

Chapter 16.155
Off Street Parking and Loading

16.155.000 Purpose

The purpose of this chapter is to provide adequate areas for the parking, maneuvering, loading and unloading of vehicles for all land uses in the City of North Plains.

16.155.005 General Provisions

- A. The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance.
- B. Parking requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.
- C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- D. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the building inspector in the form of deed, leases or contracts to establish the joint use.
- E. Off-street parking spaces for dwellings shall be located on the same tax lot with the structure, and within 250 feet of the dwelling unit for which the parking space is required. Garages and/or carports may be used to satisfy the off-street parking requirements for dwellings, however, one required parking space may be uncovered. Parking spaces required for other uses may be located on a separate tax lot and shall be located not farther than 500 feet from the building or use they are to serve.
- F. Parking and loading spaces shall not be located in a required side or rear yard, except that off street parking spaces may be located in a required side or rear yard adjacent to a street on commercial or industrial zoned land provided that the parking spaces are developed consistent with the development standards of this chapter.

- G. Required parking spaces shall be available for parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- H. Required parking spaces shall be improved and available for use before the final inspection is completed by the building inspector. An extension of time may be granted by the building inspector providing an irrevocable letter of credit, assignment of bank account, performance bond, or its equivalent, is posted equaling the cost to complete the improvements.
- I. On-Street Parking Credit. The amount of off-street parking required may be reduced by one-half off-street parking space for every one on-street parking space adjacent to the development (where curbs and sidewalks are present and parking is allowed). On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by City standards. The following constitutes an on-street parking space:
 - a. Parallel parking, each 24 feet of uninterrupted curb;
 - b. 45 degree diagonal, each 14 feet of curb;
 - c. 60 degree diagonal, each 11.5 feet of curb;
 - d. 90 degree (perpendicular) parking, each 10 feet of curb;
 - e. Curb space must be connected to the lot which contains the use;
 - f. Parking spaces that would not obstruct a required clear vision area, nor any other parking that violates any law or street standard; and
 - g. On-street parking spaces credited for a specific use may not be used exclusively by that use, but shall be available for general public use at all times. No signs or actions limiting general public use of on-street parking spaces are permitted.
- J. When the calculation of the minimum number of parking spaces required results in a fraction of a space, the applicant must round up to the nearest whole space.

16.155.010 Commercial District Modifications

The parking requirements of this section shall not apply to existing commercial buildings within the commercial core of the City as defined on the official zoning map of the City as the C-1 zone.

16.155.015 Automotive Parking Requirements

A. Residential

1. Detached single family Two (2) spaces per dwelling unit
2. Duplexes and Triplexes 1 - ½ spaces per dwelling unit
3. Multi-family dwellings and attached single family dwellings:
 - a. Studio units or 1-bedroom units less than 500 sq. ft. 1 space per unit
 - b. 1-bedroom units 500 sq. ft. or larger 1- ½ spaces per unit
 - c. 2-bedroom units 1-3/4 spaces per unit
 - d. 3-bedroom units 2 spaces per unit
 - e. Senior housing 1-1/4 spaces per unit
4. Residential hotel; rooming/boarding house Two spaces per three guest rooms plus one additional space per two employees.
5. Mobile home park or One space per mobile home Subdivision site plus one space per two sites for guest parking.

B. Commercial Residential

1. Hotel One space per two guest rooms or suites plus one space per two employees.
2. Motel One space per guest unit plus one additional space per two employees.

C. Institutional

1. Convalescent Hospital One space per two beds for nursing home patients or residents plus one space for every two employees.

2. Hospital
Spaces equal to 1.5 times the number of beds.

D. Place of Public Assembly

1. Church
One space per three seats or six feet of bench length.
2. Library; reading room
One space per 40 gross square feet of floor area plus one space per two employees.
3. Pre-school or nursery
Two spaces per teacher.
4. Kindergarten, elementary, junior high school
Two spaces per teacher plus two spaces per administrative person.
5. High school
Two spaces per classroom plus one space per five students.
6. Other auditorium; meeting room
One space per three seats or six feet of bench length.
7. Mortuaries
One space per four seats or eight feet of bench length in chapels.

E. Commercial Amusement

1. Stadium; arena; theater
One space per four seats or eight feet of bench length.
2. Bowling alley
Four spaces per alley plus one space per two employees.
3. Dance hall; skating rink
One space per 100 square feet of floor area plus one space per two employees.

F. Commercial

1. Retail store
One space per 200 gross square feet of floor area.
2. Service or repair shop
One space per 400 gross square feet of floor area plus one space per two

employees.

3. Retail store handling exclusively bulky merchandise such as automobiles and furniture
One space per 500 gross square feet of floor area.
4. Bank; professional office
One space per 800 square feet of floor area.
5. Clinic or office for doctor, dentist, or other practitioner of the healing arts
One space per 300 square feet of floor area plus one space per two employees.
6. Eating or drinking establishment
One space per 100 gross square feet of floor area.

