



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: June 21, 2016
Jurisdiction: City of Beaverton
Local file no.: TA2016-0001
DLCD file no.: 002-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/20/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-16 {24387}

Received: 6/20/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Beaverton

Local file no.: **TA2016-0001 Creekside District Parking Amendment**

Date of adoption: 06/15/2016 Date sent: 6/21/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 04/12/2016

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Changes are limited to formatting and minor content changes

Local contact (name and title): Ken Rencher, Associate Planner

Phone: 503-526-2427

E-mail: krencher@beavertonoregon.gov

Street address: PO Box 4755

City: Beaverton

Zip: 97076-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY**For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Modifies Section 60.30 (Off-Street Parking) to extend the reduced parking minimums to a greater portion of downtown Beaverton. Reduces most residential parking to 0.75 spaces per unit and eliminates most commercial minimum parking requirements within the targeted area.

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: No other agencies affected.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 4686

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,
THE DEVELOPMENT CODE, TA2016-0001,
CREEKSIDE DISTRICT PARKING TEXT AMENDMENT**

WHEREAS, on May 18, 2016, the Planning Commission conducted a public hearing to consider a City-initiated application to amend the Development Code to modify the minimum parking requirements for a portion of the Regional Center—Transit-Oriented (RC-TO) zone; and,

WHEREAS, the proposed changes are listed as a specific implementation strategy in the Creekside District Master Plan, which was adopted by City Council in November 2014; and,

WHEREAS, the Planning Commission received and considered the submitted staff report, exhibits, and staff-recommended approval of this text amendment; and,

WHEREAS, the Planning Commission voted to recommend approval of the text amendment on May 18, 2016; and,

WHEREAS, no appeal of the Planning Commission's decision was filed; and,

WHEREAS, the Council adopts as to criteria applicable to this request and findings thereon the Planning Division Staff Report dated May 11, 2016, and Planning Commission Land Use Order No. 2474; now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON:

Section 1: Ordinance No. 2050, the Development Code, is amended to read as set forth in Exhibit "A" to this Ordinance attached to and incorporated herein by this reference.

First reading this 7th day of June, 2016.

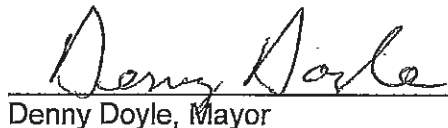
Second reading and passage this 14th day of June, 2016.

Approved by the Mayor this 15th day of June, 2016.

Attest:


Catherine Jansen, City Recorder

Approved:


Denny Doyle, Mayor

STATE OF OREGON,
COUNTY OF WASHINGTON, } ss CERTIFICATION
CITY OF BEAVERTON

I, Catherine Jansen, Recorder for the
City of Beaverton, Washington County, Oregon, certify
that this instrument is a true and correct copy of the
original which is part of the official records of the City of
Beaverton, Oregon.

Dated this 20th day of June, 2016

Catherine Jansen
RECORDER, City of Beaverton

Exhibit 1.2: Proposed Text Amendment

Off-Street Parking

60.30 OFF-STREET PARKING.

60.30.05. Off-Street Parking Requirements. Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05. to 60.30.20.

1. **Availability.** Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.
2. **Vehicle Parking.** Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.
3. **Bicycle Parking.** [ORD 3965; November 1996] Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual. [ORD 4397; August 2006] [ORD 4107; May 2000]

60.30.10. Number of Required Parking Spaces. Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

1. **Parking Calculation.** Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.
2. **Parking Categories.**
 - A. **Vehicle Categories.** Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use, except for those uses which are located in the Regional Center RC-OT zoning district which are governed by Section 60.30.10.6. These requirements reflect the parking requirements of Title 4 of Metro's Regional Transportation Functional Plan. [ORD 4471; Feb 2008] [ORD 4584; June 2012]

Exhibit "A"

~~Exhibit 1.2: Proposed Text Amendment~~

60.30.10.2.A.

