

the dwelling that will change its primary use as a dwelling.

- (7) The dwelling shall not be used as headquarters for the assembly of workers for instruction or other purposes, including dispatch to other locations.
- (8) There shall be a limit of 1 business vehicle per home occupation. In connection with home occupations, a business vehicle is any vehicle that is used in the conduct of the home occupation, or which has the name or logo under which the home occupation activity is conducted painted or otherwise exhibited on the vehicle.
- (9) Other than dwelling residents, there shall be a maximum of 2 employees per dwelling.
- (10) Parking shall be provided as required in conjunction with the dwelling.
- (11) A resident of the dwelling shall be employed in the home occupation.
- (12) There shall be no motor vehicle or motorcycle repair except to vehicles owned by persons residing on the property.

(Section 9.5350, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5400 **Manufactured Home/Dwelling Park Standards.** Manufactured home/dwelling parks shall be subject to the following standards:

- (1) Minimum area: 1 acre.
- (2) Occupied area surface treatment. Unless in conflict with state laws and regulations, all areas covered by manufactured dwellings and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.
- (3) All manufactured home parks shall comply with OAR Division 600 Manufactured Dwelling Parks and Mobile Home Parks.
- (4) All manufactured homes, accessory structures, decks, landings, steps, ramps, awnings, and carports shall comply with Oregon Manufactured Dwelling Standards.
- (5) The number of spaces designed for manufactured homes in the park shall comply with the residential density in Table 9.2750.

(Section 9.5400, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5450 **Model Home Sales Office Standards.**

- (1) A model home sales office may be used as a gathering point for personnel provided the personnel works in the subdivision or manufactured home park within which the model home is located.
- (2) All office activities shall be located entirely within the dwelling or garage; no outside equipment or material storage on the development site other than as necessary to complete construction of the units in that subdivision.
- (3) There shall be off-street parking spaces for all personnel and business vehicles associated with the model home.
- (4) The model home shall be located in the subdivision or manufactured home park

under development.

- (5) There shall be no detrimental effect on the residential character of the surrounding neighborhood through excessive traffic, violation of the city's noise or other performance standards, excessive late or early hours of operation, or other activities that are incompatible with adjacent residential uses.
- (6) All signs shall comply with the EC 9.6650 Residential Sign Standards.
- (7) The model home use shall be discontinued when all the homes in the subdivision or manufactured home park have been sold.

(Section 9.5450, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5500 Multiple-Family Standards.

- (1) **Purpose of Multiple-Family Standards.** The purpose of these development standards is to:
 - (a) Ensure that new multiple-family development enhances the character and livability of Eugene's neighborhoods;
 - (b) Ensure that the increased density that results from such development makes a positive contribution to the areas in which they are built;
 - (c) Encourage crime prevention through environmental design, decrease the opportunity for crime, and increase user perception of safety;
 - (d) Promote multiple-family developments having maximum economic life and stability;
 - (e) Provide an adequate supply and range of housing types and prices that will meet the city's future population growth;
 - (f) Promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building frontages and yards to public streets and adjacent properties;
 - (g) Ensure that design of multiple-family developments provides for a sensitive transition to nearby, less-intensive development;
 - (h) Provide a physical environment that contributes to and enhances the quality of life;
 - (i) Provide amenities that make a multiple-family development a fully functional residential community.
- (2) **Applicability of Multiple-Family Standards.**
 - (a) Except for building alterations and building additions that increase the square footage of liveable floor area by less than 50%, multiple-family standards shall apply to all multiple family developments in all zones except commercial. In cases where the standards apply, they shall be considered applicable for the portion of the development site impacted by the proposed development.
 - (b) Multiple family standards shall also apply to multiple family developments in commercial zones unless the entire ground floor, with the exception of areas for lobbies, stairs, elevators and bicycle storage for residents, is in non-residential use. Additional ground floor use standards

in Table 9.2161 Commercial Uses Requirements in Mixed-Use Residential Developments also apply.

- (3) **Building Height.** The maximum building heights allowed are those permitted according to the applicable base zone.
- (4) **Minimum and Maximum Building Setbacks.**
 - (a) **Required Setbacks.** The required building setbacks are those required in the applicable base zone.
 - (b) **Street Frontage.** On development sites that will result in 100 feet or more of public or private street frontage, at least 60 percent of the site frontage abutting the street (including required yards) shall be occupied by a building(s) or enhanced pedestrian space with no more than 20 percent of the 60 percent in enhanced pedestrian space, placed within 10 feet of the minimum front yard setback line. (See Figure 9.5500(4)(b) Multiple-Family Minimum Building Setback Along Streets.) On development sites with less than 100 feet of public or private street frontage, at least 40 % of the site width shall be occupied by a building(s) placed within 10 feet of the minimum front yard setback line. Building projections and offsets with an offset interval of 10 feet or less meet this standard (excluding required yards). "Site width," as used in this standard, shall not include areas of street frontage that have significant natural resources as mapped by the city, delineated wetlands, slopes greater than 15%, recorded easements, required fire lanes or other similar non-buildable areas, as determined by the planning director.
 - (c) **Criteria for Adjustment.** Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(2) Setback Standards Adjustment.
- (5) **Building Orientation and Entrances.**
 - (a) **Building Orientation.** Multiple-family residential buildings located within 40 feet of a front lot line shall have their primary orientation toward the street.
 - (b) **Ground Floor Building Entrances.** The main entrance(s) of ground floor units of any residential building located within 40 feet of a street must face the front lot line. Main entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. The following exceptions shall apply:
 - 1. On corner lots the main building entrance(s) may face either of the streets or be oriented to the corner.
 - 2. For buildings that have more than 1 entrance serving multiple units, only 1 entrance must meet this requirement.
 - 3. For buildings proposed to be "side oriented" to public streets due to access requirements and/or dimensional constraints not created by the applicant, main entries may face up to 90 degrees away from the street provided both of the following apply:
 - a. They are visible from the street.

- b. The building side facing the street shall not include windows or views into a parking area or garage and shall contain windows that occupy a minimum of 15% of the facade.
 - (c) Upper Story Building Entrances. The main entrance of upper story units shall be provided from the interior of the building or from an exterior walkway that serves no more than 2 units. Stairways to upper floors shall be adequately lighted and protected from the elements. Access to upper-story units may be provided at the front, side or rear of a building.
 - (d) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(4) Building Orientation and Entrance Standards Adjustment.
- (6) **Building Mass and Facade.**
 - (a) Maximum Building Dimension. Neither the maximum length nor width of any building within 40 feet of a front lot line can exceed 100 feet in the R-1 and R-2 zones and 150 feet in all other zones.
 - (b) Windows. Street facades shall contain windows covering a minimum of 15% of the facade on each floor level.
 - (c) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on criteria of EC 9.8030(8)(a).
- (7) **Building Articulation.**
 - (a) Articulation Requirement. To preclude large expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as offsets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements.
 - 1. Horizontal Surface. At least 2 of the design features outlined above shall be incorporated along the horizontal face (side to side) of the structure, to be repeated at intervals of no more than 40 feet.
 - 2. Vertical Surface. At least 2 of the design features outlined above shall be incorporated along the vertical face (top to bottom) of the structure, to be repeated at intervals of no more than 25 feet.
 - (b) When offsets and projections are used to fulfill articulation requirements, the offset or projection shall vary from other wall surfaces by a minimum of 2 feet. Such changes in plane shall have a minimum width of 6 feet.
 - (c) Individual and common entry ways shall be articulated by roofs, awnings, or porticos.
 - (d) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on criteria of EC 9.8030(8)(b).
- (8) **Site Landscaping.**
 - (a) Minimum Landscape Area. Landscaping is required according to the applicable base zone minimum landscape area standards. If there are none specified, the minimum landscape area shall be the percentage of the area not permitted as part of the lot coverage.
 - 1. Any required landscaping, such as for required front and interior yard setbacks and to comply with parking landscape standards, shall apply

- toward the development site area landscaping requirements.
2. Common open space areas required under EC 9.5500(9) Open Space also apply toward meeting the minimum landscaped area requirements of this section, if they are uncovered.
 3. Any portion of a private, ground level open space area exceeding one hundred square feet shall be counted toward the minimum landscape area requirement.
- (b) Compliance with Landscape Standards. Except as may be otherwise provided in this subsection (8), all required landscaping shall comply with the standards beginning at EC 9.6200 Purpose of Landscape Standards. In the event of a conflict between the standards beginning at EC 9.6200 and this subsection, the standards in this subsection shall control.
- (c) Landscape Requirements. Site landscaping shall conform to the following:
1. Required Landscaping in Yards Abutting Streets. Landscaping shall be installed and maintained in yards abutting streets that complies, at a minimum, with the standards in EC 9.6210(1) Basic Landscape Standard (L-1). The required landscaping shall be placed within the required front yard setback area and may be pierced by pedestrian and vehicular access ways.
 2. Private Open Space Screening. Where provided, ground-level private open space required under EC 9.5500(9) Open Space (b) Private Open Space shall be physically and visually separated from common open space through the use of perimeter landscaping and/or fencing. If landscaping is used, such landscaping shall apply toward the minimum landscape requirement.
 3. Street Trees. Street trees are required along the frontage of all developments abutting newly created public or private streets in accordance with provisions of Chapter 7 of this code regarding the Street Tree Program - Policies, Standards, and Procedures.
- (d) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(3) Landscape Standards Adjustment.
- (9) **Open Space.** Open space that complies with Table 9.5500(9) and the standards in this subsection (9) shall be provided unless exempt under other provisions of this land use code.

Table 9.5500(9) Open Space Requirements

Minimum Area Combined Common and Private Open Space The greater area determined by the following percentages for the zone must be provided on the development site. All development sites shall contain a minimum of 400 square feet of Common Open Space.									
Zone	R-1	R-2	R-3	R-4	C-1	C-2	C-3	GO	Other Non-Residential
Percent of the Development Site	20%	20%	20%	20%	20%	20%	20%	20%	20%
Percent of Liveable Floor Area	25%	25%	15%	15%	25%	15%	15%	15%	15%
Minimum Density for Exemption from Open Space Requirements by Zone									
Zone	R-1	R-2	R-3	R-4	C-1	C-2	C-3	GO	Other Non-Residential
Dwelling Units Per Net Acre	12	23	45	90	23	45	45	45	45

(a) Common open space may include any of the following:

1. Outdoor areas incorporating:
 - a. Lawn or hard surfaced areas in which user amenities such as trees, shrubs, pathways, tables, benches or drinking fountains have been placed.
 - b. Ornamental or food gardens.
 - c. Developed and equipped adult recreation areas.
 - d. Developed and equipped children's play areas.
 - e. Sports courts (tennis, handball, volleyball, etc.).
 - f. Swimming pools, spas and adjacent patios and decks.
 - g. Roof terraces.
 - h. Picnic areas.
 - i. Covered, but unenclosed, patios.
 - j. Internal courtyards.
2. Common open space may also include up to 30% of the required area in natural resource areas, such as steep slopes greater than 25%, forested areas, conservation areas and delineated wetlands.
3. Up to 30% of common open space may be located in indoor recreation areas fitted with game equipment, work-out equipment, court sports facilities, swimming pools, plant greenhouse, wood shop, or other designated project or game equipment, if the facility conforms to the following standards:
 - a. The minimum area of any single space shall be 250 square feet, with no dimension being less than 15 feet.

- b. Interior common open space shall be at least 10 feet in floor to ceiling height; glazed window and skylight areas shall be provided in the proportion of 1 square foot for each 4 square feet of the floor area of the common space.
 - c. The space shall be accessible from a common lobby, courtyard or exterior common open space.
- 4. The minimum area for any common open space shall be 250 square feet.
- 5. The minimum dimension for any common outdoor open space shall be 20 feet.
- (b) **Private Open Space.** Private open space is outdoor space directly adjacent to dwelling units providing an outdoor area for private use by the occupants. Private open space, where provided, shall meet the minimum standards in the following Table 9.5500(9)(b)

Table 9.5500(9)(b): Minimum Private Open Space Sizes		
Location	Minimum Area	Minimum Dimension
Ground Level	100 square feet	10 feet
Balcony	none	none
Roof Terrace	100 square feet	8 feet

- 1. **Privacy Requirements.** Private open space shall be screened or buffered from adjacent open space and dwellings by landscape, fencing or partitions. Private open space shall be physically and visually separated from common open space by fence or landscaping meeting the EC 9.6210(2) Low Screen Landscape Standard (L-2).
- (c) **Open Space Credit.**
 - 1. An open space credit, not to exceed 25 percent of the total open space requirement, may be applied toward compliance with that requirement, for developments that are located within one-quarter mile of a public park.
 - 2. Required setback areas and areas required to comply with perimeter parking lot landscape standards may be applied toward the minimum open space requirements when the minimum dimension of such space is 20 feet or greater.
- (d) **Criteria for Adjustment.** Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(8)(c).
- (10) **Block Requirements.**
 - (a) **Block Structure.** Multiple-family developments 8 or more acres in size shall be developed as a series of complete blocks bounded by public or private streets. Natural areas, waterways, high voltage power lines, and other similar substantial physical features may form up to 2 sides of a

block. The maximum block size within a multiple-family development shall be no greater than 4 acres in size. (See **Figure 9.5500(10) Multiple-Family Block Requirements.**)

- (b) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(8)(d).

