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Article 25: Parking and Loading Standards

25.010 Purpose

The purpose of this Article is:

- (1) to ensure adequate amounts of parking and loading facilities relative to land use type.
- (2) to set minimum design standards for parking, access, and maneuvering areas which promote safe, clean, durable and efficient facilities.
- (3) to locate parking facilities within practical distances of proposed uses.

25.020 Procedures and Compliance

Wherever a new or expanded building or use is proposed, a development permit or business license shall not be issued until compliance with this section has been met. A Parking Lot Plan shall be prepared and submitted for review and approved in accordance with the requirements of Section 27, Access. For land use requests requiring other actions, such as site plan review, the Parking Lot Plan shall be made part of the overall Site Plan.

25.030 General Provisions

25.031 Applicability

- (1) Off-Street parking spaces shall be provided at the time:
 - (a) A new building is hereafter erected.
 - (b) The use of a building existing on the effective date of this ordinance is changed, or the building is enlarged for an existing use. A change in use shall provide parking as required for a new use. A new use is considered "changed" when the proposed use of an existing building or parcel requires a greater parking requirement (Section 25.040) than the previous use. If an existing use is enlarged, and the increase is less than 50% of the existing structure floor area, new parking spaces may be provided in proportion to the increase only. If an increase exceeds 50%, parking shall be provided for the entire structure in accordance with the requirements of this section.
 - (c) An existing dwelling unit is converted to a permitted use.
- (2) Off-Street loading spaces shall be provided when:
 - (a) the use will require the receipt or distribution of materials by truck or similar vehicle, and

- (b) a building is erected or structurally altered to the extent that the building's total floor area equals the minimum amount requiring an off-street loading space as specified in Section 25.041.
- (3) All parcels and uses within the CBD zone are exempt from the space requirements of this Article, however, any voluntarily installed parking shall conform to the design standards of this Article.
- (4) Required parking shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials.
- (5) The provision for and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.
- (6) If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this article.
- (7) Parking lots shall be maintained by the property owner or tenant in a condition free of litter and dust, and deteriorated conditions shall be improved to maintain conformance with these standards.
- (8) In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements for the various uses, unless joint use of parking facilities can be established consistent with Section 25.032(3).
- (9) For all land divisions, any existing parking and maneuvering areas to remain on the property shall be surfaced in accordance with the provisions of this Code prior to final plat approval.
- (10) Loading Berths.
 - (a) 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.
 - (b) Off-street parking area 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.
- (11) Compact Car Parking. Not more than 25% of the total parking spaces in a parking lot may be designated for compact cars. Minimum dimensions for compact spaces shall be 8 1/2 feet by 16 feet. Such spaces shall be signed and/or the space painted with the words "Compact Car Only".

25.032

Location of Parking and Loading Facilities. Parking as required by this ordinance is considered accessory to and part of the primary use of the lot. The location of the required parking shall be on the same lot, except as provided below. Except for voluntary parking facilities as provided in Section 12.131, Land Use and Procedure Schedule 12-3, parking for a use shall not be located in a residential zone unless that use is also a permitted use in the residential zone where the parking is provided.

- (1) Residential. All off-street parking facilities for residential uses shall be located on the same lot as the use or on a parcel or tract owned in common by all the owners of the properties that will use the parking area. If parking is provided on a separate lot, an easement or shared parking agreement shall be recorded allowing use of the parking. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.
- (2) Other Uses. For uses other than residences, parking spaces shall be located on the same parcel or on another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building or use. Where parking is located on a parcel not owned by the applicant, a lease or other evidence of agreement shall be submitted to the Director that the use of the facilities is exclusively for the applicant. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.
- (3) Joint Use of Facilities. The off-street parking requirements of two or more uses, structures or parcels of land may be satisfied by the same parking or loading space used jointly to the extent that it can be shown by the owners or operators of the uses, structures or parcels that their operations and parking needs do not overlap in point of time. If the uses, structures or parcels are under separate ownership, the right to joint use of the parking space must be evidenced by a deed, lease, contract or other appropriate written document to establish the joint use.
- (4) Front and Exterior Side Yards. Required parking and loading spaces shall not be located in a required front or exterior side yards except as permitted in Section 23.030 of this Code.

