

**1015      PARKING AND LOADING**

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1015.01    PURPOSE

Section 1015 is adopted to:

- A.     Provide safe, efficient, and functional parking areas for automobiles and bicycles, and adequate loading areas for service vehicles;
- B.     Provide parking and loading areas that complement the design of the development, the street, and the community, and support planned urban form in urban areas;
- C.     Minimize disturbance of soils, impervious surfaces, and other negative environmental impacts of parking and loading areas; and
- D.     Implement Title 4 of the Regional Transportation Functional Plan.

[Added by Ord. ZDO-224, 5/31/11]

1015.02    APPLICABILITY

If there is a conflict between Section 1015 and the Clackamas County Roadway Standards, Section 1015 shall govern.

[Added by Ord. ZDO-224, 5/31/11]

1015.03    GENERAL PROVISIONS

- A.     The provision and maintenance of offstreet parking and loading facilities is a continuing obligation of the property owner. When any parking area for the parking of three or more cars is to be established, the standards set forth herein shall apply.
- B.     Inside the Portland Metropolitan Urban Growth Boundary (UGB), parking, loading, and maneuvering areas shall be hard-surfaced, unless a permeable surface is required to reduce surface runoff, as determined by the Department of Transportation and Development.
- C.     Outside the UGB, all areas used for parking, loading, and maneuvering of vehicles shall be surfaced with screened gravel or better, and shall provide for suitable drainage.
- D.     Parking and loading requirements for types of uses and structures not specifically listed in Tables 1015-2, 1015-3, and 1015-4, or specified in other Sections of this Ordinance, shall be subject to the requirements for the most similar use, as determined by the Planning Director.

[Moved from Section 1007 and amended by Ord. ZDO-224, 5/31/11]

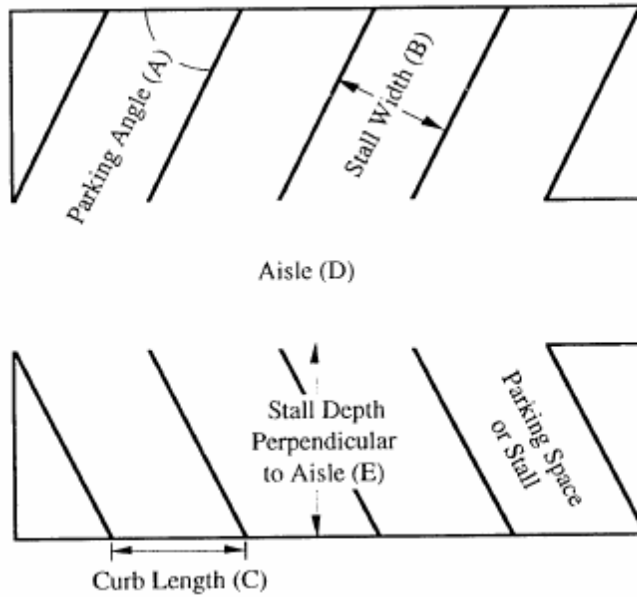
1015.04 AUTOMOBILE PARKING AREA STANDARDS

- A. Off-street parking areas shall be provided in defined areas of the subject property and shall meet the following requirements for location of the parking area on the site:
  - 1. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose and has required maneuvering area for the vehicles.
  - 2. Automobile parking areas shall be separated from bicycle parking areas and from loading areas to the extent possible.
  - 3. Commercial or recreational vehicle storage areas shall be located in areas that are farther from building entrances than parking spaces for customers and employees.
  
