

158.09. OFF-STREET PARKING AND LOADING REQUIREMENTS

158.09.01 Off-Street Parking Required

A. General Requirement

Except as provided elsewhere in this Chapter, each principal and accessory use of land shall be provided with the number of off-street parking spaces indicated for that use in Table 158.09.01, Schedule of Off-Street Parking Requirements.

B. Uses Not Specified

In case of a use not specifically mentioned, the requirements for off-street parking or off-street loading for a use which is so mentioned, and to which said use is similar, shall apply.

C. Application To Multiple Tenant Developments

Where there is a combination of uses on a lot, the minimum required number of parking spaces shall be the sum of the requirements of the individual uses, unless otherwise provided by Section 158.09.02(C).

D. Fractions Shall Be Rounded

When any calculation results in a fraction of a parking space, any fraction shall be rounded up to the next greater whole number.

E. Additional Requirements For Company Vehicles

When parking spaces are used for the storage of vehicles or equipment used for delivery, service, repair, or other such use, such parking spaces shall be provided in addition to those otherwise required by this code. At the time a building permit is issued, each developer shall indicate clearly on the plans, or in an accompanying letter, the number of spaces to be used for vehicle storage.

TABLE 158.09.01 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

RESIDENTIAL USES	PARKING SPACES REQUIRED
<i>Bed and breakfast facilities, tourist homes and other similar owner occupied dwellings</i>	One space for every guest room plus at least one additional space for each employee.
<i>Boarding and rooming houses, dormitories, fraternities and sororities</i>	One and one-quarter spaces per occupant
<i>Clubs and lodging houses offering overnight accommodations</i>	One space for every three occupants plus at least one additional space for each employee.
<i>Community residential homes for developmentally disabled persons</i>	One space for every four beds plus at least one space for each employee working on the shift having the greatest number of employees.
<i>Dwellings, Single and Two Family</i>	Two spaces per dwelling unit.
<i>Dwellings, Multiple Family</i>	One space for each bedroom, but in no case less than one and one-half spaces per dwelling unit.
<i>Hotels, motels, cabins, recreational vehicle parks</i>	One space for every guest room or RV parking space.
INSTITUTIONAL USES	PARKING SPACES REQUIRED
<i>Auditoriums</i>	One space for each eight seats provided for patrons' use.

Colleges and Universities

One space for every two employees, plus one additional space for every four students, based on projected maximum enrollment.

Convalescent homes, nursing homes, sanitariums, residential mental health facilities, inpatient alcohol or drug rehabilitation facilities, children's homes, intermediate care facilities for no more than 15 developmental disabled persons, and other similar facilities

One space for every four beds plus at least one additional space for each employee working on the shift having the greatest number of employees.

Child Care Centers

One space for each employee; plus one space for every fifteen students, plus one space for each company vehicle .

Hospitals and other similar institutions

One space for each two patient beds, plus at least one additional space for each staff and visiting doctor, plus at least one additional space for each employee working on the shift having the greatest number of employees.

Places of Worship

One space *for* each eight fixed seats in the *main* worship hall for the place of worship.

Meeting areas and classrooms shall provide one space per 300 square feet of space in such meeting or classroom

Schools

One space for each eight seats provided in the auditorium or one off-street parking space for each four seats provided in the gymnasium, whichever is the greater.

Schools, Primary

One space for every classroom, plus one additional space for every two hundred (200) square feet in office areas.

Schools, Secondary

One space for every employee, plus one additional space for every six students, based on projected maximum enrollment.

CULTURAL/ENTERTAINMENT USES

PARKING SPACES REQUIRED

Billiard Halls

Two spaces per billiard table.

Bowling Alleys

Four spaces per lane, plus two for any billiard table, plus one for every five seats in a visitors gallery.

Club or Lodge (without overnight sleeping accommodations for guests)

One space for every two hundred fifty (250) square feet of gross floor area.

Community or Recreation Buildings

One space for every two hundred (200) square feet of gross floor area.

Cultural Institutions

One space for every three hundred (300) square feet of gross floor area.

Dance halls, Skating Rinks, and similar uses

One space for every three hundred (300) square feet of gross floor area.

CULTURAL/ENTERTAINMENT USES

PARKING SPACES REQUIRED

Game Centers

One space for every one hundred (100) square feet of gross floor area.

<i>Golf Courses</i>	One space for every two hundred (200) square feet of gross floor area in any building plus one space for every two practice tees in the driving range plus four space for each green.
<i>Health or Fitness Facility</i>	One space for every two hundred twenty five (225) square feet of gross floor area.
<i>Library</i>	One space for every three hundred (300) square feet of gross floor area.