25.033

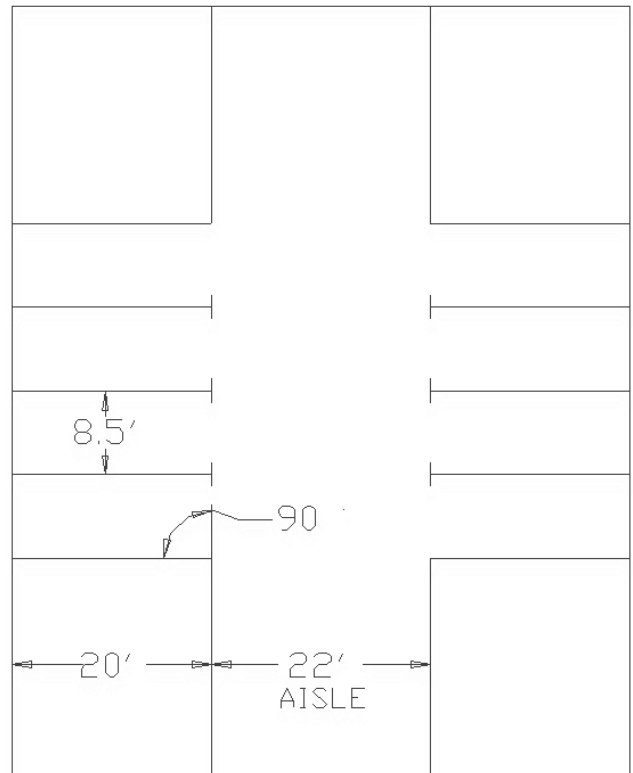
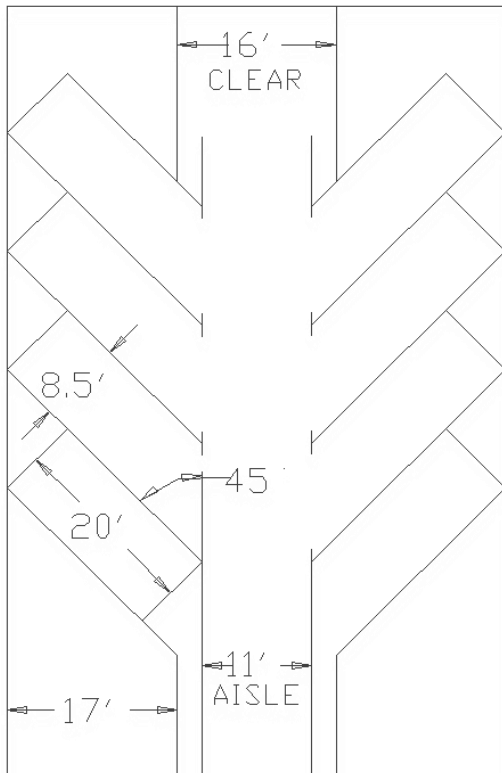
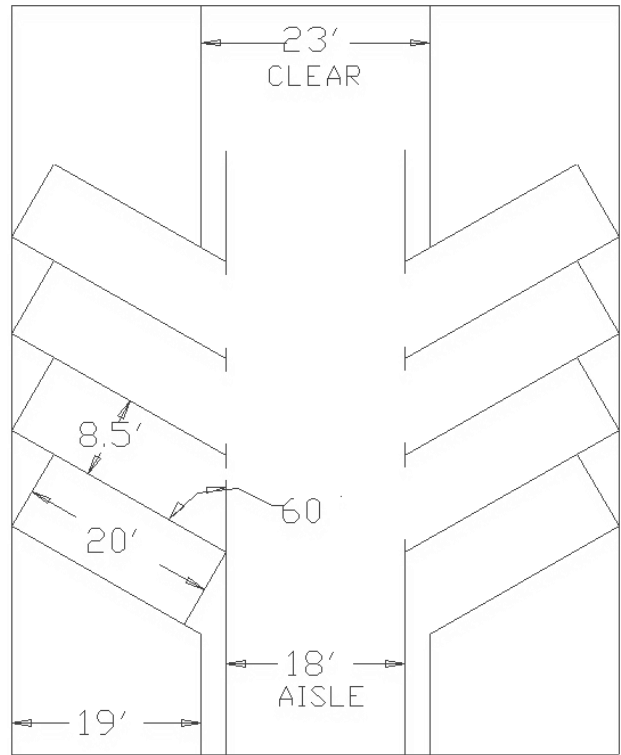
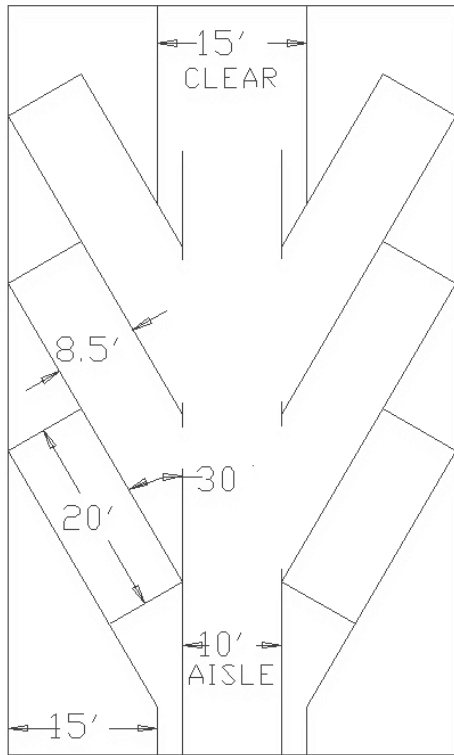
Design Standards.