- B. Off-street parking areas shall be designed to meet the following requirements:
  - 1. Parking areas must meet the requirements of the Americans with Disabilities Act.
  - 2. Except for parallel parking spaces, the minimum size for all standard parking spaces shall be 8.5 feet wide and 16 feet long.
  - 3. Minimum dimensions of curb length, stall depth, and parking lot aisles are based on the parking space orientation as follows:

**Table 1015-1: Minimum Parking Space and Aisle Dimensions**

Parking Space Orientation (A)	Curb Length (C)	Stall Depth (E)	One-Way Aisle (D)	Two-Way Aisle (D)
Parallel	22 feet	8 feet	12 feet	20 feet
30 degree angle	17 feet	15 feet	12 feet	20 feet
45 degree angle	12 feet	17 feet	12 feet	20 feet
60 degree angle	9.75 feet	17.5 feet	16 feet	20 feet
90 degree angle	8.5 feet	16 feet	24 feet	24 feet

Figure 1015-1 Parking Dimension Factors



4. Double-loaded, ninety-degree angle parking bays shall be utilized where possible.
5. A maximum of 50 percent of the parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, with the following exceptions:
  - a. Outside the Portland Metropolitan Urban Growth Boundary (UGB), more than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long.
  - b. For retail uses such as building supply stores, furniture stores, and other stores selling bulky items, more than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long.
  - c. More than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, when the applicant demonstrates that a higher ratio of oversized vehicles are found in parking areas of similar developments and uses.
  - d. More than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, when porous pavement is used for all parking spaces.

6. A minimum of five percent, but at least one space, of the required parking spaces shall be marked and signed for use as carpool/vanpool spaces. These spaces shall be the closest employee automobile parking spaces to the building entrances normally used by employees, but shall not take priority over any spaces required for individuals with disabilities.
  7. Required backing and maneuvering areas for on-site automobile parking spaces shall be located entirely onsite.
  8. In parking lots greater than one acre, major onsite circulation drive aisles and lanes crossing to adjacent developments shall not have parking spaces accessing directly onto them.
  9. Where feasible, shared driveway entrances, shared parking and maneuvering areas, and interior driveways between adjacent parking lots shall be required.
  10. Except for parallel spaces, parking spaces heading into landscaped areas or along the perimeter of a parking lot shall be provided with a sturdy tire stop at least four inches high and located two feet within the space to prevent any portion of a car within the lot from extending over the property line.
  11. For parking spaces heading into a landscaped area, the area in front of the tire stop that is included in the parking space dimension may be landscaped instead of paved or graveled according to the following standards:
    - a. Landscaping shall be ground cover plants only;
    - b. The area in front of the tire stop that is included in the parking space dimension shall be in addition to the required minimum dimension for a landscape planter; and
    - c. The landscaped area in front of the tire stop may count toward overall site landscaping requirements established in Table 1009-1. However, it may not count toward perimeter landscaping requirements established in Section 1009.04(B)(1).
  12. Required parking spaces shall not be used for storing or accumulating goods or storing a commercial or recreational vehicle, camper, or boat, rendering it useless for parking.
- C. Uses located on transit service lines and that have days and hours of operation not in conflict with weekday use (e.g. churches, fraternal organizations, or nighttime amusements) may be required under Subsection 1007.07, to allow a portion of their parking area to be used for a park-and-

ride lot.

- D. Parking Minimums: The minimum parking spaces listed in Table 1015-2 apply unless modified in Subsection 1015.04(F).
1. In case of expansion of a building or use that, prior to the expansion, does not meet the minimum parking space requirements in Table 1015-2, the following provisions shall apply:
    - a. The minimum number of additional parking spaces required shall be based only on the floor area or capacity added and not the area or capacity existing prior to the expansion.
    - b. If the enlargement covers any of the pre-expansion parking spaces, lost parking spaces shall be replaced, in addition to any required additional spaces.
    - c. The maximum number of parking spaces allowed for the entire development after the expansion shall be based on Table 1015-2.
  2. In the event more than one use occupies a single structure or parcel, the total minimum requirement for parking shall be the sum of the minimum requirements of the several uses computed separately.
  3. Parking spaces fulfilling the minimum requirement for a specified use shall not be rented, leased, or assigned to any other person or organization, except as provided for under Subsection 1015.03(F)(2)(a) for shared parking.
  4. The conducting of any business activity, except for temporary uses (e.g., Farmers' Markets), shall not be permitted to occupy any of the required parking spaces.