(11) Site Access and Internal Circulation.

- (a) Streets. Street standards and connectivity requirements for local residential streets shall be applied to public and private streets within multiple-family developments. (Refer to EC 9.6815 Connectivity for Streets.). (See **Figure 9.5500(12) Multiple-Family Parking.**)
- (b) Driveways. Driveways and parking drives are private roadways for projects or portions of projects not served by streets. Driveways and parking drives shall be designed in accordance with the following standards:
 - 1. Driveways. Driveways provide vehicular access to parking and dwelling units but do not provide primary pedestrian access to units. Driveways are intended to be used primarily for vehicular circulation and dwelling access and should be visually distinct from streets. (See **Figure 9.5500(11)(b) Multiple-Family Driveways.**) The following standards apply:
 - a. Two-way driveways shall be a minimum width of 20 feet, one-way driveways shall be a minimum width of 12 feet. The maximum driveway width is 28 feet.
 - b. All driveways shall be perpendicular to the street they connect to and shall be constructed with a 10- to 15-foot curb radius.
 - c. On lots without alley access, driveway connections to public streets shall be limited as specified in Table 9.5500(11)(b)1.c. Multiple-Family Driveway Standards for Lots Without Alley Access.
 - 2. Parking Drives. Parking drives are driveways lined with head-in parking spaces, diagonal parking spaces, garages, or any combination thereof along a significant portion of their length. Parking drives for multiple-family developments with more than 20 units shall be designed so as to permit no through-motor vehicle movements. (See **Figure 9.5500(12) Multiple-Family Parking.**)
- (c) Alley Access. Development sites with alley access, either at the rear yard or along the side yard, shall use the alley to provide access to the development site. In these instances, no direct access to the street, other than by the alley, shall be permitted. (See **Figure 9.5500(11)(b) Multiple-Family Driveways.**)
- (d) Setback Sidewalks. Setback sidewalks shall be required along any public or private street adjacent to or within the development site.
- (e) Criteria for Adjustment. Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(8)(e).

Table 9.5500(11)(b)1.c. Multiple-Family Driveway Standards for Lots Without Alley Access	
Site Width	Driveway Standard
0 to 119 feet	1 curb cut, 20 feet wide, 2-way
120' to 179 feet	2 curb cuts, 20 feet wide, 2-way
over 180 feet	1 additional curb cut, 20 feet wide, 2-way, for each additional 120 feet of site width.

(12) Vehicle Parking.

- (a) Parking Element Types. The city shall allow on-site parking to be provided as part of any multiple-family development project in the form of garages (private or common), carports, open parking areas. All parking, except common garages, shall be designed as parking courts according to EC 9.5500(12)(b) Parking Courts.
- (b) Parking Courts.
 1. Maximum Size of Parking Courts. Individual parking courts shall be no more than 9,000 square feet in size and shall be physically and visually separated by a landscape area a minimum of 20 feet in width. No more than 3 individual parking courts may be connected by an aisle or driveway. (See **Figure 9.5500(12) Multiple-Family Parking and Multiple-Family Parking Continued.**)
 2. Parking Court Width. A parking court of any length shall consist of no more than one 1 double-loaded parking aisle.
 3. Parking Court Separation. Planting islands shall be placed between parking courts to visually interrupt rows of parked vehicles and to separate individual parking courts. Planting islands between parking courts shall have a minimum width of 20 feet and a minimum area of 360 square feet. Each of these islands shall provide at least 1 canopy shade tree having a clear trunk height of at least 9 feet. Architectural elements such as trellises, porches, and stairways may extend into planting islands between parking courts. Other parking area landscape standards in EC 9.6420 Parking Area Standards also apply. (See **Figure 9.5500(12)(b) Multiple-Family Parking Courts**)
- (c) Limitation on Parking Frontage. To strengthen the presence of buildings on the street, parking and vehicle use areas and garages adjacent to any public or private street frontage shall extend across no more than 50 percent of any street frontage. No parking spaces, with the exception of underground parking, shall be placed within any required front yard area. Parking areas shall not be located between buildings and the street. A single-story street level parking garage may not occupy the street frontage of a multiple-family development, except for parking garage driveways.
- (d) Criteria for Adjustment. Adjustments to the standards in this subsection

may be made, based on the criteria of EC 9.8030(8)(f).

(13) **On-Site Pedestrian Circulation.** Multiple-family developments shall provide safe on-site pedestrian circulation according to EC 9.6730 Pedestrian Circulation On-site.

(14) **Recycling and Garbage Areas.** Multiple-family developments shall provide recycling facilities that meet EC 9.5650 Recycling - Small Collection Facility Standards, and screening for outdoor storage areas and garbage collection areas according to EC 9.6740 Recycling and Garbage Screening.

(Section 9.5500, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5600 Recreational Vehicle Parks Standards. The following development standards apply to recreational vehicle parks:

- (1) Front yard screening shall consist of an area 10 feet wide, with landscaping according to EC 9.6210(2) Low Screen Landscape Standard (L-2).
- (2) Maximum stay: 90 consecutive nights.
- (3) Minimum staff: 1 resident manager.

(Section 9.5600, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5650 Recycling-Small Collection Facility Standards. A small collection recycling facility may provide source separated collection of recyclable materials more particularly described in Chapter 3 of this code and adopted administrative rules, subject to the following standards:

- (1) **Collection Containers:** Collection containers shall be in compliance with the requirements for size, color and type in administrative rules adopted under Chapter 3 of this code. If containers provide an opening to the elements of greater than 2 square feet they must be situated under a covered structure and enclosed on 3 sides in order to protect users from the elements, minimize blowing debris, and meet requirements of the State Structural Specialty Code.
- (2) **Sites:** Shall be kept neat and clean.
- (3) **Signage:** Appropriate signage shall be placed at the site that conform to regulations in this land use code. Signs shall include the name and telephone number of the party responsible for collection at the site, preparation standards for materials collected at the site, and scheduled collection times.
- (4) **Traffic Circulation and Vision Clearance:** The collection center's location, donated materials storage, or any other activities associated with the use shall not impede traffic circulation and vision clearance.
- (5) **Public Right-of-Way:** Collection centers shall not be located in the public right-of-way.

(Section 9.5650, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5750 Telecommunication Devices-Siting Requirements and Procedures.

- (1) **Purpose.** The provisions of this section are intended to ensure that telecommunication facilities are located, installed, maintained and removed in a manner that:
- (a) Minimizes the number of transmission towers throughout the community;
 - (b) Encourages the collocation of telecommunication facilities;
 - (c) Encourages the use of existing buildings, light or utility poles or water towers as opposed to construction of new telecommunication towers;
 - (d) Recognizes the need of telecommunication providers to build out their systems over time; and
 - (e) Ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual impact on the immediate surroundings and throughout the community, and minimize public inconvenience and disruption. Nothing in this section shall apply to amateur radio antennas, or facilities used exclusively for the transmission of television and radio signals.
- (2) **Siting Restricted.** No telecommunication facility, as defined in this land use code, may be constructed, modified to increase its height, installed or otherwise located within the city except as provided in this section. Depending on the type and location of the telecommunication facility, the telecommunication facility shall be either an outright permitted use, subject to site review procedures, or require a conditional use permit.
- (a) **Outright Permitted Uses.** No land use permit is required for a telecommunication facility which, pursuant to subsections (3) through (5) of this section, is an outright permitted use. Such a telecommunication facility shall require only a development permit or permits.
 - (b) **Site Review.** A telecommunication facility which, pursuant to subsections (3) through (5) of this section, is subject to site review shall be processed in accordance with the site review procedures of this land use code. The criteria contained in this section, as well as the criteria contained in EC 9.8440 Site Review Approval Criteria - General, shall govern approval or denial of the site review application. In the event of a conflict in criteria, the criteria contained in this section shall govern. No development permit shall be issued prior to completion of the site review process, including any local appeal.
 - (c) **Conditional Use Permit.** A telecommunication facility which, pursuant to subsections (4) or (5) of this section, requires a conditional use permit shall be processed in accordance with the conditional use permit procedures of this land use code, except that the variance provisions shall not apply. The criteria contained in EC 9.8090 Conditional Use Permit Approval Criteria - General and subsections (6) and (7) of this section shall govern approval or denial of the conditional use permit application. In the event of a conflict in criteria, the criteria contained in subsections (6) and (7) of this section shall govern. No development permit shall be

issued prior to completion of the conditional use permit process, including any local appeal.

(3) Collocation of Additional Antennas on Existing Transmission Tower.

- (a) Permitted Use. Collocation of an additional antenna on an existing transmission tower shall be considered an outright permitted use if property is zoned GO, PL, S, C-2, C-3, C-4, I-1, I-2, or I-3 or if the transmission tower is in any other zone and the city specifically approved, as part of a prior land use process authorizing the transmission tower, collocation of additional antennas.
- (b) Site Review. Collocation of an additional antenna on an existing transmission tower shall be subject to site review approval if property is zoned AG, R-1, C-1 or PRO and approval for collocation was not granted through a prior land use process.

(4) Collocation of Antennas on Existing Buildings, Light or Utility Poles, and Water Towers. In addition to collocation on a transmission tower, an antenna may be collocated on existing buildings, light or utility poles, and water towers.

- (a) Permitted Use. Such collocation on a building, light or utility pole, or water tower, shall be considered an outright permitted use provided that the antennas and ancillary facilities comply with the standards contained in EC 9.5750 Telecommunications Devices-Siting Requirements and Procedures, the color of the antennas blends in with the existing structure and surroundings, and one of the following is met:
 - 1. The property is zoned PL, C-2, C-3, C-4, R-4, I-1, I-2, or I-3 and the antennas do not exceed the height limitation of the zone; or
 - 2. The property is zoned AG, R-1, R-2, R-3, C-1, GO, S, H, or PRO, and the antennas extend no more than 18 feet above, and project no more than 2 feet horizontally away from the existing structure.
- (b) Site Review. Such collocation on a building, light or utility pole, or water tower shall be subject to site review approval provided that the antennas and ancillary facilities comply with the standards contained in EC 9.5750 Telecommunications Devices-Siting Requirements and Procedures, the color of the antennas blend in with the existing structure and surroundings, and:
 - 1. The property is zoned AG, R-1, R-2, R-3, C-1, GO, S, H, or PRO, and the antennas extend more than 18 feet above, or project more than 2 feet horizontally away from the existing structure.
- (c) Conditional Use Permit. In all cases other than those listed in subparagraphs (a) and (b), such collocation shall require a conditional use permit. No exceptions to the standards contained in EC 9.5750 Telecommunications Devices-Siting Requirements and Procedures shall be permitted except as authorized by subsection (9) of this section. In no event shall a conditional use permit authorize a tower or antennas to exceed the height limitation for a zone as established by Chapter 9 except as provided for in this section.

- (5) **Construction of Transmission Tower.** Construction of a transmission tower, or a modification of an existing transmission tower to increase its height, shall be allowed as follows:

(a) Permitted Use.

1. Such construction or modification shall be considered an outright permitted use in the C-4, I-1, I-2 and I-3 zone.
2. Modification to increase the height of an existing transmission tower shall be considered an outright permitted use in all other zones if the city approved an increase in tower height, as part of a prior land use process authorizing the transmission tower. The increase in height allowed under this paragraph shall be limited to the specific height authorized in the prior land use process.

(b) Site Review. Such construction shall require site review approval in the PL, C-2, and C-3 zones.

(c) Conditional Use Permit. Such construction shall require a conditional use permit in the R-1, C-1, S and GO zones.

(d) Prohibited Zones and Locations. No new transmission tower shall be permitted in any zones not included in subparagraphs (a) to (c) above, including the AG, R-2, R-3, R-4, H, NR, and PRO zones; or in the Willamette Greenway, on Gillespie Butte above the elevation of 450 feet, on the ridgeline as defined in the South Hills Study or on Judkins Point.

