

ORDINANCE NO. 4471

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE DEVELOPMENT CODE,  
TA 2007-0007, DOWNTOWN PARKING AMENDMENT

**WHEREAS**, in April 2007, the City of Beaverton completed a parking study within the Downtown area of the City as defined by the boundary of Regional Center -Old Town zoning district; and

**WHEREAS**, the April 2007 *Beaverton Downtown Parking Solutions* report contains a number of recommendations concerning parking within the subject area including an amendment to the Beaverton Development Code regarding parking ratios for off-street parking for commercial and residential uses; and

**WHEREAS**, the City Council embraced the recommendations of the *Beaverton Downtown Parking Solutions* report in June 2007 with adoption of Resolution 3901; and

**WHEREAS**, on December 19, 2007, the Planning Commission conducted a public hearing to consider a City initiated application to amend Ordinance No. 2050, the Development Code, to reduce the amount of required off-street parking for allowed commercial uses and allowed residential uses within the Regional Center - Old Town (RC-OT) zoning district; and

**WHEREAS**, the Planning Commission received and considered the submitted staff report, exhibits, and staff recommended approval of this Development Code text amendment; and

**WHEREAS**, on December 19, 2007, the Planning Commission conducted a public hearing at the conclusion of which the Planning Commission reached a determination to recommend to the Beaverton City Council to adopt the proposed amendments to the Development Code as summarized in Planning Commission Land Use Order No. 2036; and

**WHEREAS**, no appeal of the Planning Commission recommendation was filed with the City; and

**WHEREAS**, the Council adopts and incorporates herein the Development Services Division Staff Report dated December 5, 2007 and Planning Commission Land Use Order No. 2036 as the applicable criteria and finding which constitute an adequate factual basis for this ordinance. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

**Section 1.** Ordinance No. 2050, the Development Code Chapter 60, Section 60.30 (Off-Street Parking), is amended to read as set out in Appendix "A" to this Ordinance attached to and incorporated herein by this reference.

First reading this 14<sup>th</sup> day of January, 2008.


Passed by the Council this 28<sup>th</sup> day of January, 2008.

Approved by the Mayor this 29<sup>th</sup> day of January, 2008.

ATTEST:

  
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SUE NELSON, City Recorder

APPROVED:

  
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ROB DRAKE, Mayor

1           Section 1: The Development Code, Ordinance No. 2050, Chapter 60 –  
2 Special Regulations, Section 60.30 (Off-Street Parking), is amended to read  
3 as follows with deleted matter in strikethrough and new matter in  
4 highlight:

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6 **60.30.           OFF-STREET PARKING**

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8 **60.30.05.       Off-Street Parking Requirements.** Parking spaces shall be  
9 provided and satisfactorily maintained by the owner of the property for  
10 each building or use which is erected, enlarged, altered, or maintained  
11 in accordance with the requirements of Sections 60.30.05 to 60.30.20.

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14 **60.30.10       Number of Required Parking Spaces.** Except as otherwise  
15 provided under Section 60.30.10.11~~10~~, off-street vehicle, bicycle, or  
16 both parking spaces shall be provided as follows:

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18           1.   Parking Calculation. Parking ratios are based on spaces per 1,000  
19 square feet of gross floor area, unless otherwise noted.

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21           2.   Parking Categories.

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23           A.   Vehicle Categories. Contained in the table at Section 60.30.10.5.  
24 are vehicle parking ratios for minimum required parking spaces  
25 and maximum permitted number of vehicle parking spaces to be  
26 provided for each land use, except for those uses which are  
27 located in the RC-OT zoning district which are governed by  
28 Section 60.30.10.6. These requirements reflect the parking  
29 requirements of Title 2 of Metro’s Urban Growth Management  
30 Functional Plan.

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32           1.   Minimum Number of Required Parking Spaces. For each  
33 listed land use, the City shall not require more than the  
34 minimum number of parking spaces calculated for each  
35 use.

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37           2.   Parking Zone A. Parking Zone A reflects the maximum  
38 number of permitted vehicle parking spaces allowed for  
39 each listed land use. Parking Zone A areas include those  
40 parcels that are located within one-quarter mile walking  
41 distance of bus transit stops that have 20 minute peak  
42 hour transit service or one-half mile walking distance of  
43 light rail station platforms that have 20 minute peak hour  
44 transit service.

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3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.

4. Dual Parking Zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center - East zoning district. In the cases in the Regional Center - East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel. [ORD 4107; May 2000]

5. Old Town Parking Zones 1 and 2. Located within the boundary of the Regional Center - Old Town zoning district are two (2) parking zones. Within these two parking zones, the parking requirements of Section 60.30.10.5 do not apply. The required number of parking spaces for the Old Town Parking Zones 1 and 2 shall be governed by Section 60.30.10.6.

B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.