E. Parking Maximums:

1. Within the UGB, the parking maximums listed in Table 1015-2, Urban Zone A, apply when an area has 20-minute peak hour transit service within one-quarter mile walking distance for bus transit or one-half mile walking distance for light rail transit;
2. Within the UGB, areas not meeting the requirements of Subsection 1015.04(E)(1), are subject to the parking maximums listed in Table 1015-2, Urban Zone B.
3. In case of expansion of a building or use with more parking spaces than the maximum allowed by Table 1015-2:

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- a. Existing parking spaces may be retained, replaced, or eliminated, provided that after the expansion, the total number of remaining spaces complies with the minimum parking space requirement of Table 1015-2 for the entire development; and
- b. Additional parking spaces are allowed only if required to comply with the minimum parking space requirement of Table 1015-2 for the entire development after the expansion.

**Table 1015-2: Automobile Parking Space Requirements\***

\* Parking ratios are based on spaces per 1,000 square feet of gross leasable area, unless otherwise stated.

Land Use Category	Minimum Parking Spaces	Maximum Parking Spaces (Urban Zone A)	Maximum Parking Spaces (Urban Zone B)
Amusement Parks, Riding Academies, and Camps (per 1000 square feet of serving area)	0.8	None	None
Bank with Drive-in	4.3	5.4	6.5
Bowling Alleys (per alley)	3	None	None
Daycare Facilities	0.5  In addition, a passenger-loading area shall be provided on the site.	None	None
Hospitals	0.5	None	None
Hotels and Motels (per unit)	1	None	None
Industrial, Manufacturing, and Processing Facilities			
Zero to 24,999 square feet	1.5	None	None
25,000 to 49,999 square feet	1.42	None	None
50,000 to 79,999 square feet	1.25	None	None

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Land Use Category	Minimum Parking Spaces	Maximum Parking Spaces (Urban Zone A)	Maximum Parking Spaces (Urban Zone B)
80,000 square feet and greater	1	None	None
Medical and Dental Clinics	3.5	4.9	5.9
Movie Theaters (per seat)	0.3	0.4	0.5
Nursing Homes, Welfare or Correctional Institutions, and Institutions for Children (per bed)	0.2	None	None
Office Uses (includes Office Park, “Flex-Space”, Government Office and Miscellaneous Services)	2.7	3.4	4.1
Places of Worship (per seat located in main assembly room), unless a school, daycare, or similar facility is proposed in conjunction with primary use, in which case it shall have separate parking requirement	0.5, or 1 per 5.3 feet of bench length in main assembly room	0.6	0.8
Produce Stands (per stand)	4	None	None
Dwellings, including			
Single-Family Dwelling or Manufactured Dwelling in Urban Low Density, Village Small Lot, or Village Standard Lot Residential District, except in a Planned Unit Development (per dwelling unit)	1, located behind the front yard setback line	None	None
Planned Unit Development (per single-family dwelling unit)	2	None	None
Hoodland Residential District (per dwelling unit 800 square feet or less) <sup>1</sup>	1	None	None
Hoodland Residential District (per dwelling unit greater than 800 square feet) <sup>1</sup>	2	None	None

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<b>Land Use Category</b>	<b>Minimum Parking Spaces</b>	<b>Maximum Parking Spaces (Urban Zone A)</b>	<b>Maximum Parking Spaces (Urban Zone B)</b>
Mountain Recreational Resort District, except congregate housing facilities (per 600 square feet of residential building area)	1	None	None
Attached Single-Family Dwelling in Medium or Medium High Density Residential District (per dwelling unit)	2	None	None
Attached Single-Family Dwelling in Station Community Mixed Use District (SCMU) District (per dwelling unit)	1 onsite	2 onsite	NA
Attached Single-Family Dwelling in Village Townhouse District (per dwelling unit)	1, located in a garage	None	None
Two- and Three-Family Dwellings (per dwelling unit)	1.5	None	None
Manufactured Dwelling Park (per dwelling unit)	2	None	None
Multifamily Dwelling (per one-bedroom dwelling unit)	1.25	None	None
Multifamily Dwelling (per two-bedroom dwelling unit)	1.5	None	None
Multifamily Dwelling (per three-bedroom dwelling unit)	1.75	None	None
Congregate Housing Facilities (per resident)	0.25	None	None
Accessory Dwelling Units (per dwelling unit)	1, located behind the front yard setback line	None	None
Restaurants: Fast Food with drive-thru window service	9.0	12.4	14.9
Restaurants: With no drive-thru window service, Taverns	15.0	19.1	23

