

CHAPTER 9 - OFF-STREET PARKING AND LOADING

9.000 Off-Street Parking Required. Off-street parking and loading space shall be provided for all developments. For purposes of this chapter, in computing the total number of required off-street parking spaces, if the total contains a fraction, then the number shall be rounded up to the next higher whole number. The provision for, and maintenance of, off-street parking and loading facilities shall be a continuing obligation of the property owner. No building permit, or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation, shall be issued with respect to off-street parking and loading, or land served by such facilities, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]

9.010 Residential Off-Street Parking Space Requirements. The minimum and maximum off-street parking space requirements are as follows:

Type of Use	Minimum	Maximum
Single-family dwelling or manufactured dwelling	One space per dwelling unit	No maximum
Two-family dwelling or multiple-family dwelling	Two spaces per dwelling unit plus one space per three dwelling units for guest parking	No maximum
Sorority, fraternity, or dormitory	One space per two occupants	One space per occupant
Residential hotel, rooming or boarding house; bed and breakfast; hotel or motel	One space per guestroom or suite	Two spaces per guestroom or suite
Manufactured home park	One space per manufactured home site, plus one space per three home sites for guest parking at a convenient location	No maximum
Planned development	In addition to the requirements for dwelling units, one space per two dwelling units for guest parking at a convenient location	No maximum

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 664, ef. 8/13/98]

9.020 Commercial Off-Street Parking Space Requirements. The minimum and maximum off-street parking space requirements are as follows:

Type of Use	Minimum	Maximum
General retail or personal service, including shopping centers and grocery stores	4.1 spaces per 1,000 square feet of gross floor area	6.2 spaces per 1,000 square feet of gross floor area
General retail with bulky merchandise, such as a furniture/appliance store	Two spaces per 1,000 square feet of gross floor area	Three spaces per 1,000 square feet of gross floor area
Auto, boat, or trailer sales, or nursery	One space per 1,000 square feet of gross floor area	Two spaces per 1,000 square feet of gross floor area
General, professional, or banking office	2.7 spaces per 1,000 square feet of gross floor area	4.1 spaces per 1,000 square feet of gross floor area
Banking office with drive-up window	4.3 spaces per 1,000 square feet of gross floor area	6.5 spaces per 1,000 square feet of gross floor area
Medical or dental office, or clinic	3.9 spaces per 1,000 square feet of gross floor area	5.9 spaces per 1,000 square feet of gross floor area
Eating or drinking establishment	Ten spaces per 1,000 square feet of gross floor area	19.1 spaces per 1,000 square feet of gross floor area
Eating or drinking establishment with drive-up window	Eight spaces per 1,000 square feet of gross floor area	12.4 spaces per 1,000 square feet of gross floor area
Theater, racetrack, stadium, or similar use	One space per four seats or eight-foot bench length	1.5 spaces per four seats or eight-foot bench length
Bowling alley	Two spaces per lane	Three spaces per lane
Sports club/recreation facilities, including health club, gymnasium, skating rink, or dance hall	4.3 spaces per 1,000 square feet of gross floor area	6.5 spaces per 1,000 square feet of gross floor area
Amusement park	One space per 100 square feet of recreation area	1.5 spaces per 100 square feet of recreation area
Service station	0.5 space per 1,000 square feet of gross lot area	One space per 1,000 square feet of gross lot area

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]

9.030 Institutional, Public, and Semi-Public Uses Off-Street Parking Space Requirements. The minimum and maximum off-street parking space requirements are as follows:

Type of Use	Minimum	Maximum
Child care center or kindergarten	One space per two employees, plus one space per five children	1.5 spaces per two employees, plus two spaces per five children
School: elementary, junior high, or middle school	Two spaces per teacher	Three spaces per teacher
School: high or college, university, or trade school	0.2 space per number of students and staff	0.3 space per number of students and staff
Library or museum	2.5 spaces per 1,000 square feet of gross floor area, plus one space per two employees	Three spaces per 1,000 square feet of gross floor area, plus 1.25 spaces per two employees
Church, chapel, mortuary, or auditorium	One space per four seats or seven feet of bench length	Two spaces per four seats or seven feet of bench length
Nursing or convalescent home	0.5 space per bed for patients and residents	One space per bed for patients and residents
Congregate housing facility	One space per three residents	1.5 spaces per three residents
Hospital	1.5 spaces per bed	Two spaces per bed
Golf course	Six spaces per hole	Eight spaces per hole