1. Minimum number of required parking spaces. For each listed land use, the City shall not require more than the minimum number of parking spaces calculated for each use.
2. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20 minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20 minute peak hour transit service.
3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.
4. Dual parking zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center—East zoning district. In the cases in the Regional Center—East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel. [ORD 4107; May 2000]
5. ~~Old Town Parking Districts 1 and 2.~~ Located within the boundary of the Regional Center - Old Town zoning district are two (2) parking districts. Within these two districts, the parking requirements of Section 60.30.10.5.A. do not apply. The required number of parking spaces for the Old Town Parking Zones 1 and 2 shall be governed by Section 60.30.10.6. [ORD 4471; February 2008] [ORD 4584; June 2012]

PROPOSED TEXT

5. Regional Center Parking Districts 1, 2, 3, 4 and 5. Located within the boundary of the Regional Center are five (5) parking districts. Within these five districts, the parking requirements of Section 60.30.10.5.A do not apply. The required number of parking spaces for the Regional Center Parking Zones 1, 2, 3, 4, and 5 shall be governed by Section 60.30.10.6.

Exhibit "A"

~~Exhibit 1.2: Proposed Text Amendment~~

60.30.10.2.

- B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.
1. Short-Term parking. Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority.
 2. Long-Term parking. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.
 3. Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings. [ORD 4302, June 2004]
 4. Bicycle parking in the Old Town Parking Zones 1 and 2 shall be governed by the bicycle parking requirements listed in Section 60.30.10.5. [ORD 4471; February 2008]
3. **Ratios.** In calculating the required number of vehicle and bicycle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number. In calculating the required number of vehicle and bicycle parking spaces, fractions less than 0.5 shall be rounded down to the nearest whole number. [ORD 3965; November 1996]
 4. **Uses Not Listed.** For uses not specifically mentioned in this section, the requirements for off-street parking facilities for vehicles and bicycles shall be determined with a Parking Requirement Determination (Section 40.55.1.). [ORD 4224; August 2002]
 5. **Parking Tables.** The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types. [ORD 4584; June 2012]

PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Multiple Use Zones	All Other Zones	Zone A	Zone B
Residential Uses				
Detached dwellings (per unit)	1.0	1.0	n/a	n/a
Attached dwellings				
One bedroom (per unit)	1.0	1.25	1.8	1.8
Two bedroom (per unit)	1.0	1.50	2.0	2.0
Three or more bedrooms (per unit)	1.0	1.75	2.0	2.0
Dwellings, Live/Work (per unit)	1.25	1.25	1.8	1.8
Dwelling, Accessory Unit	1.0	1.0	1.8	1.8
Mobile Homes (per unit)	1.0	1.0	2.0	2.0
Residential Care Facilities (per bed, maximum capacity)	0.25	0.5	0.5	0.5
Rooming, Boarding, or Lodging Houses (per guest room)	1.0	1.0	1.25	1.5
Commercial Amusements				
Arena / Stadium (per seat, maximum occupancy)	n/a	n/a	0.25	0.25
Movie Theaters (per seat, maximum occupancy)	0.3	0.3	0.4	0.5
Sports Clubs / Recreational Facilities	4.3	4.3	5.4	6.5
Tennis / Racquetball Courts	1.0	1.0	1.3	1.5
Institutions				
Hospital (per bed)	2.0	2.0	3.0	4.0
Public Buildings or other Structures	2.7	2.7	3.4	4.1
Welfare or Correctional Institution (per bed)	0.3	0.3	0.5	0.75
Fire Station	1.0	1.0	2.0	2.0

[ORD 4107; May 2000] [ORD 4224; August 2002] [ORD 4462; January 2008]

[ORD 4584; June 2012] [ORD 4653; June 2015]

- Notes: 1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
3. Refer to Section 60.30.10.10. for exceptions.
4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

Exhibit "A"
 Exhibit 1.2: Proposed Text Amendment
 60.30.10.5.A.