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4. Bicycle parking in the Old Town Parking Zones 1 and 2 shall be governed by the bicycle parking requirements listed in Section 60.30.10.5.

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5. Parking Tables. The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types.

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6. Old Town Parking Tables. The following tables list the required minimum and maximum vehicle parking requirements for lists land use types in the Regional Center - Old Town zoning district. The RC-OT zoning district is divided into two (2) parking districts.

**Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District**

NOTE: All following parking ratios are proposed to be added to Code

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
<b>Residential Uses</b>				
Detached dwellings (per unit)	.75	.75	n/a	n/a
Attached dwellings				
One bedroom (per unit)	.75	.75	1.8	1.8
Two bedroom (per unit)	.75	.75	2.0	2.0
Three or more bedrooms (per unit)	.75	.75	2.0	2.0
Dwellings, Live/Work (per unit)	.75	.75	1.8	1.8
Dwelling, Accessory Unit	.75	.75	1.8	1.8
Residential Care Facilities (per bed, maximum capacity)	0.25	0.5	0.5	0.5
Rooming, Boarding, or Lodging Houses (per guest room)	0	0	1.25	1.5
<b>Commercial Amusements</b>				
Arena / Stadium (per seat, maximum occupancy)	0	0	0.25	0.25
Movie Theaters (per seat, maximum occupancy)	0	0	0.4	0.5
Sports Clubs / Recreational Facilities	0	0	5.4	6.5
Tennis / Racquetball Courts	0	0	1.3	1.5
<b>Institutions</b>				
Hospital (per bed)	2.0	2.0	3.0	4.0
Public Buildings or other Structures	2.7	2.7	3.4	4.1
Welfare or Correctional Institution (per bed)	0.3	0.3	0.5	0.75

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Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
<b>Commercial Uses</b>				
Retail, including shopping centers	0	0	5.1	6.2
Offices, Administrative Facilities	0	0	3.4	4.1
Bank, Financial Institutions	0	0	5.4	6.5
Service Businesses	0	0	5.1	6.2
Rental Businesses, including vehicle and trailer rental	0	0	3.5	4.1
Medical, Dental Clinics	0	0	4.9	5.9
Mortuaries (per seat, maximum occupancy)	0	0	0.5	0.75
Eating, Drinking Establishments				
Fast Food with drive through service.	0	0	12.4	14.9
Other eating, drinking establishments.	0	0	19.1	23.0
Temporary Living Quarters (per guest room)	0	0	1.25	1.5
<b>Places of Assembly</b>				
Places of Worship (per seat at maximum occupancy)	0.25	0.25	0.6	0.8
Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy)	0.25	0.25	0.5	0.5
Educational Institutions: College, University, High School, Commercial School (spaces / number of FTE students and FTE staff)	0.2	0.2	0.3	0.3
Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0	1.0	1.5	1.5
Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	0.8	1.5	2.0	2.0
Library, museum, art gallery	2.5	2.5	4.0	6.0
Park and Ride facilities	n/a	n/a	n/a	n/a
Transit Centers	n/a	n/a	n/a	n/a

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Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
<b>Industrial</b>				
Manufacturing	1.6	1.6	2.0	2.0
<b>Limited Industrial</b>				
Research Facilities	2.5	2.5	3.4	3.4

6.7. Exceeding Parking Ratios. More parking spaces for motor vehicle and bicycle parking may be required as a condition of a Conditional Use. Variation from the specified minimum or maximum number of required motor vehicle and bicycle parking spaces may be approved by the City subject to Section 40.95., Variances, of this Code. However, if the maximum permitted number of parking spaces and any parking in excess of the maximum permitted is located in a parking structure, the parking ratios may be exceeded without requiring an approval of a Variance for parking.

Any parking in excess of the number of required parking spaces may be designed to any of the City standards for off-street parking lot design. The Facilities Review Committee may recommend approval of parallel parking spaces or other non-standard designs for excess parking in any zone. [ORD 4224; August 2002]

8.7. Residential Parking Dimensions. For all residential uses, any required parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet long. (See also Section 60.30.15., Off-Street Parking Lot Design for other standards.) [ORD 4312; June 2004]

9.8. Parking Space Calculation.

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10.9. Location of Required Vehicle Parking

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11.10. Exceptions. (ORD 3358) Exceptions to the required vehicle and bicycle parking standards as listed in Sections 60.30.10.5. and 60.30.10.6 may be granted in the following specific cases:

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**12.11. Compact Cars.** Compact car parking spaces may be allowed as follows:

A. For residential uses, required vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.78. Parking in excess of the required parking may be provided as compact parking subject to Section 60.30.10.67..

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**13.12. Carpool and Vanpool Parking Requirements.** [ORD 3965, October 1996] In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign.

Location: Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance. [ORD 4107; May 2000] [ORD 4302, May 2004]

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