(6) **Application Requirements.**

(a) Collocation of Antennas. In addition to standard required application material, an applicant for collocation of antennas shall submit the following information; additional application material is required, as specified in paragraph (c) below, for applications requiring a site review or conditional use process.

1. A description of the proposed antennas location, design and height.
2. Documentation demonstrating compliance with non-ionizing electromagnetic radiation (NIER) emissions standards as set forth by the Federal Communications Commission (FCC) particularly with respect to any habitable areas within the structure on which the antennas are co-locating on or in structures directly across from or adjacent to the antennas.
3. A statement documenting that placement of the antenna is designed to allow future collocation of additional antennas if technologically possible.
4. Documentation that the ancillary facilities will not produce sound levels in excess of those standards specified in subsection (7)(f) of this section, or designs showing how the sound is to be effectively muffled and reduced pursuant to those standards.
5. Plans showing the connection to utilities/right-of-way cuts required, ownership of utilities and easements required.
6. Documents demonstrating that necessary easements have been

obtained.

7. Plans showing how vehicle access will be provided.
 8. Signature of the property owner(s) on the application form or a statement from the property owner(s) granting authorization to proceed with development permit and land use processes.
 9. If ancillary facilities will be located on the ground, a landscape plan drawn to scale showing proposed and existing landscaping, including type, spacing, size and irrigation methods.
 10. Documents demonstrating that the FAA has reviewed and approved the proposal, and the Oregon Aeronautics Division has reviewed the proposal. Alternatively, when a site review or conditional use process is required, submit a statement documenting that notice of the proposal has been submitted to the FAA and Oregon Aeronautics Division. The site review or conditional use process may proceed and approval may be granted for the proposal as submitted, subject to FAA approval. If FAA approval requires any changes to the proposal as initially approved, then that initial approval shall be void. A new application will need to be submitted, reviewed and approved through an additional site review or conditional use process. No development permit application shall be submitted without documents demonstrating FAA review and approval and Oregon Aeronautics Division review.
- (b) Construction of Transmission Tower. In addition to standard required application material, an applicant for a transmission tower shall submit the following information; additional application material is required, as specified in paragraph (c) below, for applications requiring a site review or conditional use process:
1. A description of the proposed tower location, design and height.
 2. The general capacity of the tower in terms of the number and type of antennas it is designed to accommodate.
 3. Documentation demonstrating compliance with non-ionizing electromagnetic radiation (NIEER) emissions standards as set forth by the Federal Communications Commission (FCC).
 4. A signed agreement, as supplied by the city, stating that the applicant will allow collocation with other users, provided all safety, structural, and technological requirements are met. This agreement shall also state that any future owners or operators will allow collocation on the tower.
 5. Documentation that the ancillary facilities will not produce sound levels in excess of those standards specified in subsection (7) of this section, or designs showing how the sound is to be effectively muffled and reduced pursuant to those standards.
 6. A landscape plan drawn to scale showing proposed and existing landscaping, including type, spacing, size and irrigation methods.

7. Plans showing the connection to utilities/right-of-way cuts required, ownership of utilities and easements required.
 8. Documents demonstrating that necessary easements have been obtained;
 9. Plans showing how vehicle access will be provided;
 10. Signature of the property owner(s) on the application form or a statement from the property owner(s) granting authorization to proceed with development permit and land use processes;
 11. Documents demonstrating that the FAA has reviewed and approved the proposal, and Oregon Aeronautics Division has reviewed the proposal. Alternatively, when a site review or conditional use process is required, submit a statement documenting that notice of the proposal has been submitted to the FAA and Oregon Aeronautics Division. The site review or conditional use process may proceed and approval may be granted for the proposal as submitted, subject to FAA approval. If FAA approval requires any changes to the proposal as initially approved, then that initial approval shall be void. A new application will need to be submitted, reviewed and approved through an additional site review or conditional use process. No development permit application shall be submitted without documents demonstrating FAA review and approval and Oregon Aeronautics Division review.
- (c) Site Review and Conditional Use Permit Applications. In addition to the application requirements specified in paragraph (b) above, applications for site review or conditional use permits also shall include the following information:
1. A visual study containing, at a minimum, a graphic simulation showing the appearance of the proposed tower, antennas, and ancillary facilities from at least 5 points within a 3 mile radius. Such points shall be chosen by the provider with review and approval by the planning director to ensure that various potential views are represented.
 2. Documentation that alternative sites within a radius of at least 2000 feet have been considered and have been determined to be technologically unfeasible or unavailable. For site reviews, alternative sites zoned C-4, I-1, I-2, and I-3 must be considered. For conditional use permits alternative sites zoned PL, C-2 and C-3, C-4, I-1, I-2, and I-3 must be considered.
 3. Evidence demonstrating collocation is impractical on existing tall buildings, light or utility poles, water towers, existing transmission towers, and existing tower facility sites for reasons of structural support capabilities, safety, available space, or failing to meet service coverage area needs.
 4. A current overall system plan for the city, showing facilities

presently constructed or approved and future expansion plans.

5. A statement providing the reasons for the location, design and height of the proposed tower or antennas.
- (7) **Standards for Transmission Towers and Antennas.** Installation, construction or modification of all transmission towers and antennas shall comply with the following standards, unless a variance is obtained pursuant to the provisions of subsection (9) of this section:
 - (a) Separation Between Transmission Towers. No transmission tower may be constructed within 2000 feet of any pre-existing transmission tower. Tower separation shall be measured by following a straight line from the portion of the base of the proposed tower which is closest to the base of any pre-existing tower. For purposes of this paragraph, a tower shall include any transmission tower for which the city has issued a development permit, or for which an application has been filed and not denied. Transmission towers constructed or approved prior to February 26, 1997 may be modified to accommodate additional providers consistent with provisions for collocation in this section.
 - (b) Height Limitation: Transmission tower heights shall be governed by this section except as provided for below. No transmission tower shall exceed the maximum heights provided below. In no case shall a variance be granted from the limitations of subparagraphs (1) through (4) below.
 1. In any zones, no transmission tower shall exceed the height limitations established for buildings and structures in the specified areas surrounding Skinner Butte contained in EC 9.6715 Height Limitation Areas of this land use code to protect views to and from Skinner Butte.
 2. In any zone within the area east of Willagillespie Road, south of Cal Young Road, west of Oakway Road, and north of Southwood Lane and Country Club Road, no transmission tower shall exceed 75 feet in height to protect views to and from Gillespie Butte.
 3. If located within a PL, C-2, C-3, C-4, R-4, I-1, I-2 or I-3 zone, the height limitation, for that zone shall apply.
 4. If located within an C-1, S or GO zone, the maximum height of a transmission tower, including antennas, is 100 feet.
 5. If located within an R-1 zone, the maximum height of a transmission tower, including antennas, is 75 feet, unless a variance is granted pursuant to the provisions of subsection (9) of this section. In no event shall a variance be granted to construct such a tower in excess of 100 feet.
 - (c) Collocation. New transmission towers shall be designed to accommodate collocation of additional providers:
 1. New transmission towers of a height of 80 feet or more shall be designed to accommodate collocation of a minimum of 2 additional providers either outright or through future modification to the tower.

2. New transmission towers of a height of at least 60 feet and no more than 80 feet shall be designed to accommodate collocation of a minimum of 1 additional provider either outright or through future modification to the tower.
- (d) Setback. The following setbacks from adjacent property lines and adjacent streets shall be required unless a variance is granted pursuant to the provisions of subsection (9) of this section:
1. If located within a PL, S, C-2, C-3, C-4, I-1, I-2, or I-3 zone, no setback from adjacent property lines shall be required beyond that required by this land use code or the provisions applicable to the S zone.
 2. If located within an R-1, C-1, or GO zone, the transmission tower shall be set back from adjacent property lines a minimum number of feet that is equal to the height of the transmission tower.
 3. In the R-1, PL, C-1 and GO zones, transmission towers shall be set back from adjacent public street(s) a minimum number of feet that is equal to the height of the tower. In all other zones, the setback from adjacent public streets shall be a minimum of 25 feet.
- (e) Buffering. In all zones, existing vegetation shall be preserved to the maximum extent possible. In the C-4, I-1, I-2 and I-3 zones, no buffering is required beyond that required by this land use code. In all other zones, landscaping shall be placed completely around the transmission tower and ancillary facilities located at ground level except as required to access the facility. Such landscaping shall consist of evergreen vegetation with a minimum planted height of 6 feet placed densely so as to form a screen. Landscaping shall be compatible with other nearby landscaping and shall be kept healthy and well maintained.
- (f) Noise Reduction. In R-1, R-2, R-3, R-4, C-1, and GO and in all other zones when the adjacent property is zoned for residential use or occupied by a dwelling, hospital, school, library, or nursing home, noise generating equipment shall be sound-buffered by means of baffling, barriers, or other suitable means to reduce sound level measured at the property line to 45dBa.
- (g) Status of Location. No permit may be issued for the location of a new telecommunications facility within an R-1 or C-1 zone unless the lot on which it is to be placed is vacant or developed with a non-residential use at the time the permit application is submitted. This restriction does not apply within other zones.
- (h) Lighting. No lighting shall be permitted on transmission towers except that required by the Federal Aviation Administration. No high intensity white lights may be located on transmission towers in an R-1, C-1, or PRO zone.
- (i) Color. The transmission tower and attached antennas shall be unpainted galvanized steel or painted neutral colors or such shades as are appropriate

- and compatible with the surrounding environment, as approved by the city.
- (j) Viewshed. The transmission tower shall be located down slope from the top of a ridgeline so that when viewed from any point along the northern right-of-way line of 18th Avenue, the tower does not interrupt the profile of the ridgeline or Spencer's Butte. In addition, a transmission tower shall not interrupt the profile of Spencer Butte when viewed from any location in Amazon Park. Visual impacts to prominent views of Skinner Butte, Judkins Point, and Gillespie Butte shall be minimized to the greatest extent possible. Approval for location of a transmission tower in a prominent view of these Buttes shall be given only if location of the transmission tower on an alternative site is not possible as documented by application materials submitted by the applicant, and the transmission tower is limited in height to the minimum height necessary to provide the approximate coverage the tower is intended to provide.
 - (k) Display. No signs, striping, graphics or other attention getting devices are permitted on the transmission tower or ancillary facilities except for warning and safety signage with a surface area of no more than 3 square feet. Such signage shall be affixed to a fence or ancillary facility and the number of signs is limited to no more than 2.
- (8) **Standards for Ancillary Facilities**. All ancillary facilities shall comply with the standards of subsections (7)(e) and (7)(f) of this section. In addition, all ancillary facilities within an R-1, PL, C-1, GO, and PRO zone must be located underground to the maximum extent technology allows, unless a variance is obtained pursuant to the provisions of subsection (9) of this section. This restriction does not apply within other zones.
- (9) **Variance**.
- (a) Any variance to the requirements of this section shall be granted only pursuant to the following provisions. The criteria for granting a variance shall be limited to this section, and shall not include the standard variance criteria beginning at EC 9.8750 Purpose of Variances.
 - (b) The city may grant a variance from the provisions of subsection (7)(a) of this section providing the applicant demonstrates that:
 - 1. It is technologically impossible to locate the proposed tower on available sites more than 2,000 feet from a pre-existing transmission tower and still provide the approximate coverage the tower is intended to provide;
 - 2. The pre-existing transmission tower that is within 2,000 feet of the proposed tower cannot be modified to accommodate another provider; and
 - 3. There are no available buildings, light or utility poles, or water towers on which antennas may be located and still provide the approximate coverage the tower is intended to provide.
 - (c) The city may grant a variance to the setback and undergrounding requirements of subsections (7)(d) or (8) upon finding that stealth design,

proposed landscaping, configuration of the site, or the presence of mature trees obviates the need for compliance.

- (d) The city may grant a variance to the 75 foot height limitation in the R-1 zone to a maximum of 100 feet providing the applicant demonstrates that a transmission tower taller than 75 feet will directly eliminate the need for 1 or more additional transmission towers in an R-1 zone.
- (e) If the proposed transmission tower or ancillary facility requires site review or a conditional use permit, the request for variance shall be considered as part of the site review or conditional use permit process. If the proposed transmission tower or ancillary facility is an outright permitted use, the request for a variance shall be processed pursuant to Type II application procedures beginning at EC 9.7200 General Overview of Type II Application Procedures except that the decision shall be based on the criteria in this section.

(10) Removal of Facilities.

