

413 PARKING AND LOADING

The following off-street parking and loading and on-street parking standards shall apply in all Districts. Requirements include minimum on-street parking (Section 413-6), minimum off-street parking (Section 413-9), minimum vanpool/carpool parking (Section 413-11), maximum off-street parking (Section 413-15), and minimum off-street loading (Section 413-16).

413-1 Development Permit for Parking Areas

A development permit shall be required for any area used for off-street parking except the parking allowed for a detached dwelling on an existing lot or parcel.

413-2 General Off-Street Parking and Loading Criteria

413-2.1 Off-street parking spaced within all districts, except non-residential Transit Oriented Districts, shall be provided on or within one hundred (100) feet of the site of the primary use. For non-residential uses within Transit Oriented Districts, off-street parking spaces shall be provided on or within four hundred (400) feet of the site of the primary use. Distance shall be measured in a straight line from the property line to the nearest space. Street and alleys shall be included in the measurement.

413-2.2 Off-street parking and loading requirements shall be provided in amounts specified for the particular use.

413-2.3 Development shall provide at least the minimum number of off-street parking spaces listed in Section 413-9, unless reduced by Sections 413-10, 413-12, 413-13 or 413-14. The minimum off-street parking requirements for a use not listed in Section 413-9 shall be the same as the most similar listed use, as determined by the Review Authority.

413-2.4 The maximum number of off-street parking spaces permitted within a new development shall be based upon a development's proximity to frequent transit service and location in either Zone A or Zone B as shown on the applicable Community Plan's Parking Maximum Designations. New development shall provide no more than the maximum number of off-street parking spaces listed in Section 413-15.2, unless adjusted by Section 413-15.3 or 15.4, or exempted by Section 413-15.5.

The maximum number of off-street parking spaces permitted for a use not listed in Section 413-15 shall be determined by the Review Authority based upon the following:

- A. Within Zone A, the maximum number of off-street parking spaces shall not exceed the minimum number of off-street parking spaces established for the same use under Section 413-9 or 413-2.3 by more than thirty-five (35) percent.
- B. Within Zone B, the maximum number of off-street parking spaces shall not exceed the minimum number of off-street parking spaces established for the same use under Section 413-9 or 413-2.3 by more than sixty (60) percent.

- 413-2.5 Development outside of an urban growth boundary is exempt from the maximum parking standards in Section 413-15.2.
- 413-2.6 Off-street parking for a residential use shall be used solely for:
- A. The storage of passenger vehicles owned by occupants of the dwelling structure or their guests;
 - B. One (1) unoccupied travel or utility trailer, or recreation vehicle;
 - C. One (1) boat; and
 - D. Farm equipment used in conjunction with farming on the premises.
- 413-2.7 Required residential parking and garage facilities shall not be used for the storage of commercial vehicles (other than a commuter vehicle), tractor-trailer, semi-truck, heavy equipment or for the parking of automobiles belonging to employees, owners, tenants, visitors or customers of business or manufacturing establishments.
- 413-2.8 Required parking spaces shall be available for the parking of operable automobiles of residents, guests, customers, patrons and employees only and shall not be rented, leased or assigned to any other person or organization, except as may be permitted under Section 413-2.7. No parking of vehicles, trucks or other equipment on wheels or tracks that are not associated with the legal use of the premises shall be permitted on the required parking areas.
- 413-2.9 Owners of two (2) or more adjoining uses, structures or parcels of land may use the same parking or loading area when the peak hours of such operation do not overlap. Full access to such parking or loading areas shall be exhibited in the deed, lease or contract.
- 413-3 General Requirements**
- 413-3.1 Development permits for parking shall be reviewed through a Type I procedure except as otherwise specified in this Code.
- 413-3.2 Proper maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner.
- 413-3.3 In case of enlargement of a building or use of land existing on the effective date of this Code, the number of parking and loading spaces required shall be based on floor area or capacity of the entire use.
- 413-3.4 In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the several uses computed separately.
- 413-3.5 All applications for a development permit for parking and loading shall include a plot plan drawn to scale, showing the parking or loading facilities to be provided. The required plot plan shall include but not be limited to:

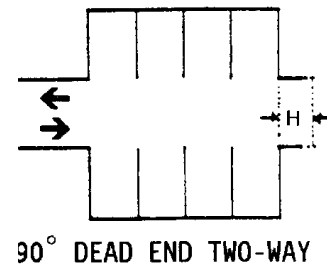
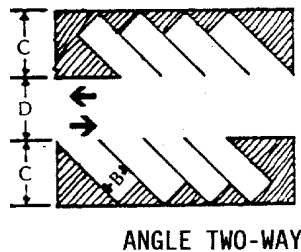
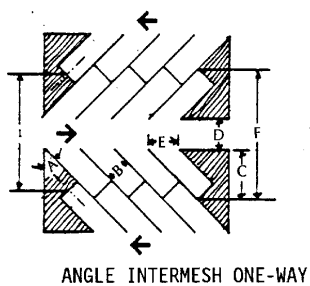
- A. Delineation of individual parking spaces;
- B. Circulation area necessary to serve spaces;
- C. Vehicular and pedestrian access to streets, alleys and properties to be served;
- D. Curb cuts;
- E. Dimensions, continuity and substance of screening;
- F. Grading, drainage, surfacing and subgrading details;
- G. Delineation of all structures or other obstacles to parking and circulation on the site;
- H. Specifications for signs and bumper guards; and
- I. Specifications of proposed landscaping (see Section 407-8).

413-3.6 Private driveways providing access to urban attached unit residential development from a County or public street shall not be gated unless approved by the governing Fire Marshal and the Washington County Traffic Engineering Division.

413-4 Off-Street Parking Lot Design

All off-street parking lots including up to fifty (50) percent of the spaces for compact cars, shall be designed in accordance with County standards for stalls and aisles as set forth in the following drawings and tables:

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
	45°	8.5'	18.7'	12'	12'	49.4'	2'	5'	43.4'
	60°	8.5'	19.8'	14.5'	9.8'	54.1'	2.5'	5'	49.9'
	75°	8.5'	19.6'	23'	8.8'	62.2'	2.5'	5'	60.0'
	90°	8.5'	18'	24'	8.5'	59.5'	3'	5'	59.5'
"Compact Car"	90°	7.5'	15'	24'	7.5'	58.0'	2'	5'	58.0'



A Parking Angle
B Stall Width

C Stall Depth
(no bumper overhang)

D Aisle Width
E Stall Width (parallel to aisle)
F Module Width
(no bumper overhang)

G Bumper Overhang
H Backing Area
I Module Intermesh

- 413-4.1 For one (1) row of stalls use “C” plus “D” as minimum bay width.
- 413-4.2 The minimum aisle width for two-way traffic and for emergency vehicle operations area is twenty-four (24) feet. The minimum aisle width for emergency vehicle (one-way traffic) is fifteen (15) feet.
- 413-4.3 Where appropriate bumper overhang area is provided (extruded curbs), “G” can be subtracted from “C” to determine stall depth.
- 413-4.4 Parallel Parking:

Space dimensions are to be nine (9) by twenty-two (22) feet. Aisle dimensions for parallel parking are to be twelve (12) feet for one-way aisles and twenty-four (24) feet for two-way aisles.
- 413-4.5 Pedestrian Access:

In parking lots of one-hundred (100) or more spaces and two or more rows of parking stalls, separate pedestrian walkways shall be encouraged to minimize vehicular-pedestrian conflicts, and allow safe pedestrian movement within the lot.

413-5 Off-Street Parking Standards

- 413-5.1 All required off-street parking and loading areas inside the Urban Growth Boundary shall be surfaced with concrete or asphaltic material to conform with either of the following standards:
- A. A minimum of four (4) inches of concrete for vehicles and six (6) inches for commercial vehicles or trucks; or
 - B. Two (2) inches of asphalt overlaying a six (6) inch base (compacted) of crushed stone.
 - C. In lieu of being constructed as described under A. or B. above, off-street parking and loading areas may be constructed of pervious paving materials when the applicant’s engineer provides written certification with the application that appropriate site conditions exist for the use of pervious materials and that the proposed design and construction will be equal to or superior to the structural standards specified in A. or B. above.
- 413-5.2 Off-street parking and loading areas outside the UGB may be required by the Review Authority to be surfaced to the standards of 413-5.1 where:
- A. The site is adjacent to a paved limited access highway or arterial; or
 - B. Located adjacent to a developed RR-5 Rural Community; or