SPECIAL REQUIREMENTS

Off-Street Parking

PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Multiple Use Zones	All Other Zones	Zone A	Zone B
Commercial Uses				
Retail, including shopping centers	3.0	3.3	5.1	6.2
Offices, Administrative Facilities	2.7	2.7	3.4	4.1
Bank, Financial Institutions	3.0	3.3	5.4	6.5
Service Businesses	3.0	3.0	5.1	6.2
Rental Businesses, including vehicle and trailer rental	2.7	3.3	3.5	4.1
Medical, Dental Clinics	3.9	3.9	4.9	5.9
Mortuaries (per seat, maximum occupancy)	0.25	0.25	0.5	0.75
Eating, Drinking Establishments				
Fast Food with drive-through service in the RC-TO, SC-MU, and SC-HDR zones.	5.0	n/a	12.4	14.9
Fast Food with drive-through service in all other zones.	10.0	10.0	12.4	14.9
Other eating, drinking establishments in the RC-TO, SC-MU, and SC-HDR zones.	5.0	n/a	19.1	23.0
Other eating, drinking establishments in all other zones.	10.0	10.0	19.1	23.0
Temporary Living Quarters (per guest room)	1.0	1.0	1.25	1.5

[ORD 4107; May 2000] [ORD 4584; June 2012]

- Notes: 1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
3. Refer to Section 60.30.10.10. for exceptions.
4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

Exhibit "A"

SPECIAL REQUIREMENTS

Exhibit 1.2: Proposed Text Amendment

Off-Street Parking

60.30.10.5.A.

PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Multiple Use Zones	All Other Zones	Zone A	Zone B
Places of Assembly				
Places of Worship (per seat at maximum occupancy)	0.25	0.25	0.6	0.8
Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy)	0.25	0.25	0.5	0.5
Educational Institutions: College, University, High School, Commercial School (spaces / number of FTE students and FTE staff)	0.2	0.2	0.3	0.3
Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0	1.0	1.5	1.5
Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	0.8	1.5	2.0	2.0
Library, museum, art gallery	2.5	2.5	4.0	6.0
Park and Ride facilities	n/a	n/a	n/a	n/a
Transit Centers	n/a	n/a	n/a	n/a
Industrial				
Manufacturing	1.6	1.6	2.0	2.0
Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage.	0.3	0.3	0.4	0.5
Limited Industrial				
Research Facilities	2.5	2.5	3.4	3.4

[ORD 4107; May 2000] [ORD 4224; August 2002] [ORD 4584; June 2012]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.30.10.10. for exceptions.
 4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Residential Uses		
Detached dwellings	Not required	Not required
Single family attached dwellings	Not required	Not required
Multi dwelling structure containing 4 or more dwelling units	2 spaces or 1 space per 20 dwelling units	1 space per dwelling unit
Residential Care Facilities (based upon maximum capacity)	1 space per 100 beds	1 space per 50 beds
Rooming, Boarding, or Lodging Houses (per guest room)	Not required	1 space for every 10 guest rooms
Commercial Amusements		
Arena / Stadium / Theater	2 spaces or 1 space per 200 seats	2 spaces or 1 space per 1,000 seats
Bowling Alley	1 space per 4,000 sq. ft. of floor area	1 space per 4,000 sq. ft. of floor area
Dance Hall, Skating Rink	1 space per 500 sq. ft. of floor area	1 space per 4,000 sq. ft. of floor area

[ORD 4224; August 2002] [ORD 4584; June 2012] [ORD 4659; June 2015]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Commercial Amusements - continued		
Recreational Facility	2 spaces, or spaces to meet the combined requirements of the uses being conducted	2 spaces, or spaces to meet the combined requirements of the uses being conducted
Commercial Uses		
Retail, including shopping centers	2 spaces or 1 space per 12,000 sq. ft. of floor area	2 spaces or 1 space per 12,000 sq. ft. of floor area
Offices, Administrative Facilities	2 spaces or 1 space per 8,000 sq. ft. of floor area	2 spaces or 1 space per 8,000 sq. ft. of floor area
Bank, Financial Institutions	2 spaces or 1 space per 8,000 sq. ft. of floor area	2 spaces or 1 space per 8,000 sq. ft. of floor area
Medical, Dental Clinics	2 spaces or 1 space per 20,000 sq. ft. of floor area	2 spaces or 1 space per 10,000 sq. ft. of floor area

