest room or suite plus 1 additional space for the owner or manager and 1 space per 2 employees	Not Applicable	Not Applicable
<b>(3) INSTITUTIONAL USES</b>				
(a)	Welfare or Correctional Institution, Nursing Home or Homes for the Aged	1 space per 10 beds for patients or inmates plus 1 space per 2 employees	Not Applicable	Not Applicable
(b)	Convalescent Hospital	1 space per 4 beds	Not Applicable	Not Applicable
(c)	Hospital	1.5 spaces per bed	Not Applicable	Not Applicable
<b>(4) PLACES OF PUBLIC ASSEMBLY</b>				
(a)	Church	1 space per 6 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	.6 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats	.8 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats

<b>17.48.030 Table 1</b>				
<b>MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS</b>				
<b>USE</b>		<b>MINIMUM REQUIRED</b>	<b>ZONE A MAX. ALLOWED</b>	<b>ZONE B MAX. ALLOWED</b>
(b)	Library, Reading Room	1 space per 400 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(c)	Preschool, Nursery, Kindergarten, Day Care Center	2 spaces per full-time staff person	Not Applicable	Not Applicable
(d)	Primary or Middle School	1 space per classroom plus 1 space per administrative employee plus 1 space per 4 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	Not Applicable	Not Applicable
(e)	High School, College or Commercial School for Adults	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater
(f)	Non-School Auditorium, Meeting Room, Community or Senior Center	1 space per 6 seats or 8 feet of bench length in an assembly room or 75 square feet of floor area of an assembly room not containing fixed seats, plus 1 space for each administrative employee, plus 1 space for each classroom for lounge, plus requirements for other uses included in the building	Not Applicable	Not Applicable
<b>(5) COMMERCIAL AMUSEMENT</b>				
(a)	Stadium, Arena, Theater	1 space per 4 seats or 8 feet of bench length	.4 space per seat or 2 feet of bench length	.5 space per seat or 2 feet of bench length
(b)	Bowling Alley	3 spaces per alley	Not Applicable	Not Applicable
(c)	Dancehall	1 space 100 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(d)	Skating Rink	1 space per 200 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(e)	Sports Club/Recreation Facility	4.3 spaces per 1,000 square feet	5.4 spaces per 1,000 square feet	6.5 spaces per 1,000 square feet
(f)	Tennis/Racquetball Court	1 space per 1,000 square feet	1.3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet
<b>(6) COMMERCIAL USE</b>				

<b>17.48.030 Table 1</b>				
<b>MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS</b>				
<b>USE</b>		<b>MINIMUM REQUIRED</b>	<b>ZONE A MAX. ALLOWED</b>	<b>ZONE B MAX. ALLOWED</b>
(a)	Retail Store	1 space per 300 square feet	1 space per 196 square feet	1 space per 161 square feet
(b)	Service or Repair Shop, Retail Store Handling Exclusively Bulky Merchandise Such as Automobiles or Furniture	1 space per 600 square feet	1 space per 294 square feet	1 space per 161 square feet
(c)	Bank	1 space per 300 square feet	1 space per 185 square feet	1 space per 154 square feet
(d)	Office	1 space per 370 square feet	1 space per 294 square feet	1 space per 244 square feet
(e)	Medical, Dental Clinic	1 space per 256 square feet	1 space per 204 square feet	1 space per 170 square feet
(f)	Eating or Drinking Establishment Except Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 52 square feet	1 space per 44 square feet
(g)	Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 81 square feet	1 space per 67 square feet
(h)	Mortuary	1 space per 6 seats or 8 feet of bench length in chapels	Not Applicable	Not Applicable
<b>(7) INDUSTRIAL USES</b>				
<i>(a) Manufacturing and Processing</i>				
Less than 25,000 square feet		1 space per 600 square feet	Not Applicable	Not Applicable
Greater than or equal to 25,000 square feet and less than 50,000 square feet		1 space per 700 square feet	Not Applicable	Not Applicable
Greater than or equal to 50,000 square feet and less than 80,000 square feet		1 space per 800 square feet	Not Applicable	Not Applicable
Greater than or equal to 80,000 square feet and less than 200,000 square feet		1 space per 1,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 200,000 square feet		1 space per 2,000 square feet	Not Applicable	Not Applicable
<i>(b) Warehousing and Distribution</i>				
Less than 50,000 square feet		1 space per 2,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 50,000 square feet and less than 150,000 square feet		1 space per 5,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 150,000 square feet		1 space per 5,000 square feet	Not Applicable	Not Applicable
(c)	Rail and Trucking Terminal	1 space per employee	Not Applicable	Not Applicable
(d)	Wholesale Establishment	1 space per employee plus 1 space per 700 square feet of patron service area	Not Applicable	Not Applicable