- C. Where the Review Authority finds there is an adverse impact on adjacent properties.
- 413-5.3 Minimum standards for all required parking and loading areas outside the UGB shall consist of a gravel surface with four (4) inches of base rock with two (2) inches of three-quarter (3/4) inch minus leveling course.
- 413-5.4 Based upon approval of a grading plan pursuant to Section 410, for the purpose of temporary or overflow parking, or storage of heavy equipment or vehicles in the Industrial District, a gravel surface may be approved with a minimum four (4) inches of base rock with two (2) inches of three-quarter (3/4) inch minus leveling course.
- 413-5.5 All required off-street parking areas, except for detached or two unit attached dwellings on a single lot and areas outside the UGB not required to be surfaced to the standards of Section 413-5.1, shall be constructed with curbs of concrete or asphalt. Driveways for detached dwelling units that are less than one-hundred (100) feet in length shall be paved. All driveways for single family attached dwelling units shall be paved. Those areas constructed with a gravel surface may use curbs of wood or other materials as may be approved by the Review Authority.
- 413-5.6 Parking spaces in paved parking areas having more than three (3) stalls are to be marked with paint striping, a minimum of two (2) inches in width. Parking spaces in gravel surfaced lots may be identified by wheel stop barriers.
- 413-5.7 Covered parking spaces are to have a vertical clearance of at least seven (7) feet, six (6) inches above the parking lot surface for all uses except residential.
- 413-5.8 The finished grade of a parking lot is not to exceed five (5) percent slope.
- 413-5.9 Parking and loading areas that are not associated with a structure shall have no less than a ten (10) foot front and rear yard setback and shall conform to the street side yard requirements of the primary district.
- 413-5.10 All parking lots shall be landscaped as required by Section 407-6.
- 413-5.11 The minimum driveway width for one single family detached dwelling unit shall be twelve (12) feet. The minimum driveway width for each single family attached dwelling unit with individual vehicular access to a street shall be twelve (12) feet. The minimum driveway depth for single family detached and single family attached units shall be twenty (20) feet (measured from the back of sidewalk or the property line as specified by the primary district). A twelve (12) foot wide and twenty (20) foot deep driveway shall be counted as one (1) off-street parking space. A twenty (20) foot wide and twenty (20) foot deep driveway shall be counted as two (2) off-street parking spaces.
- 413-5.12 Driveways for detached or single family attached lots with single car garages may be combined when the following standards are met as illustrated by Figure 1 below:

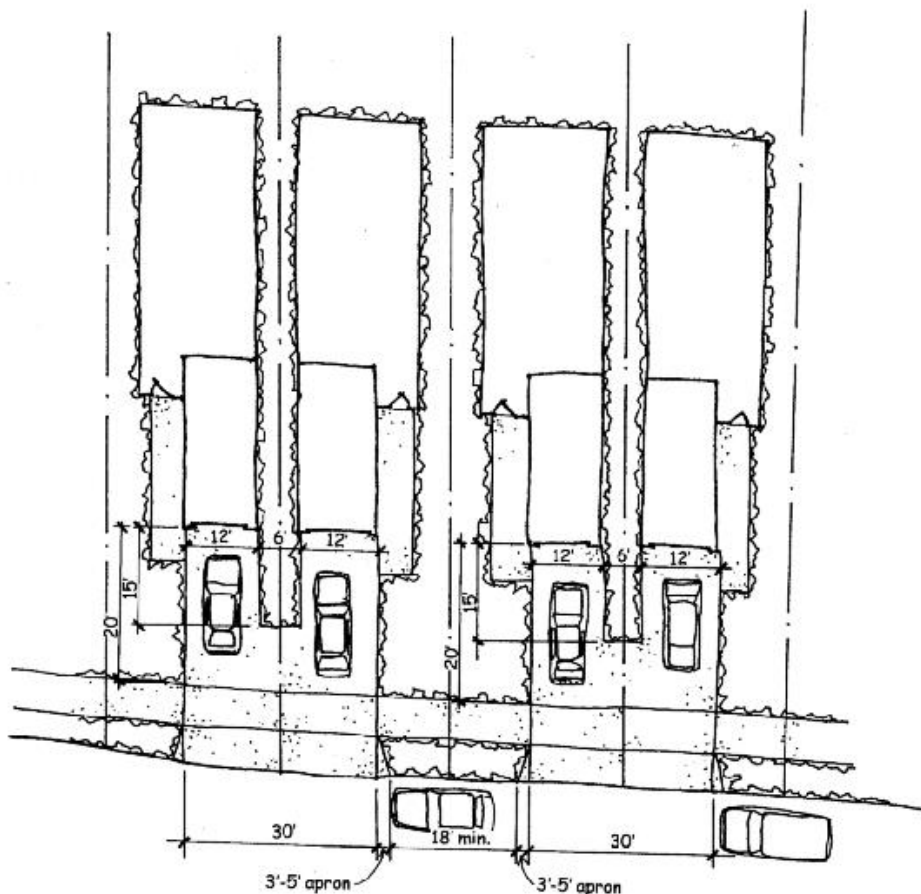


Figure 1

- A. A minimum six (6) foot wide planting area shall be provided between each driveway for a minimum length of fifteen (15) feet;
- B. The minimum driveway width for each unit shall be twelve (12) feet;
- C. The width of the driveway curb cut shall be the total width of the combined driveways and the common planting strip;
- D. There shall be at least eighteen (18) feet of curb face between combined and/or single driveways in order to provide one (1) on-street parking space between driveways;

413-6 On-Street Parking Requirements for Urban Residential Districts

The following on-street parking standards shall apply to all urban residential districts, including Transit Oriented Districts:

- 413-6.1. For single family detached dwelling units and single family attached dwelling units with individual on-site parking and individual vehicular access to a local or

Neighborhood Route public or private street, the following on-street parking shall be provided:

- A. For a dwelling with one (1) off-street parking space, a minimum of two (2) on-street parking spaces shall be provided along the dwelling's street frontage, except as provided in Sections 413-6.1 D. or 413-6.3.
- B. For a dwelling with two (2) off-street parking spaces, a minimum of one (1) on-street parking space shall be provided along the dwelling's street frontage, except as provided in Sections 413-6.1 D. or 413-6.3; and
- C. For dwellings with more than two (2) off-street parking spaces, a minimum of one (1) on-street parking space for every two (2) lots with more than two (2) off-street parking spaces shall be provided along the frontage of those lots, except as provided in Sections 413-6.1 D. or 413-6.3.
- D. The requirements for on-street parking are not applicable to flag lots or lots that are provided access from the terminus of a non-through street (e.g., cul-de-sac bulb or hammerhead).

413-6.2 Required on-street parking shall be provided along the affected lot's street frontage by parallel or angled parking (perpendicular parking is not allowed) in accordance with the standards of the Washington County Uniform Road Improvement Design Standards. Parallel parking spaces shall be at least eighteen (18) feet long for one (1) or two (2) adjoining spaces. When three (3) or more adjoining spaces are provided, the minimum length of each space shall be twenty (20) feet. Angled parking shall be provided on a street corner and not along the front of dwelling units. Driveway aprons and cross walk area shall not be used for on-street parking. Curb frontage with a fire hydrant or congregate mail boxes shall not be used to satisfy the required on-street parking standards.

413-6.3 Portions of the on-street parking required by Section 413-6.1 may be provided in parking courts that are interspersed throughout a development when the following standards are met:

- A. No more than eight (8) parking spaces shall be provided in a parking court;
- B. A parking court shall be located within one hundred (100) feet of the affected lot as in accordance with the requirements of Section 413-2.2.;
- C. No more than two (2) parking courts shall be provided within a block, with only one (1) parking court provided along a block side;
- D. A parking court shall be paved and shall comply with the standards of this Section and the grading and drainage standards of this Code;
- E. A parking court shall be landscaped in accordance with the standards of Section 407-6 and Sections 431-6.2 B. (3)(a and b);
- F. A parking court shall be illuminated;

- G. A parking court shall be privately owned and maintained. For each parking court there shall be a legal recorded document which includes:
- (1) A legal description of the parking court;
 - (2) Ownership of the parking court;
 - (3) Use rights; and
 - (4) A maintenance agreement and the allocation and/or method of determining liability for maintenance of the parking court;
- H. No portion of a parking court, including landscape areas, shall be used to satisfy any requirement for open space, recreational facilities or areas, or be used as a development's water quality or quantity facility; and
- I. A parking court shall be used solely for the parking of operable passenger vehicles.