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]

9.040 Industrial Off-Street Parking Space Requirements. The minimum and maximum off-street parking space requirements are as follows:

Type of Use	Minimum	Maximum
Storage, warehouse, or manufacturing establishment; air, rail, or trucking freight terminal	One space per employee on the largest shift	1.5 spaces per employee on the largest shift

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 3/4/99]

9.045 Off-Street Parking within the Town Center Overlay District.

- A. No minimum off-street parking spaces are required for non-residential uses in the Central Business District (CBD) or Mixed Office/Housing (MO/H) zoning districts. Within these zones, a minimum of two parking spaces per unit is required for residential uses, except that residential units in conjunction with commercial uses are required to have a minimum of one parking space per residential unit.
- B. Except for residential units on individual lots, no use within the Town Center Overlay District shall be permitted to exceed the required minimum amount of off-street parking by more than ten percent; however, each use shall be allowed at least one parking space in excess of the minimum amount required. [Adopted by Ord. 664, ef. 8/13/98; Amended by Ord. 770, ef. 2/23/06]

- 9.050 Other Developments Not Listed. Requirements for a building or development not specifically listed herein shall be determined based upon the requirements of comparable uses listed. The Director may refer any question of interpretation to the Planning Commission for determination. [Adopted by Ord. 550, ef. 9/25/90]
- 9.055 Reduction of Required Parking Spaces.
- A. Any existing or proposed use subject to minimum off-street parking requirements and located within 400 feet of an existing transit route may reduce the number of required parking spaces by up to ten percent by providing a transit stop and related amenities including a public plaza, pedestrian sitting areas, or additional landscaping, provided such landscaping does not exceed 25% of the total area dedicated for transit-oriented uses.
 - B. Required parking spaces may be reduced at a ratio of one parking space for each 100 square feet of transit amenity space provided above and beyond the minimum required by this code.
 - C. Uses which are not eligible for these reductions include truck stops, building materials and lumber sales, nurseries, and similar uses not likely to be visited by pedestrians or transit customers. [Adopted by Ord. 622, ef. 4/13/95]
- 9.060 Landscaping and Screening.
- A. Except for a residential development which has landscaped yards, parking facilities shall include landscaping to cover not less than ten percent of the area devoted to parking facilities. The landscaping shall be uniformly distributed throughout the parking area and may consist of trees, shrubs, or groundcover.
 - B. Parking areas shall be divided into bays of not more than 20 parking spaces in parking areas with 20 or more spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of five feet and be at least 17 feet in length. Each planter shall contain one major structural tree and groundcover which has been deemed appropriate by the Director. Truck parking and loading areas are exempt from this requirement.
 - C. Parking area setbacks shall be landscaped with major trees, shrubs, and groundcover as specified in Chapter 8, Site Orientation and Design Standards, of this code.
 - D. Wheel stops, bumper guards, or other methods to protect landscaped areas shall be provided. No vehicles may project over a property line. No vehicle shall overhang a public right-of-way, sidewalk, or landscaped area unless adequate area is provided for safe pedestrian circulation.
 - E. Fences, walls, or hedges shall not be placed within front or street side setback areas except at the street side edge of parking lots when allowed within setbacks.
 - F. Where parking adjoins a residential zoning district, there shall be a sight-obscuring screen which is at least 80% opaque when viewed horizontally from between two and eight feet above average ground level. The screening shall be composed of

materials which are an adequate size so as to achieve the required degree of screening within three years after installation. [Adopted by Ord. 550, ef. 9/25/90]

9.070 Paving.

- A. Parking areas, driveways, aisles, and turnarounds shall be paved with concrete, asphalt, or comparable impervious surfacing. Porous concrete, grasscrete, or comparable porous paving surfacing may be used in place of impervious surfacing to reduce stormwater runoff, when approved by the director. Gravel and similar erodable surfaces are not acceptable.
- B. Approaches shall be paved with concrete surfacing constructed to City standards. If a street is not paved, the approach may be maintained to the same standard as the street until the street is paved.
- C. Temporary overflow parking in conjunction with community events, special events, events of citywide interest, or sporting events, as such events are defined in section 10.015 of this code, is allowed on an unpaved parking area on a parcel of at least one-half acre in size, provided such parking does not occur within the Vegetation Corridor and Slope District. If a fee is charged for parking, it shall not be considered a commercial parking lot for purposes of zoning compliance. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 781, ef. 10/12/06]

