



Phone: 541-682-5481
www.eugene-or.gov/pc

AGENDA

Meeting Location:
Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, SEPTEMBER 24, 2018 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

A. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

B. WORK SESSION: HOUSING TOOLS AND STRATEGIES UPDATE

Staff: Anne Fifield, 541-682-5451

C. WORK SESSION: BICYCLE PARKING LAND USE CODE UPDATES

Staff: Reed Dunbar, 541-682-5727

D. ITEMS FROM COMMISSION AND STAFF

1. Other Items from Staff
2. Other Items from Commission
3. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Tiffany Edwards (Vice Chair); Lisa Fragala; Chris Ramey; William Randall; Kristen Taylor (Chair)

AGENDA ITEM SUMMARY
September 24, 2018

To: Eugene Planning Commission

From: Anne Fifield, City of Eugene Community Development Division

Subject: Housing Tools and Strategies Update

ISSUE STATEMENT

This work session is an opportunity to provide an update to the Planning Commission on the Housing Tools and Strategies project. No action is requested.

BACKGROUND

Housing affordability and availability is a long-standing and growing problem in Eugene. City Council has had multiple work sessions devoted to the topic and expressed interest in identifying actions to address affordability that has resulted in a number of staff-led initiatives currently underway. However, there is a lack of a comprehensive, coordinated approach that considers the spectrum of tools and strategies available to promote more housing affordability, availability, and diversity and their relative effectiveness at addressing the problem.

In May 2018, Eugene City Council passed a motion to have staff implement a process to identify barriers to housing affordability, availability, and diversity, and to suggest, evaluate, and recommend possible strategies and tools to address the barriers. The recommendations will be presented to Eugene City Council in December 2018.

Goals

The goal of the Housing Tools and Strategies project is to produce a set of short and long-term recommended actions for the City Council to consider. Short-term actions could include administrative or process improvements that can be implemented in less than six months; long-term actions would likely require additional work and a public process that may take more than six months to implement. The recommended actions should implement the *Provide Housing Affordable to All Income Levels* pillar of Envision Eugene by:

1. Identifying barriers to housing affordability, availability, and diversity of type, including accessory dwellings, duplexes, cottage clusters, row houses, and other missing-middle types.
2. Identifying tools and strategies to effectively address the barriers in order to increase the supply of housing across the city.
3. Engaging stakeholders in identifying solutions that can be supported by the broad community as well as decision makers, while also highlighting areas with varying viewpoints for City Council consideration.

Process Overview

A diverse group of stakeholders with broad perspectives in housing affordability, equity, development barriers, and community values has been assembled as a working group. The City is contracting with a consultant to facilitate the working group's discussions. The working group will convene four times between September and November and have focused conversations about the barriers to housing affordability, diversity, and availability and then will work to suggest, evaluate, and recommend possible strategies and tools to address the barriers.

The working group's efforts will be informed by technical research conducted by a housing economist, who will evaluate the tools and strategies from an economics perspective. The City has contracted with Strategic Economics to conduct the technical analysis.

The Housing Tools and Strategies project will address the following tasks:

- **Identify Housing Barriers.** The stakeholder working group will work to understand the primary issues and contributing factors that are affecting the affordability, availability and diversity of housing across the income spectrum.
- **Identify Potential Tools, Strategies, and Actions.** The working group will collaborate with staff and the housing economist to identify a robust inventory of tools, strategies, and actions the City could take to address the barriers.
- **Evaluate Potential Tools, Strategies, and Actions.** The housing economist will evaluate the relative effectiveness and impact of a subset of tools from an economics perspective.
- **Recommended Actions for City Council.** The working group will identify areas of agreement along with benefits and tradeoffs of the recommended actions.

City Council is scheduled to discuss the recommended tools and strategies that emerge from this project at their December 10, 2018 work session.