**COMMERCIAL RETAIL/ SERVICE
USES**

PARKING SPACES REQUIRED

<i>Museums or Art Galleries</i>	One space for every four hundred (400) square feet of indoor public floor area, plus one space for every two hundred twenty-five (225) square feet of office or work area, plus one space for every eight hundred (800) square feet of storage space.
<i>Parks</i>	Three spaces for every acre of active park area developed for recreational use..
<i>Swimming Pool or Natatorium</i>	One space for every three hundred (300) square feet of gross floor area.
<i>Tennis Clubs</i>	One space for every two hundred (200) square feet of gross floor area, excluding court area, plus three space per court.
<i>Theaters or Cinemas</i>	One space for each six (6) seats provided for patrons' use.
<i>Automotive Repair Shops</i>	Two spaces per service bay plus one space for every two hundred (200) square feet of any accessory retail sales area.
<i>Automotive Sales Lots</i>	One space for every two hundred (200) square feet of interior gross floor area plus two space for every twenty (20) vehicle display spaces. These spaces are provided for the use of employees and customers; vehicle display spaces shall be provided in addition to these spaces.
<i>Automotive Fuel Stations</i>	Three space per service bay plus one space for every two hundred fifty (250) square feet of any accessory retail sales area.
<i>Banks and Financial Institutions</i>	One space for every two hundred fifty (250) square feet of gross floor area.
<i>Bar, Lounge, Tavern, or Nightclub</i>	One space for every twenty-five square feet of indoor public floor area, plus one space for every fifty square feet of outdoor public floor area, excluding the first one hundred square feet of outdoor public floor area.
<i>Car Wash</i>	Four space per bay plus one space per employees plus ten (10) stacking spaces.

**COMMERCIAL RETAIL/ SERVICE
USES**

PARKING SPACES REQUIRED

<i>Clinics, Medical or Dental</i>	One space for each two hundred fifty (250) square feet of floor area used for service to the public plus one additional off-street parking space for each employee.
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<i>Funeral Homes</i>	One (1) space for every two persons for which permanent seating is provided plus one (1) space for every thirty (30) gross square feet of public assembly area.
<i>Furniture and Appliance Stores</i>	One space for every five hundred (500) square feet of gross floor area.
<i>Groceries or Food Stores</i>	One (1) space for every three hundred (300) square feet of gross floor area.
<i>Offices</i>	One space for each two hundred fifty (250) square feet of floor area used or intended to be used for service to the public as customers, patrons and clients plus one additional off-street parking space for each employee.
<i>Plant Nurseries, Building Materials yards, Equipment Rental or Sales Yards and Similar Uses</i>	One (1) space for every three hundred (300) square feet of gross floor area.
<i>Restaurants</i>	One (1) space for every fifty (50) square feet of indoor public floor area, plus one (1) space for every two hundred (200) square feet of outdoor public floor area, excluding the first two hundred (200) square feet of outdoor public floor area.
<i>Services, Small: Dry Cleaners, Shoe Repair Shops, Tailors, Florists, Express Office, Package Liquor Store</i>	One (1) space for every two hundred fifty (250) square feet of gross floor area.
<i>Services, Large: Laundries, Self-Service; Drug Stores or Pharmacies; Barber Shops or Beauty Salons</i>	One (1) space for every three hundred (300) square feet of gross floor area.
<i>Shopping Centers or Freestanding Stores not otherwise listed</i>	One space for every two hundred fifty (250) square feet of gross floor area.

INDUSTRIAL USES

PARKING SPACES REQUIRED

<i>Freight Yards, docks, transfer stations, and similar uses</i>	One space per one thousand (1,000) square feet of gross floor area.
<i>Industrial and Manufacturing Uses</i>	One space for every five employees or One space per one thousand (1,000) square feet of gross floor area.
<i>Junk/Salvage Yards</i>	One space for every 10,000 square feet of lot area.
<i>Utility and Service Buildings and Uses</i>	One space per every six hundred (600) square feet of gross floor area.
<i>Warehousing and Wholesaling Establishments</i>	One space for every five employees or One space per one thousand (1,000) square feet of gross floor area.

158.09.02 Programs and Incentives To Reduce Parking Requirements

The following programs and incentives are provided to permit reduced parking requirements in the locations and situations outlined herein where the basic parking requirements of this code would be excessive or detrimental to goals and policies of the Town relating to traffic congestion and environmental protection.