Parking as required by the Development Code is in addition to accessible parking requirements of the Oregon Structural Specialty Code.

- (1) Parking Space Dimension:
 - (a) Typical: 8 1/2 feet x 20 feet
 - (b) Compact: 8 1/2 feet x 16 feet

- (2) Minimum Aisle Dimensions. Minimum Aisle Dimensions shall be as shown in Sketch 25-1.
- (3) Surfacing. All areas used for parking, driveways and maneuvering of vehicles shall have durable and dustless surfaces composed of one of the following:
 - (a) Asphalt
 - (b) Concrete
 - (c) Pervious surfacing materials such as concrete, grasscrete, or paved tire strips, following review and approval of the City Engineer. Engineered plans for pervious surfacing materials used in lieu of asphalt or concrete shall be based on the following:
 - (i) The pervious surfacing material shall have similar structural characteristics to asphalt or concrete, and shall be capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles.
 - (ii) Drainage shall not adversely affect the public right-of-way or adjacent properties.
 - (iii) The pervious surfacing material shall be maintained throughout its use so that it continues to function as originally approved by the City Engineer.
 - (d) Exceptions to the above for Commercial Outdoor Storage & Display are provided in Section 25.036 and exceptions for Residential RV Storage are provided in Section 25.037 below.
- (4) Drainage. Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of all parking, display and/or storage areas. Provisions shall be 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. All drainage system must be approved by the City Engineer and shall be constructed in conformance with the Master Storm Drainage Facilities and Management Plan. (See Section 28.091)
- (5) Perimeter Curb. All parking areas except those required in conjunction with a single or two-family dwelling shall provide a curb of not less than six inches in height along the perimeter of all parking areas.
- (6) Wheel-Guard/Bumper. All parking stalls fronting a sidewalk, alleyway, street or property line, except for those required in conjunction with a single family or two-family dwelling, shall provide a secured wheel bumper not less than six inches in height nor less than six feet in length, to be set back from the front of the stall a minimum of 2 1/2 feet. A linear curb (continuous or in

short sections) may be used to fulfill this requirement provided that if adjacent to a sidewalk or landscape area, 2 1/2 feet of additional sidewalk or landscape width is provided to allow for vehicle encroachment.



Sketch 25-1: Minimum Aisle Dimensions

- (7) Turnaround. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by an aisle or turnaround that their use will require no backing movements or other maneuvering within a street right-of-way, other than an alley.
- (8) Striping. Lots containing more than two parking spaces shall have all spaces permanently and clearly marked.
- (9) Screening. Off-street parking and loading spaces in groups of more than four (4) shall be screened and buffered in accordance with Section 23.035, Type E Landscaping, on each side which adjoins residential zoned property.
- (10) Lighting. Parking lots that are illuminated shall contain lighting facilities that do not project light on any adjoining residential zone or onto passing motorists.
- (11) Loading Berth. A loading berth shall contain a space 10 feet wide, 35 feet long and have a height clearance of 14 feet. Where vehicles generally used for loading and unloading exceed these dimensions, the required dimension of these berths shall be increased.
- (12) Service Drives. Services drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through the use of markers on frontage not occupied by service drives. Service drives to drive-in establishments shall be designed to avoid backing movements or other maneuvering within a street, other than an alley. Through access from a commercial use to a residential street is prohibited unless provided by variance or other authorized provision of this Code.
- (13) Vision Clearance. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line and a straight line joining said lines through points 20 feet from their intersection.
- (14) Extension into Street. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line or a street.