9.080 Drainage. Parking areas, aisles, and turnarounds shall have provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public right-of-ways, and abutting private property. [Adopted by Ord. 550, ef. 9/25/90]

9.090 Lighting. Artificial lighting shall be provided in all required off-street parking areas. Lighting shall be deflected so as not to shine directly into adjoining dwellings or other types of living units and so as not to create a hazard to the public use of a street. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use. Lighting fixtures shall also comply with the requirements of Troutdale Municipal Code, Chapter 8.26, Outdoor Lighting. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 622, ef. 4/13/95; Amended by Ord. 716, ef. 5/9/02]

9.100 Shared Use of Parking Facilities.

- A. Except for residential uses, required parking facilities may be located on an adjacent parcel of land or separated only by an alley, provided the adjacent parcel is maintained in the same ownership as the use it is required to serve.
- B. In the event that several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately with a reduction of up to 25% to account for shared parking between adjacent businesses and services.
- C. Required parking facilities of two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap (e.g., uses primarily of a daytime vs. nighttime nature) and provided that such right

of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing such joint use. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]

9.110 Driveways.

- A. A driveway to an off-street parking area shall be improved from the public roadway to the parking area a minimum width of 20 feet for a two-way drive or 12 feet for a one-way drive, but in either case not less than the full width of the approach for the first 20 feet of the driveway. The improvement shall be constructed to the standards for private drives.
- B. A driveway for a single-family or two-family dwelling shall have a minimum width of ten feet.
- C. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for their entire length and width, but such clearance may be reduced in parking structures. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 622, ef. 4/13/95]

9.120 On-Site Circulation.

- A. Groups of more than three parking spaces shall be permanently marked.
- B. Except for a single-family or two-family dwelling, groups of more than three parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner. No backing movements or other maneuvering shall be permitted within a street right-of-way other than an alley. [Adopted by Ord. 550, ef. 9/25/90]

9.130 Public Transit Facilities.

[Adopted by Ord. 550, ef. 9/25/90; Repealed by Ord. 622, ef. 4/13/95]

9.130 Bicycle Parking Facilities. Multiple-family developments; industrial, commercial and community service uses; transit transfer stations; and park and ride lots, shall meet the following standards for bicycle parking facilities:

- A. Number/Type. The required minimum number of bicycle parking spaces shall be five percent of the automobile parking spaces for the use. In no case shall less than one space be provided.
- B. Location.
 - 1. Bicycle parking shall be located on-site, convenient to building entrances, and have direct access to both the public right-of-way and to the main entrance of the principal use.
 - 2. For facilities with multiple buildings or parking lots, bicycle parking shall be located in areas of greatest use and convenience to bicyclists.

3. Bicycle parking may be provided within the public right-of-way in areas without building setbacks, subject to approval of the appropriate governing official and provided it meets the other bicycle parking requirements.
- C. **Parking Space Dimensions.** Each required bicycle parking space shall be at least 2½'x6', and when covered, provide vertical clearance of at least seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Vertical or upright bicycle storage structures are exempted from the parking space length standard.
 - D. **Parking Facilities.** Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (i.e., a “rack”) upon which the bicycle can be locked. Bicycle racks shall be securely anchored to the ground or to a structure and shall be designed to hold bicycles securely by means of the frame.
 - E. **Signing.** Where bicycle parking facilities are not directly visible and obvious from the public right-of-way, entry and directional signs shall be provided to direct bicyclists from the public right-of-way to the bicycle parking facility.
 - F. **Exemptions.** Temporary street side sales and temporary uses, such as fireworks stands and Christmas tree sales, and single-family and two-family residences, are exempt from these standards. [Adopted by Ord. 622, ef. 4/13/95]

