**9.0800 Parking Standards**

# 9.0802 – General Provisions

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0802(A) – Provision of Off-street Parking and Loading |  |  |
| 9.0802(B) – Issuance of C of O |  |  |
| 9.0802(C) – Use of Parking Spaces |  |  |
| 9.0802(D) – Modification or Expansion of Buildings |  |  |

# 9.0820 – General Location for Surface Parking Lots

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0820 – Surface Parking Proposed Off-Site** | | |
| 9.0820(A) – Safe, Direct, Attractive, Lighted, Convenient Walkway |  |  |
| 9.0820(B) – Assurance of Use of Parking Spaces |  |  |
| 9.0820(C) – Location of Loading Spaces |  |  |
| 9.0820(D) – Off-Site Parking and On-Site Commercial/ Residential Densities |  |  |

# 9.0822 – Surface Parking Lot Design (do not apply to detached, duplex, or single family attached dwellings)

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0822(A)(1) – Surface & Striping |  |  |
| 9.0822(A)(2) – Curb Cuts/Access Points |  |  |
| 9.0822(A)(3) – Driveways/Driveway Approach Width and Grade |  |  |
| 9.0822(A)(4) – Driveways/Drive Aisle Width |  |  |
| 9.0822(A)(5) – Turnaround Areas |  |  |
| 9.0822(A)(6) – Setbacks for Parking Spaces and Drive Aisles |  |  |
| 9.0822(A)(7) – Cluster of Spaces |  |  |
| 9.0822(A)(8) – Connect Parking Lots |  |  |
| 9.0822(A)(9) – Minimum Clearance |  |  |
| 9.0822(A)(10) – Drainage |  |  |
| 9.0822(A)(11) – Clear Vision Area |  | See Section 9.0200 |
| 9.0822(A)(12) – Service & Loading Areas Placement |  |  |
| 9.0822(B) – DEQ Indirect Source Construction Permit |  |  |

# 9.0823 – Landscaping of Parking Lots

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0823(B) – General Provisions** | | |
| 9.0823(B)(1) – Existing Vegetation Retention |  |  |
| 9.0823(B)(2) – Permanent Irrigation |  |  |
| 9.0823(B)(3)(a) – 70% Vegetation |  |  |
| 9.0823(B)(3)(b) – Minimum Tree Planting and Mature Size |  |  |
| 9.0823(B)(3)(c) – Minimum Evergreen Shrub Planting Size |  |  |
| 9.0823(B)(3)(d) – Minimum Ground Cover Size and Spacing |  |  |
| 9.0823(B)(3)(e) – Evergreen Shrub Mature Size |  |  |
| **9.0823(C) – Parking Lot Landscape Design** | | |
| 9.0823(C)(1) – Parking Lot Entryway |  |  |
| 9.0823(C)(2) – Parking Area/Building Buffer |  |  |
| 9.0823(C)(3) – Landscaping/ Screening Along a Public Right-of-Way |  |  |
| 9.0823(C)(4) – Perimeter Screening |  |  |
| 9.0823(C)(4)(a) – Planting Strip |  |  |
| 9.0823(C)(4)(b) – Wall or Hedge |  |  |
| 9.0823(C)(4)(c) – Landscape Berms |  |  |
| 9.0823(C)(5) – Interior Parking Lot Landscaping – 10% of Maneuvering Area |  |  |
| 9.0823(C)(5)(a) – Number of Trees |  |  |
| 9.0823(C)(5)(b) – Evergreen Ground Cover |  |  |
| 9.0823(C)(5)(c) – Landscape Strips |  |  |
| 9.0823(C)(5)(d) – Planting Bays |  |  |
| 9.0823(C)(5)(e) – Extruded Curbs or Wheel Stops |  |  |
| 9.0823(C)(5)(f) – Stormwater |  |  |
| 9.0823(C)(6) – Alternate Landscaping Plan |  |  |

# 9.0824 – Pedestrian Circulation/Walkways

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0824(A) – Protected Raised Walk |  |  |
| 9.0824(B) – Bicycle-to-Building Entrance Connection |  |  |
| 9.0824(C) – Raised Walks & Slip-Resistant Material |  |  |
| 9.0824(D) – Marked Pedestrian Walkway Crossings |  |  |
| 9.0824(E) – Walk Widths Abutting Parking |  |  |
| 9.0824(F) – ADA Accessibility |  |  |