25.034

Parking Lot Plan. A Parking Lot Plan, drawn to scale, shall accompany development permit applications. The Plan shall show all those elements necessary to indicate that the requirements of this Ordinance are being fulfilled and shall include, but is not limited to:

- (1) Delineation of individual parking spaces.
- (2) Circulation area necessary to serve spaces.
- (3) Access to streets, alleys and properties to be served.
- (4) Curb cuts.
- (5) Type of landscaping, fencing or other screening materials.
- (6) Abutting land uses.
- (7) Grading, drainage, surfacing and subgrading details.
- (8) Location of lighting fixtures.
- (9) Delineations of all structures and obstacles to circulation on the site.
- (10) Specifications of signs and bumper guards.
- (11) Location of planter bays where required.
- (12) Amount of floor area space applicable to the parking requirement for the proposed use.

25.035 Minimum Number of Space Requirements.

- (1) Determining Need. When square feet is specified, the area measured shall be the combined floor area on each level of a building exclusive of vent shafts, court yards, stairwells, elevator shafts, restrooms, storage rooms and rooms designed and used for the purpose of storage and operation of maintenance equipment, and covered or enclosed parking areas. The number of employees shall include those working on the premises, plus proprietors, during the largest shift at peak season. Fractional space requirements shall be counted to the nearest whole space; half spaces will be rounded up.
- (2) Parking Requirements for Uses not Specified. The parking space requirements for buildings and uses not specified in this article shall be determined by the Director, and such determination shall be based upon the requirements for the most comparable building or use specified herein. A decision of the Director may be appealed as provided in Section 10.030.

25.036 Outdoor Display & Storage Standards

- (1) Surfacing shall be no less than ¾" gravel with fines (¾ minus) with a minimum 6" depth of material, or as determined by a licensed engineer.
- (2) Fire Access must be provided within 150' of all portions of the Display and Storage area. Access roads must be engineered to support a vehicle load of

75,000 pounds. Fire access roads shall meet all requirements of the State Fire Code Section 503 as amended.

- (3) The site and drainage plans shall be prepared by a licensed engineer and in accordance with Section 25.033(4).
- (4) Driveway Approaches. All driveway approaches serving commercial display and/or storage areas shall be surfaced in accordance with Section 25.033(3) a minimum of fifty-feet (50') in length from the public right of way and a width equal to the approach to prevent tracking of material and debris onto the right of way.
- (5) Owners of such Outdoor Display & Storage areas are responsible for maintaining the lot in a manner that is free of ruts and holes and consistent with Article 24 of this code.
- (6) Nothing in this section provides an exclusion from the required landscaping standards as provided by Article 23.

25.037 Residential RV Storage Standards

- (1) Surfacing shall be no less than ¾" gravel with fines (¾ minus) in an appropriate depth to maintain a mud and dirt free surface.
- (2) RV storage shall be set back at least twenty feet (20') from the Right-of-Way.
- (3) Storm water drainage shall be provided in accordance with Section 25.033(4).
- (4) Nothing in this section provides an exclusion from the required landscaping standards as provided by Article 23.

25.040 Off-Street Parking and Loading Requirements by Use

Off-Street parking spaces shall be provided according to the following schedule:

25.041 Loading Facilities.

- (a) Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more, shall provide truck loading or unloading berths as follows:

<u>Square Feet of Floor Area</u>	<u>Number of Berths Required</u>
Less than 5,000	0
5,000 - 29,999	1
30,000 - 99,999	2
100,000 and over	3

- (b) Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities and any similar use which has a gross floor area of 30,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

<u>Square feet of Floor Area</u>	<u>Number of Berths Required</u>
Less than 30,000	0
30,000 - 99,999	1
1,000,000 and over	2

25.042 Parking Facilities

Parking as required by the Development Code is in addition to accessible parking requirements of the Oregon Structural Specialty Code.