9.140 Setbacks.

- A. Parking areas which abut a residential zoning district shall meet the building setback of the most restrictive adjoining residential zoning district.
- B. Required parking shall not be located in a required front or side yard setback area abutting a public street except in industrial districts. For single-family dwellings, required parking may be located in front of a garage.
- C. In industrial districts, when greater setbacks are required for structures, parking lots may be within 20 feet of any front, side street, or rear property line and within five feet of any side property line. Screening shall be maintained to obscure all parking from the property lines.
- D. Parking areas shall be set back from a lot line adjoining a street the same distance as required building setbacks. Regardless of other provisions, a minimum setback of ten feet shall be provided along the property fronting on a public street in an industrial district. The setback area shall be landscaped as provided in this code. [Adopted by Ord. 550, ef. 9/25/90]

9.150 Truck Parking. In residential zoning districts, no overnight parking of trucks or other equipment on wheels or tracks exceeding one-ton capacity used in the conduct of a business activity shall be permitted, except vehicles and equipment necessary for farming and truck gardening on the premises where such use is permitted. [Adopted by Ord. 550, ef. 9/25/90]

- 9.160 Handicapped Parking Facilities. The required number of handicapped parking spaces shall be in conformance with the State of Oregon Structural Specialty Code, Chapter 11 Accessibility. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]
- 9.165 Carpool and Vanpool Parking. New industrial, commercial, and community service developments with 50 or more employees shall meet the following requirements for carpool and vanpool parking:
- A. Number/Marking. At least ten, but not less than one, percent of the employee parking spaces shall be marked and signed for use as a carpool/vanpool space. The carpool/vanpool spaces shall be clearly marked “Reserved - Carpool/Vanpool Only”.
 - B. Location. Designated carpool/vanpool spaces shall be the closest employee parking spaces to the building entrance normally used by employees except for any handicapped spaces provided. [Adopted by Ord. 622, ef. 4/13/95]
- 9.170 Off-Street Parking Restrictions.
- A. Parking spaces in a public street, including an alley, shall not be considered required parking.
 - B. Required parking shall be available for parking of operable passenger vehicles of residents, customers, and employees only, and shall not be used for the storage or display of vehicles or materials. [Adopted by Ord. 550, ef. 9/25/90]
- 9.180 Design Requirements for Off-Street Parking. The following off-street parking development and maintenance shall apply in all cases:
- A. Size.
 - 1. The standard size of a parking space shall be 9'x18' (162 s.f.).
 - 2. The compact size of a parking space shall be 8'x16' (128 s.f.). Up to 35% of required parking spaces may be compact spaces.
 - 3. Handicapped parking spaces shall be in conformance with the State of Oregon Structural Specialty Code, Chapter 11 Accessibility.
 - 4. For parallel parking, the length of the parking space shall be increased to 22 feet.
 - B. Aisles shall not be less than:
 - 1. 25 feet in width for 90° parking.
 - 2. 20 feet in width for 60° parking.
 - 3. 20 feet in width for 45° parking.
 - 4. 12 feet in width for parallel parking on one side.

5. 16 feet in width for parallel parking on both sides. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 664, ef. 8/13/98]

9.190 Loading Facilities.

- A. The minimum area required for commercial and industrial loading spaces is as follows:
 1. 250 square feet for buildings of 5,000 to 19,999 square feet of gross floor area.
 2. 500 square feet for buildings of 20,000 to 49,999 square feet of gross floor area.
 3. 750 square feet for buildings in excess of 50,000 square feet of gross floor area.
- B. The required loading area shall not be less than ten feet in width by 25 feet in length and shall have an unobstructed height of 14 feet.
- C. Loading areas shall be screened from public view, public streets, and adjacent properties.
- D. Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.
- E. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school having a capacity greater than 25 students. [Adopted by Ord. 550, ef. 9/25/90]

9.200 Off-Street Parking Plan. A plan drawn to scale, indicating how the off-street parking and loading requirement is to be provided, shall accompany the application for a development permit. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled, and shall include, but not be limited to:

- A. Delineation of individual parking spaces.
- B. Circulation area necessary to serve spaces.
- C. Access to streets, alleys, and properties to be served.
- D. Curb cuts.
- E. Dimensions, continuity, and substance of screening.
- F. Grading, drainage, surfacing, and subgrading details.
- G. Delineations of all structures or other obstacles to parking and circulation on the site.
- H. Specifications as to signs and bumper guards. [Adopted by Ord. 550, ef. 9/25/90]

9.210 Off-Street Parking Construction. Required parking spaces shall be improved and available for use at the time of final building inspection. [Adopted by Ord. 550, ef. 9/25/90]