

**AN ORDINANCE AMENDING TROUTDALE DEVELOPMENT CODE
(TDC) CHAPTER 9, OFF-STREET PARKING AND LOADING.**

WHEREAS, the Citizen Advisory Committee met on April 22, 1998 to review and discuss these proposed amendments and gave approval to the amendments, and

WHEREAS, the Planning Commission held a public hearing on May 20, 1998, and reviewed the request and forwarded to the City Council a recommendation for approval, and

WHEREAS, the City Council held public hearings on June 23, 1998 and July 14, 1998 to provide opportunity for public comment, and

WHEREAS, the City Council is now satisfied that this matter has been adequately considered;

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

Section 1: The Council adopts the following findings of fact.

1. The proposed TDC amendment will not adversely affect the health, safety and welfare of the community.
2. The proposed TDC amendment does not conflict with applicable comprehensive plan goals or policies.
3. The public need is best satisfied by the proposed TDC amendment.
4. Metro's Urban Growth Management Functional Plan, Regional Parking Policy, requires cities to reduce the number of parking spaces for new development through minimum and maximum parking ratios for selected land uses. These regional parking standards are intended to reduce the amount of land devoted to off-street parking, which, in turn, will help minimize the amount of land needed to be brought into the urban growth boundary to accommodate future growth.

The TDC regulates the amount of off-street parking required for different land uses by establishing minimum off-street parking standards for residential, commercial, institutional, and industrial land uses. The proposed TDC amendment will bring the off-street parking standards into compliance with the regional standards established by the Metro Urban Growth Management Functional Plan, Regional Parking Policy.

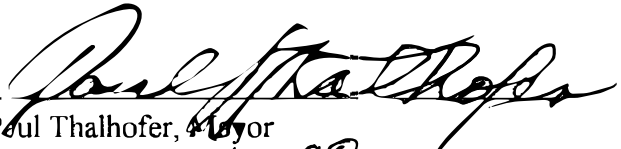
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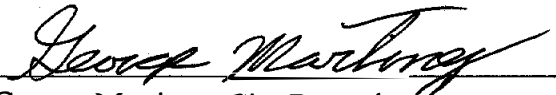
- 5. The proposed TDC amendment will provide for blended parking ratios where mixed land uses are proposed which is in compliance with the Metro Urban Growth Management Functional Plan.
- 6. Since handicapped parking spaces are enforced by the Building Official, the proposed TDC amendment updates the handicapped parking regulations to be in conformance with the State of Oregon Structural Specialty Code.

Section 2: Base upon these findings, the Troutdale Development Code (Ordinance No. 491-0) is hereby amended to incorporate those changes contained in Attachment A.

Section 3: These amendments shall take affect thirty (30) days from date of adoption.

YEA: 6
NAYS: 0
ABSTAINED: 0


Paul Thalhofer, Mayor
Dated: 7-16-98


George Martinez, City Recorder
Adopted: July 14, 1998

Section 1. Chapter 9 is amended to read as follows:

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 number of 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.

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 (1) space per dwelling unit	No maximum
Two family dwelling and Multiple-family dwelling	Two (2) spaces per dwelling unit plus one (1) space per three (3) dwelling units for guest parking	No maximum
Sorority, fraternity or dormitory	One (1) space per two (2) occupants	One (1) space per occupant
Residential hotel, rooming or boarding house, bed and breakfast, hotel, motel	One (1) space per guest room or suite	Two (2) spaces per guest room or suite
Manufactured home park	One (1) space per manufactured home site, plus one (1) space per three (3) home sites for guest parking at a convenient location	No maximum
Planned development	In addition to the requirements for dwelling units, one (1) space per two (2) dwelling units for guest parking at a convenient location	No maximum