<u>Land Use</u>	<u>Off-Street Parking Requirements</u>
(1) <u>Residential Uses</u>	
(a) Studio and one-bedroom dwelling unit	1.00 space per dwelling unit
(b) Two-bedroom dwelling units	1.50 spaces per dwelling unit
(c) Three- and four-bedroom dwelling units	2.00 spaces per dwelling unit
(d) Five or more bedrooms	3.00 spaces per dwelling unit
(e) Group Living, such as nursing or convalescent homes, rest homes, assisted living, congregate care, and similar special needs housing. Includes residential facilities.	0.5 space per 4 bedrooms
(f) Group Quarters	1 space per 2 bedrooms
(g) Manufactured dwelling park	2 spaces per manufactured home, plus one space for guest parking for each five manufactured homes
(2) <u>Commercial Residential Uses</u>	
(a) Hotel:	1 space per room
(b) Motel:	1 space per room
(c) Clubs, Lodge:	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.

(d) Bed and Breakfast/Vacation Rental Dwelling:	One space per guest room plus one space for the owner/innkeeper. No more than two vehicles are allowed in the driveway and only one vehicle is allowed in the street. Recreational vehicles must be parked in the driveway and are strictly prohibited from being parked in the street.
(3) <u>Institutional Uses</u>	
(a) Welfare or correctional institution:	One space per five beds for patients or inmates.
(b) Convalescent hospital, nursing home, sanitarium, rest home, home for the aged:	One space per two beds for patients or residents.
(c) Hospitals:	Two (2) spaces per bed.
(4) <u>Public Assembly Uses</u>	
(a) Religious Assembly:	One space for every three fixed seats or every seven foot of bench length, or every 28 sq.ft. where no permanent seats or benches are maintained in assembly areas.
(b) Library; reading room; museum; art gallery:	One space per 500 square feet of floor area.
(c) Day Care Facility:	One space per attendant in addition to residential parking requirements. Resident attendants are not counted in parking requirements for attendant parking.
(d) Elementary or Junior High School:	Two spaces for each teaching station plus one for every eight fixed seats or every 100 sq. ft. of seating area where there are no fixed seats in the auditorium or assembly area.
(e) High School:	Two spaces for each teaching station plus one for every four fixed seats or for every 50 sq. ft. of seating area where there are no fixed seats in auditorium.
(f) College: commercial school for adults:	Two spaces for each teaching station plus one space for every two students of design capacity.
(g) Other auditorium; meeting rooms; or theater	One space per 3 seats or 7 ft of bench length, or every 28 sq. ft. where no permanent seats or benches are maintained in assembly areas.
(h) Limited school service facility:	One space per 400 sq. ft. of floor area.
(5) <u>Commercial Recreation Uses</u>	
(a) Stadium; sports arena:	One space per 5 seats, or 10 ft of bench length.
(b) Bowling Alley:	Six spaces per line.
(c) Dance Hall; Skating Rink:	One space per 100 sq. ft. of floor area.

(6) <u>Commercial Uses</u>	
(a) Supermarkets; grocery stores, food stores:	2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b)
(b) Services or repair shops, retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building.	One space per 1,000 square feet
(c) Other retail stores except as otherwise specified herein:	2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b)
(d) Medical or dental:	4 spaces per 1,000 sq. ft. of gross floor area
(e) Other office buildings, business and professional offices:	4 spaces per 1,000 sq. ft. of gross floor area
(f) Pharmacies:	2 spaces per 1,000 sq. ft. of gross floor area
(g) Establishments for the sale and consumption on the premises of food and beverages (restaurants and bars):	5 spaces per 1,000 sq. ft. of gross floor area
(h) Mortuaries:	One space per 4 seats of maximum capacity in assembly areas, plus one space per employee, plus one space for each facility vehicle.
(i) Taxicab dispatch offices:	One space for dispatcher and 1.5 spaces per licensed taxicab.
(j) Transportation terminals:	One space for each 5 seats capacity of carriers, loading or unloading within any half-hour period.
(7) <u>Industrial uses</u>	
(a) Manufacturing establishment	One space per 1,000 sq. ft. of floor area.
(b) Storage warehouse; wholesale establishment; rail or trucking freight terminal:	One space per 2,000 sq. ft. of floor area.
(8) <u>Other Uses:</u> Other uses not specifically listed above shall furnish parking as required by the Director. The Director shall use the above list as a guide for determining requirements for said other uses.	
(9) <u>Exceptions:</u> A use listed in Item 6 (g) above existing at the time of passage of this Code may expand without meeting the full standards of this section, provided that additional off-street parking spaces are provided as follows:	
Eating or drinking establishments:	One space for every 200 sq. ft. of additional floor area.