413-7 Parking for Handicapped

All parking lots in conjunction with government and public buildings, as defined by Chapter 31 of the Uniform Building Code, are to include parking for the handicapped as set forth below. These spaces may be included within the total spaces required.

- 413-7.1 One space for the first fifty (50) spaces or fraction thereof; and one additional space for each additional fifty (50) spaces or fraction thereof.
- 413-7.2 Spaces shall conform to the requirements of Chapter 31 of the Uniform Building Code currently in effect.
- 413-7.3 Spaces are to be located nearest to the main pedestrian access point from the parking area to the building or use served by the parking, and are to be designed so persons using wheelchairs or assisted walking are not compelled to pass behind parked cars.
- 413-7.4 Parking for the handicapped shall be identified in accordance with the International Symbol of Accessibility for the Handicapped.
- 413-7.5 Parking lot design shall comply with all applicable requirements of Chapter 31 (Handicap Access) of the Uniform Building Code, edition currently in effect.

413-8 D.E.Q. Indirect Source Construction Permit

All parking areas which are designed to contain two-hundred-fifty (250) or more parking spaces, or to contain two (2) or more levels, shall obtain an Indirect Source Construction Permit and shall install oil and grease separators.

413-9 Minimum Off-Street Parking Requirements

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following:

	USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
413-9.1	Residential:	
	A. Detached	One (1) per each dwelling unit
	B. Attached including duplex	
	(1) 1 Bedroom or Studio	One (1) per each dwelling unit
	(2) 2 Bedroom	One and five-tenths (1.5) per each dwelling unit
	(3) 3 or more Bedroom	One and seventy-five hundredths (1.75) each per dwelling unit
	C. Boarding House	One (1) space for each sleeping room
	D. Manufactured Dwelling	Two (2) per each dwelling unit
413-9.2	Institutional:	
	A. Churches, temples, or buildings of similar use with fixed seats	One (1) space for each two (2) seats.
	B. Golf Course, Recreational Facilities, Sports Club, and Tennis or Racquetball Club	
	(1) Golf course open to the public, except miniature "par-3" course	Four (4) for each one (1) golf hole and one (1) for each employee
	(2) Private golf clubs	Parking will be based on a parking study submitted at the time of application for the use. Parking shall be reviewed through the same procedure as required for the use.
	(3) Recreational facilities and sports clubs	Four and three-tenths (4.3) spaces for each thousand (1000) square feet of gross floor area.
	(4) Tennis or racquetball clubs	One (1) space for each thousand (1000) square of gross floor area.
	C. Homes for the aged and convalescent homes	One (1) space for each four (4) beds, plus one (1) space for each employee, including nurses, on maximum working shift.

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
D. Hospitals	One (1) for each two (2) patient beds, plus one (1) space for each staff or visiting doctor and each employee, including nurses, on maximum working shift.
E. Libraries, museums, and post office buildings.	One (1) for each five hundred (500) square feet of gross floor area, plus one (1) space for each employee employed therein.
F. Lodge halls, meeting halls and community centers or buildings of similar use without fixed seats.	One (1) for each four (4) persons allowed by the maximum seating capacity as established by fire, building or health codes.
G. Passenger Terminal (bus, air or rail)	One (1) space for each one thousand (1,000) square feet of gross floor area plus one space for each two (2) employees.
H. Public office building not specified elsewhere	Two and seven-tenths (2.7) for each thousand (1000) square feet of gross floor area.
I. Schools	
(1) Preschool child care (day nurseries)	Two spaces plus one (1) for each employee.
(2) Elementary and junior high school	One (1) for each one (1) teacher and administrator, in addition to the requirements of the auditorium.
(3) Senior high schools and colleges	One (1) for each five (5) students and staff.
J. Stadium, sports arena or similar place of assembly	One (1) for each three (3) seats or six (6) feet of benches, and one (1) for each employee on a maximum working shift.
K. Theaters and auditoriums	One (1) for each three (3) seats.
L. Telecommunication Facilities (unmanned) subject to Section 430-109	One (1) space per tower. The Review Authority may waive this requirement if the applicant can demonstrate that there is available on-site parking, on-street parking, leased or shared parking with adjacent or nearby uses authorized for use by a written agreement.
M. Telecommunication Facilities (manned) subject to Section 430-109	Two (2) spaces plus one space for each two (2) employees.