# 9.0825 – Space and Aisle Standards for Surface Parking Lots

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0825(A) – Dimensional Requirements, Table 9.0825A |  |  |
| 9.0825(B) – Standard to Compact Stall Ratio |  |  |
| 9.0825(C) – Parallel Parking Space Striping |  |  |
| 9.0825(D) – Parallel Parking Space Dimensions |  |  |

# 9.0826 – Accessible Parking

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0826(A) – Accessible Parking Location & Dimensions |  |  |
| 9.0826(A)(1) – Van Accessible Parking |  |  |
| 9.0826(A)(2) – Marking |  |  |
| 9.0826(A)(3) – Medical Care |  |  |
| 9.0826(A)(4) – Passenger Drop-Off and Loading Zones |  |  |
| 9.0826(B) – Building Code Standards Govern if Conflict |  |  |

# 9.0827 – Electric Vehicle Charging Units

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0827(A) – EV Charging Unit Readiness |  |  |
| 9.0827(B)(1) – EV Charging Unit placement |  |  |
| 9.0827(B)(2) – Parking Space Size |  |  |
| 9.0827(B)(3) – Signage |  |  |
| 9.0827(B)(4) – Charging Unit Equipment, Outlets |  |  |
|  |  |  |
|  |  |  |

# 9.0830 – Bicycle Parking Design Standards

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0830(B) – Minimum Number of Spaces |  |  |
| **9.0831(A) – Long Term Bicycle Parking** | | |
| 9.0831(A)(1) – Storage |  |  |
| 9.0831(A)(2) – Location |  |  |
| 9.0831(A)(3) – Covered Spaces |  |  |
| 9.0831(A)(4) – Security |  |  |
| **9.0831(B) – Short Term Bicycle Parking** | | |
| 9.0831(B)(1) - Storage |  |  |
| 9.0831(B)(2) - Location |  |  |
| 9.0831(B)(3) – Ped Conflicts |  |  |
| **9.0832 Additional Standards for All Bicycle Parking** | | |
| 9.0832(A) – Bicycle Lockers |  |  |
| 9.0832(B) – Bicycle Racks |  |  |
| 9.0832(C) – Parking and Maneuvering Areas |  |  |
| 9.0832(D) – Covered Parking |  |  |
| 9.0832(E) – Size of Space |  |  |
| 9.0832(F) - Signs |  |  |

# 9.0840 – Off-Street Loading Requirements

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0840(C) – General Loading Requirements** | | |
| 9.0840(C)(1) – Quantity |  |  |
| 9.0840(C)(2) – Provision and Maintenance Responsibility |  |  |
| 9.0840(C)(3) – Surfacing |  |  |
| 9.0840(C)(4) – Dual Purpose (Loading/Parking) Requirements |  |  |
| 9.0840(C)(5) – Loading Space and Maneuvering Area Dimensions |  |  |
| 9.0840(C)(6) – Setback and Perimeter Landscaping Compliance |  |  |
| 9.0840(C)(7) – Loading for Uses Not Specifically Mentioned |  |  |
| 9.0840(C)(8) – Concurrent Different Uses |  |  |
| **9.0840(C)(9) – Loading Space Requirements in Certain Design Districts** | | |
| 9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Alternate On-Site or On-Street Placement |  |  |
| 9.0840(C)(9)(a)(i) – Quantity Reduction on Basis of Compliance with Specific Criteria |  |  |
| 9.0840(C)(9)(b) – Maximum Space Requirement |  |  |
| 9.0840(C)(9)(c) – Reduction in Dimensional Requirements if Van Deliveries Only |  |  |
| **9.0840(D) – Location of the Required Loading Facilities** | | |
| 9.0840(D)(1) – Same Lot and Off-Street Parking |  |  |
| 9.0840(D)(2) – Setbacks, Driveways, Parking Spaces |  |  |
| 9.0840(D)(3) – Public Streets – Use |  |  |
| 9.0840(D)(4) – Public Streets – Parallel in Industrial Districts |  |  |
| 9.0840(D)(5) – Restrictions Near Arterial Streets |  |  |
| **9.0840(E) – Approval Criteria for Modification of Loading Facilities** | | |
| 9.0840(E)(2)(a) – Adverse Impacts |  |  |
| 9.0840(E)(2)(b) – Vehicular and Pedestrian Interference |  |  |
| 9.0840(E)(2)(c) – Off-Street Loading Needs |  |  |
| 9.0840(E)(2)(d) – Loading Dimensions and On-Site Circulation |  |  |

