

3.105 Off-Street Parking and Loading

The purpose of this Section is to identify the requirements for off-street parking and loading facilities. Well-designed parking facilities improve vehicular and pedestrian safety, promote economic activity, and enhance the driving public's experience. With appropriate landscaping and storm water design, parking areas can also mitigate the environmental impacts of development.

- 3.105.01 Applicability
- 3.105.02 General Provisions
- 3.105.03 Off-Street Parking
- 3.105.04 Off-Street Loading
- 3.105.05 Shared Parking

3.105.01 Applicability

The provisions of this Section shall apply to the following types of development:

A. New Building or Structure

All requirements and standards of Section 3.105 shall apply to any new building or structure constructed after the effective date of the Woodburn Development Ordinance (WDO).

B. Expansion or Change of Use

Any additional parking or loading required to accommodate a change in use, or expansion of an existing use, shall conform to all parking, loading and landscaping standards of the WDO.

3.105.02 General Provisions

A. Reduction of Parking and Loading Spaces Prohibited

All required parking and loading spaces shall be retained and maintained in accordance with the standards of the WDO.

B. Ownership

The land for off-street parking and loading areas shall either be:

1. Owned in fee title by the owner of the structure or site being served by the parking area, or
2. Subject to legal documentation to the satisfaction of the Director, establishing permanent use of off-street parking that is under separate ownership. The parking, subject to such a parking agreement, shall be in compliance with all requirements and development standards of the WDO. The agreement shall be recorded with the County Recorder and filed with the Director.

C. Fractional Measurements

When calculations for determining the number of required off-street parking spaces results in a fractional space, any fraction of a space less than one-half shall be disregarded, and a fraction of one-half or greater shall be counted as one full space.

D. Location

1. Off-street parking and loading spaces shall be provided on the same lot as the primary building or use except that:
 - a. In RS, R1S or RM zones, parking spaces for non-residential uses permitted in the zone may be located on another site, if such site is within 250 feet of the lot containing the primary building, structure or use.
 - b. In any zone other than RS, R1S or RM, the parking spaces may be located on an alternative site from the primary building, structure or use if the alternative site is within 500 feet of the site containing the primary use.
2. Off-street parking shall be located either in the same use zone, in a more intensive use zone or in a zone where off-street parking is allowed as a permitted use, or subject to approval, as a conditional use.
3. In residential districts, off-street parking and storage shall be prohibited within a yard abutting a street, except within a driveway leading to a garage or carport.
4. In non-residential districts, off-street parking and storage shall be prohibited within a setback adjacent to a street. Vehicle parking within the public right-of-way shall not be eligible for fulfilling any required off-street parking requirement.

E. Surfacing

All vehicle parking and loading areas shall be paved to the standards of this ordinance (Section 3.104.04), except that in the IP, IL, SWIR, and P/SP zones, storage areas used for equipment that may damage pavement may be stored on a gravel-surface storage area. A gravel storage area shall be constructed to a minimum of surfacing of: 6 inches of 1 inch minus to 3 inch minus gravel; if 3 inch minus is used, the top 2 inches shall be 1 inch minus. The property owner shall maintain a gravel storage area to ensure continued drainage and dust control. A paved access apron to any paved access road is required regardless of the storage area surface.

F. Drainage

All vehicle parking, loading, and storage areas shall be graded and provide storm drainage facilities approved by the Director.

G. Bumper Guards and Wheel Barriers

All parking spaces, except those for single-family and duplex dwellings, shall be constructed with bumper guards or wheel barriers that prevent vehicles from damaging structures, projecting over walkways so as to leave less than 4 feet of unobstructed passage, or projecting over access ways, abutting properties or rights-of-way.

H. Maneuvering

Maneuvering areas shall be designed in compliance with this section (Table 3.105C). Off-street parking areas shall be designed so that no backing or maneuvering within a public right-of-way is required. These provisions do not apply to single-family dwellings or duplexes.

I. Directional Marking

All uses required to provide 20 or more off-street parking spaces shall have directional markings or signs to control vehicle movement.