25.050 Performance Parking Standards

25.051 Purpose. The purpose of this section is to provide a procedure whereby business proprietors and property owners have the option to determine parking needs based upon a performance evaluation. This section is intended to apply to unique or special uses where the prescriptive parking standard contained in Section 25.040 appears unrepresentative of actual parking needs and, therefore, creates a hardship on the property owner. It is not the intent of this section to circumvent the normal requirements of this Code, nor create substandard parking conditions.

25.052 Concept.

- (1) The Performance Parking concept recognizes the need for flexibility in determining parking requirements for those uses which do not fit the standards contained in section 25.040 of this Code. The concept provides the property owner with an opportunity to determine parking needs based upon a submitted plan and the owner's ability to perform in accordance with the plan.
- (2) The parking plan, as approved by the Site Plan Review Committee, is constructed and placed on probation for an 18 month period. During this period, the parking conditions are monitored to determine impact to surrounding property owners and streets. If it is determined that no impact has been created, the probationary period terminates and the use is declared in compliance with the ordinance. If an impact has been created, the remaining parking requirements must be constructed. To guarantee construction, security must be posted prior to issuance of the development permit.

25.053 Procedure. A performance parking application shall be processed according to the procedures in Schedule 2-1.

The procedure for submission, review and approval is designed to insure the general health, safety and welfare of the community while providing flexibility and minimizing time delays to the applicant.

- (1) Application for Performance Parking Permit. A property owner or his designee may submit an application for a Performance Parking Permit to the Director. The application will be accepted and processed when all of the required information has been submitted.
- (2) Information Required
 - (a) Application for Performance Parking and non- refundable fee.
 - (b) Off-Street Parking Plan. A Parking Lot Plan shall be prepared and submitted in accordance with Section 25.034 of this Code. If the proposed use involves the preparation of a Site Plan, the Parking Lot Plan may then be part of the Site Plan. The Parking Lot Plan shall show both the total off-street parking spaces as required in Section 25.040, and the location and number of the proposed spaces.

The difference between the total and proposed spaces is the amount of relief requested from the zoning ordinance, and is hereby referred to as 'deferred parking'.

- (c) Evidence of Off-Site Parking Facilities. If any of the total spaces are to be located on a separate parcel, the applicant shall submit evidence as to the ownership of the parcel, availability of parking, and an agreement, lease, deed in escrow, option to buy, or other mechanism guaranteeing the parking with the other owner. Off-site spaces shall conform with the requirements of Section 25.030 of this Code. The use of the off-site parking facilities shall not reduce the number of spaces below the required number for the use occupying the site.
 - (d) Undeveloped Facilities. If any of the deferred parking is located on property which does not contain parking facilities developed to the standards contained in Section 25.030 of this Code, a security guarantee shall be provided for the cost of the facilities and shall be guaranteed for the duration of the probationary period.
- (3) Application Review. Upon receipt of all required information, the Site Plan Review Committee shall review the request as to compliance with the purposes, intent and standards of this section, and shall report their findings to the Director.
 - (4) Decision on Permit Request. Based upon the submitted evidence and the findings of the site Plan Review Committee, the Director shall approve, approve with conditions, or deny the request.
 - (5) Issuance of Permit. The permit is issued for the duration of the probationary period. If future facilities are involved, the applicant shall sign a binding agreement and shall post security guaranteeing to construct all required parking in accordance with the approved parking plan. The permit is issued for the use as described on the application. Any enlargement, expansion or change of use of the building shall subject the property to the parking requirements contained in Section 25.030 and 25.040 of this Code.
 - (6) Probationary Review. The probationary period shall begin at time of issuance of Use and Occupancy Permit, or Business License, and run for a period not to exceed 18 months. At the beginning of the probationary period, property owners within 500 feet of the use or building, shall be notified of the request. During the probation period, site visits shall be conducted by staff to determine impacts, if any. At the end of probation period, property owners are notified again and asked to comment on the parking condition. Based upon the evidence gathered during the probationary period, the Director shall determine if the applicant has performed to his stated need.
 - (7) Decision on Performance Evaluation. Upon completion of the probationary period, the Director shall decide:

- (a) Whether the applicant has performed to his stated need, and therefore, complies with this Code. The permit, agreement and securities, if any, shall become null and void, or
 - (b) Whether the use consistently generates greater parking demand than the applicant's stated need, and that the applicant has failed to perform to his stated need and must comply with the prescriptive standards contained in the Ordinance. The deferred parking facilities must now be constructed.
- (8) Appeal. Any aggrieved citizen may appeal the Director's decision as provided in Article 10 of this Code.