Work Completed to Date

The working group has 34 participants who are listed on the project website, www.eugene-or.gov/housingtools. The first meeting was held on Wednesday, September 12 with 30 of the working group participants in attendance. This meeting focused on identifying what the problems are and who they are impacting. Mayor Lucy Vinis attended the meeting and welcomed our volunteer working group participants.

COORDINATION WITH ONGOING INITIATIVES

The Housing Tools and Strategies process overlaps with and complements other local and statewide initiatives already underway and will be coordinated with these efforts:

- **Comprehensive Land Use Code Audit**, funded by a grant from the Oregon Department of Land Conservation and Development (DLCD). It is scheduled to be completed by June

30, 2019, after the working group has completed its process to develop recommendations.

- **Clear and Objective Housing Criteria Approval Update**, which is scheduled to request City Council action in January 2019.
- **Accessory dwelling units (ADUs)** ordinance, which was intended to address the legal requirements of Senate Bill 1051 (requiring local governments to allow ADUs in residential areas.) The ordinance has been appealed to the Oregon Land Use Board of Appeals (LUBA) by the Homebuilders Association, and the City is currently assembling the legal record.

NEXT STEPS

The Housing Tools and Strategies working group will hold their next meetings at the Baker Downtown Center from 5:30-8:30 p.m. on the following dates:

- Thursday, October 4
- Wednesday, November 14
- Wednesday, November 28

The meetings are open to the public and anyone who is interested is welcome to attend and listen. After each meeting, a summary of the meeting discussion will be posted on the [project website](#) along with an online form to gather community feedback.

PLANNING COMMISSION ACTION

This is an informational item. No action is requested. However, the Planning Commission plays a key role in implementing the Envision Eugene pillar on housing affordability, and will create recommendations for City Council on any legislative actions chosen to move forward, such as future land use code amendments. Additional updates will be scheduled to keep the Commission apprised of progress on the Housing Tools and Strategies project.

ATTACHMENTS

- A. Housing Tools and Strategies Project Charter
- B. Summary of Working Group Participants

FOR MORE INFORMATION

Staff Contact: Anne Fifield, Economic Strategies Manager
Telephone: 541-682-5451
Staff E-Mail: AFifield@eugene-or.gov

Housing Tools and Strategies Project Charter

Overview

Housing affordability and availability is a long-standing and growing problem in Eugene. City Council has had multiple work sessions devoted to the topic, and expressed interest in identifying actions to address affordability that has resulted in a number of staff-led initiatives currently underway. However, there is a lack of a comprehensive, coordinated approach that considers the spectrum of tools and strategies available to promote more housing affordability, availability, and diversity and their relative effectiveness at addressing the problem.

In May 2018, Eugene City Council passed a motion to have staff implement a process to identify barriers to housing affordability, availability, and diversity, and to suggest, evaluate, and recommend possible strategies and tools to address the barriers. The recommendations from the Housing Tools and Strategies process will be presented to Council on December 10, 2018.

Goals

The goal of the Housing Tools and Strategies project is to produce a set of short and long-term recommended actions for the City Council to act on. Short-term actions could include administrative or process improvements that can be implemented in less than 6 months; long-term actions would likely require additional work and a public process that may take more than 6 months to implement.

The recommended actions should implement the *Provide Housing Affordable to All Income Levels* pillar of [Envision Eugene](#) by:

- Removing barriers to housing affordability, availability, and diversity of type, including accessory dwellings, duplexes, cottage clusters, row houses, and other missing middle types.
- Identifying tools and strategies to effectively address the barriers in order to increase the supply of housing across the city.
- Engaging the community in identifying solutions that can be supported by the broad community as well as decision makers while also highlighting areas with varying viewpoints for Council consideration.