J. Space Marking

Except for single-family and duplex dwellings, off-street parking spaces shall be delineated by double parallel lines on each side of a space. The total width of the lines shall delineate a separation of 2 feet. The lines shall be four inches wide. These provisions do not apply to single-family dwellings or duplexes, or to the improved parking pad required for dwellings (Section 3.105.03.A.5).

K. Outdoor Lighting

For nonresidential uses:

1. Parking and loading areas should be illuminated at ground level at an average of 0.2 horizontal foot-candle (or 0.5 horizontal foot-candle if the applicant states that personal security or vandalism is a likely or severe problem) with a maximum uniformity ratio of 20;
2. Entrance areas should be illuminated at ground level at an average of 0.5 horizontal foot-candle (or 1.0 horizontal foot-candle if the applicant states that personal security or vandalism is a likely or severe problem) with a maximum uniformity ratio of 15:1;
3. Illumination shall not shine or reflect onto residentially zoned property or a public street.

L. Required parking spaces shall be available for parking of operable vehicles of residents, customers, patrons and employees and shall not be used for the storage of vehicles or materials or for the parking of fleet vehicles except for those fleet vehicles:

1. Driven by an employee to the site each work day from home, or
2. Stored during periods other than normal business hours.

3.105.03 Off-Street Parking

A. Number of Required Off-Street Parking Spaces

1. Off-street vehicle parking spaces shall be provided in amounts not less than those set forth in this section (Table 3.105A).
2. Off-street vehicle parking spaces shall not exceed 2.0 times the amount required in this section (Table 3.105A).

B. Accessible Parking

Accessible parking shall be provided in amounts not less than those set forth in Table 3.105B. The number of accessible spaces shall be included as part of total required vehicle parking spaces.

C. Compact Vehicle Parking

A maximum of 20 percent of the required vehicle parking spaces may be satisfied by compact vehicle parking spaces.

D. Size of Vehicular Parking Spaces and Drive Aisles

Off-street vehicle parking spaces and drive aisles shall not be smaller than specified in this section (Table 3.105C).

E. Bicycle Parking

All uses required to provide 10 or more off-street parking spaces and residential structures with four or more dwelling or living units shall provide a bicycle rack within 50 feet of the main entrance. The number of required rack spaces shall be one plus one per ten vehicle parking spaces, with a maximum of 20 rack spaces.

Proposed Standards Dec 4 2012

| TABLE 3.105A Off-Street Parking Ratio Standards | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Use | Parking Ratio - spaces per activity unit or square feet of gross floor area |
| RESIDENTIAL | |
| 1. Dwellings, including manufactured homes | 2/ dwelling unit |
| 2. Rooming/boarding house, hotel, motel, and other traveler accommodations | 2 parking spaces + 1/ guest room |
| 3. Group Home or Group Care Facility | 0.75/ living unit |
| COMMERCIAL / PUBLIC | |
| 4. General indoor recreation | 1/ 200 square feet |
| 5. Food and drinking places | 1/ 200 square feet |
| 6. Motor vehicle service | 1/ 200 retail area + 3/ service bay + 1/ pump island |
| 7. General retail sales (such as food and beverages, clothing, sporting goods, health and personal care items, and motor vehicle parts) | 1/ 250 square feet |
| 8. Photo finishing | |
| 9. Ambulatory health services (such as doctors, dentists, optometrists, and chiropractors) | |
| 10. Postal service | |
| 11. Limited-service eating place | |
| 12. Offices (such as professional, scientific and technical services, finance and insurance, real estate, administrative and support services, social assistance, and public administration – but not including ambulatory health services) | 1/ 350 square feet |
| 13. Personal services | Greater of: 1/ 350 square feet; or 2/ service chair or room |
| 14. Libraries | 1/ 400 square feet |
| 15. Outdoor sales and service of bulky merchandise (such as motor vehicles, farm equipment, and manufactured dwellings) | 1/ 400 square feet of structure + 1/ 20,000 square feet of outdoor display area |