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 (2) spaces per 1,000 square feet of gross floor area	Three (3) spaces per 1,000 square feet of gross floor area
Auto, boat or trailer sales or nursery	One (1) space per 1,000 square feet of gross floor area	Two (2) 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	10 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 (8) 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 (1) space per four (4) seats or 8 foot bench length	1.5 spaces per four (4) seats or 8 foot bench length
Bowling alley	Two (2) spaces per lane	Three (3) 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 (1) 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 (1) space per 1,000 square feet of gross lot area

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 (1) space per two (2) employees, plus one (1) space per five (5) children	1.5 spaces per two (2) employees, plus two (2) spaces per five (5) children
School, elementary or junior high or middle school	Two (2) spaces per teacher	Three (3) 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 (1) space per two (2) employees	Three (3) spaces per 1,000 square feet of gross floor area , plus 1.25 spaces per two (2) employees
Church, chapel, mortuary, auditorium	One (1) space per four (4) seats or 7 feet of bench length	Two (2) spaces per four (4) seats or 7 feet of bench length
Nursing or convalescent home	0.5 space per bed for patients and residents	One (1) space per bed for patients and residents
Congregate housing facility	One (1) space per three (3) residents	1.5 spaces per three (3) residents
Hospital	1.5 spaces per bed	Two (2) spaces per bed
Golf course	Six (6) spaces per hole	Eight (8) spaces per hole

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 (1) space per employee on the largest shift	1.5 spaces per employee on the largest shift

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

1. No minimum off-street parking spaces are required for properties zoned Central Business District (CBD) or Mixed Office/Housing (MO/H) except for residential development within the MO/H zoning district. A minimum of one (1) space shall be required for each residential unit.
2. No use within the Town Center Overlay District shall be permitted to exceed the required minimum amount of off-street parking by more than 10%, however, each use shall be allowed at least one parking space in excess of the minimum amount required.

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.

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 10% 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 1 parking space for each 100 square feet of transit amenity space provided above and beyond the minimum required by this ordinance.
- 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.

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 (10) 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 ground cover.
- B. Parking areas shall be divided into bays of not more than twenty (20) parking spaces in parking areas with twenty or more spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of five (5) feet and be at least seventeen (17) feet in length. Each planter shall contain one major structural tree and ground cover 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 ground cover as specified in Chapter 8.

- D. Wheel stops, bumper guards or other method 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 eighty (80) percent opaque when viewed horizontally from between two (2) and eight (8) 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.

9.070 Paving.

- A. Parking areas, driveways, aisles and turnarounds shall be paved with concrete, asphaltic or comparable surfacing, constructed to city standards for off-street vehicle areas.
- 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.

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 rights-of-way, and abutting private property.

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.

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 twenty-five (25%) percent 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.

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 twenty feet of the driveway. The improvement shall be constructed to the standards for private drives.
- B. A driveway for a single 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 twelve feet for their entire length and width but such clearance may be reduced in parking structures.

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.

9.130 Bicycle Parking Facilities. Multi-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 **5 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 two and a half by six feet, 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 streetside sales and temporary uses, such as fireworks stands and Christmas tree sales, single-family and two-family residences, are exempt from these standards.

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 twenty 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.

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.

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.

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 10%, but not less than one, 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.

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.

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 nine (9) feet by eighteen (18) feet (162 s.f.).
 - 2. The compact size of a parking space shall be eight (8) feet by sixteen (16) feet (128 s.f.). Up to thirty-five (35%) percent 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 twenty-two (22) feet.
- B. Aisles shall not be less than:
 - 1. 25' in width for 90° parking
 - 2. 20' in width for 60° parking
 - 3. 20' in width for 45° parking

4. 12' in width for parallel parking on one side
5. 16' in width for parallel parking on both sides

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 twenty-five feet in length and shall have an unobstructed height of fourteen feet.
- C. Loading areas shall be screened from public view from 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 twenty-five students.

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.

9.210 Off-Street Parking Construction. Required parking spaces shall be improved and available for use at the time of final building inspection.