

CFEC Parking Development Code Amendments

June 4, 2025

Development Code Language

The full text of all proposed code updates is provided below.

Proposed new language is **bolded and underlined**

Proposed deleted language is ~~stricken~~

Language that has been skipped is indicated by [...]

Section 4.001. Definitions

[...]

97. Charging Station: a device or facility for delivering electricity for motor vehicles that use electricity for propulsion that is accessible to a vehicle parked in a nearby space.

[...]

Section 4.030. - Jurisdiction and Powers of Planning Director and Community Development Director

[...]

D. Administrative Relief: In issuing the permits in subsection "B," above, the Planning Director may grant limited relief in cases of hardship. The Director shall follow the Class II—Administrative Approval procedures to determine whether administrative relief shall be granted. If the Director receives a complete application, along with the required filing fee, and the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of yard, area, or lot dimension, ~~or parking requirements~~ of the zone, the Director may approve the application, based upon findings of fact supported by evidence in the record. The Variance procedures and standards specified in Section 4.196 shall be used in determining whether administrative relief shall be granted.

[...]

~~Section 4.113. Standards Applying to Residential Developments in any Zone~~

[...]

~~(.05) Off Street Parking.~~ Off street parking shall ~~may~~ be provided as specified in Section 4.155.

[...]

Section 4.118. - Standards Applying to all Planned Development Zones.

[...]

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

[...]

10. Minimum number of ~~parking or~~ loading spaces;

[...]

Section 4.125. - V—Village Zone

[...]

(.05) *Development Standards Applying to All Developments in the Village Zone.* In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

Table V-1: Development Standards

[...]

7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be ~~16 ft. minimum, or~~ 18 ft. minimum ~~if driveway will serve as required parking~~. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.

[...]

(.07) *General Regulations—Off-Street Parking, Loading and Bicycle Parking.* Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone.

[...]

B. ~~Minimum and Maximum~~ Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the ~~minimum and~~ maximum parking standards and bicycle parking standards for noted land uses. The ~~minimum~~ maximum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. ~~For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.~~

2. ~~Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.~~

3. ~~Except for detached single-family dwellings and middle housing, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.~~

4. ~~Minimum parking requirements may be reduced under the following conditions:~~

a. ~~When complimentary, shared parking availability can be demonstrated, or;~~

b. ~~Bicycle parking may substitute for up to 25 percent of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.~~

Table V-2: Off Street Parking Requirements

Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR

Table V-2: Off Street Parking Requirements

Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Single-Family Accessory Dwelling Units	NR	NR	NR	NR
Middle Housing ²	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	<u>1.2 spaces/studio unit and 2 spaces/non-studio unit</u>	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	NR	1 per 8 residents Min. of 2
Commercial Uses				
Convenience Store	2/1,000 sf	5/1,000 sf	1 per 5,000 sf Min. of 2	1 per 12,000 sf Min. of 2
Restaurant/Pub	2/1,000 sf	10/1,000 sf	1 per 5,000 sf Min. of 2	1 per 12,000 sf Min. of 2

Table V-2: Off Street Parking Requirements

Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 sf Min. of 2
Medical/Dental	3/1,000 sf	4/1,000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 sf Min. of 2
All other commercial uses	2/1,000 sf	4/1,000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
Conditional Uses				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf ¹	5/1,000 sf ¹	1 per 3,000 sf Min. of 4	1 per 3,000 sf Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10

Table V-2: Off Street Parking Requirements

Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Library/Museum	2/1,000 sf	4/1,000 sf	1 per 1,000 sf Min. of 6	1 per 1,000 sf Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 sf Min. of 2
Theater	.25 per seat	.5 per seat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 rooms Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2

NR No requirement

[...]

(.23) Redevelopment to Add Middle Housing Units: For lots previously developed with at least one residential unit in the Village Zone, the following standards apply for adding additional residential units. This includes replacement of residential structures, adding new residential structures, expanding existing residential structures, or adding units within a residential structure without expanding the structure.

[...] D. *Parking:* ~~Parking shall be provided~~ **Any parking provided** shall be consistent with Table V-2 and other related provisions of [Section 4.125](#).

Section 4.134. - Coffee Creek Industrial Design Overlay District

[...]

Table CC-3: Site Design

[...]

