

ORDINANCE NO. 88-518-0

AN ORDINANCE AMENDING ORDINANCE NO. 498-0, ADDING NEW SUB-SECTIONS 4.014 H, I AND J, RELATING TO OFF-STREET PARKING RESTRICTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Troutdale may adopt zoning regulations to promote the general welfare by providing for a more attractive community, and

WHEREAS, The Planning Commission has considered the proposed regulations at public hearing and recommends the adoption of additional development standards, and

WHEREAS, The City Council finds new regulations to be in the public interest,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

1. Section 4.014 Off-Street Parking Restrictions is hereby amended as follows:

S4.014 Off-Street Parking Restrictions.

- A. Parking spaces in a public street, including an alley, shall not be eligible as fulfilling any part of the parking requirements.
- B. 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. Except for industrial uses, required parking shall not be located in a required front or side yard setback area abutting a public street.
- C. 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.
- D. 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 deed, lease, contract, or similar written instrument establishing such joint use.

- E. 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.
 - 1. Such space shall not be rented by the day or part thereof.
 - 2. Such space, if uncovered, shall be paved in accordance with the provisions of the building regulations.
- F. 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.
- G. Public Transit Facilities. Commercial and industrial firms which employ 25 or more permanent full-time employees and are served by public transit may have to provide a shelter at the transit loading site. These shelters shall provide at least four seating spaces and adequate protection from the weather. New firms which are not served by public transit will not be required to provide such shelter until they are served by public transit.
- H. Parking in required setbacks. When greater setbacks are required for structures, parking lots may be within ten 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. Adequate screening shall be either landscaping and/or architectural material which obscures the line of sight from the street or adjoining

property. The parking screening requirement may be combined with the regular setback landscaping requirements.

I. Landscaping Along Arterials.

Regardless of any 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 elsewhere.

J. Fences, Walls, and Hedges.

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.

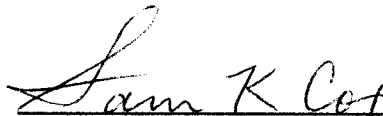
2. This ordinance shall be effective 30 days after passage.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
25TH DAY OF OCTOBER, 1988.

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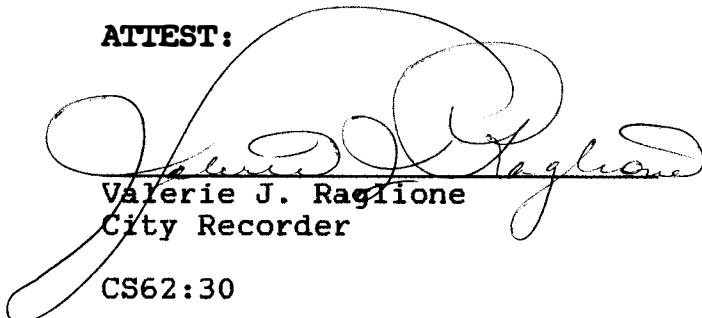
ABSTAINED 0



Sam K. Cox, Mayor

Date Signed: OCTOBER 26, 1988

ATTEST:



Valerie J. Ragnione
City Recorder

CS62:30