25.054 Standards. Applicant must conform to the normal requirements of this Code including lot design and materials, number of spaces and landscaping.

- (1) Parcel Size. Each affected parcel must be of minimum size to physically accommodate the total required parking and landscaping requirements as prescribed in Section 25.040. Exception to the requirement is provided for in Section 25.032, Location of Parking Requirements, of this Code, and subsection 25.054(2) below.
- (2) Off-Site Parking. If any of the total required parking is proposed off-site, applicant must comply with Section 25.032. Evidence must be provided that: the off-site facilities are exclusively available to the applicant for the duration of his use; the facilities are developed to the standards contained in Section 25.050 and use of the facilities will not reduce the amount of required parking available for any other uses. Evidence of proof must be in the form of a lease, deed, contract or any other written evidence acceptable to the Director.
- (3) Deferred Parking on Undeveloped Property. If any of the deferred parking is proposed on undeveloped property, the applicant must demonstrate:
 - (a) The development rights of the property are controlled by the applicant for the duration of the probationary period. Proof may take the form of a deed, deed in escrow, deed restriction, or any other instrument acceptable to the Director.
 - (b) The ability to install and cover all costs of the deferred parking. Prior to the issuance of the Performance Parking Permit, the Site Plan Review Committee shall determine all associated costs of the parking and shall receive a security guarantee from the applicant to be held by the appropriate jurisdiction for the duration of the probationary period.
- (4) Binding Agreement. Applicant to sign an agreement with the appropriate jurisdiction binding him to the terms of the Performance Parking Permit. The agreement commits the applicant to make all improvements as required and pertains to both the land and the parking facilities. The binding agreement

shall be implemented through the security guarantee and the possible forfeiture of any public service or facility.

25.060 Bicycle Parking Facilities

25.061 Bicycle Parking Facilities Required.

- (1) Bicycle parking facilities shall be provided for all new multi-dwelling residential, institutional, commercial, industrial uses.
- (2) Bicycle parking shall also be provided at the time an existing multi-dwelling residential, institutional, commercial or industrial use is changed, or the building or site is enlarged. A change in use shall provide bicycle parking facilities as required for a new use. A use is considered "changed" when the proposed use of an existing building or site requires more bicycle parking (Section 25.062) than the previous use. If an existing use is enlarged, and the increase is less than 50 percent of the existing structure floor area, new bicycle parking facilities may be provided in proportion to the increase only. If an increase exceeds 50 percent, bicycle parking shall be provided for the entire use in accordance with the requirements of this section.
- (3) Lots within the Central Business District are not required to provide bicycle parking as part of development permit approval.

25.062 Required Number of Spaces. The uses requiring bicycle parking facilities, the required minimum number of bicycle parking spaces, and the percentage of those spaces that must be covered is specified in Schedule 25-2. The floor area of structures shall be determined the same as for vehicle parking in Section 25.035.

25.063 Bicycle Parking Facility Location.

- (1) Required bicycle parking facilities shall be located no further than 50 feet from a public entrance.
- (2) Bicycle parking facilities may be provided in a dedicated area within a building that is accessible for bicycle storage.
- (3) Required bicycle parking facilities may be located within the public right-of-way or within a required building setback subject to approval from the review body and the governing body responsible for the right-of-way.

25.064 Bicycle Parking Facilities Design Standards.

- (1) Bicycle parking facilities shall either be stationary racks which accommodate bicyclist's locks securing the frame and both wheels, or lockable rooms or enclosures in which the bicycle is stored.

- (2) Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. Upright bicycle storage structures are exempted from the parking space length standard.
- (3) A 5 foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.
- (4) Bicycle racks or lockers shall be anchored to the surface or to a structure.
- (5) Covered bicycle parking facilities may be located within a building or structure, under a building eave, stairway, entrance, or similar area, or under a special structure to cover the parking. The cover shall leave a minimum 7 foot overhead clearance and shall extend over the entire parking space. If a bicycle storage area is provided within a building, a sign shall be placed at the area indicating that it is for bicycle parking only.