[ORD 4584; June 2012]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Commercial Uses - continued		
Eating, Drinking Establishments	2 spaces or 1 space per 4,000 sq. ft. of floor area	2 spaces or 1 space per 4,000 sq. ft. of floor area
Mortuaries	Not required	1 space
Automotive Service, Minor	2 spaces or 1 space per 5,000 sq. ft. of floor area	2 spaces or 1 space per 5,000 sq. ft. of floor area
Truck, trailer, and automobile rental	Not required	2 spaces
Temporary Living Quarters	Not required	1 space per 50 guest units
Places of Assembly		
Auditoria, meeting facilities	1 space per 10,000 sq. ft. of floor area	2 spaces
Places of Worship	1 space per 10,000 sq. ft. of floor area	2 spaces
Social or Fraternal Organizations	2 spaces, or spaces to meet the combined requirements of the uses being conducted	2 spaces, or spaces to meet the combined requirements of the uses being conducted

[ORD 4584; June 2012]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Places of Assembly - continued		
Educational Institutions: College, University, Commercial School	Not required	4 spaces per classroom
Educational Institutions: High School	Not required	1 space per 18 students
Educational Institutions: Middle School, Elementary School	Not required	1 space per 9 students
Nursery Schools, Day or Child Care Facilities	Not required	1 space per classroom
Library, museum, art gallery	1 space per 2,500 sq. ft. of floor area	1 space per 10,000 sq. ft. of floor area
Park and Ride facilities	Not required	5% of auto spaces
Transit Centers		
Bus	Not required	2 spaces per bus bay
Light Rail (per station)	Not required	10 spaces
Institutions		
Hospital	1 space per 100 beds	1 space per 50 beds
Welfare or Correctional Institution	1 space per 100 beds	1 space per 50 beds

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

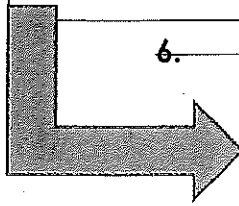
PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Industrial		
Manufacturing	Not required	2 spaces, or 1 space per 20,000 sq. ft. of floor area
Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage.	Not required	2 spaces, or 1 space per 80,000 sq. ft. of floor area

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

PROPOSED TEXT

6. Regional Center Parking Tables. The following tables list the required minimum and maximum vehicle parking requirements for the land use types in the Regional Center. Within the boundary of the Regional Center – Old Town (RC-OT), Regional Center – Transit Oriented (RC-TO), and Regional Center – East (RC-E) are five (5) parking districts.



INSERT TEXT HERE

~~6. **Old Town Parking Tables.** The following tables list the required minimum and maximum vehicle parking requirements for lists land use types in the Regional Center – Old Town zoning district. The RC-OT zoning district is divided into two (2) parking districts; however, there are no differences in the minimum off-street parking requirements between the two. Therefore, the two districts are shown in a single column. There may be differences in the regulations for on-street parking between District 1 and District 2.~~

**PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES
IN THE RC-OT ZONING DISTRICT REGIONAL CENTER**

Land Use Category	Required Parking Spaces			Maximum Permitted Parking Spaces	
	Parking Districts 1, 2 & 3	<u>Parking District 4</u>	<u>Parking District 5</u>	Zone A	Zone B
Residential Uses					
Detached dwellings (per unit)	.75	<u>1.0</u>	<u>1.0</u>	n/a	n/a
Attached dwellings					
One bedroom (per unit)	.75	<u>1.0</u>	<u>1.0</u>	1.8	1.8
Two bedroom (per unit)	.75	<u>1.0</u>	<u>1.0</u>	2.0	2.0
Three or more bedrooms (per unit)	.75	<u>1.0</u>	<u>1.0</u>	2.0	2.0
Dwellings, Live/Work (per unit)	.75	<u>1.25</u>	<u>1.25</u>	1.8	1.8
Dwelling, Accessory Unit	.75	<u>1.0</u>	<u>1.0</u>	1.8	1.8
Residential Care Facilities (per bed, maximum capacity)	0.25	<u>0.25</u>	<u>0.25</u>	0.5	0.5
Rooming, Boarding, or Lodging Houses (per guest room)	0	<u>1.0</u>	<u>1.0</u>	1.25	1.5
Commercial Amusements					
Arena / Stadium (per seat, maximum occupancy)	0	<u>n/a</u>	<u>n/a</u>	0.25	0.25
Movie Theaters (per seat, maximum occupancy)	0	<u>0.3</u>	<u>0.3</u>	0.4	0.5
Sports Clubs / Recreational Facilities	0	<u>4.3</u>	<u>4.3</u>	5.4	6.5
Tennis / Racquetball Courts	0	<u>1.0</u>	<u>1.0</u>	1.3	1.5
Institutions					
Hospital (per bed)	2.0	<u>2.0</u>	<u>2.0</u>	3.0	4.0
Public Buildings or other Structures	2.7	<u>2.7</u>	<u>2.7</u>	3.4	4.1
Welfare or Correctional Institution (per bed)	0.3	<u>0.3</u>	<u>0.3</u>	0.5	0.75