G. Industrial

1. Storage warehouse; manufacturing establishment; rail or trucking freight terminal
One space per employee on largest shift.
2. Wholesale establishments
One space per employee plus one space per 800 square feet of patron serving area.
3. Public utility (gas, water, telephone, etc.)
One space per two employees on largest shift, plus one space per company vehicle.

16.155.020 Off-Street Loading Requirements

Off-street loading space shall be provided as listed below:

All office buildings shall require a minimum loading space size of 12 feet wide, 20 feet long and 14 feet high in the following amounts:

1. For buildings containing up to 5,000 square feet of gross floor area, one space; for each additional 10,000 square feet of gross floor area, or any portion thereof, one space.
2. All other commercial or industrial buildings shall require a minimum loading

space of 12 feet wide, 20 feet long, and 14 feet high in the following amounts:

3. For buildings containing up to 5,000 square feet of gross floor area, one space; for each additional 10,000 square feet of gross floor area, or any portion thereof, one space.

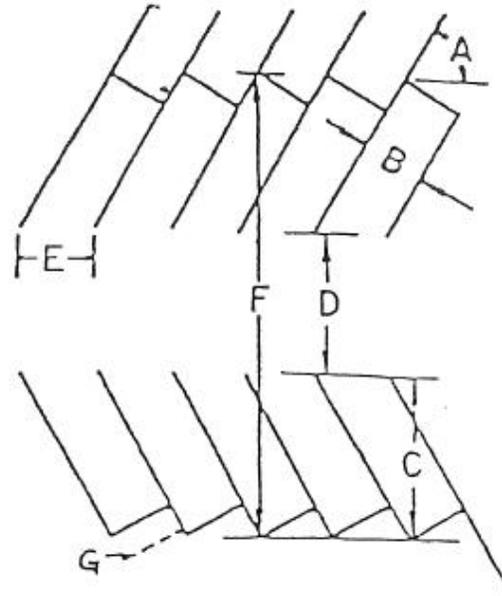
16.155.025 Parking and Loading Area Development Requirements

All parking and loading areas shall be developed and maintained as follows:

- A. **Surfacing**: Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all weather use and drained to avoid flow of water across public sidewalks.
- B. **Screening**: When any public parking or loading area is within or adjacent to a residential zone, such parking or loading area shall be screened from all residential properties with an ornamental fence, wall or hedge of at least five feet in height but not more than six feet in height, except where vision clearance is required.
- C. **Periphery**: Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or a curb at least four inches high and set back a minimum of four feet from the property line.
- D. **Lighting**: Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on an adjacent dwelling.
- E. **Design of Parking Spaces and Driveways**

Off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawing and table:

	a	b	c	d	e	f	g
45°	8.5'	17.5'	13.0'	12.0'	48.0'	2.0'	
	9.0	17.5	12.0	12.7	47.2	2.0	
	9.5	17.5	11.0	13.4	46.0	2.0	
	10.0	17.5	11.0	14.1	46.0	2.0	
60°	8.5'	19.0'	18.0'	9.8	56.0'	2.5'	
	9.0	19.0	16.0	10.4	54.0	2.5	
	9.5	19.0	15.0	11.0	53.0	2.5	
	10.0	19.0	14.0	11.6	52.0	2.5	
75°	8.5'	19.5'	25.5'	8.8'	64.0'	2.5'	
	9.0	19.5	23.0	9.3	62.0	2.5	
	9.5	19.5	22.0	9.8	61.0	2.5	
	10.0	19.5	21.0	10.3	60.0	2.5	
90°	8.5'	18.5'	28.0'	8.5'	65.0'	3.0	
	9.0	18.5	26.0	9.0	63.0	3.0	
	9.5	18.5	25.0	9.5	62.0	3.0	
	10.0	18.5	24.0	10.0	61.0	3.0	



- A Parking Angle
- B Stall Width
- C Stall Depth (no bumper overhang)
- D Aisle Width Between Stall Lines (5)
- E Stall Width Parallel to Aisle
- F Module Width (no bumper overhang)
- G Bumper Overhang

Notes:

1. For one (1) row of stalls use "C" plus "D" as minimum bay width.
2. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right-of-way.
3. For estimating available parking area, use 350 square feet per vehicle for stall, aisle and access areas.
4. The stall width for self-parking of long duration is 8.5'; for higher turnover self-parking is 9.0'; and for supermarkets and similar facilities is 9.5; - 10.0'.
5. The minimum aisle width for two-way traffic and for emergency vehicle operations area is 24'. The minimum aisle width for emergency vehicle access (open way traffic is 20'.
6. Where appropriate bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth.
7. Dimensions of required recreational vehicle spaces are 10' x 25'.