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<b>Land Use Category</b>	<b>Minimum Parking Spaces</b>	<b>Maximum Parking Spaces (Urban Zone A)</b>	<b>Maximum Parking Spaces (Urban Zone B)</b>
Retail/Commercial, including shopping centers	4.1, except in the Clackamas Regional Center Area, 3.0	5.1	6.2
Retail stores with bulky merchandise, such as furniture, appliances, automobiles, service/repair shops	2	5.1	6.2
Schools: Colleges, Universities, and High Schools (per student or staff member)	0.2	0.3	0.3
Schools: Elementary and Junior High Schools (per school)	15, or 2 per classroom, whichever is less	None	None
Service Stations (per employee at peak employment period)	1	None	None
Sports Clubs/Recreation Facilities	4.3	5.4	6.5
Surface Mining	On-site vehicular parking for employees, customers and visitors, determined through Conditional Use process.	None	None
Tennis and Racquetball Courts	1	1.3	1.5
Theaters, Dance Halls, Community Clubs, Skating Rinks, Public Meeting Places (per seat, or 1 per 100 sq. ft. exclusive of stage)	0.25	None	None

Land Use Category	Minimum Parking Spaces	Maximum Parking Spaces (Urban Zone A)	Maximum Parking Spaces (Urban Zone B)
Warehouse and Storage Distribution, and Terminals (air, rail, truck, water, etc.) **Maximum parking requirements apply only to warehouses 150,000 gross square feet or greater.			
Zero to 49,999 square feet	0.3	None	None
50,000 square feet and over	0.2	0.4**	0.5**

<sup>1</sup> On land above 3,500-foot elevation, covered parking shall be provided for structures containing three or more dwelling units.

F. Exceptions to Parking Requirements:

1. Parking maximums in Table 1015-2 may be increased for the following:
  - a. Parking spaces in parking structures;
  - b. Fleet parking;
  - c. Designated employee carpool spaces;
  - d. User paid spaces;
  - e. Parking for vehicles for sale, lease, or rent; and
  - f. Structured parking.
2. Parking minimums in Table 1015-2 may be reduced for the following:
  - a. The total minimum requirement for parking spaces may be reduced up to 20 percent per use when shared parking is utilized.
  - b. Available permitted on-street parking spaces on a development's street frontage may be counted toward required parking as follows:
    - i. All on-street parking spaces may count towards required parking in the following zoning districts: Neighborhood Commercial, Community Commercial, General Commercial, Office Commercial, Retail Commercial, Campus Industrial, Light Industrial, General Industrial, Business Park, Village Office, Village Commercial, Regional Center Office, Regional Center

Commercial, Corridor Commercial, and Station Community Mixed Use District.

- ii. In Office Apartment and Planned Mixed Use zoning districts, each on-street parking space may count towards one-half a required parking space.
  - iii. All on-street parking spaces may count towards required parking in Government Camp Village, as identified on Comprehensive Plan Map X-MH-4, *Government Camp Village Plan, Land Use Plan & Boundary*, on Government Camp Loop between Wy'East Trail and Church Street and on Little Trail between Olive Street and Church Street. Corner lots with such street frontage also may count parking spaces on the intersecting street.
- c. Motorcycle parking may substitute for vehicle parking spaces as follows:
- i. Up to five spaces or five percent of required automobile parking, whichever is less, may be utilized.
  - ii. For every four motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
  - iii. Existing parking may be converted to take advantage of this provision.
  - iv. Each motorcycle space must be at least four feet wide and eight feet deep.
- d. Electric vehicle charging stations may be installed according to the following standards:
- i. Two spaces or five percent of the minimum required parking spaces, whichever is greater, may be utilized for electric vehicle charging stations and identified exclusively for such use.
  - ii. Additional parking spaces of the minimum required parking may be utilized for electric vehicle charging stations, provided they are not identified exclusively for such use.
  - iii. Any portion of parking spaces provided that are beyond the required minimum number of parking spaces may be utilized for electric vehicle charging stations, regardless of whether they are identified exclusively for such use.