Notes: Those notes identified in Section 60.30.10.5.A. shall apply to Section 60.30.10.6. [ORD 4584; June 2012]

Exhibit "A"

SPECIAL REQUIREMENTS

Exhibit 1.2: Proposed Text Amendment

Off-Street Parking

60.30.10.6.

PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES
IN THE RC-OT ZONING DISTRICT REGIONAL CENTER

Land Use Category	Required Parking Spaces			Maximum Permitted Parking Spaces	
	Parking Districts 1, 2 & 3	Parking District 4	Parking District 5	Zone A	Zone B
Commercial Uses					
Retail, including shopping centers	0	<u>3.0</u>	<u>3.0</u>	5.1	6.2
Offices, Administrative Facilities	0	<u>2.7</u>	<u>2.7</u>	3.4	4.1
Bank, Financial Institutions	0	<u>3.0</u>	<u>3.0</u>	5.4	6.5
Service Businesses	0	<u>3.0</u>	<u>3.0</u>	5.1	6.2
Rental Businesses, including vehicle and trailer rental	0	<u>2.7</u>	<u>2.7</u>	3.5	4.1
Medical, Dental Clinics	0	<u>3.9</u>	<u>3.9</u>	4.9	5.9
Mortuaries (per seat, maximum occupancy)	0	<u>0.25</u>	<u>0.25</u>	0.5	0.75
Eating, Drinking Establishments					
Fast Food with drive-through service.	0	<u>5.0</u>	<u>10.0</u>	12.4	14.9
Other eating, drinking establishments.	0	<u>5.0</u>	<u>10.0</u>	19.1	23.0
Temporary Living Quarters (per guest room)	0	<u>1.0</u>	<u>1.0</u>	1.25	1.5
Places of Assembly					
Places of Worship (per seat at maximum occupancy)	0.25	<u>0.25</u>	<u>0.25</u>	0.6	0.8
Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy)	0.25	<u>0.25</u>	<u>0.25</u>	0.5	0.5
Educational Institutions: College, University, High School, Commercial School (spaces / number of FTE students and FTE staff)	0.2	<u>0.2</u>	<u>0.2</u>	0.3	0.3
Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0	<u>1.0</u>	<u>1.0</u>	1.5	1.5
Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	0.8	<u>0.8</u>	<u>0.8</u>	2.0	2.0
Library, museum, art gallery	2.5	<u>2.5</u>	<u>2.5</u>	4.0	6.0
Park and Ride facilities	n/a	<u>n/a</u>	<u>n/a</u>	n/a	n/a
Transit Centers	n/a	<u>n/a</u>	<u>n/a</u>	n/a	n/a

Notes: Those notes identified in Section 60.30.10.5.A. shall apply to Section 60.30.10.6. [ORD 4584; June 2012]

Exhibit "A"
 Exhibit 1.2: Proposed Text Amendment

60.30.10.6.

PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES
 IN THE RC-OZ ZONING DISTRICT REGIONAL CENTER

Land Use Category	Required Parking Spaces			Maximum Permitted Parking Spaces	
	Parking Districts 1, 2 & 3	<u>Parking District 4</u>	<u>Parking District 5</u>	Zone A	Zone B
Industrial					
Manufacturing	1.6	<u>1.6</u>	<u>1.6</u>	2.0	2.0
Limited Industrial					
Research Facilities	2.5	<u>2.5</u>	<u>2.5</u>	3.4	3.4

Notes: Those notes identified in Section 60.30.10.5.A. shall apply to Section 60.30.10.6.