4. Parking Location and Design

General

Unless noted otherwise below, the following provisions apply:

- [Section 4.155](#) (03) ~~Minimum and Maximum~~ Off-Street Parking Requirements
- [Section 4.155](#) (04) Bicycle Parking
- [Section 4.155](#) (06) Carpool and Vanpool Parking Requirements
- [Section 4.176](#) for Parking Perimeter Screening and Landscaping—permits the parking landscaping and screening standards as multiple options

The following Development Standards are adjustable:

- Parking Location and Extent: up to 20 spaces permitted on an Addressing Street

Section 4.155. - General Regulations—Parking, Loading and Bicycle Parking.

[...]

(.02) *General Provisions*

*LP25-0002 CFEC Parking Compliance and Standards Reform
Proposed Development Code Amendments
Attachment 1 to the Staff Report*

A. The **When off-street parking is provided, the** provision and maintenance of **the** off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

B. 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 maneuvering area for the vehicles, as determined by the Planning Director.

C. ~~In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.~~

~~DC.~~ In the event several uses occupy a single structure or lot, the total requirement for off-street parking shall be **When calculating vehicle parking maximums or bicycle parking requirements in Table 5 for a development with multiple uses,** the sum of the requirements of the several uses computed separately, ~~except as modified by subsection "E," below. Within the TC Zone, the cumulative number of parking spaces required by this subsection may be reduced by 25 percent. the requirement shall be the sum of the requirements of the several uses computed separately.~~

~~E.~~ **D. To minimize land dedicated to parking,** Owners of two or more uses, structures, or lots may **and are encouraged to** utilize jointly the same parking area..

~~F.~~ Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.

~~G.~~ *Off-Site Parking.* Except for single-family dwellings and middle housing, the vehicle parking spaces required by this Chapter may be located on another lot, provided the lot is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. Within the TC Zone there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. Within the TC zone, there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone.

~~H.~~ **E.** The conducting of any business activity shall not be permitted ~~on the required~~ in parking **areas** spaces, unless a temporary use permit is approved pursuant to [Section 4.163](#).

F. Redevelopment of existing parking areas to other uses is allowed. Redevelopment is encouraged. When reviewing redevelopment of existing parking areas, the Planning Director or Development Review Board shall not deny an application based on the subject area's previous designation to meet minimum vehicle parking

requirements, or that a use previously approved subject to minimum parking requirements would fall below those previously applied minimum parking requirements with the redevelopment.

~~I.~~ **G.** Where the boundary of a parking lot adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six feet in height.

~~J.~~ **H.** Parking spaces along the boundaries of a parking lot over 650 square feet in area, excluding access areas, shall be provided with a sturdy bumper guard or curb at least six inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.

~~K.~~ **I.** All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative shall be provided.

~~L.~~ **J.** Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

~~M.~~ Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.

~~N.~~ **K.** Up to 40 percent of the off-street spaces may be compact car spaces as identified in [Section 4.001](#) - "Definitions," and shall be appropriately identified.

~~O.~~ **L.** Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven feet in depth.

~~P.~~ **M.** Parklets are permitted within the TC Zone on up to two parking spaces per block and shall be placed in front of the business. Placement of parklet requires a temporary right-of-way use permit and approval by the City Engineer.

~~Q.~~ **N.** Residential garages shall not count towards minimum parking requirements unless meet all of the following criteria are met:

1. The garage contains an area, clear of any obstructions, equal to a standard size parking space (nine feet by 18 feet) for each ~~counted~~ parking space within the garage;

2. Nine square feet is provided either in the garage or in a screened area of the lot per container provided by the franchise hauler (solid waste, recycling, yard debris, etc.) to ensure they are not placed in the parking spaces **unless garbage and recycling is provided in an approved enclosure approved pursuant to Wilsonville Development Code;**

~~3. A deed restriction is placed on the property requiring the space stay clear except for identified exceptions such as 30 days before and after a change of tenant or an equivalent restriction within the development's CC&R's;~~

~~R. N.~~ Public sidewalks, public sidewalk easements or other public non-vehicle pedestrian easement areas shall not be counted towards the area of parking spaces or used for parking.