[Moved from Section 1007 and amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12]

1015.05 BICYCLE PARKING STANDARDS

- A. Bicycle parking areas shall meet the following on-site locational requirements:
  - 1. Bicycle parking racks shall be located in close proximity to an entrance but shall not conflict with pedestrian needs.
  - 2. At least 75 percent of the bicycle parking spaces shall be located within 50 feet of a public entrance to the building.
  - 3. Bicycle parking areas shall be separated from automobile parking.
  - 4. Bicycle parking may be provided within a building, if the location is easily accessible for bicycles.
  - 5. Bicycle parking for multiple uses, or a facility with multiple structures, may be clustered in one or several locations within 50 feet of each building's entrance.
  - 6. If the bicycle parking is not easily visible from the street or main building entrance, then a sign must be posted near the building entrance indicating the location of the parking facilities.
  
- B. Bicycle parking shall be designed to meet the following requirements:
  - 1. When more than seven bicycle parking spaces are required, a minimum of 50 percent of the spaces shall be covered. All (100 percent) of the required bicycle spaces for schools, park-and-ride lots, congregate housing facilities, and multifamily dwellings shall be covered.
  - 2. Cover for bicycle parking may be provided by building or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings, or freestanding shelters.
  - 3. When more than 15 covered bicycle parking spaces are required, 50 percent of the required covered spaces shall be enclosed and offer a high level of security, e.g. bicycle lockers or a locked cage or room with locking facilities inside, to provide safe long-term parking.
  - 4. Required bicycle parking spaces shall be illuminated.
  - 5. Required bicycle parking areas shall be clearly marked and reserved for bicycle parking only.
  - 6. Bicycle parking space dimensions and standards:
    - a. Bicycle parking spaces must be at least six feet long and two feet

- wide, and in covered situations the overhead clearance must be at least seven feet.
- b. An aisle five feet wide for bicycle maneuvering must be provided.
- c. Bicycle racks must hold bicycles securely by the frame and be securely anchored.
- d. Hanging bicycle racks and/or enclosed, stackable bike lockers may be substituted for surface racks if, through design review pursuant to Section 1102, it is determined that comparable dimensions, maneuvering, and clearance are provided to the user.
- e. Bicycle racks must accommodate both:
  - i. Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock; and
  - ii. Locking the frame and both wheels without removal of wheels to the rack with a chain or cable not longer than six feet.
- 7. The minimum bicycle parking spaces listed in Table 1015-3 are required.
- 8. Notwithstanding Table 1015-3, all listed uses located within the Portland Metropolitan Urban Growth Boundary (UGB) shall have a minimum of two bicycle parking spaces.

**Table 1015-3: Minimum Required Bicycle Parking Spaces**

Land Use Category	Minimum Bicycle Parking Spaces*
Elementary Schools, Junior High Schools, Middle Schools, Senior High Schools, and Colleges (per classroom)	2  (maximum required spaces – 100)
Multifamily Dwellings (per dwelling unit)	0.5
Park-and-Ride Lots, Transit Centers, and Community Parks (per acre)	5
Preschools	4
Residential Care Facilities, Nursing Homes, and Hospitals (per 8 beds)	1
Retail and Commercial including offices and clinics	

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Land Use Category	Minimum Bicycle Parking Spaces*
Per 2,500 square feet, up to 50,000 square feet	1
Per each additional 5,000 square feet	1
Theaters, Places of Worship, Auditoriums, Dance Halls and other Public Assembly Places (per 40 seats or per 40 persons of design capacity, whichever is greater)	1
Warehouses and industrial buildings without attached offices, automotive service uses such as service stations and tire stores, and businesses selling large items such as major appliances, furniture, cars, or boats (per 10,000 square feet of building area)	1

\* Minimums outside the UGB are 20 percent of the requirement listed in Table 1015-3.