17.48.030 FIGURE 1	
OFF-STREET PARKING DESIGN STANDARDS	
Parallel Parking	45° Parking
Minimum Turning Radius	60° Parking
	90° Parking

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2, 1990; Ord. 1269 §1, 1998; Ord. 1282 §1, 1998; Ord. 1298 §1, 2000; Ord. 1483 §2 (Exh. 5), 2017.

**17.48.040 Design requirements for permanent off-street parking and loading.**

All structures and developments subject to design review shall provide permanent off-street parking and loading as follows:

(1) Parking and Loading:

- (a) Parking and loading areas shall be paved with asphalt and/or concrete meeting city standards, maintained adequately for all weather use and so drained as to avoid flow of water across public sidewalks;
- (b) Off-street parking and loading areas shall be screened from abutting properties located in a residential zoning district unless such abutting properties are developed with nonresidential uses. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet high and shall not conflict with GMC Chapter 17.54 (clear vision).
- (c) Areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and/or semitrailers, shall be paved with an asphalt and/or concrete surface meeting city standards. The parking of truck tractors and/or semitrailers in off-street parking areas used exclusively for the parking and/or storage of said vehicles may be allowed utilizing a durable and dustless surface other than an asphalt and/or concrete surface. Such surface must be graded, compacted and surfaced in such a manner that it will adequately support these vehicles, including trailer standing gear, will not produce dust, will not produce tracking of mud or other materials onto adjoining streets or properties, and otherwise complies with other applicable provisions of this code.

(2) Parking:

- (a) Required parking spaces shall be located not further than 200 feet from the building or use they are required to serve, measured in a straight line from the building;
- (b) Required parking shall be provided in the same zoning district or a different zoning district of a more intensive use;
- (c) In no case shall required parking for a commercial or industrial use be provided in a residential district, except for approved conditional uses;
- (d) Groups of more than four parking spaces shall be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley;
- (e) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches high and setback a minimum of five feet from the property line. A bumper rail may be substituted for a curb;

(f) Off-street parking and loading areas, including parking spaces and access aisles, shall meet or exceed the minimum dimensional standards identified in Tables 2 and 3 and Figure 1 (of this chapter). Access aisles shall be of sufficient width for all vehicular turning and maneuvering;

(g) Up to 50 percent of required parking spaces may be provided for compact cars;

(h) Parking areas shall be designed, to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces.

(3) Loading:

(a) 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 having a capacity greater than 25 students;

(b) Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use;

(c) Off-street parking areas used to fulfill the requirements of this section shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs;

(d) Loading facilities shall be located at least 20 feet from residential property. Loading spaces shall be located on the site and directly accessible to the main structure.