~~S. O.~~ Shared visitor parking in certain residential areas:

1. In order to provide visitor parking in non-multi-family residential areas with limited parking, lot size and/or required open space may be reduced equal to the area of standard-sized parking spaces as described in 2. below if all the following criteria are met:
 - a. Ten percent or more of lots in the development do not have at least one adjacent on-street parking space that is at least 22 feet long.
 - b. Shared parking spaces are within 250 feet of a lot without an on-street parking space.
 - c. Shared parking spaces will be owned by an HOA and have enforceable covenants in place to ensure spaces are managed for visitor parking and not storage of extra vehicles or overflow parking of residents. This may include time limits on parking, limits on overnight parking, or other similar limits.
2. When shared visitor parking is provided that meets the standards of 1. above, lot size or open space area for the development may be reduced as provided below. The same visitor parking spaces cannot be used to reduce both lot size and open space area. To achieve both reductions, adequate visitor parking space must be provided to offset both lot size and open space area reductions.
 - a. Individual lot size may be reduced by up to 2.5 percent of the minimum lot size for the zone to allow an equal area to be developed as shared parking, as long as the shared parking space is within 250 feet of the reduced lot.
 - b. Open space required under Subsection 4.113 (.01) may be reduced by up to 2.5 percent of gross development area (from 25 percent down to as low as 22.5 percent) to allow an area equal to the reduced open space as shared parking. No more than 50 percent of the reduced open space area may be from the required usable open space. In the RN

zone, the ten percent Open Space requirement for Small-Lot Subdistrict may be reduced to eight percent.

- c. In order to reduce stormwater runoff and the need for stormwater facilities, shared visitor parking areas are encouraged to be constructed of pervious surfaces.

(.03) ~~Minimum and Maximum Off-Street Parking Requirements:~~

[...]

- B. Parking areas over 650 square feet, excluding access areas, and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:
 - 1. **General Landscaping Requirements:** ~~Landscaping of at least ten percent of the parking area designed to be screened from view from the public right-of-way and adjacent properties.~~
 - At least 10% of each parking area shall be landscaped to ensure it is screened from view from the public right-of-way and adjacent properties.
 - This landscaping shall ~~be considered to be part of~~ **count towards** the 15 percent total landscaping required in Section 4.176.03 for the site development.
 - 2. ~~Landscape tree planting areas shall be a minimum of eight feet in width and length and spaced every eight parking spaces or an equivalent aggregated amount.~~
 - a. ~~Trees shall be planted in a ratio of one tree per eight parking spaces or fraction thereof, except in parking areas of more than 200 spaces where a ratio of one tree per six spaces shall be applied as noted in subsection [4.155](.03)B.3. A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.~~
- 2. **Tree Planting Requirements:**
 - a. **Ratios:**
 - **For parking areas with fewer than 40 spaces, one tree shall be planted for every eight parking spaces.**
 - **For parking areas with 40 or more spaces, one tree shall be planted for every six parking spaces, except as reduced under the Solar Panel Installation Option described in d. below.**
 - b. **Calculation:**
 - **When calculating the required number of trees based on the ratios in a., any non-whole number shall be rounded up to the nearest whole number.**
 - c. **Landscape Tree Planting Areas:**
 - i. **Each landscape tree planting area shall have a minimum dimension of eight feet in both width and length, or provide an equivalent soil volume within the top 36 inches.**
 - 1. **Root barriers must be installed for any hard surfaces located within eight feet of the center of the tree trunk.**

ii. Planting areas shall be evenly spaced throughout the planting area (e.g., every 6 or 8 parking spaces depending on the ratio in a.). Planting areas are considered spaced evenly when:

- 90 percent of parking spaces are within five parking spaces of a tree; and
- the parking area has one 64 square-foot or greater planting area for every 6 or 8 parking spaces, depending on the ratio in a.

d. Solar Panel Installation Option:

- For parking areas with 40 spaces or more, a developer may choose to exempt up to 25 percent of the parking spaces from the calculation of the ratio in a. by installing a prescribed amount of on-site solar panels as follows:
 - i. For each 0.5 kilowatt of generation capacity of on-site solar panels, one parking space may be exempted from the calculation of the ratio in a.

e. Tree Planting Location and Shading Requirements:

i. Required trees may be planted within the parking area or the perimeter, provided that a minimum percentage of the canopy dripline of mature perimeter trees can be expected to shade or overlap the parking area, as follows:

- For parking areas with less than 40 spaces, 30 percent.
- For parking areas with 40 spaces or more not utilizing the Solar Panel Installation Option in d. above, 40 percent.
- For parking areas with 40 spaces utilizing the Solar Panel Installation Option in d. above, 40 percent minus 0.4 percent for each percent of parking spaces exempted from the tree-to-parking-space ratio due to solar panel installation (e.g., if a 150-space parking area has 15 parking spaces exempted, which is 10 percent of the parking spaces, the shading requirement percentage would be 36 percent).

bf. Clearance for Parking Trees:

- Except for trees planted for screening, all deciduous interior parking lot ~~area~~ trees must be suitably sized, located, and maintained to provide a branching minimum of seven feet clearance at maturity.

fg. Stormwater Integration:

~~Where topography and slope condition permit, the landscape buffer parking lot landscaping shall integrate parking lot stormwater treatment in bioswales and related plantings~~

- While integration of stormwater facilities into the parking area landscaping is encouraged, required parking lot trees shall not be placed in stormwater facilities designed for future soil media replacement.

~~Use of berms or drainage swales are allowed provided that planting areas with lower grade are constructed so that they are protected from vehicle maneuvers. Drainage swales shall be constructed to Public Works Standards~~

3. Coordination of Landscaping with Sign Plans:~~In addition to the application requirements of section 4.035(-04)6.d., where~~

- **Where** view of signs is pertinent to landscape design, any approved or planned sign plan shall accompany the application for landscape design approval.

34. Additional Design Standards for Large Parking Areas:

- Due to their large amount of impervious surface, new development with parking areas of more than 200 spaces that are located in any zone, and that may be viewed from the public right-of-way, shall be landscaped to **meet** the following additional standards:

a. ~~One trees shall be planted per six parking spaces or fraction thereof. At least 25 percent of the required trees must be planted in the interior of the parking area.~~

b. ~~Required trees may be planted within the parking area or the perimeter, provided that a minimum of 40 percent of the canopy dripline of mature perimeter trees can be expected to shade or overlap the parking area. Shading shall be determined based on shadows cast on the summer solstice.~~

ca. Internal Pedestrian Walkways:

- ~~All p~~ Parking lots in excess of 200 parking spaces shall provide an internal pedestrian walkway for every six parking aisles.
- Minimum walkway clearance shall be at least five feet in width.
- Walkways shall be designed to provide pedestrian access to parking areas in order to minimize pedestrian travel among vehicles.
- Walkways shall be designed to channel pedestrians to the ~~front~~ **main** entrance of the building.

cb. Street-like Features Along Drive Aisles:

- Parking lots more than three acres in size shall provide street-like features along principal drive aisles, including curbs, sidewalks, street trees or planting strips, and bicycle routes.

cc. Increased Landscape Buffer:

- All parking lots viewed from the public right-of-way shall have a minimum 12 foot landscaped buffer extending from the edge of the property line at the right-of-way to the edge of the parking area.
- Buffer landscaping shall meet the low screen standard of 4.176(.02)D except that trees, groundcovers and shrubs shall be grouped to provide visual interest and to create view openings no more than ten feet in length and provided every 40 feet.
- Notwithstanding this requirement, view of parking area that is unscreened from the right-of-way due to slope or topography shall require an increased landscaping standard under 4.176(.02) in order to buffer and soften the view of vehicles as much as possible.
- For purposes of this section, "view from the public right-of-way" is intended to mean the view from the sidewalk directly across the street from the site, or if no sidewalk, from the opposite side of the adjacent street or road.

e. Tree Planting Location:

- At least 25 percent of the required trees shall be planted in the interior of the parking area.

- f. ~~Where topography and slope condition permit, the landscape buffer shall integrate parking lot storm water treatment in bioswales and related plantings. Use of berms or drainage swales are allowed provided that planting areas with lower grade are constructed so that they are protected from vehicle maneuvers. Drainage swales shall be constructed to Public Works Standards~~
- g. ~~In addition to the application requirements of section 4.035(.04)6.d., where view of signs is pertinent to landscape design, any approved or planned sign plan shall accompany the application for landscape design approval.~~

[...]