[Moved from Section 1007 and amended by Ord. ZDO-224, 5/31/11]

1015.06 OFF-STREET LOADING STANDARDS

- A. Loading areas shall meet the following onsite locational requirements:
  - 1. No area shall be considered a loading berth unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for vehicles.
  - 2. Loading areas shall be separated from vehicle and bicycle parking areas.
- B. Loading berths fulfilling the minimum requirement for a specified use shall not be rented, leased, or assigned to any other person or organization, except as provided for under shared loading berths in Subsection 1015.06(F).
- C. The conducting of any business activity, except for permitted temporary uses (e.g., Farmers' Markets), shall not occupy any of the minimum required loading berths.
- D. No required loading berth shall be used for storing or accumulating goods or a commercial or recreational vehicle, camper, or boat, rendering it useless for loading operations.
- E. In cases of expansion of a building or use, that prior to the expansion, does not meet the minimum loading berth requirements in Table 1015-4, the following provisions shall apply:
  - 1. The minimum number of additional loading berths required shall be based only on the floor area or capacity added and not on the area or

capacity existing prior to the expansion.

2. If the expansion covers any pre-expansion loading berths, lost loading berths shall be replaced, in addition to any required additional berths.

F. In the event several uses occupy a single structure or parcel of land and share the same loading berths, the total requirement for off-street loading shall be reduced by up to 25 percent of the sum of the requirements of the several uses computed separately.

G. The minimum off-street loading berths listed in Table 1015-3 are required.

**Table 1015-4: Minimum Required Off-Street Loading Berths**

<b>Land Use Category</b>	<b>Unit of Measurement</b>	<b>Number of Loading Berths</b>	<b>Minimum Required Dimension</b>
Multifamily Dwellings	Number of Dwelling Units		25 feet x 12 feet x 14 feet high
	Below 50	None	
	50 to 100	1	
	101 to 200	2	
	201 or more	3	
Hotels and Motels	Square feet of floor area		35 feet x 12 feet x 14 feet high
	Under 5,000	None	
	5,000 to 50,000	1	
	50,001 to 150,000	2	
	150,001 to 300,000	3	
	300,001 to	4	

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	500,000		
	For each additional 200,000	1 additional berth	
<b>Institutional Uses</b>			
Nursing Homes, Welfare or Correctional Institutions, and Institutions for Children	Number of beds		35 feet x 12 feet x 14 feet high
	Less than 25	0	
	More than 25	1	
<b>Assisted Living Facilities</b>	Square feet of floor area		
	Below 10,000	None	
	10,000 to 60,000	1	
	60,001 to 160,000	2	
	160,001 to 264,000	3	
	388,001 to 520,000	5	
	520,001 to 652,000	6	
	652,001 to 784,000	7	
	784,001 to 920,000	8	
	For each additional 140,000	1 additional berth	
<b>Schools</b>	Per each school bus	0.5	
<b>Hospitals</b>	Square feet of floor area		35 feet x 12 feet x 14 feet high

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	Under 5,000	None	
	5,000 to 16,000	1	
	16,001 to 40,000	2	
	40,001 to 64,000	3	
	64,001 to 96,000	4	
	96,001 to 128,000	5	
	128,001 to 160,000	6	
	160,001 to 196,000	7	
	For each additional 36,000	1 additional berth	
Commercial Uses	Square feet of floor area		35 feet x 12 feet x 14 feet high
	Under 5,000	None	
	5,000 to 24,999	1	
	25,000 to 49,999	2	
	50,000 to 100,000	3	
	Each additional 50,000	1	
Industrial, Manufacturing, Warehousing, Storage, Processing, and Terminals	Square feet of floor area		60 feet x 12 feet x 14 feet high
	Under 5,000	None	
	5,000 to 16,000	1	
	16,001 to 40,000	2	
	40,001 to 64,000	3	

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	64,001 to 96,000	4	
	96,001 to 128,000	5	
	128,001 to 160,000	6	
	160,001 to 196,000	7	
	For each additional 36,000	1 additional berth	

[Moved from Section 1007 and amended by Ord. ZDO-224, 5/31/11]