| TABLE 3.105A Off-Street Parking Ratio Standards | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Use | Parking Ratio - spaces per activity unit or square feet of gross floor area |
| 16. General repair and service (such as electronic and precision equipment, leather goods, laundry and dry cleaning equipment) | 1/ 500 square feet |
| 17. Printing and related support activities 18. Mail order house | Greater of 1/ 700 square feet or 1/ employee |
| 19. Fabricated metal products manufacturing 20. Commercial and industrial equipment repair 21. Craft industries 22. Commercial bakery | Greater of 1/ 800 square feet or 1/ employee |
| 23. Indoor sales and service of bulky merchandise (such as furniture, appliances, and building materials) | 1/ 900 square feet |
| 24. Temporary outdoor marketing and special events | 1/ 1,000 square feet of outside event space plus, no reduction from primary zoning for other uses. |
| 25. Delivery services | One space per delivery vehicle plus one space per employee per shift. |
| 26. Home occupation 27. Residential sales office 28. Temporary residential sales | No reduction from dwelling requirement is allowed. |
| 29. Contractors | 2 parking spaces + 1/ employee |
| 30. Parks and playgrounds | Minimum of other uses requiring parking |
| 31. Urban transit system, interurban and rural transit, taxi service, limousine service, school transportation, charter bus service, special needs transportation, motor vehicle towing | 1/ vehicle plus 1/ employee |
| 32. Hospital | 1.5/ bed |
| 33. Meeting facilities (such as house of worship, auditorium, motion picture theater, arena, funeral home, and lodge hall) 34. Museum and historic sites 35. Community center 36. Community club building and facilities | One space per 4 occupants, as established by the building code |
| 37. Bowling center | 2/ lane |
| 38. Golf course | 4/ tee |

| TABLE 3.105A Off-Street Parking Ratio Standards | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use | Parking Ratio - spaces per activity unit or square feet of gross floor area |
| 39. Court games (tennis, handball, racquetball) | 3/ court + 1/ 4 feet of bench |
| 40. Day care | 2/ caregiver |
| 41. Elementary or middle school | 2/ classroom |
| 42. High school | 1/ unit of capacity for 6 students |
| 43. Community college, college, business school, trade school, technical school, other instruction (including dance, driving and language) | 1/ unit of capacity for 4 students |
| 44. Play or ball field | Greater of : 15/ field or 1/ 8 feet of bench |
| 45. Government and public utility buildings and structures | Greater of 2 or one per employee at location |
| 46. Cemetery | 10 plus one per acre |
| INDUSTRIAL | |
| 47. Wholesale trade 48. Motor vehicle wrecking yard | 1/ 700 retail square feet + 1/ 1000 wholesale square feet |
| 49. Manufacturing 50. Stone, clay, glass and concrete products 51. Fabricated metal products, except machinery 52. Electronic and other electrical equipment and components, except computer equipment 53. Transportation equipment | Greater of: a. 1/ 800 square feet (0 to 49,999 square feet) b. 63 plus 1/ 1,000 square feet over 50,000 (50,000 to 99,999 square feet) c. 113 plus 1/ 2,000 square feet over 100,000 (100,000 square feet or more) or 1/ employee |

| Use | Parking Ratio - spaces per activity unit or square feet of gross floor area |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 54. Warehousing 55. Motor freight transportation and warehousing 56. Truck transportation 57. Support activities for rail transportation 58. Wholesale trade – durable goods 59. Wholesale trade – Non-durable goods 60. Recycling centers | Greater of: a. 1/ 5000 square feet (0 to 49,999 square feet) b. 10 plus 1/ 10,000 square feet over 50,000 (50,000 to 99,999 square feet) c. 15 plus 1/ 15,000 square feet over 100,000 (100,000 square feet or more) or 1/ employee |
| 61. Agricultural practices 62. Telecommunication facilities | Exempt from the parking requirements |
| 63. Transit ground transportation | 1 transit vehicle space per transit vehicle plus 1/ employee |
| 64. Freight transportation arrangement | 1/ employee |
| 65. Self storage | 1/ 6 storage units, maximum of 6 spaces |
| <p>The Director may authorize parking for any use not specifically listed in this table. The applicant shall submit an analysis that identifies the parking needs, and a description of how the proposed use is similar to other uses permitted in the zone. The Director may require additional information as needed to document the parking needs of the proposed use.</p> | |