E. In all multi-family dwelling developments, there shall be sufficient areas established to provide for parking and storage of motorcycles, mopeds and bicycles **bicycle parking is required as indicated in section 4.155 (.04). Additionally, areas to provide for parking and storage of mopeds or motorcycles are encouraged.** Such areas shall be clearly defined and reserved for the exclusive use of these vehicles.

F. ~~Except for single family dwelling units and middle housing, on-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.~~

~~G. F.~~ Table 5 shall be used to determine the ~~minimum and maximum parking standards~~ **requirements and allowances** for various land uses. The number of ~~required~~ parking spaces **related to the requirements and allowances** shown on Table 5 shall be determined by rounding to the nearest whole parking space. ~~For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.~~

~~H. G.~~ **Electrical Vehicle (EV) Charging Stations Infrastructure Requirements:**

~~1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.~~

1. Applicability:

- **The requirements apply equally whether Charging Stations are installed with the initial development of the parking area or at a later date. As such, the requirements focus on readiness for, not installation of, Charging Stations.**
- **The requirements apply to all new off-street parking areas for the multi-family and non-residential land uses indicated in this section.**

2. Residential and Mixed-Use Development:

- **For any residential or mixed-use development with five or more dwelling units on a single lot, at least 40 percent of all off-street vehicle parking spaces must be EV Ready, meeting the requirements in 4. below. No waivers, administrative relief, or variance requests are permitted.**

3. Other Uses:

- Private commercial and industrial parking areas must comply with minimum EV infrastructure standards set by the Building Code. EV infrastructure required by the Building Code shall also meet the Standards in Subsections 4. c. and f. below.

4. EV Ready Requirements:

- For a vehicle parking space to be considered EV Ready, and thus count towards the minimum in 3. above and meeting the requirements of 3. above, the following requirements shall be met:
 - a. Designation of Charging Station Locations:
 - A location is designated for a device or multi-component facility to deliver electricity to a vehicle parked in the space.
 - b. Sizing of Electrical Service to Site:
 - Electrical service to the site is sized for the cumulative number of Charging Stations and supporting electrical equipment.
 - c. Space for On-site Electrical Equipment to Support Capacity:
 - Space shall be designated within a building, or elsewhere at the site where screening standards in Section 4.176 can be met, for on-site electrical equipment, including overcurrent devices, with the capacity to serve the Charging Stations.
 - d. Conduit:
 - Conduit shall be installed between the Charging Stations Locations and supporting electrical service and equipment;
 - Conduit shall support electrical wiring for a Level 2 EV Charging Station;
 - Unless connected to Charging Stations during initial development, the conduit shall have labels on both ends to mark the conduit as provided for future Charging Stations.
 - f. Coordination of Charging Stations with Other Site Elements:
 - The location of Charging Stations and supporting equipment shall be coordinated and placed to avoid conflicts with other site elements during site planning including landscaping, screening, stormwater facilities, and pedestrian facilities.

~~26. Modification of existing parking spaces to accommodate electric vehicle charging stations~~ **EV Charging Stations** ~~on-site~~ is allowed outright.

I. Motorcycle parking:

~~1. Motorcycle parking may substitute for up to five spaces or five percent of required automobile parking, whichever is less. For every four motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.~~

1. ~~Each motorcycle~~ **Motorcycle parking** spaces must be at least four feet wide and eight feet deep. Existing parking may be converted to take advantage of this provision.

(.04) Bicycle Parking:

[...]

B. Standards for Required Bicycle Parking:

[...]

4. Bicycle lockers or racks, when provided, shall be securely anchored. **Unless within a lockable space only available to authorized users, racks shall allow ways to lock at least two points on a bicycle.**

5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is well-lit and easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.

6. Bicycle parking areas shall include parking spaces to accommodate large bicycles, including family and cargo bicycles.

~~6-7.~~ 7. With Planning Director approval, on street vehicle parking can also be used for bicycle parking.

[...]