413-9.3	Business and Commercial	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
A.	Assembly halls, without fixed seats for commercial recreation including pools or billiard parlors, dance halls, skating rinks and exhibition halls or buildings for similar assembly uses.	One (1) space for each hundred (100) square feet of gross floor area used for permitted use.
B.	Auto wash	One (1) for each employee. In addition, adequate waiting space for autos provided on the premises to accommodate fifty (50) percent of the hourly rate of capacity.
C.	Automobile service station	Two (2) for each lubrication, stall rack or pit; and one (1) for each gasoline pump.
D.	Beauty parlor or barber shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 ½) spaces for each additional chair.
E.	Bowling alleys	Four (4) for each one (1) bowling lane, plus one (1) for each employee on a maximum working shift.
F.	Commercial schools	To be determined through Development Review.
G.	Drive-in restaurant or similar drive-in used for the sale of beverages, food or refreshments for consumption off the premises.	Nine and nine-tenths (9.9) per thousand (1000) square feet of gross floor area.
H.	Establishments for sale and consumption on the premises of beverages, food or refreshments	Fifteen and three-tenths (15.3) per thousand (1000) square feet of gross floor area.
I.	Furniture and appliances, household equipment, repair shops, showroom of plumber, decorator, electrician or similar trade, shoe repair and other similar uses.	One (1) for each eight hundred (800) square feet of usable floor each used in processing, plus one (1) for each employee on maximum working shift.
J.	Laundromats and coin-operated dry cleaners.	One (1) for each two (2) washing machines.
K.	Miniature or "par 3" golf courses	Three (3) for each one (1) hole plus one (1) for each employee.

	USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
	L. Mortuary	One (1) for each fifty (50) square feet of usable floor space, plus one (1) for each employee on maximum working shift.
	M. Motel, hotel or other commercial lodging establishment	One (1) for each one (1) unit for occupancy, plus extra spaces for dining rooms, ballrooms or meeting rooms as required by Section 431-9.3 A and H above, where the capacity of such areas exceeds the number of beds in the building.
	N. Motor vehicle and service establishments	One (1) for each two hundred (200) square feet of usable floor space sales room and one (1) for each one (1) auto service stall in the service room.
	O. Retail stores, except as otherwise specified herein	Four and one-tenth (4.1) for each thousand (1000) square feet of gross area.
413-9.4	Offices	
	A. Banks	Four and three-tenths (4.3) for each thousand (1000) square feet of gross floor area.
	B. Business offices or professional offices except as indicated pursuant to Section 413-9.4 C.	Two and seven-tenths (2.7) for each thousand (1000) square feet of gross floor area.
	C. Professional offices of doctors, dentists, or similar professions.	Three and nine-tenths (3.9) for each thousand (1000) feet of gross floor area.
413-9.5	Industrial	
	A. Industrial or research establishments, wholesale establishments, and industrial park	One and six-tenths (1.6) for each thousand (1000) square feet of gross floor area.
	B. Wholesale less than one hundred fifty thousand (150,000) gross square feet in size.	Five-tenths (0.5) for each thousand (1000) square feet of gross floor area.
	C. Warehouses greater or equal to one hundred fifty thousand (150,000) gross square feet in size.	Three-tenths (0.3) for each thousand (1000) gross square feet of floor area.

413-10 Reduction of Minimum Off-Street Parking Based on Transit

The following conditions must be met in order to reduce minimum off-street parking requirements based upon the availability of transit.