Scope

The Housing Tools and Strategies project will identify barriers to housing affordability, availability, and diversity, and suggest, evaluate, and recommend possible strategies and tools to address the barriers. The project is structured around a working group of stakeholders from across the community who will convene four times between September and late November. Their work will be informed by technical research conducted by a housing economist, who will evaluate the tools and strategies from an economics

perspective. The City has contracted with Strategic Economics to conduct the technical analysis. The working group, supported by City staff and the technical analysis, will complete the following tasks:

1. Identify Housing Barriers

This element will provide the foundation for the Housing Tools and Strategies process. The stakeholder working group will work to understand the primary issues that are affecting the affordability, availability and diversity of housing across the income spectrum and identify local barriers that are limiting the supply of diverse housing types.

Staff will work with an outside facilitator to engage with the working group of stakeholders. The initial stakeholder meeting will establish a baseline understanding of housing barriers and identify interests, tensions, and tradeoffs. The facilitator will elicit stakeholders' past experience, concerns, and their expertise to describe the barriers that are negatively affecting the affordability of housing, and concerns about livability and quality of life for current and future residents.

2. Identify Potential Tools, Strategies, and Actions

The working group will collaborate with staff and the housing economist to identify a robust inventory of tools, strategies, and actions the City could take to address barriers to housing affordability, availability, and diversity. The actions will be based on those identified by local stakeholders as well as best practices from other communities. This initial inventory of potential, viable options will be grouped into categories, and condensed to a list of actions to be further researched by a housing economist consultant in preparation for the evaluation of potential tools, strategies, and actions.

3. Evaluate Potential Tools, Strategies, and Actions

The housing economist will evaluate the relative effectiveness and impact of a subset of tools from an economics perspective. The stakeholders will identify impacts or benefits of potential options from their various perspectives. A list of potential tools and strategies, including an evaluation of each against a set of criteria, will be the final product of this effort. The criteria will include, but not be limited to:

- Fiscal impact to the City;
- Target income group;
- Potential impact on housing affordability, availability and diversity;
- Advancement of City plans and policies (e.g., Envision Eugene and Climate Recovery Ordinance);
- Legal complexity; and
- Affected interests, both positive and negative.

4. Recommendations

Stakeholders will identify areas of agreement along with benefits and tradeoffs for the recommendations or options where consensus is not reached. Staff will prepare a completed analysis of stakeholder input and the housing economist's findings to Council in December 2018. The results are intended to be a resource to inform future Council direction on housing affordability, availability, and diversity. The completed analysis will summarize the barriers, identify reviewed tools and strategies, summarize the evaluation of their impacts, and describe community stakeholder concerns.

Coordination with Ongoing Initiatives

The Housing Tools and Strategies process overlaps with and complements other local and statewide initiatives already underway and will be coordinated with these efforts.

Comprehensive Land Use Code Audit

The City of Eugene received a grant from the Oregon Department of Land Conservation and Development (DLCD) to conduct a comprehensive audit of the City's Land Use code to identify barriers to housing development. This code audit will be an important piece to identify code barriers that will help the City of Eugene focus on aspects that may need to change to reach our desired housing outcomes, but it will not be part of the information reviewed by the stakeholder working group. The code audit will be completed by June 30, 2019, after the working group has completed its process to develop recommendations.

Clear and Objective Housing Criteria Approval Update

Staff is currently working on the Clear and Objective Housing Approval Criteria Update, which will identify land use approval criteria and procedures that need to be updated, added, or removed to mitigate barriers to housing while effectively addressing development impacts. The target is to request City Council action on a proposal for updated approval criteria in January 2019 (one year from UGB acknowledgement by the State).

Accessory dwelling units (ADUs)

Council has adopted an ordinance intended to address the legal requirements of Senate Bill 1051, which requires local governments to allow ADUs in residential areas. The ordinance has been appealed to the Oregon Land Use Board of Appeals (LUBA) by the Homebuilders Association, and the City is currently assembling the legal record. Once LUBA issues a decision on this appeal, the City will respond to the decision as necessary. Staff anticipate the Housing Tools and Strategies process will address some issues pertaining to ADUs.

