Chapter 16.155
Off Street Parking and Loading

16.155.000 Purpose

The purpose of this chapter is to provide adequate areas for the parking, maneuvering, loading and unloading of vehicles for all land uses in the City of North Plains.

16.155.005 General Provisions

A. The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of 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.

B. Parking requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.

C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

D. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the building inspector in the form of deed, leases or contracts to establish the joint use.

E. Off-street parking spaces for dwellings shall be located on the same tax lot with the structure, and within 250 feet of the dwelling unit for which the parking space is required. Garages and/or carports may be used to satisfy the off-street parking requirements for dwellings, however, one required parking space may be uncovered. Parking spaces required for other uses may be located on a separate tax lot and shall be located not farther than 500 feet from the building or use they are to serve.

F. Parking and loading spaces shall not be located in a required side or rear yard, except that off-street parking spaces may be located in a required side or rear yard adjacent to a street on commercial or industrial zoned land provided that the parking spaces are developed consistent with the development standards of this chapter.
G. Required parking spaces shall be available for parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

H. Required parking spaces shall be improved and available for use before the final inspection is completed by the building inspector. An extension of time may be granted by the building inspector providing an irrevocable letter of credit, assignment of bank account, performance bond, or its equivalent, is posted equaling the cost to complete the improvements.

I. On-Street Parking Credit. The amount of off-street parking required may be reduced by one-half off-street parking space for every one on-street parking space adjacent to the development (where curbs and sidewalks are present and parking is allowed). On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by City standards. The following constitutes an on-street parking space:

a. Parallel parking, each 24 feet of uninterrupted curb;

b. 45 degree diagonal, each 14 feet of curb;

c. 60 degree diagonal, each 11.5 feet of curb;

d. 90 degree (perpendicular) parking, each 10 feet of curb;

e. Curb space must be connected to the lot which contains the use;

f. Parking spaces that would not obstruct a required clear vision area, nor any other parking that violates any law or street standard; and

g. On-street parking spaces 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 parking spaces are permitted.

J. When the calculation of the minimum number of parking spaces required results in a fraction of a space, the applicant must round up to the nearest whole space.

K. When 50 or more parking spaces are either required or proposed with a development application, a minimum of five percent (5%) of the total number of parking spaces shall be available for future installation of electric vehicle charging stations, as defined by Oregon Administrative Rule (OAR) 918-020-038. Fractional numbers derived from this calculation must be rounded up to the nearest whole number.

16.155.010 Commercial District Modifications

The parking requirements of this section shall not apply to existing commercial buildings within the commercial core of the City as defined on the official zoning map of the City as the C-1 zone.
### Automotive Parking Requirements

#### A. Residential
- **Detached single-family*:** 2 spaces per dwelling unit
- **Duplexes and Triples*:** 1.5 spaces per dwelling unit
- **Multi-family dwellings and attached single-family dwellings:**
  - a. **Studio units or 1-bedroom units:** 1 space per dwelling unit
  - b. **2-bedroom units:** 1.75 spaces per dwelling unit
  - c. **3-bedroom units:** 2 spaces per dwelling unit
  - d. **Senior housing:** 1.25 spaces per dwelling unit
- **Residential hotel; rooming/boarding house:** 2 spaces per 3 guest rooms plus one additional space per two employees
- **Mobile home park:** 1 space per mobile home plus 1 guest parking space for every two homes

#### B. Commercial Residential
- **Hotel:** 1 space per 2 guest rooms or suites plus 1 space per two employees
- **Motel:** 1 space per guest room or suite plus 1 space per two employees

#### C. Community Services, Institutional and Semi-Public Uses
- **General Office/Government Office:** 3 spaces per 1,000 sq ft gross floor area
- **Community Recreation Buildings:** 1 space per 250 sq ft, or 1 space per 6 patrons to the maximum capacity, plus 1 space per employee on the largest shift
- **Church, Chapel, Auditorium, Lodge, Fraternal/Civic Assembly with or without eating/drinking facilities:** 1 space per 6 fixed seats, or, where there are no fixed seats, 1 space per 10 patrons to the maximum capacity
- **Library or Museum:** 2 spaces per 1,000 sq ft gross floor area
- **Hospitals/Medical Centers:** 1 space per 1,000 sq ft gross floor area
- **Medical/Dental Offices/Clincis:** 4 spaces per 1,000 sq ft gross floor area
- **Day Care/Small School:** 1 space per employee and 1 space per 5 students
- **Preschool/Kindergarten:** 2.5 spaces per 1,000 sq ft gross floor area
- **School- Elementary or Middle/Junior High:** 1.5 spaces per classroom, plus recreation facilities, if applicable
10. School- Senior High School/Vocational or College 2 spaces per 1,000 sq ft gross floor area, plus recreation facilities, if applicable
11. Park, private or public < 1 acre None
12. Park, private or public > 1 acre As determined at time of land use review