413-10.1 Through a Type II procedure, minimum off-street parking requirements may be reduced up to twenty (20) percent based upon the availability of transit. The following conditions (items A. and B., below) must be met in order to reduce minimum parking requirements based upon the availability of transit:

A. The property must be located within one-quarter (1/4) mile of a transit route which provides at least twenty (20) minute or more frequent service between 10:00 a.m. and 2:00 p.m. each weekday; and

B. The use of the property must be office, retail or institutional.

413-10.2 When a development provides a transit amenity associated with a bus stop (including space for a landscaped buffer, enhanced pedestrian linkages, building awnings, covered walkways, pullout, or bus shelter or other amenity the transit district determines improves the convenience or safety of transit customers), parking spaces may be reduced at a ratio of 1 parking space for each 50 square feet of transit amenity space provided above and beyond the minimum required by this ordinance.

413-11 Vanpool/Carpool Parking

Preferential parking for vanpool/carpool shall be provided for all institutional, office, and industrial uses having 50 or more parking spaces as set forth below.

413-11.1 After any reductions based upon availability of transit in Section 413-10, at least ten (10) percent of the minimum employee or student spaces required in Sections 413-9.2, 413-9.4, and 413-9.5 shall be designated for exclusive use by vanpools/carpools.

413-11.2 Spaces reserved for exclusive use by vanpools/carpools shall have a minimum width of 9.5 feet and be clearly marked for vanpool/carpool use.

413-11.3 Vanpool/carpool spaces shall be generally located closest to the primary entrance for employees or students utilizing such spaces but not closer than spaces for handicapped parking or visitor parking. For developments with more than 20 required vanpool/carpool spaces and more than one primary entrance, 50 percent of all of the required vanpool/carpool parking may be clustered in one or more centralized, convenient locations.

413-11.4 In case of enlargement of a building or a change in the use of a building, the number of parking spaces required shall be based on floor area or capacity of the entire use of the building. If the building is part of a larger existing use with multiple buildings, only the subject building shall meet the parking requirements.

413-12 Reduction of Minimum Off-Street Parking Based on Vanpool/Carpool

Sites having fifty (50) or more parking spaces may reduce total minimum parking space requirements by two (2) standard or compact size spaces for every one (1) vanpool/carpool space provided. Vanpool/carpool spaces are exempt from the maximum parking requirements of Section 413-10.

413-13 Reduction of Minimum Off-Street Parking Based on Bicycle Parking

Sites having fifty (50) or more parking spaces may reduce total minimum automobile parking space requirements by one (1) standard or compact size space for every one (1) bicycle space provided.

413-14 Total Reductions to Minimum Off-Street Parking Requirements

The minimum number of off-street parking spaces required by Section 413-9 may be reduced through the application of Sections 413-10, 413-12 and 413-13 shall not exceed forty (40) percent of the required minimum spaces.

413-15 Maximum Off-Street Parking Requirements

413-15.1 In accordance with the Community Plans' Parking Maximum Designations, urban unincorporated properties shall be identified as being located in either Zone A or Zone B. Properties brought into the Urban Growth Boundary after adoption of the Parking Maximum Designations shall be considered to be located within Zone B for the purposes of Section 413 unless the property meets the following Zone A criteria. Zone A properties are located within one-quarter (1/4) mile of a bus route that provides twenty (20) minute peak hour service or within one-half (1/2) mile of a light rail station. Zone B properties are the remaining urban unincorporated areas.

413-15.2 The maximum number of allowable off-street parking spaces by type of use shall be determined by the following or Section 413-2.4:

MAXIMUM OFF-STREET PARKING RATIOS IN ZONE A AND ZONE B		
(parking ratios are based on spaces per 1,000 gross square feet unless otherwise stated)		
USE	Maximum Parking Zone A (Transit Accessible Areas)	Maximum Parking Zone B (Remaining Urban Areas)
Residential	None	None
Bank with drive-in	5.4	6.5
Business offices, office park, "flex space", or professional offices (except those for doctors, dentists or similar professions)	3.4	4.1