Stakeholder Engagement

Stakeholder engagement is a critical part of this project and will be accomplished primarily through the efforts of the Housing Tools and Strategies working group. The City has contracted with a consultant to support stakeholder engagement. City of Eugene staff and the consultant will identify a diverse group of stakeholders to hold focused conversations about barriers to housing and tools to work towards goals. The stakeholder engagement will work through the following objectives:

- Establish a baseline understanding of barriers to housing affordability, availability, and diversity;
- Identify interests and acknowledge related tensions and tradeoffs;
- Discuss possible housing tools and strategies that could be supported by the broad community and decision makers;
- Identify viable options based on stakeholder feedback and housing economist analysis on the effectiveness of housing tools and strategies;
- Identify areas of agreement; and
- Identify benefits and tradeoffs for recommendations or options where agreement is not reached.

The staff team will seek guidance from the Mayor and City Manager's Office and provide updates to City Council regarding the identification and recruitment for the stakeholder group. The Project Management Team is committed to a stakeholder engagement process that is:

- Meaningful—we will use the input received to help identify barriers as well as potential tools and strategies to address the barriers;
- Accountable—we will respond to ideas, critique, comments and praise;
- Inclusive—we will strive to communicate with all stakeholders, including under-represented groups, in ways that people understand and can relate to;
- Transparent—we will make decisions public and share information in a variety of ways;
- Realistic—we will inform people about the project’s constraints, scope and timeline; and
- Outcome-oriented—we will create a community-supported recommendation for City Council consideration and action.

Next Steps

The goal of Housing Tools and Strategies project is to deliver policy recommendations that City Council can take action on to address housing affordability in Eugene. The steps to implement the recommendations will depend on what the individual recommendations are.

Staff will assemble draft recommendations of housing tools that will be presented to City Council for consideration and action. The recommendations will be categorized by decision-making authority (e.g., City Council or staff.) Some solutions may be administrative in nature and action could be completed at the staff level while others may require further deliberation and action by City Council.

Assigned Staff

This is an interdepartmental project, led by the Community Development Division.

Project Sponsor: Michael Kinnison, Community Development Division

Project Manager: Anne Fifield, Community Development Division

Project Team Members: Jason Detrick, City Manager’s Office;

Terri Harding, Planning Division;

Chelsea Hartman, Planning Division;

Jennifer Knapp, Planning Division;

Stephanie Jennings, Community Development;

Amy Bradbury, Building and Permit Services;

Scott Gillespie, Public Works Engineering.

Housing Tools and Strategies working group participants

Aimee Walsh	Isaac Judd
Alyssa Powell	Jacob Fox
Amy Bradbury	John VanLandingham
Anne Delaney	Kaarin Knudson
Betsy Schultz	Lisa Fragala
Carmel Snyder	Mark Miksis
Carolyn Jacobs	Mel Bankoff
Chris Parra	Norton Cabell
Claudia Orozco	Patricia Hocken
Daniel Hill	Regina Perry
Dan Neal	Roman Anderson
David Saez	Ronald Bevirt
Deborah Dailey	Susan Ban
Ed McMahon	Tai Pruce-Zimmerman
Eliza Kashinsky	Ted Coopman
Emily Reiman	Terri Harding
Eric Richardson	Tiffany Edwards

Breakdown of working group participants by ward:

Ward 1: 21%	Ward 5: 7%
Ward 2: 13%	Ward 6: 14%
Ward 3: 7%	Ward 7: 23%
Ward 4: 10%	Ward 8: 10%

AGENDA ITEM SUMMARY
September 24, 2018

To: Eugene Planning Commission
From: Reed Dunbar, City of Eugene Public Works Engineering
Subject: Updates to Bicycle Parking Code Requirements (EC 9.6105)

ACTION REQUESTED

The Planning Commission will provide input on proposed land use code changes. In coming months, the Planning Commission will hold a hearing on the land use code changes and will make a recommendation on the proposed land use code amendments to City Council.

BRIEFING STATEMENT

The intent of the land use code update is to simplify and update the bicycle parking requirements and to ensure consistency in application of the code.