D. Commercial Amusement
1. Stadium/Arena/Theater 1 space per 4 seats or 8 feet of bench length
2. Bowling Alley 4 spaces per alley plus 1 space per 2 employees
3. Dance Hall/Skating Rink 1 space per 100 sq ft of floor area plus 1 space per 2 employees

E. Commercial
1. Retail Store 1 space per 200 sq ft gross floor area
2. Service or Repair Shop 1 space per 400 sq ft gross floor area plus 1 space per 2 employees
3. Retail Store (handling exclusively bulky merchandise such as automobiles or furniture) 1 space per 500 sq ft gross floor area
4. Bank/Professional Office 1 space per 800 sq ft gross floor area
5. Clinic or Office for Doctor, Dentist, or other Practitioners of the Healing Arts 1 space per 300 sq ft gross floor area plus 1 space per 2 employees
6. Eating and Drinking Establishment 1 space per 100 sq ft gross floor area

F. Industrial
1. Storage Warehouse/Manufacturing Establishment/Rail or Trucking Freight Terminal 1 space per employee on largest shift
2. Wholesale Establishment 1 space per employee plus 1 space per 800 sq ft of patron serving area
3. Public Utility (gas/water/telephone/etc) 1 space per 2 employees on largest shift, plus 1 space per company vehicle

* Garages count toward off-street parking requirements. Garages need not be physically attached to the residential structure to count toward off-street parking requirements.

16.155.020 Off-Street Loading Requirements

Off-street loading space shall be provided as listed below:

A. All office buildings shall require a minimum loading space size of 12 feet wide, 20 feet
long and 14 feet high in the following amounts:

1. For buildings containing up to 5,000 square feet of gross floor area, one space; for each additional 10,000 square feet of gross floor area, or any portion thereof, one space.

B. All other commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 20 feet long, and 14 feet high in the following amounts:

1. For buildings containing up to 5,000 square feet of gross floor area, one space; for each additional 10,000 square feet of gross floor area, or any portion thereof, one space.

16.155.025 Parking and Loading Area Development Requirements

All parking and loading areas shall be developed and maintained as follows:

A. Surfacing: Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all weather use and drained to avoid flow of water across public sidewalks.

B. Screening: When any public parking or loading area is within or adjacent to a residential zone, such parking or loading area shall be screened from all residential properties with an ornamental fence, wall or hedge of at least five feet in height but not more than six feet in height, except where vision clearance is required.

C. Periphery: Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or a curb at least four inches high and set back a minimum of four feet from the property line.

D. Lighting: Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on an adjacent dwelling.

E. Design of Parking Spaces and Driveways

Off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawing and table:
Notes:

1. For one (1) row of stalls use "C" plus "D" as minimum bay width.

2. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right-of-way.

3. For estimating available parking area, use 350 square feet per vehicle for stall, aisle and access areas.

4. The stall width for self-parking of long duration is 8.5'; for higher turnover self-parking is 9.0'; and for supermarkets and similar facilities is 9.5; - 10.0'.

5. The minimum aisle width for two-way traffic and for emergency vehicle operations area is 24'. The minimum aisle width for emergency vehicle access (open way traffic is 20'.

6. Where appropriate bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth.

7. Dimensions of required recreational vehicle spaces are 10' x 25'.
16.155.030 Bicycle Parking Facilities

   a. Applicability. Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.
   b. Bicycle parking shall be provided for all multi-family, commercial, institutional and industrial uses.
   c. 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 employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.
   d. Minimum Number of Spaces.
      1. A minimum of two (2) bicycle parking spaces shall be provided.
      2. If greater than 40 vehicle parking spaces are required, bicycle parking shall be provided at a rate of one (1) bicycle parking space for every 20 required vehicle parking spaces and a bicycle repair station shall be provided.
      3. Public and private schools shall provide a minimum of two bicycle parking spaces per classroom.
      4. Parks shall provide a minimum of two bicycle parking spaces per acre and a minimum of one bicycle repair station.
   e. Multiple Uses. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses. Bicycle parking for multiple uses on one site may be concentrated in one area.

2. Location and Design.
   a. Lighting. Bicycle parking shall be at least as well-lit as vehicle parking for security.
   b. Reserved Areas. Areas set aside for bicycle parking shall be reserved for bicycle parking only.
   c. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.
   d. Location. Bicycle parking shall be located inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.