- (a) All transmission towers and antennas shall be removed by the person who constructed the facility, by the person who operates the facility, or by the property owner, within 6 months of the time that the facilities have ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices. The city manager may grant a 6-month extension where a written request has been filed, within the initial 6-month period, to reuse the tower or antennas.
- (b) If a transmission tower is located within an R-1, PL, C-1 or GO zone, the provisions of subparagraph (a) also shall apply to the tower substructure and all above ground ancillary facilities.
- (c) The city may require the posting of an open ended bond before development permit issuance to insure removal of the transmission tower, substructure or antennas after the facility no longer is being used.

- (11) Fees.** Notwithstanding any other provision of this code, the city manager may require, as part of application fees for building or land use permits for telecommunication facilities, an amount sufficient to recover all of the city's costs in retaining consultants to verify statements made in conjunction with the permit application, to the extent that verification requires telecommunications expertise.

(Section 9.5750, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5800 Temporary Activity Special Development Standards.

- (1) **Purpose.** The provisions of this section establish standards for temporary activities and uses that can be terminated and removed immediately. Temporary uses have no inherent rights within the base zone in which they are located.
- (2) **Applicability.** Prior to initiation of any temporary use, the operator shall ensure that the standards in this section are met.
- (3) **Description.** Temporary activities are short term or seasonal activities and do

not require permanent site improvements. Temporary activities include temporary uses that:

- (a) Are allowed by the zone but do not meet the normal development standards. Examples include, but are not limited to, Christmas tree sales or parking lot sales in a commercial zone.
- (b) If permanent, would not be allowed by the base zone. An example is a church carnival in a residential zone. Temporary activities include, but are not limited to:
 - a. Construction yard, staging area.
 - b. Construction trailer.
 - c. Leasing office.
 - d. Garage sale.
 - e. Carnival and fair.
 - f. Parking lot sale.
 - g. Seasonal sale such as Christmas tree sale.
 - h. Firework sale.
 - i. Plant and produce stand.

(4) General Standards. All temporary activities are subject to the applicable standards listed below:

- (a) Permanent changes to the development site to specifically accommodate the temporary activity are prohibited.
- (b) Temporary parking areas for use during the construction of a building are allowed on the development site only during the period of construction. They must be removed within 1 month of issuance of a certificate of occupancy for the building. The land must be restored to the condition it was in before the development of the temporary parking area unless an alternative development was approved for the location by the city.
- (c) All signs associated with the temporary activity must not be placed in the public right of way or vision clearance area and must be removed when the activity ends.
- (d) Temporary activities on development sites where the primary use is a conditional use may not violate the conditions of approval for the primary use.
- (e) Notwithstanding any other provisions of this land use code, temporary activities and structures needed as the result of a natural disaster or other health and safety emergencies are allowed for the duration of the emergency.
- (f) These regulations do not exempt the operator of any temporary activity from any other required permits such as, but not limited to, sanitation facility permits or electrical permits.
- (g) A temporary construction trailer is allowed on a construction site if a development permit application for a permanent structure on the development site is submitted to the city within 90 days of siting the temporary construction trailer. A temporary construction trailer may

remain on the development site until the construction is completed.

(5) Zone Category and Duration.

- (a) In addition to the standards in subsection (4) of this section, the standards for temporary activities in areas with a broad zone category of agricultural, residential or S-H Historic zone (See Table 9.1030 Zones) are as follows:

1. Sales.

- a. Garage Sales. Garage sales and other sales for items from the development site may occur for no more than 3 consecutive days on 3 different occasions during a calendar year.
- b. Seasonal outdoor sales. Seasonal outdoor sales of plants and produce grown on the development site are allowed up to 2 consecutive weeks on 3 different occasions during a calendar year.

2. Fairs, Carnivals and Other Major Public Gatherings. Fairs, carnivals, and other major public gatherings are allowed for up to 9 consecutive days at a development site zoned education, entertainment, government, recreation, or religious services. Three events are allowed per calendar year.

- (b) The standards for temporary activities in areas in the broad zone category of commercial, industrial, or special (except S-H zones) are as follows:

1. Parking Lot Sales. Parking lot sales in zones where outdoor merchandise display is not otherwise permitted are allowed for up to 2 consecutive weeks at any 1 time.

2. Fairs and Carnivals. Fairs and carnivals are allowed for up to 2 consecutive weeks at any 1 time.

- (c) The regulations for the zone category of government and education and park and open space (excluding the NR natural resource zone) are as follows:

1. Fairs, Carnivals, and Other Special Events. Fairs, carnivals, and other special events are allowed by right in the PL Public Land zone.

(Section 9.5800, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.5850 Wildlife Care Center Standards.

- (1) Commercial activities are not allowed. Breeding or raising wildlife for sale or trade, or the sale or trade of animal products is not permitted.
- (2) All wildlife that are being cared for must be kept indoors or within an area that is bounded by a site-obscuring fence. Enclosures shall be designed and constructed in a manner that is sturdy enough to prevent escape and access to their interiors by unauthorized persons.
- (3) Proper sanitation shall be maintained at all times. Proper sanitation includes:
 - (a) Not allowing wildlife waste to adversely affect the health of the wildlife itself, property residents, or neighbors.

- (b) Taking necessary steps to ensure odors are not detectable beyond property lines.
- (c) Storing all wildlife food in rodent and pest resistant containers.
- (4) The center shall not be designed or used for exotic or domestic animals.
- (5) Bears, wolves and cougars are prohibited, along with any other carnivores over 80 pounds in weight.
- (6) At least 1 person licensed by the state of Oregon as a wildlife rehabilitator or conducting wildlife rehabilitation under the supervision of a licensed rehabilitator must occupy the property.
- (7) If the property is changed in zone and wildlife care centers are not a permitted use, the use must be discontinued within 2 years.
- (8) Wildlife restored to a condition whereby it can be released and survive under natural conditions shall be removed from the property after a reasonable amount of time. Wildlife that cannot be expected to survive under natural conditions may be retained for off-site wildlife education, or to assist in the rehabilitation of other animals, provided required state and federal licenses and permits are obtained.
- (9) Also see Animal Regulations in EC Chapter 4 and Nuisance regulations in EC Chapter 6.

(Section 9.5850, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

General Standards for All Development

General

9.6000 **Purpose and Applicability.** Unless otherwise provided in sections 9.6000 through 9.6885 of this land use code, those sections describe the general standards that apply to the entire development site at the time of any development.

(Section 9.6000, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6010 **Applications Proposing Needed Housing.**

- (1) As used in EC chapter 9.6000, the term “applications proposing needed housing” includes:
 - (a) Applications that are proceeding (or have proceeded) under EC 9.8100, 9.8220, 9.8325, 9.8445, or 9.8520; or
 - (b) Applications for development permits for uses permitted outright in the subject zone if the applicant has demonstrated that the proposed housing is needed housing as defined by state statutes.
- (2) The term does not include an application that could have proceeded under EC 9.8100, 9.8220, 9.8325, 9.8445, or 9.8520, but the applicant elected to proceed under the discretionary approval process.

(Section 9.6010, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

Bicycle Parking Standards

9.6100 **Purpose of Bicycle Parking Standards.** Sections 9.6100 through 9.6110 set forth requirements for off-street bicycle parking areas based on the use and location of the property. Bicycle parking standards are intended to provide safe, convenient, and attractive areas for the circulation and parking of bicycles that encourage the use of alternative modes of transportation. Long-term bicycle parking space requirements are intended to accommodate employees, students, residents, commuters, and other persons who expect to leave their bicycle parked for more than 2 hours. Short term bicycle parking spaces accommodate visitors, customers, messengers, and other persons expected to depart within approximately 2 hours.

(Section 9.6100, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6105 **Bicycle Parking Standards.**

- (1) **Exemptions from Bicycle Parking Standards.** The following are exempt from the bicycle parking standards of this section:
 - (a) Site improvements that do not include bicycle parking improvements.

- (b) Building alterations.
- (c) Drive-through only establishments.
- (d) Temporary activities as defined in EC 9.5800 Temporary Activity Special Development Standards.
- (e) Bicycle parking at Autzen Stadium Complex (see EC 9.6105(5) Autzen Stadium Complex Bicycle Parking Standards).

(2) Bicycle Parking Space Standards.

- (a) A minimum of 4 bicycle parking spaces shall be provided at each development site.
- (b) A bicycle parking space required by this land use code shall be at least 6 feet long and 2 feet wide with an overhead clearance of at least 7 feet, and with a 5 foot access aisle. This minimum required width for a bicycle parking space may be reduced to 18" if designed using a hoop rack according to **Figure 9.6105(2) Bicycle Parking Standards**. Bicycles may be tipped vertically for storage, but not hung above the floor. Bicycle parking shall be provided at ground level unless an elevator is easily accessible to an approved bicycle storage area.
- (c) All required long term bicycle parking spaces shall be sheltered from precipitation. Shelters for short term bicycle parking shall be provided in the amounts shown in Table 9.6105(2)(c) Required Sheltered Bicycle Parking Spaces.

Table 9.6105(2)(c) Required Sheltered Bicycle Parking Spaces	
Short Term Bicycle Parking Requirement	Percentage of Sheltered Spaces
5 or fewer	No shelter required
6 to 10	100% of spaces sheltered
11 to 29	50% of spaces sheltered
30 or more	25% of spaces sheltered

- (d) Direct access from the bicycle parking area to the public right-of-way shall be provided with access ramps, if necessary, and pedestrian access from the bicycle parking area to the building entrance.

(3) Bicycle Parking Location and Security.

- (a) Long term bicycle parking required in association with a commercial, industrial, or institutional use shall be provided in a well-lighted, secure location within a convenient distance of a main entrance. A secure location is defined as one in which the bicycle parking is:
 1. A bicycle locker,
 2. A lockable bicycle enclosure,
 3. Provided within a lockable room, or
 4. Clearly visible from, and within 30 feet of the employee's work station.

Bicycle parking provided in outdoor locations shall not be farther than the

closest automobile parking space (except disabled parking). Long term bicycle parking required in association with a multiple-family residential use shall be provided in a well-lighted, secure ground level location within a convenient distance of an entrance to the residential unit. A secure location is defined as one in which the bicycle parking is provided outside the residential unit within a garage, a lockable room, a lockable bicycle enclosure, or a bicycle locker.

- (b) Short term bicycle parking shall consist of a securely fixed structure that supports the bicycle frame in a stable position without damage to wheels, frame, or components and that allows the frame and both wheels to be locked to the rack by the bicyclist's own locking device. The required spaces for each use category are listed in EC 9.6105(4) Minimum Required Bicycle Parking Spaces. Short term bicycle parking shall be provided within a convenient distance of, and clearly visible from the main entrance to the building as determined by the city, but it shall not be farther than the closest automobile parking space (except disabled parking).
- (4) **Minimum Required Bicycle Parking Spaces.** The minimum required number of bicycle parking spaces shall be calculated according to Table 9.6105(4) Minimum Required Bicycle Parking Spaces.