| Total Spaces ^{2,3} | Minimum Total Accessible Spaces ¹ | Minimum Van Accessible Spaces | Minimum “Wheelchair User Only” Spaces |
|-----------------------------|----------------------------------------------|-------------------------------|---------------------------------------|
| 1 to 25 | 1 | 1 | |
| 26 to 50 | 2 | 1 | |
| 51 to 75 | 3 | 1 | |
| 76 to 100 | 4 | 1 | |
| 101 to 150 | 5 | | 1 |
| 151 to 200 | 6 | | 1 |
| 201 to 300 | 7 | | 1 |

| TABLE 3.105B Accessible Parking Ratio Standards | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------|---------------------------------------------------|
| Total Spaces ^{2,3} | Minimum Total Accessible Spaces ¹ | Minimum Van Accessible Spaces | Minimum "Wheelchair User Only" Spaces |
| 301 to 400 | 8 | | 1 |
| 401 to 500 | 9 | | 2 |
| 501 to 1000 | 2% of total | | 1 in every 8 accessible spaces or portion thereof |
| 1001 or more | 20 plus 1 for each 100 spaces over 1000 | | |
| 1. "Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces." | | | |
| 2. Facilities providing outpatient services require ten percent of the total number of parking spaces to be accessible spaces. | | | |
| 3. Facilities that specialize in treatment or services for persons with mobility impairments require twenty percent of the total number of parking spaces to be accessible spaces. | | | |

| TABLE 3.105C Parking Space and Drive Aisle Dimensions | | | | | | | |
|-------------------------------------------------------|------------------------|--------------------------------------------|--------------------|----------------------|----------------------|--------------------------|-------|
| Parking Angle | Type of Space | Stall Width (feet) | Curb Length (feet) | Stripe Length (feet) | Stall to Curb (feet) | Drive Aisle Width (feet) | |
| | | | | | | 1-way | 2-way |
| A | | B | C | D | E | F | G |
| 0° (Parallel) | Standard | 9.0 | 22.5 | 8.0 | 8.0 | 12.0 | 24.0 |
| | Compact | 8.0 | 22.5 | 8.0 | 8.0 | | |
| | Accessible | 9.0 | 22.5 | 9.0 | 9.0 | | |
| | Accessible Aisle | Part of the accessible route to a building | | | | | |
| 30° | Standard or Accessible | 9.0 | 18.0 | 34.6 | 17.3 | 12.0 | 24.0 |
| | Compact | 7.5 | 15.0 | 28.0 | 14.0 | | |
| | Car Accessible Aisle | 6.0 | 12.0 | 29.4 | 14.7 | | |
| | Van Accessible Aisle | 8.0 | 16.0 | 32.9 | 16.5 | | |
| 45° | Standard or Accessible | 9.0 | 12.7 | 28 | 19.8 | 15.0 | 24.0 |
| | Compact | 7.5 | 10.6 | 22.5 | 15.9 | | |
| | Car Accessible Aisle | 6.0 | 8.5 | 25.0 | 17.7 | | |