A. Parking Reductions in the Downtown District

For each building erected and for certain other uses of land, parking spaces for motor vehicles and loading and unloading berths as specified for the use to which such building or land is to be devoted shall be provided, except that the Board of Zoning Appeals may waive the parking spaces required in a block frontage contained in a business district in which the ground floor area of those business or industrial structures, including their accessory buildings, are equal to 50 percent or more of the entire area of the block frontage.

B. Credit For On-Street Parking or Public Parking

Wherever on-street parking or other public parking is provided in the improvement of a street, credit toward off-street parking requirements shall be granted at the rate of one (1) off-street space for every marked on-street or public space.

C. Mixed-Use Shared Parking Programs

1. Purpose

The Town recognizes that strict application of the required parking ratios may result in the provision of excessive numbers of parking spaces and, therefore, excessive pavement and impermeable surfaces. A Mixed-use Shared Parking Program provides an option to reduce the total required parking in large mixed-use facilities in which the uses operate at different times from one another throughout the day.

2. Applicability

The Mixed-Use Shared Parking Program may be applied where mixed-uses are proposed.

3. Procedure

- a. The Planning Director may authorize a reduction in the total number of required parking spaces pursuant to Table 158.09.02, Schedule of Shared Parking Calculations, if the respective hours of operation of the uses do not overlap.

TABLE 158.09.02 SCHEDULE OF SHARED PARKING CALCULATIONS

General Land Use Classification	Weekdays			Weekends		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Office & Industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Cinema/Theater	0%	70%	100%	5%	70%	100%

How to use the Schedule of Shared Parking:

Calculate the number of spaces required for each use if it were free-standing (refer to the Schedule of Minimum On-site Parking Requirements). Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

- b. The total number of parking spaces required per Table 158.09.01, Schedule of Parking Requirements, shall not be reduced by more than twenty percent (20%).

158.09.03 Parking Spaces Accessible to the Disabled

The Town of Pendleton encourages all development within the Town which serves the public to provide facilities which are accessible to people with disabilities as defined by the Americans with Disabilities Act (ADA) of 1990. In accordance with this goal accessible parking shall be provided by any building or use initiated after the effective date of this code according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law.

A. Required Spaces

Accessible parking spaces shall be provided at a rate listed in Table 158.09.03 below. In addition to these requirements, accessible patient parking at outpatient facilities must equal no less than ten percent (10%) of the required parking, and facilities which specialize in treatment or services for persons with mobility impairments must provide accessible parking equaling no less than twenty percent (20%) of the required parking for patient use.

TABLE 158.09.03 ACCESSIBLE PARKING SPACE REQUIREMENTS

Total Spaces Required	Accessible Spaces Required
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
150 and Over	1 space for every 50 spaces

B. Design and Layout of Accessible Parking Lots

Access aisles and accessible routes for the mobility impaired shall be provided pursuant to ADA requirements, as described below.

1. **Access Aisles** Access aisles shall be designed to provide ease of access to required accessible parking spaces.
2. **Accessible Routes** Each accessible parking space shall be located along an accessible route to the building entrance. The minimum width of said accessible route shall be three (3) feet.
3. **Maximum Slope** Accessible parking spaces, access aisles, and accessible routes shall not exceed a slope of 1:50, and the ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12.
4. **Vertical Clearance** The vertical clearance for accessible parking spaces shall be no less than eight feet two inches (8 ft, 2 in), and the vertical clearance for passenger loading zones shall be no less than nine feet six inches (9 ft, 6 in).

C. Passenger Loading Zones

Passenger loading zones shall provide an access aisle a minimum of twenty (20) feet in length, adjacent and parallel to the vehicle pull up space. If there are curbs between the access aisle and the vehicle pull up space, then a curb ramp shall be provided.

D. Signage And Marking

All accessible spaces shall be designated by the international access symbol. Van accessible spaces will be labeled by both the international access symbol and an additional sign indicating that the space is accessible for vans.

Signs shall be placed a minimum of five and one half (5.5) feet above ground level so as not to be obscured by parked vehicles. The mobility impaired symbol shall also be painted on the ground to the rear of the parking space.

158.09.04 Location of Required Parking

A. General Requirement

Except as otherwise provided in this Chapter, off-street parking facilities shall be on the same lot or parcel of land as the use they are intended to serve.

B. Remote Parking by Conditional Use

Remote parking may be allowed and counted toward the off-street parking requirement if:

1. The proximity of the parking area to the use served shall be within three hundred (300) feet; and
2. Such parking area is granted a Conditional Use Permit pursuant to Section 154.07.

C. Front Yard Parking Requirements

Parking shall not be allowed in the front yard of any residential zoning district and no parking shall be allowed within seven feet of the front property line in all other zoning districts.