Table 9.6105(4) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Accessory Uses		
All Uses in this category	-0-	NA
Agricultural, Resource Production and Extraction		
All Uses in this category	1 per each 600 square feet of floor area.	100% short term
Eating and Drinking Establishments		
All Uses in this category	1 per each 600 square feet of floor area.	25% long term 75% short term
Education, Cultural, Religious, Social and Fraternal		
Artist Gallery/Studio	1 per each 500 square feet of floor area.	25% long term 75% short term
Ballet, Dance, and Gymnastic School/Academy/Studio	1 per each 400 square feet of floor area.	25% long term 75% short term
Church, Synagogue, and Temple, including associated residential structures for religious personnel	1 per 20 fixed seats or 40 feet of bench length or every 200 square feet in main auditorium where no permanent seats or benches are maintained (sanctuary or place of worship).	100% short term

**Table 9.6105(4) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Club and Lodge of State or National Organization	1 per 20 fixed seats or 40 feet of bench length or every 200 square feet where no permanent seats or benches are maintained in main auditorium.	100% short term
Library	1 per each 500 square feet of floor area.	
Museum	1 per each 500 square feet of floor area.	25% long term 75% short term
School, Business or Specialized Educational Training (excludes driving instruction)	1 per 5 full-time students.	25% long term 75% short term
School, Driving (including use of motor vehicles)	1 per each 3000 square feet of floor area.	25% long term 75% short term
School, Public or Private (Elementary through High School)	1 per 8 students.	25% long term 75% short term
University or College	1 per 5 full-time students.	25% long term 75% short term
Entertainment and Recreation		
Amusement Center (Arcade, pool tables, etc.)	1 per each 400 square feet of floor area.	25% long term 75% short term
Arena, (Both indoors and outdoors)	1 per 20 seats.	25% long term 75% short term
Athletic Facilities and Sports Clubs		
-- Playing Court	1 per 5 courts.	25% long term 75% short term
-- Viewing Area	1 per each 280 square feet of floor area.	25% long term 75% short term
-- Locker Room, Sauna, Whirlpool, Weight Room, or Gymnasium	1 per each 750 square feet of floor area.	25% long term 75% short term
-- Lounge or Snack Bar Area	1 per each 600 square feet of floor area.	25% long term 75% short term
-- Pro Shops or Sales Area	1 per each 3000 square feet of floor area.	25% long term 75% short term
-- Swimming Pool	1 per each 2000 square feet of floor area.	25% long term 75% short term
Athletic Field, Outdoor	4 per each athletic field	100% short term
Bowling Alley	1 per each lane.	25% long term 75% short term
Equestrian Academy and Stable	-0-	NA
Equestrian Trail	-0-	NA

Table 9.6105(4) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Golf Course, Miniature Indoor	1 per each 400 square feet of floor area.	25% long term 75% short term
Golf Course, Miniature Outdoor	1 per each 400 square feet of floor area.	25% long term 75% short term
Golf Course, with or without country club	-0-	NA
Golf Driving Range	1 per each 400 square feet of floor area.	25% long term 75% short term
Park and Playground	4 per park or playground	100% short term
Race Track, including drag strip and go-cart track	1 per 20 seats.	25% long term 75% short term
Theater, Live Entertainment	1 per 20 seats.	25% long term 75% short term
Theater, Motion Picture	1 per 20 seats.	25% long term 75% short term
Financial Services		
Automated Teller Machine (ATM)	-0-	NA
Bank, Savings and Loan Office, Credit Union	1 per each 3000 square feet of floor area.	25% long term 75% short term
Government		
Government Services, not specifically listed in this or any other uses and permits table	1 per each 3000 square feet of floor area.	25% long term 75% short term
Information Technology Services		
All Uses in this category	1 per each 2750 square feet of floor area	25% long term 75% short term
Lodging		
Bed and Breakfast Facility	1 per 10 guest bedrooms.	100% long term
Homeless Shelter in Existence as of January 1, 1984	1 per 20 beds.	75% long term 25% short term
Homeless Shelter not in existence as of January 1, 1984	1 per 20 beds.	75% long term 25% short term
Hotel, Motel, and similar business providing overnight accommodations	1 per 10 guest bedrooms.	75% long term 25% short term
Recreational Vehicle Park, may include tent sites (See EC 9.5600)	-0-	NA
Manufacturing		
All uses in this category excluding storage uses	1 per each 3000 square feet of floor area.	75% long term 25% short term
Storage	-0-	NA
Medical, Health, and Correctional Services		
Blood Bank	1 per each 3000 square feet of floor area.	100% short term

**Table 9.6105(4) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Correctional Facility, excluding Residential Treatment Center	1 per 20 beds.	75% long term 25% short term
Hospital, Clinic, or other Medical Health Treatment Facility (including mental health) in excess of 10,000 square feet of floor area	1 per each 3000 square feet of floor area.	75% long term 25% short term
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) 10,000 square feet or less of floor area	1 per each 3000 square feet of floor area.	75% long term 25% short term
Laboratory--Medical, Dental, X-Ray	1 per each 3000 square feet of floor area.	25% long term 75% short term
Meal Service, Non-Profit	1 per each 3000 square feet of floor area.	25% long term 75% short term
Nursing Home	1 per 15 beds.	75% long term 25% short term
Plasma Center, must be at least 800 feet between Plasma Centers	1 per 15 beds.	75% long term 25% short term
Residential Treatment Center	1 per 15 beds.	75% long term 25% short term
Motor Vehicle Related Uses		
Car Wash	-0-	NA
Motor Vehicle Sales/Rental/Service, excluding motorcycles, recreational vehicles and heavy trucks	1 per each 6000 square feet of floor area.	100% short term
Motorcycle Sales/Rental/Service	1 per each 6000 square feet of floor area.	100% short term
Parking Area not directly related to a primary use on the same development site	-0-	NA
Parts Store	1 per each 3000 square feet of floor area.	100% short term
Recreational Vehicles and Heavy Truck, Sales/Rental/Service	1 per each 4000 square feet of floor area.	100% short term
Repair, includes paint and body shop	1 per each 6000 square feet of floor area.	100% short term
Service Station, includes quick servicing	1 per each 6000 square feet of floor area.	100% short term
Structured Parking, up to two levels not directly related to a primary use on the same development site	10% of auto spaces.	100% long term
Structured Parking, three or more levels not directly related to a primary use on the same development site	10% of auto spaces.	100% long term
Tires, Sales/Service	1 per each 6000 square feet of floor area.	100% short term
Transit Park and Ride, Major or Minor, only when shared parking arrangement with other permitted use	-0-	NA

**Table 9.6105(4) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Transit Park and Ride, Major or Minor	10% of auto spaces.	25% long term 75% short term
Transit Station, Major or Minor	-0-	NA
Office Uses		
All Uses in this category	1 per each 3000 square feet of floor area.	25% long term 75% short term
Personal Services		
All Personal Services Uses, except Barber, Beauty, Nail, Tanning Shop and Laundromat	1 per each 3000 square feet of floor area.	25% long term 75% short term
Barber, Beauty, Nail, Tanning Shop	1 per each 2000 square feet of floor area	25% long term 75% short term
Laundromat, Self-Service	1 per each 2000 square feet of floor area	25% long term 75% short term
Residential		
One-Family Dwelling	-0-	NA
Secondary Dwelling (Either attached or detached from primary one-family dwelling on same lot)	-0-	NA
Rowhouse (One-Family on own lot attached to adjacent residence on separate lot with garage or carport access to the rear of the lot)	-0-	NA
Duplex (Two-Family attached on same lot)	-0-	NA
Triplex (Three-Family attached on same lot)	1 per dwelling.	100 % long term
Four-Plexes (Four-Family attached on same lot)	1 per dwelling.	100 % long term
Multiple Family (3 or more dwellings on same lot)	1 per dwelling.	100% long term
Manufactured Home Park	-0-	NA
Controlled Income and Rent Housing where density is above that usually permitted in the zoning yet not to exceed 150%	1 per dwelling.	100% long term
Assisted Care & Day Care		
-- Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	-0-	NA

**Table 9.6105(4) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
-- Assisted Care (6 or more people living in facility)	1 per 10 employees	100% long term
-- Day Care (3 - 12 people served)	-0-	NA
-- Day Care (13 or more people served)	1 per 10 employees	100% long term
Rooms for Rent		
-- Boarding and Rooming House	1 per guest room.	100% long term
-- Campus Living Organizations, including Fraternities and Sororities	1 for each 2 occupants for which sleeping facilities are provided.	100% long term
-- Single Room Occupancy	1 per dwelling (4 single rooms are equal to 1 dwelling).	100% long term
-- University and College Dormitories	1 for each 2 occupants for which sleeping facilities are provided.	100% long term
Trade (Retail and Wholesale)		
Agricultural Machinery Rental/Sales/Service	1 per each 4000 square feet of floor area.	25% long term 75% short term
Appliance Sales/Service	1 per each 6000 square feet of floor area.	25% long term 75% short term
Boat and Watercraft Sales/Service	1 per each 6000 square feet of floor area.	25% long term 75% short term
Building Materials and Supplies	1 per each 6000 square feet of floor area.	25% long term 75% short term
Convenience Store	1 per each 3000 square feet of floor area.	25% long term 75% short term
Equipment, Light, Rental/Sales/Service	1 per each 4000 square feet of floor area.	25% long term 75% short term
Equipment, Heavy, Rental/Sales/Service- includes truck and tractor sales	1 per each 4000 square feet of floor area.	25% long term 75% short term
Furniture and Home Furnishing Store	1 per each 6000 square feet of floor area.	25% long term 75% short term
Garden Supply/Nursery	1 per each 6000 square feet of floor area.	25% long term 75% short term
Garden Supply/Nursery, including feed and seed store	1 per each 6000 square feet of floor area.	25% long term 75% short term
General Merchandise (includes supermarket and department store)	1 per each 3000 square feet of floor area.	25% long term 75% short term
Hardware/Home Improvement Store	1 per each 6000 square feet of floor area.	25% long term 75% short term
Healthcare Equipment and Supplies	1 per each 3000 square feet of floor area.	25% long term 75% short term
Liquor Store	1 per each 3000 square feet of floor area.	25% long term 75% short term

Table 9.6105(4) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Manufactured Dwelling Sales/Service/Repair	1 per each 3000 square feet of floor area.	25% long term 75% short term
Plumbing Supplies and Services	1 per each 6000 square feet of floor area.	25% long term 75% short term
Regional Distribution Center	1 per each 6000 square feet of floor area.	25% long term 75% short term
Retail Trade when secondary, directly related, and limited to products manufactured, repaired, or assembled on the development site	1 per each 3000 square feet of floor area.	25% long term 75% short term
Storage Facility, Household/Consumer Goods	-0-	NA
Storage Facility, Household/Consumer Goods, enclosed	-0-	NA
Shopping center with at least 2 or more businesses and at least 50,000 square feet of gross floor area	1 per each 3000 square feet of floor area.	25% long term 75% short term
Specialty Store (An example includes a gift store)	1 per each 3000 square feet of floor area.	25% long term 75% short term
Storage Facility	-0-	NA
Wholesale Trade	-0-	NA
Utilities and Communication		
All Uses in Utilities and Communication Category, except for Broadcasting Studios	-0-	NA
Broadcasting Studio, Commercial and Public Education	1 per each 3000 square feet of floor area.	25% long term 75% short term
Other Commercial Services		
Building Maintenance Service	1 per each 3000 square feet of floor area.	100% short term
Catering Service	1 per each 3000 square feet of floor area.	25% long term 75% short term
Cemetery, includes crematoria, columbaria, and mausoleums	-0-	NA
Collection Center, Collection of Used Goods (See EC 9.5150)	-0-	NA
Garbage Dump, sanitary landfill	-0-	NA
Heliport and Helistop	-0-	NA
Home Occupation (See EC 9.5350)	-0-	NA
Kennel	-0-	NA
Model Home Sales Office	-0-	NA
Mortuary	1 per each 280 square feet in main auditorium.	100 % short term
Photographers' Studio	1 per each 3000 square feet of floor area.	100 % short term
Picture Framing and Glazing	1 per each 3000 square feet of floor area.	100 % short term

Table 9.6105(4) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
Printing, Blueprinting, Duplicating	1 per each 3000 square feet of floor area.	25% long term 75% short term
Publishing Service	1 per each 3000 square feet of floor area.	25% long term 75% short term
Temporary Activity (See EC 9.5800)	-0-	NA
Train Station	1 per each 3000 square feet of floor area.	75% long term 25% short term
Upholstery Shop	1 per each 3000 square feet of floor area.	100% short term
Veterinarian Service	1 per each 6000 square feet of floor area	100% short term
Wildlife Care Center	1 per each 6000 square feet of floor area	100% short term

(5) Autzen Stadium Complex Bicycle Parking Standards.

- (a) So long as a city-approved intergovernmental agreement incorporating a transportation demand management plan for Autzen Stadium complex is in effect:
 1. A minimum of 150 permanent bicycle parking spaces are required to be provided to accommodate employees of the Autzen Stadium complex, athletes using the complex, and visitors to the complex. Twenty-five percent (25%) of those spaces shall be sheltered from precipitation. The permanent bicycle parking spaces shall be provided in a well-lighted, secure location within a convenient distance of a primary employee entrance to either Autzen Stadium, the Casanova Center, or the Moshofsky Center. A secure location is defined as one in which the bicycle parking is clearly visible from employee work areas, or in which the bicycle parking is provided within a lockable room, a lockable bicycle enclosure, or a bicycle locker. Bicycle parking provided in outdoor locations shall not be farther than the closest employee auto parking space (except disabled parking).
 2. Secured temporary bicycle parking that will accommodate a minimum of 550 temporary bicycle parking spaces is required for each major event occurring within Autzen Stadium to accommodate major stadium event patrons. Temporary bicycle parking shall be provided in temporary attended areas as described in the approved Autzen Stadium transportation demand management plan.
- (b) If the above referenced intergovernmental agreement is not in effect, the Autzen Stadium Complex shall be required to provide 1 bicycle space per each 16 seats, with 20% of the spaces provided being long term parking spaces and 80% being short term parking spaces.

(Section 9.6105, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.6110 **Adjustments to Bicycle Parking Standards.** Adjustments may be made to the standards of EC 9.6100 through 9.6105 if consistent with the criteria in EC 9.8030(9) Bicycle Parking Standards Adjustment of this land use code.