# 9.0850 - Minimum and Maximum Required Off-Street Parking

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0850 – General** | | |
| 9.0850(A) – Exceptions to the Maximum Parking Requirements |  |  |
| 9.0850(B) – Fleet Vehicle and Inventory Vehicle Exclusions |  |  |
| 9.0850(C) – Residential Fee Charge Parking Exclusion |  |  |
| 9.0850(D) – CFEC and Surface Parking |  |  |
| 9.0850(E) – EV charging Units |  |  |
| **9.0851 – Minimum/Maximum Auto & Bicycle Parking Quantity Standards** |  |  |

# 9.0852(A) – Civic Neighborhood Plan District

|  |  |  |
| --- | --- | --- |
| 9.0852(A)(2) – Maximum Off-Street Parking |  |  |
| **9.0852(A)(3) – Waiver to Increase Maximum Off-Street Parking Quantity** | | |
| 9.0852(A)(3) – Non-surface parking |  |  |

# 9.0852(B) – Downtown Plan District

|  |  |  |
| --- | --- | --- |
| 9.0852(B)(2) – Maximum Off-Street Parking |  |  |
| **9.0852(B)(3) – Waiver to Increase Maximum Off-Street Parking Quantity** | | |
| 9.0852(B)(3) – Maximum Surface Lot Size |  |  |
| 9.0852(B)(4) – Public Parking Facilities |  |  |
| 9.0852(B)(5) – Surface Lot in Conjunction With an Allowed Use |  |  |
| 9.0852(B)(6) – Project Phasing Restriction |  |  |
| 9.0852(B)(7) – Bicycle Parking |  |  |
| 9.0852(B)(8) – Occupation of an Existing Building |  |  |
| **9.0852(C) – Accommodation for Future Development** |  |  |

# 9.0853 – Waiver and Reductions to Minimum Parking Space Standards

|  |  |  |
| --- | --- | --- |
| 9.0853(A) – Parking District Waiver |  |  |
| 9.0853(B) – Allowed Motor Vehicle Parking Reductions |  |  |
| 9.0853(C) – Reduction for Bike Parking |  |  |
| 9.0853(D) – Additional Motor Vehicle and Bicycle Parking Reductions |  |  |
| 9.0853(E) – Motor Vehicle Parking Reductions for Existing Uses |  |  |
| 9.0853(F) – Modifications of Regulations (10.1521) |  |  |

# 9.0854 – Exceptions to Maximum Parking Space Standards

|  |  |  |
| --- | --- | --- |
| **9.0854(A)(1) – Station Center and Rockwood Town Center** | | |
| 9.0854(A)(1)(a) – Non-surface Parking |  |  |
| **9.0854(A)(2) – Downtown (9.0852(B) and Civic Neighborhood (9.0852(A) Districts** |  |  |
| **9.0854(A)(3) – All Other Districts – Type II Exceptions** | | |
| 9.0854(A)(3)(a) – Lot or parcel has no area within ¾ mile of a MAX light rail transit station or within a ½ mile of transit lines that arrive at least four times an hour during peak service |  |  |
| 9.0854(A)(3)(b) – Unique or unusual characteristics |  |  |
| 9.0854(A)(3)(b)(i) – Shared or Joint Parking |  |  |
| 9.0854(A)(3)(b)(ii) – Minimum Necessary |  |  |
| **9.0855 – Joint Vehicle Parking Lot** |  |  |
| **9.0856 – Parking in Mixed-Use Projects** | | |
| 9.0856(A) – Parking District Waiver |  |  |
| 9.0856(B) – Allowed Motor Vehicle Parking Reductions |  |  |
| 9.0856(C) – Reduction for Bike Parking |  |  |
| **9.0857 – Required Carpool and Vanpool Parking Lot** |  |  |
| **9.0858 – Fleet Motor Vehicle Parking** |  |  |

# Other Public Parking

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0861 – Parking Structures** | | |
| 9.0861(A) – Ground Floor Use |  |  |
| 9.0861(B) – Ground Floor Windows |  |  |
| 9.0861(C) – Landscaping, Buffering, and Setbacks |  |  |
| 9.0861(D) – Site Design Review |  |  |
| 9.0861(E) – Building Code |  |  |
| 9.0861(F) – Parking Layout & Internal Circulation |  |  |
| **9.0863 – MAX Park-and-Ride** | | |
| 9.0863(A) – Maximum Number of Spaces |  |  |
| 9.0863(B) – Exception to Maximum |  |  |
| 9.0863(C) – Expansion |  |  |
| **9.0864 – On-Street Parking** |  |  |
| **9.0865 – Minor Access Street Parking** |  |  |