17.48.040 Table			
STANDARD PARKING DIMENSIONS IN FEET			
Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	9.5'	18.0'	14.0'
60°	9.5'	18.0'	16.0'
90°	9.5'	18.0'	24.0'

17.48.040 Table			
COMPACT PARKING DIMENSIONS IN FEET			
Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	8.5'	16.0'	14.0'
60°	8.5'	16.0'	16.0'
90°	8.5'	16.0'	24.0'

(e) Exceptions and Adjustments. Loading areas within a street right-of-way in areas zoned mixed-use commercial in the C-2 zoning district may be approved when all of the following conditions are met:

(A) Loading areas must be signed to limit the duration of the activity, which may not exceed one hour for each loading operation.

(B) Proposed loading areas must support a use that requires infrequent loading activity. Infrequent loading activity is defined as less than three operations that occur daily between 5:00 a.m. and 12:00 a.m., or all operations that occur between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone.

(C) The proposed loading area:

- (i) Does not unreasonably obstruct traffic;
- (ii) Will be limited to one loading activity at a time;
- (iii) Notwithstanding Portland Avenue, does not obstruct a primary emergency response route; and
- (iv) Is acceptable to the applicable roadway authority.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2, 1990; Ord. 1298 §1, 2000; Ord. 1483 §2 (Exh. 5), 2017.

**17.48.050 Bicycle parking standards.**

(1) General Provisions.

(a) Applicability. Standards for bicycle parking apply to full-site design review of new construction for multi-family residential (four units and larger) and new commercial/industrial developments. The Planning Commission may grant exemptions to bicycle parking requirements in connection with temporary uses or uses that are not likely to generate the need for bicycle parking.

(b) Types of Spaces. Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides a weather-protected place to park bicycles for employees, students, residents, commuters, and others who generally stay at a site for at least several hours.

(c) Minimum Number of Spaces. All developments required to comply with this section shall provide a minimum five percent bicycle parking spaces based on the city's required minimum number of automobile parking spaces. In addition, the following applies:

- (A) All development shall have a minimum two short-term bicycle parking spaces; and
- (B) If more than seven bicycle parking spaces are required, at least 50 percent of the spaces shall be provided as long-term bicycle parking.
- (C) Notwithstanding subsection (1)(a)(A) of this section, 100 percent of all bicycle parking spaces for multi-family development of four units and more shall be provided as long-term bicycle parking.

(2) Location and Design.

(a) Short-Term Bicycle Parking. Short-term bicycle parking facilities are lockers or racks that meet the standards of this section and that are located inside a building, or located outside within 30 feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer;

(b) Long-Term Bicycle Parking. Long-term bicycle parking includes:

- (A) Racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security).



- (B) Covered outside bicycle parking spaces that meet the requirements of subsection (2)(g) of this section and are located within 100 feet of an entrance to the building;
- (c) Signs. If the bicycle parking is not visible from the street or main building entrance, then a sign conforming to the city's standards for on-site traffic control, GMC Section 17.52.060(1), shall be posted indicating the location of the parking facilities;
- (d) Rack Type and Dimensions.
- (A) Bicycle racks must hold bicycles securely by the frame and be securely anchored;
- (B) Bicycle racks must accommodate:
- (i) Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock, or approved substitute; or
- (ii) Locking the frame and both wheels to the rack with a chain or cable not longer than six feet;
- (C) The Planning Commission may approve alternate bicycle racks provided they are convenient and secure;
- (e) Bicycle parking spaces must be at least six feet long and two feet wide. An aisle five feet wide for bicycle maneuvering must be provided;
- (f) Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only;
- (g) Covered Parking (Weather Protection).
- (A) When required, covered bicycle parking shall be provided in one of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
- (B) Where required covered bicycle parking is not proposed to be located within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.
- (C) Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1175 §3 (A), 1993; Ord. 1483 §2 (Exh. 5), 2017.

**17.48.060 Car pool and van pool parking.**

New industrial, institutional and office developments requiring full site design review, including government offices, with 50 or more employee parking spaces, shall designate at least 10 percent of the parking spaces for car pool or van pool parking. The car pool/van pool spaces shall be clearly marked "reserved – car pool/van pool only."

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1175 §3 (B), 1993.