MAXIMUM OFF-STREET PARKING RATIOS IN ZONE A AND ZONE B		
(parking ratios are based on spaces per 1,000 gross square feet unless otherwise stated)		
USE	Maximum Parking Zone A (Transit Accessible Areas)	Maximum Parking Zone B (Remaining Urban Areas)
Professional offices of doctors, dentists, or similar professions	4.9	5.9
Public office building	3.4	4.1
Warehouse (greater than or equal to 150,000 gsf)	0.4	0.5
Senior high schools, colleges and universities (spaces per # of students and staff)	0.3	0.3
Tennis or racquetball clubs	1.3	1.5
Recreational facilities and sports clubs	5.4	6.5
Retail stores and shopping centers (except as otherwise specified in Section 413-9 or 413-15)	5.1	6.2
Theaters and auditoriums (spaces per # of seats)	0.4	0.5
Drive-in restaurant or similar drive-in used for the sale of beverages, food or refreshments for consumption off the premises	12.4	14.9
Establishments for sale and consumption on the premises of beverages, food or refreshments	19.1	23
Churches, temples, or buildings of similar use with fixed seats (spaces per # of seats)	0.6	0.8

413-15.3 Parking spaces in parking structures, fleet parking, parking for vehicles that are for sale, lease, or rent, and employee vanpool/carpool parking spaces are exempt from the maximum off-street parking standards in Section 413-15.2.

413-15.4 In Zone A, the Review Authority may approve through a Type II procedure off-street parking in excess of the maximum parking standards if a development is located more than a one-quarter (1/4) mile walk via easements for public travel to the closest bus stop with twenty (20) minute peak hour service, or if twenty (20) minute peak hour service is no longer provided within one-quarter (1/4) mile of a property. In either case, the maximum number of off-street parking spaces shall not exceed the Zone B maximum standard for the same use.

- 413-15.5 In either Zone A or B, the Review Authority may approve through a Type II procedure off-street parking in excess of the maximum parking standards based on findings that:
- A. The nature of the development will result in a higher off-street parking demand relative to similar uses in the same parking zone; and
 - B. To the greatest degree practicable, the development includes the implementation of opportunities for shared parking, parking structures, utilization of public parking spaces and other appropriate demand management programs. Demand management programs may include, but are not limited to, subsidized transit passes, shuttle service, and carpool programs.

413-16 Minimum Off-Street Loading Requirements

In all primary districts, loading areas shall be provided according to the following schedule:

413-16.1 Residential:

None required, except for high rise (above three (3) stories) attached dwelling units which shall be provided with one (1) loading space as a minimum and shall provide one (1) additional loading space for each fifty (50) dwelling units over one-hundred (100) dwelling units.

	USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
413-16.2	Institutions	
	A. Convalescent home; institution for children; welfare; correction institute; institutions for the aged.	One (1) space where the number of beds exceed twenty-five (25)
	B. Hospital - Floor Area	
	5,000 to 40,000 square feet	One (1) space
	40,000 to 100,000 square feet	Two (2) spaces
	100,000 to 150,000 square feet	Three (3) spaces
413-16.3	Public Safety	
	A. Amusement park; bowling alley, dance hall or skating rink; indoor arena or theater; sports and commercial amusement; stadium or racetrack.	Minimum of one (1) space
	B. Auditorium	Minimum of one (1) space.

USE		MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
C.	Schools	Minimum of two (2) off-street loading spaces for school buses plus one (1) additional space for each two-hundred - fifty (250) bussed pupils.
413-16.4	Commercial	
	<u>Floor Area</u>	<u>Loading Space Required</u>
	Under 5,000 square feet	0
	5,000 to 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3
413-16.5	Industrial	
	<u>Floor Area</u>	<u>Loading Space Required</u>
	Under 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3

413-17 General Loading Requirements

413-17.1 It shall be unlawful to store or accumulate goods in a loading space if it renders it useless for loading and unloading operations.

413-17.2 Loading spaces shall be located on the site and directly accessible to main structures. The location of the loading spaces shall comply with the requirements of Sections 403-2.3 E. (2) and 406-2.5 B.

413-17.3 The minimum length and width of loading spaces shall be according to the requirements in the following table:

<u>Use</u>	<u>Length Linear Ft.</u>	<u>Width Linear Ft.</u>
A. All except wholesale and industrial	35	12
B. Wholesale storage and industrial	65	12

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