[ORD 4471; February 2008] [ORD 4498; January 2009] [ORD 4584; June 2012]

PROPOSED TEXT

INSERT PARKING DISTRICT MAP

7. Exceeding Parking Ratios. More parking spaces for motor vehicle and bicycle parking may be required as a condition of a Conditional Use. Variation from the specified minimum or maximum number of required motor vehicle and bicycle parking spaces may be approved by the City subject to Section 40.10.15.2. (Major Adjustment) of this Code. However, if surplus parking is located in a parking structure, the parking ratios may be exceeded without requiring an approval of a Major Adjustment for parking.

Any surplus parking may be designed to any of the City standards for off-street parking lot design. The Facilities Review Committee may recommend approval of parallel parking spaces or other non-standard designs for surplus parking in any zone. [ORD 4224; August 2002] [ORD 4498; January 2009] [ORD 4659; June 2015]

8. Residential Parking Dimensions. For all residential uses, any required parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet long. (See also Section 60.30.15. (Off-Street Parking Lot Design) for other standards.) [ORD 4312; July 2004]

9. Parking Space Calculation.

- A. Multiple Uses. In the case of multiple uses, the total requirements for off-street vehicle and bicycle parking facilities shall be the sum of the requirements for the various uses computed separately.
- B. Spaces which only meet the requirements of one establishment may serve more than one establishment on the same parking lot, provided that sufficient evidence is presented which shows that the times of peak parking demand for the various establishments do not coincide, and that adequate parking will be available at all times when the various establishments are in operation.

10. Location of Vehicle Parking.

- A. All parking spaces provided shall be on the same lot upon which the use requiring the parking is located. Upon demonstration by the applicant that the required parking cannot be provided on the same lot upon which the use is located, the Director may permit the required parking spaces to be located on any lot within 200 feet of the lot upon which the use requiring the parking is located. [ORD 4107; May 2000] [ORD 4224; August 2002] [ORD 4462; January 2008]
- B. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by an access that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley.
- C. In R10, R7, R5 and R4 zones parking and loading spaces may be located in side and rear yards and may be located in the front yard of each dwelling unit only if located in the driveway area leading to its garage. [ORD 4584; June 2012]
- D. Parking in the front yard is allowed for each dwelling unit in the driveway area leading to its garage. Also, one additional space shall be allowed in that area in front of the required side yard and closest to the driveway subject to the following conditions:

Exhibit "A"
~~Exhibit 1.2: Proposed Text Amendment~~
60.30.10.10.D.

SPECIAL REQUIREMENTS

Off-Street Parking

1. The owner of the lot upon which the space is sought shall enter into a written agreement allowing the space with the owner of the property on that side closest to the proposed additional space. This agreement shall be binding on the successors in interest to the property of both parties and shall be recorded with the Washington County Department of Records and Elections.
 2. Notwithstanding the agreement of the property owners, the additional space shall not be allowed if it creates a traffic sight obstruction.
 3. The additional space shall be hard surfaced.
11. **Reductions and Exceptions.** [ORD 3358; March 1984] Reductions and exceptions to the required vehicle and bicycle parking standards as listed in Sections 60.30.10.5. and 60.30.10.6. may be granted in the following specific cases: [ORD 4471; February 2008] [ORD 4584; June 2012]
- A. Vehicle Parking Reduction for Transit Amenities. [ORD 3965; November 1996] Any existing use or proposed use on an existing transit route may apply for and the City may reduce the number of required vehicle parking spaces by either five percent or ten percent through provision of a pedestrian plaza. The property owner shall initiate the request for parking space reduction through the City application process.
1. A five percent (5%) credit may be approved if:
[ORD 4584; June 2012]
 - a. The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,
 - b. The pedestrian plaza is open to the public,
 - c. The pedestrian plaza is at least 200 square feet exclusive of connecting walkways,

Exhibit "A"
~~Exhibit 1.2: Proposed Text Amendment~~
60.30.10.11.A.1.