(Section 9.6110, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

Landscape Standards

9.6200 **Purpose of Landscape Standards.** Landscape standards are designed to:

- (1) Improve the appearance and visual character of the community.
- (2) Promote compatibility between all land uses by reducing the visual, noise, and lighting impacts of development on adjacent properties.
- (3) Unify development, and enhance and define public and private spaces on a site.
- (4) Reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties.
- (5) Reduce the area of impervious surfaces.
- (6) Reduce the level of carbon dioxide in areas of heavy vehicle use and return pure oxygen to the atmosphere.
- (7) Encourage safe and efficient on-site circulation.
- (8) Encourage the retention and use of existing vegetation.
- (9) Provide shade as a means of mitigating heat and exposure in parking lots and other paved areas.
- (10) Encourage efficient water use and conservation.

(Section 9.6200, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6205 **Landscape Standards.** The landscape standards reflected in Table 9.6205 and EC 9.6207 - 9.6255 establish minimum landscape requirements that apply to any development, except:

- (1) Building alterations.
- (2) Site improvements not listed in Table 9.6205.
- (3) Change of use.

Table 9.6205 Landscaping Required by this Land Use Code

	L-1 Basic	L-2 Low Screen	L-3 High Screen	L-4 High Wall	L-5 Partial Screen Fence	L-6 Full Screen Fence	L-7 Massed
Electrical Substation EC 9.2010, 9.2160, 9.2450, 9.2630, 9.2682(1)(b) 9.2740, 9.3310, 9.3910, 9.4640(2)(i), 9.6410 unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.			x				
Fiber Optic Station EC 9.2010, 9.2160, 9.2450, 9.2740, 9.3310, 9.3910, 9.6410, unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.			x				
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities (unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact) EC 9.2010, 9.2160, 9.2450, 9.2682(1)(b), 9.2740, 9.3310, 9.3910, 9.4640(2)(i), 9.6410.			x				
Commercial Development EC 9.2171(8)(b)	x						
Front Yard Setbacks in Commercial Development EC 9.2171(8)(c)	x						
Interior Yard Setbacks on Commercially Zoned Property Abutting Residential Zones EC 9.2171(8)(d)			x				
Outdoor Merchandise Display in Commercial Zones EC 9.2171(11)(b)2	x						
Garbage Screening in Commercial Zones EC 9.2171(12)(b)						x	
Delivery and Loading Areas on Commercially Zoned Lots Abutting Residential Zones EC 9.2171(14)(b), 9.2173(9)				x			
Drive-Through Service Areas on Commercially Zoned Lots EC 9.2171(15)(c) Standards Vary.	x		x				

Table 9.6205 Landscaping Required by this Land Use Code

	L-1 Basic	L-2 Low Screen	L-3 High Screen	L-4 High Wall	L-5 Partial Screen Fence	L-6 Full Screen Fence	L-7 Massed
Interior Yards in Large Commercial Facilities Adjacent to or Facing Residential Zones EC 9.2173(7)							x
Front Yard Setbacks in I-1 along Arterial Streets EC 9.2461(3)(b)1							x
Front Yard Setbacks in I-1 along Collector or Local Streets EC 9.2461(3)(b)1	x						
Front Yard Setbacks in I-2 and I-3 EC 9.2461(3)(b)2	x						
Interior Yard Setbacks in I-1 Zoned Lots Adjacent To Residentially Zoned Lots EC 9.2461(3)(c)1			x				
Interior Yard Setbacks in I-2 and I-3 Adjacent to Residentially Zoned Lots EC 9.2461(3)(c)2				x			
Garbage Screening in Industrial Zones (choose one of the three) EC 9.2461(9)(a)			x	x	x		
Front Yard Setbacks for Drive-Through Facility Service Area Landscaping in Industrial Zones EC 9.2461(11)(c)		x					
Interior Yard Setbacks for Drive-Through Facility Service Area Landscaping in Industrial Zones EC 9.2461(11)(c)			x				
Delivery and Loading Facilities on Industrially Zoned Lots Abutting Residential Zones EC 9.2461(12)(b)				x			
Outdoor Storage and Display Standards in Industrial Zones (Standards vary, see Table 9.2461.)				x	x		
Multiple-Family Development EC 9.5500(8)(c)	x						
Recreational Vehicle Park Front Yard Screening EC 9.5600(1)		x					
Off-Street Loading Spaces in I-1 EC 9.6415(2)(b)				x			
Parking Area Landscaping along a Street EC 9.6420(3)(c)1.c		x					

Table 9.6205 Landscaping Required by this Land Use Code							
	L-1 Basic	L-2 Low Screen	L-3 High Screen	L-4 High Wall	L-5 Partial Screen Fence	L-6 Full Screen Fence	L-7 Massed
Parking Area Entrance Driveway Landscaping EC 9.6420(3)(c)2		x					
Interior Yards in Parking Areas Adjacent to Residentially Zoned Property EC 9.6420(3)(d)3			x				
Parking and Loading Areas Adjacent to Residentially Zoned Property EC 9.6420(3)(d)3.a				x			
Parking Areas and Loading Areas Adjacent to Property Not Zoned Residentially EC 9.6420(3)(d)3.b		x					
Structured Parking EC 9.6420(3)(f)2			x				
Recycling and Garbage Areas Within or Adjacent to Vehicular Use Areas EC 9.6740						x	

(Section 9.6205, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02 and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.6207 Required Plant Materials. Plants used within required landscape areas shall be selected from the City of Eugene Plant Materials list approved by administrative order of the city manager.

(Section 9.6207, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6210 Description of Landscape Standards.

(1) Basic Landscape Standard (L-1).

- (a) Required Plant Materials.** Basic Landscape Standard (L-1) requires the installation and maintenance of all of the following:
1. 1 canopy tree per 30 linear feet as measured along the property line.
 2. 6 shrubs per 30 linear feet as measured along the property line.
 3. Living plant materials covering a minimum of 70 percent of the required landscape area within 5 years of planting.

The required plant materials may be installed in the required area in any arrangement and do not need to be linear in design.

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(b).

(2) Low Screen Landscape Standard (L-2).

- (a) Required Plant Materials. Low Screen Landscape Standard (L-2) requires the installation and maintenance of all of the following:

1. Low shrubs to form a continuous screen at least 30 inches high within 3 years and maintained at a height not to exceed 42 inches.
2. 1 canopy tree per 30 linear feet as measured along the street lot line.
3. Living plant materials covering a minimum of 70 percent of the required landscape area within 3 years of planting.

A masonry wall or a berm between 30 and 42 inches high shall be permitted as a substitute for the required low shrubs, but the trees and other plant materials are still required. When applied along street lot lines, the masonry wall is to be placed farthest from the street with the required landscaping in between the wall and street. When applied along an abutting property the masonry wall may be placed along the interior lot line. (See **Figure 9.6210(2) Low Screen Landscape L-2.**)

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(c).

(3) High Screen Landscape Standard (L-3).

- (a) Required Plant Materials. High Screen Landscape Standard (L-3) requires the installation and maintenance of all of the following:

1. High shrubs that are in at least 5 gallon containers at the time of planting to form a continuous screen, at least 6 feet high, within 5 years of planting.
2. 1 canopy tree per 30 linear feet as measured along interior lot lines.
3. Living plant materials covering a minimum of 70 percent of the required landscape area within 5 years of planting.

A masonry wall at least 6 feet high shall be permitted as a substitute for the shrubs but the trees and other plant materials are still required. When this landscape standard is applied along street lot lines, the screen or wall is to be placed farthest from the street with the required landscaping in between the wall and street. When applied along an abutting property the masonry wall may be placed along the interior lot line. (See **Figure 9.6210(3) High Screen Landscape L-3.**)

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(d).

(4) High Wall Landscape Standard (L-4).

- (a) Required Materials. High Wall Landscape Standard (L-4) requires the installation and maintenance of all of the following:

1. Masonry wall at least 6 feet high with a maximum height of 8 feet. When applied along street lot lines, the wall shall be placed farthest from the street with the required landscaping in between the wall and

the street. When abutting an adjacent parcel, the wall may be placed along the interior lot line.

2. 1 canopy tree is required per 30 linear feet of wall.
3. 4 high shrubs or vines are required per 30 linear feet of wall, and
4. Living plant material must cover a minimum of 70 percent of the required landscape area within 5 years of planting. (See **Figure 9.6210(4) High Wall Landscape (L-4).**)

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(e).

(5) Partial Screen Fence Landscape Standard (L-5).

- (a) Required Materials. Partial Screen Fence Landscape Standard (L-5) requires the installation and maintenance of fences at least 6 feet high with a maximum height of 8 feet that are at least 50 percent site-obscuring, such as a cyclone fence with slats. Vines are permitted on fences to fulfill the requirement for a screening fence provided they will be 50 percent site-obscuring within 5 years of planting. Fences may be made of wood, metal, masonry, or other permanent materials. (See **Figure 9.6210(5) Partial Screen Fence Landscape (L-5).**)

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 8030(3)(f).

(6) Full Screen Fence Landscape Standard (L-6).

- (a) Required Materials. Full Screen Fence Landscape Standard (L-6) requires the installation and maintenance of fences at least 6 feet high with a maximum height of 8 feet that are 100 percent site-obscuring. Fences may be made of wood, metal, masonry or other permanent materials. (See **Figure 9.6210(6) Full Screen Fence Landscape (L-6).**)

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(g).

(7) Massed Landscape Standard (L-7).

- (a) Required Materials. Massed Landscape Standard (L-7) requires the installation and maintenance of all of the following:
1. Planting linear or non-linear vegetation listed in subparagraphs 2 through 5 of this subsection along the full length of the designated landscape area.
 2. 2 canopy trees per 100 linear feet along arterial and collector streets;
 3. 5 under-story trees per 100 linear feet along arterial and collector streets.
 4. 60 shrubs per 100 linear feet along arterial and collector streets; and
 5. Living plant materials covering a minimum of 70 percent of required landscape area within 5 years of planting.

- (b) Criteria for Adjustment. This standard may be adjusted if consistent with the criteria of EC 9.8030(3)(h).

(Section 9.6210, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6215 **Credit for Preservation of Heritage Trees.** Variable credit shall be allowed for preservation of heritage trees, as defined in the adopted Eugene Urban Forest Management Plan. The planning and development director shall determine the value of the Heritage Tree, according to formulas established in Valuation of Landscape Trees, Shrubs and Other Plants (International Society of Arboriculture) and shall relieve the contractor/developer from planting a number of trees having a value of up to 50 percent of the value of the Heritage Tree preserved.

(Section 9.6215, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6220 **Installation and Maintenance.** Except for applications proposing needed housing, installed plant materials shall meet current nursery industry standards, including necessary soil depth and quality. All required landscape areas soils shall extend to the native soil. Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement. Maintenance of landscaped areas is the ongoing responsibility of the property owner. All landscaping shall be installed and maintained to protect it from vehicular damage through the use of curbing, to provide adequate vision clearance, and to maintain plant materials in a healthy and attractive manner. Required shrubs and trees shall not be pruned or sheared below their code-required spread or height.

(Section 9.6220 amended by Ordinance No. 20249, enacted May 8, 2002, effective June 1, 2002.)

9.6225 **Irrigation.** An automatically controlled irrigation system shall be provided for all plant materials used to meet these landscape standards. Drip irrigation and low-gallon systems are encouraged for non-turf areas. The irrigation system need not provide water to unplanted areas, or to areas where existing native plants have been preserved. The irrigation systems shall be maintained and operated in a manner that promotes the health and appearance of the plant material while minimizing water use and avoiding excessive run-off.

(Section 9.6225, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6230 **Landscape Plans.** Landscape plans shall be submitted in a manner approved by the city manager. Landscape plans shall show that all proposed landscaped areas and landscape materials comply with the applicable landscape standards in this land use code.

(Section 9.6230 amended by Ordinance No. 20235, enacted October 8, 2001, effective October 10, 2001.)

9.6235 **Plant Materials Standards.**

- (1) **Shrubs and Ground Cover.** All required plant materials shall be of sufficient size and number to meet the required 70 percent coverage standard within 3 to 5 years according to the type of landscape standard being addressed. Mulch is not a substitute for ground cover plants. All required shrubs shall be in at least 3

gallon containers prior to planting, unless otherwise specified.

- (2) **Trees.** Except where 1 or the other is specified elsewhere in this code, trees may be either deciduous or evergreen varieties. Required canopy trees at the time of planting must be fully branched and have a minimum diameter of 2 inches as measured by American Association of Nurserymen Standards. Required evergreen trees at the time of planting must be fully branched and a minimum of 6 feet in height.