TABLE 5: PARKING STANDARDS			
USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
a. Residential			
1. Single-family dwelling units, middle housing,	1 per dwelling unit. ^{1,2} 2 spaces are encouraged for dwelling units over 1000 square feet. ³	No Limit	
2. Accessory dwelling unit	None required	No limit	None required

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
3. Multiple-family dwelling units	1 per D.U. (less than 500 sq. ft.) 1.25 per D.U. (1 bdrm) 1.5 per D.U. (2 bdrm) 1.75 per D.U. (3 bdrm) Within the TC Zone, parking minimum is 1 per DU, regardless of the number of bedrooms, if constructed as a residential only building	No Limit <u>1.2 spaces/studio unit and 2 spaces/non-studio unit</u>	1 per D.U.
4. Manufactured or mobile home park	2 spaces/unit²	No Limit	1 per D.U.
b. Commercial Residential			
1. Hotel	1 per 1,000 sq. ft.	No Limit	1 per 5 units Min. of 2
2. Motel	1 per 1,000 sq. ft.	No Limit	1 per 5 units Min. of 2
3. Clubs, Lodges	Spaces to meet the combined requirements of the uses being conducted	No Limit	1 per 20 parking spaces Min. of 2

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
	such as hotel, restaurant, auditorium, etc.		
c. Institutions			
1. Welfare or correctional institution	1 space/3 beds for patients or inmates	No Limit	1 per 50 beds Min. of 2
2. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged	1 space/2 beds for patients or residents	No Limit	1 per 6,000 sq. ft. Min. of 2
3. Hospital	2 spaces/bed	No Limit	1 per 20 parking spaces Min. of 2
d. Places of Public Assembly			
1. Church	1 space/4 seats, or 8 ft of bench length in the main auditorium	.8 per seat	1 per 50 seats Min. of 2

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
2. Library, reading room, museum, art gallery	2.5 per 1,000 sq. ft.	No Limit	1 per 1,000 sq. ft. Min. of 6
3. Preschool nursery, kindergarten	.2 per student and staff	.3 per student and staff	1 per 3,500 sq. ft. Min. of 2
4. Elementary or Middle School	.2 per student and staff	.3 per student and staff	8 per class (above 2 nd grade) K—2 nd grade: 1 per 3,500 sq. ft.
5. High School	.2 per student and staff	.3 per student and staff	4 per class
6. College, commercial school for adults	.2 per student and staff	.3 per student and staff	1 per class Min. of 4
7. Other auditorium, meeting rooms	.3 per seat	.5 per seat	1 per 50 seats Min. of 4
8. Stadium, arena, theater	.3 per seat	.5 per seat	1 per 40 seats Min. of 4
9. Bowling alley	4 spaces/lane	No Limit	1 per 10 lanes Min. of 2

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
10. Dance hall, skating rink, gym, swim or fitness center	4.3 per 1,000 sq. ft.	6.5 per 1,000- sq. ft.	1 per 4,000 sq. ft. Min. of 2
11. Tennis or racquetball facility	1 per 1,000 sq. ft.	1.5 per 1,000 sq. ft.	1 per court Min. of 2
e. Commercial			
1. Retail store except supermarkets and stores selling bulky merchandise and grocery stores 1,500 sq. ft. gross floor area or less	4.1 per 1,000 sq. ft.	6.2 <u>5</u> per 1,000 sq. ft.	1 per 4,000 sq. ft. Min. of 2
2. Commercial retail, 1,501 sq. ft. or more	4.1 per 1,000 sq. ft. There is no minimum off-street parking requirement within the TC zone for commercial retail less than 5,000 sq. ft. and within a mixed-use building	6.2 <u>5</u> per 1,000 sq. ft.	1 per 4,000 sq. ft. Min. of 2

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
3. <u>Service Automobile service, dealerships or repair shops</u>	4.1 per 1,000 sq. ft.	6.2 per 1,000 sq. ft.	1 per 4,000 sq. ft.
4. Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major areas of the building	1.67 per 1,000 sq. ft.	6.2 per 1,000 sq. ft.	1 per 8,000 sq. ft. Min. of 2
5. Office or flex space (except medical and dental) Bank with drive-thru	2.7 per 1,000 sq. ft. 4.3 per 1,000 sq. ft.	4.1 per 1,000 sq. ft. 6.5 <u>5</u> per 1,000 sq. ft.	1 per 5,000 sq. ft. Min. of 2
6. Medical and dental office or clinic area	3.9 per 1000 sq. ft.	5.9 <u>5</u> per 1,000 sq. ft.	1 per 5000 sq. ft. Min. of 2
7. Eating or drinking establishments Fast food (with drive-thru) Other	15.3 per 1,000 sq. ft. 9.9 per 1000 sq. ft.	23 per 1,000 sq. ft. 14.9 per 1,000 sq. ft.	1 per 4000 sq. ft. Min. of 4

