

Oregon City, Oregon, December 26, 1963

ADJOURNED REGULAR MEETING

An adjourned regular meeting of the City Commission was held on the above date in the Commission Chambers at City Hall at 1:00 P.M.

Roll call showed the following present:

Lee Faust, Mayor	C. R. Strohmeier, Manager
Victor Bowman, Commissioner	Alden E. Miller, Attorney
Frank McElroy, Commissioner	Alfred Simonson, Adm. Ass't.-Recorder
	Dexter Milne, Ass't. Engineer

Proposed Ordinance No. 1540, an ordinance amending and repealing certain sections of the 1963 city code, more particularly herein set forth and declaring an emergency, was read the second time and on motion by McElroy, seconded by Bowman, placed on its final passage and, it appearing from the certificate of Charlotte Foley, Principal Clerk of the Enterprise-Courier, that the same has been properly published as required by Charter, the ordinance was passed.

Ayes: Faust, Bowman, McElroy. Nays: None.

It was moved by Bowman, seconded by McElroy, that the liquor renewal application for Art's Cafe, Type RMA, be approved.

Ayes: Faust, Bowman, McElroy. Nays: None.

After discussing the need to provide off-street parking and loading in Oregon City, proposed Ordinance No. 1541 was read the first time and on motion by McElroy, seconded by Bowman, ordered published.

Ayes: Faust, Bowman, McElroy. Nays: None.

ORDINANCE NO. 1541

An ordinance amending Title XI, Zoning, of the 1963 City Code by adding a new chapter to be designated as Chapter 18, Off-Street Parking and Loading.

Oregon City does ordain as follows:

Section 1. That Title XI, Zoning, of the 1963 City Code is hereby amended by adding a new chapter, to be designated as Chapter 18, Off-Street Parking and Loading, as follows:

11-18-1: OFF-STREET PARKING. At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any zone in the city, off-street parking spaces shall be as provided in this section unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this section. Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season including proprietors.

<u>Use</u>	<u>Standard</u>
(1) Residential.	
(a) One-, two-, or three-family dwelling:	One space per dwelling unit.
(b) Multi-family dwelling containing four or more dwelling units:	Spaces equal to 1.5 times the number of dwelling units.
(c) Residential hotel; rooming or boardinghouse:	Spaces equal to 80 per cent of the number of guest accommodations plus one additional space for the owner.
(2) Commercial residential.	
(a) Hotel:	One space per two guest rooms plus one space per two employees.
(b) Motel:	One space per guest room or suite plus one additional space for the owner or manager.

(c) Club; lodge:	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
(3) Institutional.	
(a) Welfare or correctional institution:	One space per five beds for patients or inmates.
(b) Convalescent hospital, nursing home, sanitarium, rest home, home for the aged:	One space per two beds for patients or residents.
(c) Hospital:	Spaces equal to 1.5 times the number of beds.
(4) Place of public assembly.	
(a) Church:	One space per four seats or eight feet of bench length in the main auditorium.
(b) Library; reading room:	One space per 400 square feet of floor area plus one space per two employees.
(c) Preschool nursery; kindergarten:	Two spaces per teacher.
(d) Elementary or junior high school:	One space per classroom plus one space per administrative employee or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater.
(e) High school:	One space per classroom plus one space per administrative employee plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater.
(f) College; commercial school for adults:	One space per five seats in classrooms.
(g) Other auditorium; meeting room:	One space per four seats or eight feet of bench length.
(5) Commercial amusement.	
(a) Stadium; arena; theater:	One space per four seats or eight feet of bench length.
(b) Bowling alley:	Five spaces per alley plus one space per two employees.
(c) Dance hall; skating rink:	One space per 100 square feet of floor area plus one space per two employees.
(6) Commercial.	
(a) Retail store except as provided in subsection (b) of this subsection:	One space per 200 square feet of floor area.
(b) Service or repair shop; retail store handling exclusively bulky merchandise such as automobiles and furniture:	One space per 600 square feet of floor area.
(c) Bank; office (except medical and dental):	One space per 600 square feet of floor area plus one space per two employees.
(d) Medical and dental clinic:	One space per 300 square feet of floor area plus one space per two employees.
(e) Eating or drinking establishment:	One space per 200 square feet of floor area.

(f) Mortuaries:

One space per four seats or eight feet of bench length in chapels.

(7) Industrial:

(a) Storage warehouse;
manufacturing establishment;
rail, or trucking freight
terminal:

One space per employee.

(b) Wholesale establishment:

One space per employee plus one space per 700 square feet of patron serving area.

11-18-2: OFF-STREET LOADING:

(1) Passengers. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.

(2) Merchandise, materials, or supplies. Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. 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 take care of parking needs.

11-18-3: GENERAL PROVISIONS - OFF-STREET PARKING AND LOADING:

(1) 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. Use of property in violation hereof shall be a violation of this ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of this ordinance to begin or maintain such altered use until the required increase in off-street parking or loading is provided.

(2) 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.

(3) 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.

(4) 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 officer in the form of deeds, leases, or contracts to establish the joint use.

(5) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.

(6) Required parking spaces shall be available for the parking or 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.

(7) Unless otherwise provided, required parking and loading spaces shall not be located in a required yard.

(8) Plans shall be submitted as provided in Title IV, Chapter 1, Section 1 of the 1963 City Code.

(9) Design requirements for parking lots.

(a) 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) Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five nor more than six feet in height except where vision clearance is required.

(c) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches high and set back a minimum of four and one-half feet from the property line or by a bumper rail.

(d) Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on an adjacent dwelling.

(e) Access aisles shall be of sufficient width for all vehicle turning and maneuvering.

(f) Groups of more than four parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street other than an alley will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points 20 feet from their intersection.

(10) Completion time for parking lots. Required parking spaces shall be improved and available for use before the final inspection is completed by the building officer. An extension of time may be granted by the building officer providing a performance bond, or its equivalent, is posted equaling the cost to complete the improvements as estimated by the building officer provided the parking space is not required for immediate use. In the event the improvements are not completed within one year's time, the bond or its equivalent shall be forfeited and the improvements thenceforth constructed under the direction of the city.

11-18-4: LESSER REQUIREMENTS PERMITTED BY BOARD OF ADJUSTMENT:


The Board of Adjustment, heretofore established by Title 2, Chapter 3, Section 1 of the 1963 City Code, may permit lesser requirements than those specified in the parking and loading requirements above where it can be shown that, owing to special and unusual circumstances related to a specific piece of property the enforcement of the above off-street parking and loading restrictions would cause an undue or unnecessary hardship.

Read first time and ordered published at an adjourned regular meeting of the Commission held on the 26th day of December, 1963, and to come up for second reading and final passage at an adjourned regular meeting of the City Commission to be held on the 9th day of January, 1964, at the hour of 8:00 o'clock P.M.

ALFRED SIMONSON
City Recorder

The Commission was notified that the U. S. National Bank, Oregon City Branch, and the Benjamin Franklin Savings & Loan Association had both made contributions to the City's Park and Library Fund in lieu of business license payment; these firms being exempt from the requirements of the business license ordinance.

There being no further business the meeting adjourned.


CITY RECORDER