(Refer also to City of Eugene Plant Materials List.)

(Section 9.6235, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6240 Preservation of Existing Vegetation.

- (1) New developments with existing vegetation on the site are encouraged to preserve and integrate the vegetation into the design of the development. The following credit shall be given for preservation of existing vegetation:
- (a) For each tree preserved on the development site, the development will be relieved from planting requirements for 2 trees as specified in all of the following:
 - 1. EC 9.6420(3)(c) Parking Area Landscaping Along Street and Driveway Entrances.
 - 2. EC 9.6420(3)(d) Perimeter Parking Area Landscaping.
 - 3. EC 9.6420(3)(e) Interior Parking Area Landscaping.
 - (b) For each square foot of root area preserved in an unaltered state around the tree, the development will be relieved from providing 2 square feet of planting area as specified in EC 9.6420(3)(e) Interior Parking Area Landscaping.
 - (c) Areas containing mature native vegetation shall not be required to provide irrigation.
 - (d) For development sites where 35% or more of the developable area is required to be retained in open space due to standards in this code related to natural resource protection, including tree protection measures, the development will be relieved from providing the landscaping associated with EC 9.6420(3)(e) Interior Parking Area Landscaping.
- (2) Contractors/developers who choose to preserve significant vegetation on the site, including heritage trees, shall:
- (a) Submit a detailed tree preservation and planting plan, with the development permit application, that shows the trees and other vegetation to be preserved and planted. The planning and development director shall determine whether the vegetation to be preserved conforms to the definition for significant vegetation or heritage tree.
 - (b) Follow the planning and development director's recommendations to insure that no cutting, filling, compaction or other disturbance of soil takes place in an area that exceeds 30% of the critical root zone area of the tree. Alteration of the soil within the critical root zone area shall require submittal of a tree preservation plan for mitigative actions to preserve the

tree. The tree preservation plan shall address drainage compaction, fertilization, pruning and design measures that will be taken to insure the continued health of the tree before and after the critical root zone area is disturbed.

- (c) Execute an agreement with the city to replace any significant tree or heritage tree that dies within 5 years of the date the agreement is signed. For trees determined to be significant, replacement trees shall be provided at the rate of 2 new trees for each tree lost. The replacement ratio for heritage trees is variable; the number of heritage replacement trees shall be equal to the number credited, as provided in EC 9.6215 or any adjustments made pursuant to EC 9.8030(3) Landscape Standards Adjustment. The location of replacement trees shall be determined prior to execution of the agreement. If a reasonable location for the replacement trees cannot be found on the site, the value equal to the number of trees credited shall be given to the city for the planting of trees on public property.

(Section 9.6240, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6250 Street Trees. Street trees are regulated in Chapter 7 of this code and are not to be counted toward any landscaping requirements of this land use code.

(Section 9.6250, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6255 Vision Clearance Area Landscaping. All landscaping within vision clearance areas shall comply with EC 9.6780 Vision Clearance Area. Where high shrubs or other site-obscuring screening is required by provisions of this land use code, low screening shall be substituted within vision clearance areas. (See Figure 9.0500 Vision Clearance Area.)

(Section 9.6255, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

Motor Vehicle Parking and Loading Standards

9.6400 Purpose of Motor Vehicle Parking and Loading Standards. Sections 9.6400 through 9.6435 set forth standards for off-street motor vehicle parking and loading areas based on the use and location of the property. Motor vehicle parking and loading standards provide safe, convenient, and attractive areas for the parking of motor vehicles. Parking lots and garages shall be designed, laid out and constructed in accordance with those standards in order to also provide safe and convenient access and circulation.

(Section 9.6400, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6410 Motor Vehicle Parking Standards.

- (1) **Location of Required Off-Street Parking Spaces.** Required off-street parking shall be on the development site or within 1/4 mile or 1320 feet of the development site that the parking is required to serve. All required parking shall be under the same ownership as the development site served, except through a city approved agreement that binds the parking area to the development site. Parking areas may be located in required setbacks only as permitted in EC 9.6745 Setbacks - Intrusions Permitted.
- (2) **Maximum Number of Off-Street Parking Spaces.**
 - (a) Except for required parking spaces for persons with disabilities, spaces provided in park and ride lots operated by a public transit agency, and spaces within structured parking with 2 or more levels, the maximum number of parking spaces for non-residential uses may not exceed 125 percent of the minimum spaces required by EC 9.6410(3) Minimum Number of Required Off-Street Parking Spaces, unless an adjustment is granted according to EC 9.8030(10) Motor Vehicle Parking and Loading Standards Adjustment.
 - (b) Regardless of the limitations contained in EC 9.6410 (2)(a) above, at least 2 parking spaces may be constructed on a development site.
- (3) **Minimum Number of Required Off-Street Parking Spaces.** Except as provided in this section, or in an adjustment pursuant to EC 9.8030(10) Motor Vehicle Parking and Loading Standards Adjustment, the minimum number of required off-street parking spaces shall be calculated as provided in Table 9.6410 Required Off-Street Motor Vehicle Parking.
 - (a) A parking reduction of up to 50% of the minimum requirement in the /ND overlay zone and up to 25 percent of the minimum requirement in all other zones is allowed as a right of development.
 - (b) For any use located in the C-1 zone:
 1. No parking spaces are necessary if 8 or fewer parking spaces are otherwise required.
 2. If 9 or more parking spaces are otherwise required, the required parking can be reduced by 4 spaces if the business contributes towards providing urban amenities such as benches, low level lights, a bus shelter, or other open space improvements in the area.
 - (c) Motor vehicle parking at Autzen Stadium Complex shall comply with:
 1. So long as a city-approved intergovernmental agreement incorporating a transportation demand management plan for Autzen Stadium complex is in effect a minimum of 4,749 vehicle parking spaces are required to be provided on the Autzen Stadium Complex site or within 1000' of that site. All required parking shall be owned by the state of Oregon, except through a city-approved agreement that binds the parking area to the Autzen Stadium Complex.
 2. If the above referenced intergovernmental agreement is not in effect, the Autzen Stadium Complex shall be required to provide 1 vehicle parking space for each 4.4 seats.

Table 9.6410 Required Off-Street Motor Vehicle Parking	
Uses	Minimum Number of Required Off-Street Parking Spaces
Agricultural, Resource Production and Extraction	
Agricultural Use and Community and Allotment Garden	-0-
Display and Sale of Agricultural Products, primarily based on products raised or grown on the premises	1 per each 660 square feet of floor area.
Horticultural Uses. Examples include field crops, orchards, berries, and nursery or flower stock.	1 per each 660 square feet of floor area.
Eating and Drinking Establishments	
Bar and Tavern	1 per each 66 square feet of seating floor area plus 1 for each 440 square feet of non-seating floor area.
Delicatessen	1 per each 66 square feet of seating floor area plus 1 for each 440 square feet of non-seating floor area.
Restaurant	1 per each 66 square feet of seating floor area plus 1 for each 440 square feet of non-seating floor area.
Specialty Food and Beverage. Examples include a bagel, candy, coffee, donut, and ice cream store. Products manufactured on-site shall comply with manufacturing allowances for food and beverage products.	1 per each 66 square feet of seating floor area plus 1 for each 440 square feet of non-seating floor area.
Education, Cultural, Religious, Social and Fraternal	
Artist Gallery/Studio	1 per each 275 square feet of floor area.
Ballet, Dance and Gymnastics School/Academy/Studio	1 per each 80 square feet of dance area.
Church, Synagogue, and Temple, including associated residential structures for religious personnel	1 per 4 fixed seats, 1 per 8 feet of bench length, or 1 per every 28 square feet in areas where no permanent seats are maintained in the main auditorium (sanctuary or place of worship). If religious services operate concurrently with other activities, user may include additional parking at 1 per 40 square feet for the space used concurrently.
Club and Lodge of State or National Organization	1 per 4 fixed seats, 1 per 8 feet of bench length, or 1 per every 28 square feet where no permanent seats or benches are maintained in the main auditorium.
Community and Neighborhood Center	1 per 4.5 seats or 1 per 28 square feet of assembly area where there are no fixed seats.
Library	1 per each 275 square feet of floor area.
Museum	1 per each 275 square feet of floor area.
School, Business or Specialized Educational Training (excludes driving instruction)	1 per every 3.5 classroom seats.
School, Driving (including use of motor vehicles)	1 per each 2000 square feet of floor area

School, Public or Private (Elementary through Middle School)	1.35 for each classroom plus 1 for every 6.5 fixed seats or for every 42 square feet of seating area where there are no fixed seats in auditorium or assembly areas.
School, Public or Private (High School)	1.35 for each classroom, plus 1 for every 4.5 fixed seats or for every 40 square feet of seating area where there are no fixed seats in auditorium or assembly areas.
University or College	1 per every 3.5 full time equivalent students.
Entertainment and Recreation	
Amusement Center (Arcade, pool tables, etc.)	1 per each 80 square feet of floor area.
Arena (Both indoors & outdoors)	1 per each 4.5 seats.
Athletic Facilities and Sports Clubs	
-- Playing Court	1.8 per each playing court.
-- Viewing Area	1 per each 4.4 seats, 9.6 feet of bench length, or 31 square feet of gross floor area.
-- Locker Room, Sauna, Whirlpool, Weight Room, or Gymnasium	1 per each 83 square feet of gross floor area.
-- Lounge or Snack Bar Area	1 per each 66 square feet of gross floor area.
-- Pro Shops or Sales Area	1 per each 330 square feet of gross floor area.
-- Swimming Pool	1 per each 220 square feet of pool surface area.
Athletic Field, Outdoor	-0-
Bowling Alley	5.4 per each bowling lane.
Equestrian Academy and Stable	1 per 3.5 classroom seats or 1 per every 3 stables.
Equestrian Trail	-0-
Golf Course, Miniature Indoor	1 per each 80 square feet of floor area.
Golf Course, Miniature Outdoor	1 per each 80 square feet of floor area.
Golf Course, with or without country club	1 per 3 golf holes plus 1 per each 2 employees.
Golf Driving Range	1 per each 80 square feet of floor area.
Park and Playground	-0-
Race Track, including drag strip and go-cart track	1 per 4.5 seats
Theater, Live Entertainment	1 per 4.5 seats.
Theater, Motion Picture	1 per 4.5 seats.
Financial Services	
Automated Teller Machine (ATM)	-0-
Bank, Savings and Loan Office, Credit Union	1 per each 330 square feet of floor area.
Government	
Government Services, not specifically listed in this or any other uses and permits table	1 per each 330 square feet of floor area.
Information Technology Services	
All uses in this category	1 per each 275 square feet of floor area.
Lodging	
Bed and Breakfast Facility	1 per guest bedroom for facilities with 5 or more guest rooms.