| TABLE 3.105C Parking Space and Drive Aisle Dimensions | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|--------------------|----------------------|----------------------|--------------------------|-------|
| Parking Angle | Type of Space | Stall Width (feet) | Curb Length (feet) | Stripe Length (feet) | Stall to Curb (feet) | Drive Aisle Width (feet) | |
| | | | | | | 1-way | 2-way |
| | Van Accessible Aisle | 8.0 | 11.3 | 27.0 | 19.1 | | |
| 60° | Standard or Accessible | 9.0 | 10.4 | 24.2 | 21.0 | 18.0 | 24.0 |
| | Compact | 7.5 | 8.7 | 19.3 | 16.7 | 15.0 | |
| | Car Accessible Aisle | 6.0 | 6.9 | 22.5 | 19.5 | | |
| | Van Accessible Aisle | 8.0 | 9.2 | 23.3 | 20.4 | | |
| 90° | Standard or Accessible | 9.0 | 9.0 | 19.0 | 19.0 | 24.0 | 24.0 |
| | Compact | 7.5 | 7.5 | 15.0 | 15.0 | 22.0 | |
| | Car Accessible Aisle | 6.0 | 6.0 | 19.0 | 19.0 | 24.0 | |
| | Van Accessible Aisle | 8.0 | 8.0 | 19.0 | 19.0 | | |
| 1. A parking space may occupy up to 2 feet of a landscaped area or walkway. At least 4 feet clear width of a walkway must be maintained. | | | | | | | |
| 2. Space width is measured from the midpoint of the double stripe. | | | | | | | |
| 3. Curb or wheel stops shall be utilized to prevent vehicles from encroaching on abutting properties or rights-of-way. | | | | | | | |
| 4. The access aisle must be located on the passenger side of the parking space, except that two adjacent parking spaces may share a common access aisle. | | | | | | | |
| 5. Where the angle of parking stalls differ across a drive aisle, the greater drive aisle width shall be provided. | | | | | | | |