Schedule 25-2: Required Number of Bicycle Parking Spaces		
Land Use Category	Minimum No. Required Bicycle Parking Spaces	Covering Requirements*
Residential Uses		
Multi-Dwelling Housing	1 sp. per unit	Type 2
Group or Transient Quarters	1 sp. per 5 beds	Type 2
Retirement Housing	1 sp. per 10 units	Type 2
General Institutional, Commercial, and Industrial Uses		
<1,600 sq. ft.	no spaces required	NA
1,600 sq. ft. to 3,999 sq ft	1 space	Type 1
>4,000 sq. ft.	1 sp. per 10,000 sq. ft.	Type 3
Specific Institutional, Commercial, and Industrial Uses		
Elementary or Secondary Sch.	4 sp. per classroom	Type 1
Library, reading room, museum, art gallery	1 sp. per 2000 sq. ft.	Type 3
Recreation/Outdoor	1 sp. per 20 auto spaces	Type 1
Auto Service Stations, Drive-in Theaters, and other uses catering entirely to automobile traffic.	1 space	Type 1
Eating/Drinking Establishment	1 sp. per 2,000 sq. ft.	Type 3
Commercial Parking	1 sp. per 20 auto spaces	Type 3
Manufacturing Buildings	Same as for General Uses	Type 4
Storage or warehouse	1 sp. per 15,000 sq. ft.	Type 4

*Covering requirements are as follows:

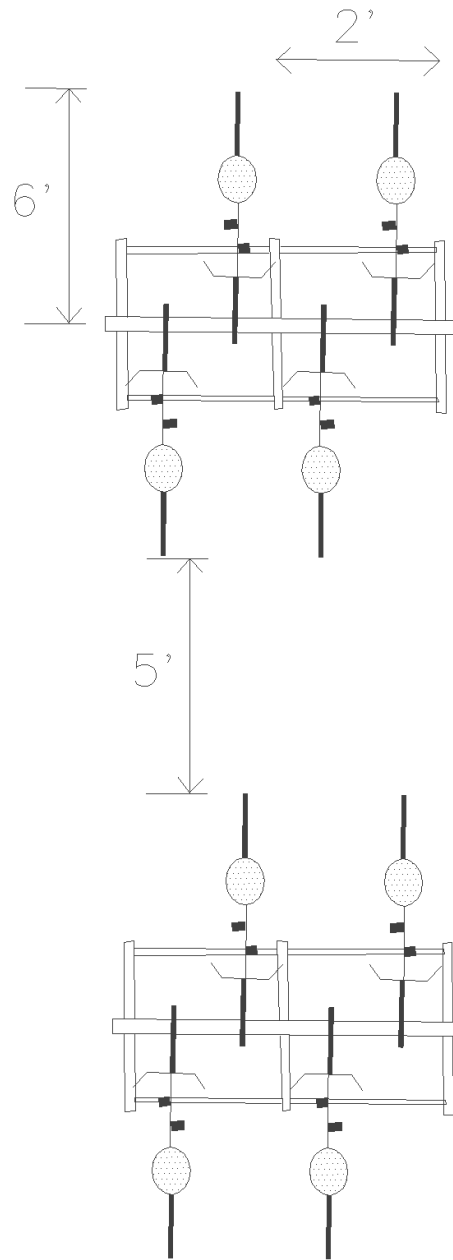
- Type 1: Parking need not be covered
- Type 2: Bicycle parking must be covered if vehicle parking is covered.
- Type 3: 50 percent of all spaces must be covered, exclusive of the first two.
- Type 4: All spaces must be covered

25.065 Vehicle Parking Reduction

Any use providing covered bicycle parking facilities may reduce the number of required vehicle spaces as follows:

Covered Bicycle Parking Spaces Provided	Allowed Reduction in Vehicle Parking Spaces
2	1
4 or more	2

In no case shall the total number of vehicle parking spaces provided under this provision be reduced to less than four.



Concept Sketch 25-2: Bicycle Parking Facility

REVISIONS

DATE	ORD #
4/3/91	4700
5/19/93	4768
1/3/96	4848
3/6/96	4853
1/21/04	5209
4/20/05	5285
5/6/09	5487
5/20/09	5489
11/12/14	5630
6/7/17	5714
5/2/18	5732
5/15/19	5759