TABLE 5: PARKING STANDARDS

USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
8. Mortuaries	1 space/4 seats, or 8ft. of bench length in chapels	No Limit	Min. of 2
f. Industrial			
1. Manufacturing establishment	1.6 per 1,000 sq. ft.	No Limit	1 per 10,000 sq. ft. Min. of 6
2. Storage warehouse, wholesale establishment, rail or trucking freight terminal	.3 per 1,000 sq. ft.	.5 per 1,000 sq. ft.	1 per 20,000 sq. ft. Min. of 2
g. Park & Ride or Transit Parking	As needed	No Limit	10 5 per acre, minimum of 4 , with 50% in lockable enclosures

NOTES:

¹⁺ ~~No additional off-street parking is required for a triplex or quadplex created through the addition to, or conversion of, an existing single-family detached dwelling.~~

²⁺ ~~Garages (except for parking structures in the Town Center) do not count towards minimum parking unless all the requirements of Subsection [4.155](#) (.02) Q. are met.~~

³⁺ ~~No permit for single-family dwelling units, middle housing, or multiple-family dwelling units of nine or fewer units shall be denied based on only providing one parking space per unit.~~

² For land uses with more than 65,000 square feet of floor area, surface parking may not consist of more area than the floor area of the building.

³ Non-surface-level parking, such as tuck-under parking, underground and subsurface parking, and parking structures are exempt from maximum requirements.

(.05) *Minimum Off-Street Loading Requirements:*

[...]

~~5. Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to meet parking needs.~~

B. *Exceptions and Adjustments:*

[...]

(.06) *Carpool and Vanpool Parking Requirements:*

A. Carpool and vanpool parking spaces shall be identified for the following uses:

1. Designated employee parking areas in all new developments with more than 50 parking spaces,

~~1-~~ **2.** New commercial and industrial developments with 75 or more parking spaces,

~~2-~~ **3.** New institutional or public assembly uses, and

~~3-~~ **4.** Transit park-and-ride facilities with 50 or more parking spaces.

[...]

~~(.07) *Parking Area Redevelopment.*~~

~~The number of parking spaces may be reduced by up to ten percent of the minimum required parking spaces for that use when a portion of the existing parking area is modified to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations.~~

I.

Section 4.172. - Flood Plain Regulations

[...]

(.07) General Standards:

[...]

I. Parking Lots and Storage Areas:

1. All parking lots and storage areas below the flood plain elevation shall be paved.
2. A minimum of 25 percent of the ~~required~~ **provided** parking spaces must be provided above the 100-year flood plain elevation for all non-residential uses.
3. Residential uses **providing one or more parking spaces per unit** shall provide at least one parking space per unit above the 100-year flood plain elevation.

[...]

Section 4.184. - Conditional Use Permits—Authorization

[...]

(.07) Conditional Use Regulations—Service Stations.

[...]

F. Access, Parking and Circulation Requirements:

[...]

~~2. On-site parking shall be provided for each employee on duty. The peak employment period shall be used to determine the number of employee parking spaces.~~

~~3.~~ 2. No vehicles subject to the control of the operator of the premises may temporarily be parked on sidewalks, parkways, driveways, alleys or other public ways.

[...]

Section 4.191. - Non-Conforming Site Conditions

[...]

(.05) A structure with non-conforming site conditions may be expanded or enlarged, provided that there is a proportional decrease in the non-conforming site conditions. For example, an application to expand the floor area of a building by 10%, on a site that has 20% shortage of required bicycle parking, will be permitted, provided that at least a 10% increase in bicycle parking is also provided.

Section 4.430. - Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

[...]

(.02) *Location Standards:*

[...]

F. Exterior storage areas can be located in a parking area, ~~the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage.~~ Storage areas shall be appropriately screened according to the provisions of [Section 4.430\(.03\)](#), below.

[...]

Section 4.803. - Development Review Standards.

(.01) The following development standards are applicable to all WCF and SWF applications:

[...]

~~L. *Parking.* No net loss in minimum required parking spaces shall occur as a result of the installation of any WCF.~~