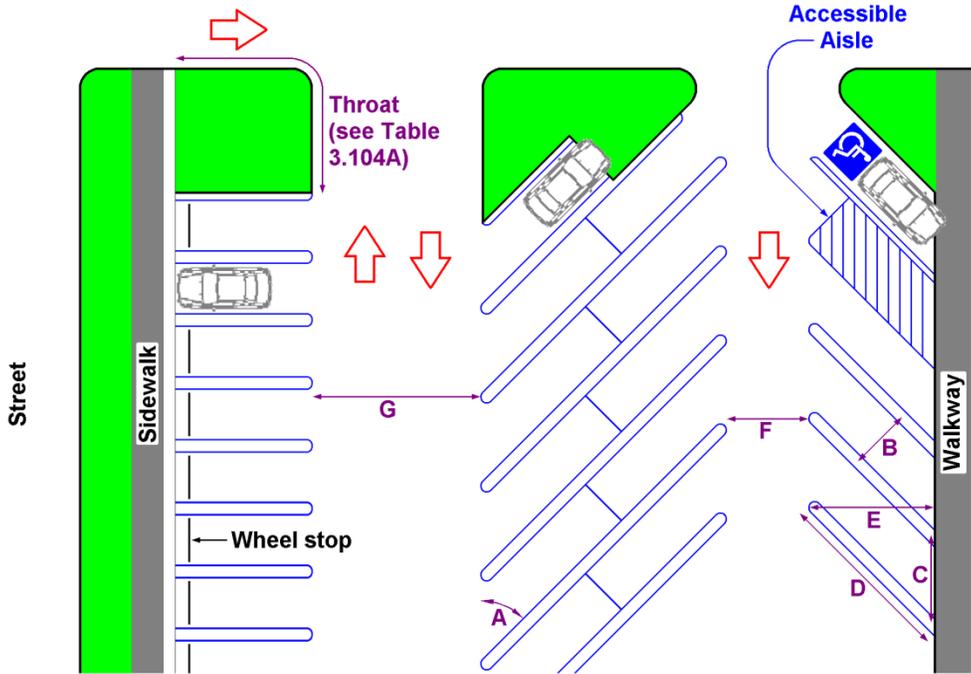


Figure 3.105B Illustration of Parking Space and Aisle Dimensions

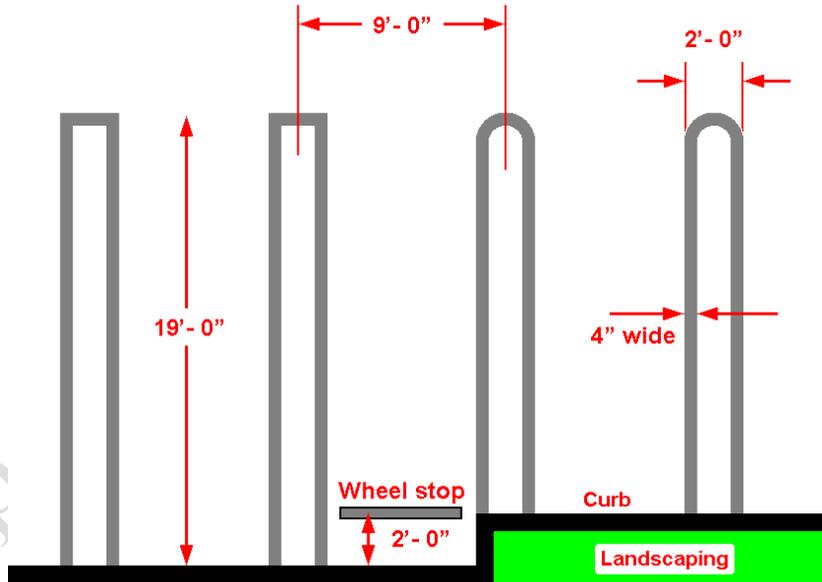


Figure 3.105C Illustration of Parking Space Dimensions and Striping

3.105.04 Off-Street Loading

A. Off-Street Loading Requirements

1. Off-street loading spaces shall comply with the dimensional standards and amounts not less than those set forth in this section (Table 3.105D).
2. The off-street loading facilities shall be on the same lot, or site, as the use or structure they are intended to serve. Required loading spaces and required parking spaces shall be separate and distinct, except that if authorized through a land use decision, a parking area may be used for loading during those times when the vehicle parking area is not in use.

| TABLE 3.105D Loading Space Requirements | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------|--------|--------|
| Use and area (square feet) | Minimum Number of Spaces | Minimum Size of Space (feet) | | |
| | | Width | Length | Height |
| Office 5,000 – 41,999 42,000 or more | 1 2 | 12 | 30 | 14 |
| Nonresidential uses, except office, in the CO, CG, and NNC zones 0 – 9,999 10,000 – 41,999 42,000 – 81,999 82,000 or more | 1 2 3 4 | 12 | 30 | 14 |
| All uses in the IP, IL, and SWIR zones 0-11,999 square feet 12,000 – 35,999 36,000 – 59,999 60,000 – 99,999 100,000 or more | 1 2 3 4 1 additional for each 50,000 square feet or fraction thereof | 12 | 60 | |

3. Shared parking shall be allowed through a Zoning Adjustment, Design Review, Conditional Use, or Planned Unit Development.
 - a. Up to 20 percent of the required vehicle parking may be satisfied by joint use of the parking area for another use with the same peak hours; or
 - b. Up to 40 percent of the required vehicle parking, may be satisfied by joint use of the parking area for another use with alternate peak hours; and
 - c. An additional amount of joint use parking, of up to 10 percent of the required vehicle parking, may be satisfied when the development is located along a transit service route with stops, pullouts, or shelters.

Note: This provision does not reduce the number of required off-street parking spaces, but allows a portion of the requirement to be satisfied by shared parking. The actual number of required off-street parking spaces may be reduced through a Zoning Adjustment or Variance.

4. The following uses are considered as daytime uses for purposes of shared parking identified in this section: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing, shoe repair or service shops, manufacturing or wholesale buildings, and other similar primarily daytime uses as determined through the Zoning Adjustment or Design Review.
5. The following uses are considered as nighttime or weekend uses for purposes of shared parking identified in this section: auditoriums incidental to a public or private school, houses of worship, bowling alleys, dance halls, theaters, drinking and eating establishments, and other similar primarily nighttime or weekend uses as determined through the Zoning Adjustment or Design Review.
6. Shared parking may be allowed if the following standards are met:
 - a. Future changes of use, such as expansion of a building or establishment of hours of operation which conflict with, or affect, a shared parking agreement, shall require review and authorization of a subsequent Design Review or Modification of Conditions.
 - b. Legal documentation, to the satisfaction of the Director, shall be submitted verifying shared parking between the separate developments. Shared parking agreements may include provisions covering maintenance, liability, hours of use, and cross-easements.
 - c. The approved legal documentation shall be recorded by the applicant at the Marion County Recorder's Office and a copy of the recorded document be submitted to the Director prior to issuance of a building or other land use permit.