D. Driveway Parking Prohibited Except in Residential Districts

Except in residential districts, parking in driveways connecting the public right-of-way with a parking area or garage shall not be permitted on or adjacent to the driveway.

158.09.05 Required Parking Lot and Driveway Setback

In all residential zoning districts and for business and industrial zoning property abutting residential zoned property, the following restrictions shall be observed:

- A. Every parking area shall maintain a five-foot setback between its closest edge and the adjacent residential property line.
- B. Every driveway leading to a side or rear yard parking area shall maintain a three-foot setback between the closest edge of such driveway and the adjacent residential property line.

158.09.06 Design And Improvement Standards For Off-Street Parking Areas

A. Parking Space Dimensions

Parallel parking spaces shall have a minimum width of nine (9) feet and a minimum length of twenty-one (21) feet. Accessible parking spaces shall have a minimum width of eighteen (18) feet and a minimum length of eighteen (18) feet. All other spaces shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet.

B. Parking Facility Layout

1. Minimum layout dimensions are established in Table 158.09.06. which shall apply to all off-street parking areas.
2. The parking lot shall be designed so that vehicles exiting therefrom will not be required to back out across any sidewalk or street.

3. All required on-site parking spaces shall open directly upon an aisle or driveway. All on-site parking facilities shall be provided with appropriate means of vehicular access to a public street.
4. All parking areas shall provide means of pedestrian circulation to the use served and between the use and the street.

C. Improvement Standards

1. Off-street parking facilities shall be surfaced with Portland cement concrete, bituminous aggregate mixture, bituminous concrete pavement or paving brick. Tar and chip surfaces, cold patch, and gravel are not considered permanent surfaces and are not allowed unless otherwise stated in this Section. In low-traffic residential parking lots, porous asphalt or grass pavers may be used to reduce surface runoff. Parking areas with five or fewer spaces in rear yards of residential zoning districts may be surfaced with gravel or tar and chip.
2. Parking facilities shall be graded and drained to provide a controlled disposal of all surface water.

D. Lighting

1. All parking lots shall be illuminated.
2. Parking lot lighting shall be regulated so that the illumination from such lighting shall measure no more than five foot-candles on adjacent street right-of-way and one foot-candle on adjacent residential property. For purposes of this Section, all light readings shall be taken at ground level with a direct reading portable light meter.

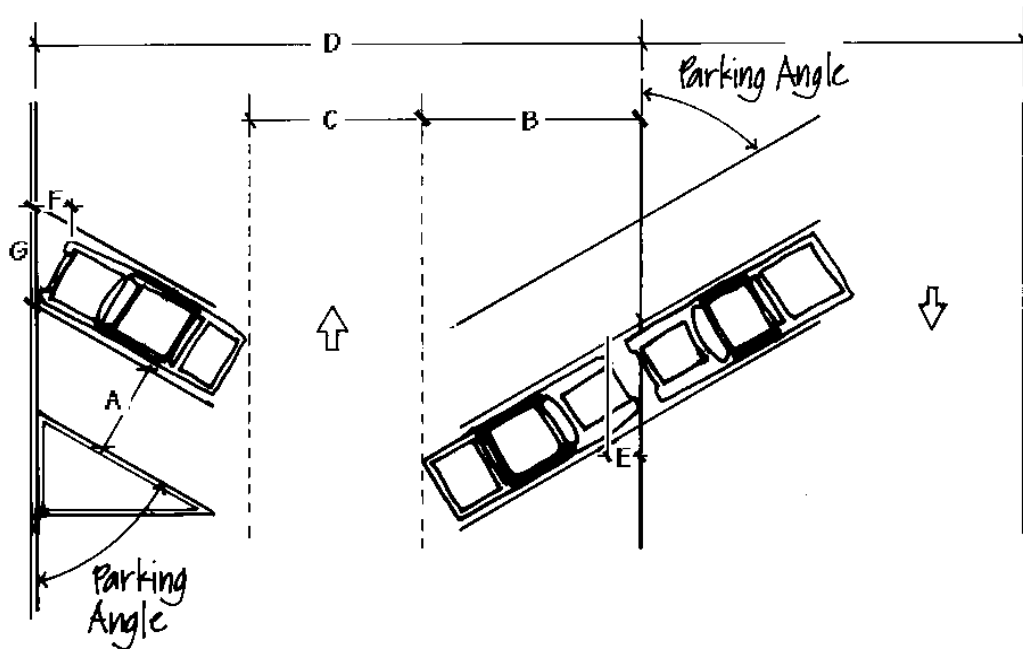
E. Landscaping

All parking lots designed for fifteen (15) or more parking spaces shall provide landscaping in accordance with the provisions of Section 158.11. Smaller parking lots shall provide landscaping as deemed appropriate by the Planning Director.