Homeless Shelter in existence as of January 1, 1984	1 per 40 beds
Homeless Shelter not in existence as of January 1, 1984	1 per 40 beds
Hotel, Motel, and similar business providing overnight accommodations	1 per guest bedroom.
Recreational Vehicle Park, may include tent sites (See EC 9.5600)	1 per each 660 square feet of floor area.
Manufacturing	
All Uses in this category, excluding storage	1 per each 550 square feet of floor area.
Storage	1 per each 1650 square feet of floor area.
Medical, Health, and Correctional Services	
Blood Bank	1 per each 330 square feet of floor area.
Correctional Facility, excluding Residential Treatment Center	1 per 5.5 beds.
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) in excess of 10,000 square feet of floor area	1 per each 200 square feet of floor area or 1.35 per bed.
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) 10,000 square feet or less of floor area	1 per each 200 square feet of floor area or 1.35 per bed.
Laboratory--Medical, Dental, X-Ray	1 per each 330 square feet of floor area.
Meal Service, Non Profit	1 per each 330 square feet of floor area.
Nursing Home	1 per 4 beds.
Plasma Center, must be at least 800 feet between Plasma Center	1 per each 330 square feet of floor area.
Residential Treatment Center	1 per 5.5 beds.
Motor Vehicle Related Uses	
Car Wash	-0-
Motor Vehicle Sales/Rental/Service, excluding motorcycles, recreational vehicles and heavy trucks	1 per each 330 square feet of floor area.
Motorcycle Sales/Rental/Service	1 per each 330 square feet of floor area.
Parking Area not directly related to a primary use on the same development site	N/A
Parts Store	1 per each 330 square feet of floor area.
Recreational Vehicle and Heavy Truck, Sales/Rental/Service	1 per each 440 square feet of floor area.
Repair, includes paint and body shop	1 per each 660 square feet of floor area.
Service Station, includes quick servicing	1 per each 660 square feet of floor area.
Structured Parking, up to two levels not directly related to a primary use on the same development site	N/A
Structured Parking, three or more levels not directly related to a primary use on the same development site	N/A
Tires, Sales/Service	1 per each 660 square feet of floor area.
Transit Park and Ride, Major or Minor, only when shared parking arrangement with other permitted use	N/A
Transit Park and Ride, Major or Minor	N/A
Transit Station, Major or Minor	N/A
Office Uses	
All Uses in this category	1 per each 330 square feet of floor area

Personal Services	
Barber, Beauty, Nail, Tanning Shop	1 per 330 square feet of floor area.
Day Care Facility (Not associated with a residence)	.9 per employee.
Dry Cleaner	1 per each 660 square feet of floor area.
Film, Drop-off/Pick-up	1 per each 660 square feet of floor area.
Locksmith Shop	1 per each 660 square feet of floor area.
Laundromat, Self-Service	1 per each 330 square feet of floor area.
Mailing and Packaging Service	1 per each 660 square feet of floor area.
Shoe Repair Shop	1 per each 330 square feet of floor area.
Tailor Shop	1 per each 330 square feet of floor area.
Residential	
Dwelling	
One-Family Dwelling	1 per dwelling.
One-Family Dwelling - Flag Lot	2 per dwelling.
Secondary Dwelling (Either attached or detached from primary one-family dwelling on same lot)	1 per dwelling.
Rowhouse (One-Family on own lot attached or adjacent residence on separate lot with garage or carport access to the rear of the lot)	1 per dwelling.
Duplex (Two-Family attached on same lot)	1 per dwelling.
Triplex (Three-Family attached on same lot)	1 per dwelling.
Four-Plex (Four-Family attached on same lot)	1 per dwelling.
Multiple Family (3 or more dwellings on same lot)	1 per dwelling.
Manufactured Home Park	1 per dwelling.
Controlled Income and Rent Housing (CIR) where density is above that usually permitted in the zoning, yet not to exceed 150%	1 per dwelling.
Assisted Care & Day Care	
-- Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	1 for each 4 beds.
-- Assisted Care (6 or more people living in facility)	1 for each 4 beds.
-- Day Care (3 - 12 people served)	.9 for each employee not living in home on site at the same time.
-- Day Care (13 or more people served)	.9 for each employee not living in home on site at the same time.
Rooms for Rent	
-- Boarding and Rooming House	1 per guest room.
-- Campus Living Organizations, including Fraternities and Sororities	1 for each 3 occupants for which sleeping facilities are provided.
-- Single Room Occupancy	1 per dwelling (4 single rooms are equal to 1 dwelling).
-- University and College Dormitories	1 for each 3 occupants for which sleeping facilities are provided.
Trade (Retail and Wholesale)	
Agricultural Machinery Rental/Sales/Service	1 per each 440 square feet of floor area.
Appliance Sales/Service	1 per each 660 square feet of floor area.
Boat and Watercraft Sales/Service	1 per each 660 square feet of floor area.
Building Materials and Supplies	1 per each 660 square feet of floor area.

Convenience Store	1 per each 330 square feet of floor area.
Equipment, Light, Rental/Sales/Service	1 per each 440 square feet of floor area.
Equipment, Heavy, Rental/Sales/Service- includes truck and tractor sales	1 per each 440 square feet of floor area.
Furniture and Home Furnishing Store	1 per each 660 square feet of floor area.
Garden Supply/Nursery	1 per each 660 square feet of floor area.
General Merchandise (includes supermarket and department store)	1 per each 330 square feet of floor area.
Hardware/Home Improvement Store	1 per each 660 square feet of floor area.
Healthcare Equipment and Supplies	1 per each 330 square feet of floor area.
Liquor Store	1 per each 330 square feet of floor area.
Manufactured Dwelling Sales/Service/Repair	1 per each 330 square feet of floor area.
Office Equipment and Supplies	1 per each 330 square feet of floor area.
Outdoor Merchandise Display	-0-
Plumbing Supplies and Services	1 per each 660 square feet of floor area.
Regional Distribution Center	1 per each 660 square feet of floor area.
Retail Trade when secondary, directly related, and limited to products manufactured, repaired, or assembled on the development site	1 per each 330 square feet of floor area.
Shopping center with at least one supermarket or variety store and 50,000 square feet of gross floor area	1 per each 330 square feet of floor area.
Specialty Store (An example includes a gift store)	1 per each 330 square feet of floor area.
Storage Facility, Household/Consumer Goods	1 per each 330 square feet of floor area of the office space.
Wholesale Trade (excluding regional distribution center)	1 per each 550 square feet of floor area.
Utilities and Communication	
Amateur Radio Antenna Structure (See EC 9.5050)	-0-
Broadcasting Studio, Commercial and Public Education	1 per each 330 square feet of floor area.
Electrical Substation	-0-
Fiber Optic Station	-0-
Pump Station	-0-
Telecommunication Facility (Refer to EC 9.5750)	-0-
Water Reservoir, elevated above ground level	-0-
Other Commercial Services	
Building Maintenance Service	1 per each 550 square feet of floor area.
Catering Service	1 per each 550 square feet of floor area.
Cemetery, Includes crematoria, columbaria, or mausoleums	1 per each full-time employee.
Collection Center, Collection of Used Goods (See EC 9.5150)	-0-
Garbage Dump, sanitary landfill	1 per each 550 square feet of floor area.
Heliport and Helistop	Parking requirements determined based on a Type III review.
Home Occupation (See EC 9.5350)	-0-
Kennel	1 per 550 square feet of floor area.
Model Home Sales Office (See EC 9.5450)	1 per 330 square feet of floor area.

Mortuary	1 per 4 fixed seats or 8 feet of bench length or every 28 square feet in main auditorium where no permanent seats or benches are maintained (sanctuary or place of worship).
Photographers' Studio	1 per each 550 square feet of floor area.
Picture Framing and Glazing	1 per each 550 square feet of floor area.
Printing, Blueprinting, Duplicating	1 per each 550 square feet of floor area.
Publishing Service	1 per each 550 square feet of floor area.
Temporary Activity (See EC 9.5800)	-0-
Train Station	Parking requirements determined based on a Type II or Type III review.
Upholstery Shop	1 per each 550 square feet of floor area.
Veterinarian Service	1 per each 250 square feet of floor area.
Wildlife Care Center	1 per each 660 square feet of floor area.

- (4) **Parking Exempt Areas.** Uses within the parking exempt areas are not subject to the requirements of EC 9.6410(3) Minimum Number of Required Off-Street Parking Spaces:

- (a) Downtown and West University, as depicted on Map 9.6410(4)(a).
- (b) Blair Boulevard Historic Commercial area as depicted on Map 9.6410(4)(b).

(Section 9.6410, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; and amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002.)

9.6415 Loading and Drive-Through Design Standards.

- (1) **Drive-Through Design Standards.** In connection with drive-through establishments, there shall be a specially designed area for vehicle stacking located on private property between the public right-of-way and the pick-up window or service area. For a single row of vehicles, the specially designed area shall be at least 200 feet in length to allow for stacking of up to 10 cars. For a double row of vehicles, the specially designed area shall be at least 100 feet in length to allow for stacking of up to 5 cars. This area shall not interfere with safe and efficient circulation on the development site or abutting public right-of-way.
- (2) **Landscaping.**
 - (a) Off-street loading areas and vehicle stacking areas shall be landscaped as required by EC 9.6420(3).
 - (b) In the I-1 zone, all off-street loading spaces and uses shall be on interior service courts or screened from view from all adjacent property lines according to EC 9.6210(4) High Wall Landscape Standard (L-4).
- (3) **Loading and Service Drives.** All loading spaces for commercial and industrial buildings and uses shall be off the street, shall be in addition to required off-street parking spaces, and shall be served by service drives and maneuvering areas so that no backward movement or other vehicle maneuvering within a street, other than an alley, will be required.

(Section 9.6415, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)

9.6420 Parking Area Standards.

- (1) **Dimensions and Striping.** All parking spaces shall be striped or marked in a manner consistent with Table 9.6420(1) Motor Vehicle Parking Dimensions.

(See Figure 9.6420(1) Motor Vehicle Parking Dimensions.)

- (a) **Carpool and Vanpool Parking.** New commercial and industrial developments with 20 or more employee parking spaces shall designate at least 5 percent of the employee parking spaces for carpool or vanpool parking. Employee carpool and vanpool parking shall be located closer to the building entrance or the employee entrance than other employee parking with the exception of parking for those with disability permits. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only" by use of signs painted on the parking spaces or posted.

Table 9.6420(1) Motor Vehicle Parking Dimensions					
Parking Angle in	Minimum Stall Width	Minimum Stall Depth	Minimum Clear Aisle Width	Stall Distance at Bayside	Minimum Clear Bay Width
Parallel	8.0	7.5	12.0	15.0	19.5
	8.0	8.0	12.0	22.0	20.0
30 degrees	8.0	14	12.0	15.0	26.0
	8.0	16.0	12.0	16.0	28.0
	8.5	16.4	12.0	17.0	28.4
	9.0	16.8	12.0	18.0	28.8
	9.5	17.3	12.0	19.0	29.3
	10.0	17.7	12.0	20.0	29.7
45 degrees	8.0	16.0	12.0	10.6	28.0
	8.0	18.4	14.0	11.3	32.4
	8.5	18.7	13.5	12.0	32.2
	9.0	19.1	13.0	12.7	32.1
	9.5	19.4	13.0	13.4	32.4
	10.0	19.8	13.0	14.1	32.8
60 degrees	8.0	16.7	15.0	8.6	31.7
	8.0	19.7	19.0	9.2	38.7
	8.5	20.0	18.5	9.8	38.5
	9.0	20.3	18.0	10.4	38.3
	9.5	20.5	18.0	11.0	38.5
	10.0	20.8	18.0	11.5	38.8
90 degrees	8.0	15.0	22.0	7.5	37.0
	8.0	18.0	25.0	8.0	43.0
	8.5	18.0	25.0	8.5	43.0
	9.0	18.0	24.0	9.0	42.0
	9.5	18.0	24.0	9.5	42.0
	10.0	18.0	24.0	10.0	42.0

Shaded figures are the minimum dimensions for compact parking spaces. Any minimum parking dimensions, such as stall width, may be exceeded. All spaces shall be clearly marked as compact parking spaces if any of the parking dimensions are less than that shown in the unshaded area.

- (2) **Drainage.** All parking areas, except those in conjunction with a single family or two family dwelling, shall be graded so as not to drain storm water over the public sidewalk or onto any abutting property. Drainage improvements shall be provided as required by EC 9.6510 Stormwater Drainage.
- (3) **Landscape Standards.**
 - (a) Applicability of Parking Area Landscape Standards. The standards in subparagraphs (b) - (e) apply to all outdoor parking areas, including carports, that provide for 3 or more spaces, any building expansion that increases the building's square footage by 20 percent or more, or any expansion of an existing parking lot or vehicular use area except:
 1. Parking required for single-family or two-family residences.
 2. Exceptions set out in subparagraphs (b) - (e) of this section.
 3. Structured parking.Any expansion of an existing parking lot or vehicular use area on a lot will require improvement of the non-conforming portion of the lot as well as the expanded area. Paving of any portion of a legal non-conforming gravel parking area shall require the entire parking area to comply with the parking area landscape standards. Subsection (f) applies to structured parking.
 - (b) General Parking Area Landscape Standards. Canopy trees shall be required at the minimum rate of 1 tree for every 3,000 square feet of paved vehicular use areas on the site and shall be distributed throughout the site. Except within /TD overlay zone areas, trees shall be planted in a landscaped area such that the tree trunk is at least 3 feet from any outside curb edge or paved area. Within /TD overlay zone areas, the tree shall be planted at least 2 feet from any outside curb edge or paved area. Vehicular use areas include parking spaces, driveways, interior roadways, loading areas, and fleet vehicle storage areas. Large-scale coniferous trees may be substituted for required canopy trees at a maximum rate of 10 percent. Parking area screening requirements may be achieved through a combination of change of grade and use of plant materials. The use of berms or drainage swales is acceptable, as is lowering the grade of the parking area.
 - (c) Parking Area Landscaping Along Street and Driveway Entrances.
 1. Parking areas within 50' of a street, except an alley, shall provide a landscape strip between the street and the parking areas as follows:
 - a. In all areas except in the /TD overlay zone, a landscape strip at least 7 feet in width shall be provided.
 - b. Within a /TD overlay zone, a landscape strip at least 5 feet in width shall be provided.