SPECIAL REQUIREMENTS

Off-Street Parking

- d. A bench, landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and
 - e. The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.
2. A ten percent (10%) credit may be approved if:
[ORD 4584; June 2012]
- a. The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,
 - b. The pedestrian plaza is open to the public,
 - c. The pedestrian plaza is at least 300 square feet exclusive of connecting walkways,
 - d. A transit shelter (if required by Tri-Met and the City), landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and
 - e. The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.
3. Provision of pedestrian plazas shall be coordinated with Tri-Met through the City's application process and shall be constructed to Tri-Met and City standards.

60.30.10.11.

- B. Reduction for Transportation Management Association Participation. [ORD 4107; May 2000] The minimum number of off-street parking spaces may be reduced by as much as ten percent (10%), if the applicant agrees to participate in a Transportation Management Association program approved by the City for the area within which the project is located. [ORD 4584; June 2012]

- C. Reduction for Combination of Uses with Shared Parking. [ORD 4107; May 2000] The minimum number of off-street parking spaces may be reduced by as much as thirty percent (30%) subject to all of the following: [ORD 4584; June 2012]
 - 1. The combination of uses will permit shared parking sufficient to justify a reduction in the parking standard and the design of the site and parking, and conditions of operation of parking agreed to by the applicant, will promote parking patterns and parking use consistent with the permitted reduction;
 - 2. The probable long-term occupancy of the building or use, based upon its design, will not generate additional parking demand; and
 - 3. The applicant agrees to participate in a Transportation Management Association approved by the City for the subarea within which the project is located.

- D. Reduction for Special Needs Residential. The Director may, upon request, allow a reduction in the number of required off-street vehicle and bicycle parking spaces in housing developments for elderly or handicapped persons if such reduction is deemed appropriate after analysis of the size and location of the development, resident auto ownership, number of employees, possible future conversion to other residential uses and other similar relevant factors. [ORD 3108; April 1979] [ORD 4584; June 2012]

[ORD 4584; June 2012]

~~Exhibit 1.2: Proposed Text Amendment~~

60.30.10.11.

- E. Reduction for Substitution of Bicycle Parking. For uses located within a 1/4 mile radius of a transit stop, as measured from any portion of a parcel to the centerline of the nearest adjacent public right of way or the center of the station platform, the provision of bicycle parking may be used to reduce minimum vehicle parking requirements at a rate of two long-term bicycle parking spaces per vehicle space, but not more than five percent (5%) of the total number of required vehicle parking spaces. The property owner shall provide a parking analysis demonstrating that the vehicle parking demand will be met with the reduced number of vehicle spaces. Bicycle parking used to reduce vehicle parking spaces shall be covered long-term bicycle parking consistent with the Engineering Design Manual and Standard Drawings. [ORD 4365; October 2005] [ORD 4584; June 2012]
- F. Exemption for Temporary Uses. Temporary uses authorized by this Code are exempt from bicycle parking requirements. [ORD 4584; June 2012]

12. Compact Cars. Compact car parking spaces may be allowed as follows:

- A. For residential uses, required vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.8. Parking in excess of the required parking may be provided as compact parking subject to Section 60.30.10.7. [ORD 4471; February 2008]
- B. For uses other than residential uses, twenty percent (20%) of the required vehicle parking spaces for long term or designated employee parking lots may be compact spaces. The Facilities Review Committee may recommend allowing more than twenty percent (20%) of the required parking spaces to be used for compact car parking when the applicant shows that more compact car spaces are appropriate. [ORD 4224; August 2002]
- C. The Facilities Review Committee may recommend allowing the required parking spaces for short term parking to include spaces for compact cars if the applicant shows that there will be adequate parking for non-compact cars and a method of enforcing the compact car parking is available. [ORD 4224; August 2002]

- D. Compact car parking spaces shall be generally grouped together and designated as such. [ORD 3228; December 1981]

13. Carpool and Vanpool Parking Requirements. [ORD 3965; November 1996]

- A. In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign.
- B. Location. Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance. [ORD 4107; May 2000] [ORD 4302, June 2004]