F. Time Frame for Completion of Improvements

All parking facility and driveway surfacing shall be completed prior to the issuance of a certificate of occupancy.

TABLE 158.09.06 ON-SITE PARKING DIMENSIONS (IN FEET)



Angle	Stall Width (A)	Vehicle Projection (B)	Aisle (C)*	Typical Module (D)	Interlock Reduction (E)	Overhang (F)	Curb Length (G)
0°	18.0	9.0	12.0	28.0	0	0	21.0
45°	9.0	18.0	13.0	49.0	2.3	2.1	12.0
50°	9.0	18.7	13.7	51.0	2.1	2.3	10.6
55°	9.0	19.2	14.7	53.0	1.8	2.5	10.2
Angle	Stall Width (A)	Vehicle Projection (B)	Aisle (C)*	Typical Module (D)	Interlock Reduction (E)	Overhang (F)	Curb Length (G)
60°	9.0	19.5	16.0	55.0	1.7	2.6	9.8
65°	9.0	19.8	17.0	56.5	1.3	2.8	9.5
70°	9.0	19.8	18.3	58.0	1.1	2.8	9.2
75°	9.0	19.8	20.0	59.5	0.8	2.9	8.8
90°	9.0	18.0	24.0	60.0	0	3.0	9.0

* No two-way aisle shall be less than 24' in width.

NOTE: All measurements are in feet.

158.09.07 Off-Street Loading

A. General Requirements

1. Number and Type of Loading Berths Required

The number and type of loading berths required shall conform to the requirements set forth on Table 158.09.07(A), Schedule of Off-Street Loading Requirements.

Descriptions of Long and Short Loading Berths may be found in Table 158.09.07(C), Size of Off-Street Loading Facilities.

2. Utilization

Space allocated to any off-street loading use shall not, while so allocated, be used to satisfy any off-street parking space requirements.

B. Location of Required Loading Facilities

All required loading berths shall be located in the rear yard whenever possible and on the same zoning lot as the use served. The side yard may be used when it is not possible to use the rear yard.

C. Design and Improvement Standards for Off-Street Loading Facilities

1. Size

This code provides for two (2) sizes of loading berths, short berths and long berths. The vertical clearance of all berths shall be not less than fifteen (15) feet. The minimum size of short and long loading berths shall conform to Table 158.09.07(C).

TABLE 158.09.07(C) SIZE OF OFF-STREET LOADING FACILITIES

	Short Berths	Long Berths
Berth Size	Twelve (12) feet by Thirty-five (35) feet.	Twelve (12) feet by Fifty (50) feet.
Maneuvering Apron	Forty-five (55) feet.	Sixty (60) feet.
Access Aisles	One-way - Eighteen (18) feet; Two-way - Twenty-four (24) feet.	

2. Surfacing

All open off-street loading berths shall be paved with asphalt, concrete or other dustless all-weather material capable of bearing a live load of two hundred (200) pounds per square foot. Gravel and tar and chip are not permitted as surfacing materials.

TABLE 158.09.07(A) SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

Use	Gross Floor Area Of Use (Square Feet)	Number And Size Of Berths
Residential Uses		
Hotel, Motel, Assisted Living Facility Or Nursing Home	12,000 - 120,000	One Short
Multi-Family	40,000 - 120,000	One Short
	Each Additional 200,000	One Short
Office And Institutional Uses		
	12,000 - 120,000	One Short
	Each Additional 120,000 Up To 500,000	One Short
	Each Additional 500,000	One Long

Commercial Uses		
Personal Services	Under 12,000	One Short
	12,000 - 25,000	Two Short
Restaurants	Under 25,000	One Short
	25,000 - 40,000	Two Long
	40,000 - 120,000	Three Long
	Each Additional 200,000	One Long
Retail Sales	5,000 - 15,000	One Short
	15,000 - 40,000	Two Long
	40,000 - 100,000	Three Long
	Each Additional 50,000	One Long
Educational/Cultural/Entertainment Uses		
	12,000 - 120,000	One Short
	Each Additional 120,000	One Short
Industrial Uses		
	5,000 - 12,000	One Short
	12,000 - 30,000	One Long
	30,000 - 120,000	Two Long
	Each Additional 120,000	One Long
Research And Development	30,000 - 120,000	Two Long
	Each Additional 120,000	One Long
Transportation/ Communication Uses¹		
Bus/Rail Facility	12,000 - 30,000	One Short
Utilities	30,000 - 120,000	One Long, One Short

1 Gross Floor Area refers to all buildings or structures on the premises