The variety of bicycle parking racks and types of bikes that people use has evolved over the past few years. Accordingly, changes to best practices and advances in rack element design suggest changes to the land use code may be necessary.

PURPOSE OF LAND USE CODE UPDATE

The demand for secure bicycle parking is increasing as the variety of bikes and the people who use them continues to grow. On a previous visit to Planning Commission last year, we discussed the rationale for code updates as follows.

- Observing best management practices;
- Fixing gaps in the current land use code such as adding a requirement for short-term parking in multifamily developments;
- Increasing security and perception of safety;
- Responding to changes in bicycle types, especially bigger bicycles for families and cargo;
- Promoting bicycle parking in configurations that more efficiently utilize space;
- Adjusting proximity requirements for bicycle parking based on observed disuse in large developments.

We've also previously discussed updating code figures and making the code requirements easier to understand overall and more flexible for property developers.

CHANGES IN DRAFT CODE UPDATE

1. Definitions have been updated to reflect best practice. Changes include:
 - a. Defining ground mounted bicycle parking as different from stacked or vertical bicycle parking;
 - b. Explaining the difference of standard bicycles and non-standard;
 - c. Defining dimensional characteristics of the bicycle parking space [including updates to Table 9.6115(2)].

2. The draft code introduces a requirement for redevelopment of property to comply with new bicycle parking standards. Compliance with current standards will be required if building alterations exceed 50% of the market value of the existing building.
3. To address imbalances in the uniform provision of bicycle parking in campus settings, long-term bicycle parking will be required to be located within 200 feet of a main or employee entrance. This is meant to encourage diffuse provision of bicycle parking on the development site. Provision of electrical outlets will also be required in long-term bicycle parking locations.
4. To increase the availability of leasable space, long-term bicycle parking will be allowed to be hung vertically or stacked to reduce the overall footprint required to accommodate the same quantity of ground-mounted bicycle parking spaces. All long-term bicycle parking spaces must also enable visual inspection of the space before entering or accessing the space. This is a result of community discussions that revealed apprehension on the part of some people to enter confined, secure spaces alone. The provision of cipher or electronic locks is also required based on interviews with property managers.
5. The provision of shelters for short-term bicycle parking was reduced. Current code requires 100% of spaces to be sheltered if there are 6 to 10 spaces. The proposed draft requires 50% of spaces to be sheltered if there are 11 spaces or more.
6. Management of bicycle parking in the urban core has proven problematic. Competition for limited sidewalk space often creates conflicts with street furniture, café tables, and bicycle parking. The proposed code seeks to manage downtown as a system so that entire blocks can be evaluated when placing bicycle racks, rather than individual storefronts. A fee in lieu of parking would seed the bicycle parking fund.
7. Similarly, the provision of bicycle parking on the University of Oregon campus will be deferred to campus planning based on the adopted University of Oregon's Bicycle Management Program. However, land use applications submitted to the city may still trigger city review of bicycle parking requirements.
8. New images have been provided to demonstrate requirements. The figures will be provided as part of the presentation on September 24, 2018.

NEXT STEPS

City Council initiated these amendments earlier this year. Any changes discussed during the Planning Commission meeting will be integrated into the proposed land use code changes and reviewed by city staff. A Planning Commission public hearing will then be scheduled for public review, followed by Planning Commission recommendation to City Council. Subsequently, a City Council public hearing will be held, followed by City Council action.

FOR MORE INFORMATION

Reed Dunbar: 541-682-5727, RDunbar@eugene-or.gov

ATTACHMENTS

- A. Bicycle Parking Standards Final DRAFT_PC
- B. Current Bicycle Parking Standards

DRAFT

Bicycle Parking Code Amendments

Proposed additions shown in ***bold italic*** and deletions in ~~strikethrough~~

Revise EC 9.6100 as follows:

9.6100 **Purpose of Bicycle Parking Standards.** Sections 9.6100 through ~~9.6110~~ **9.6140** 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 active 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.

Delete EC 9.6105 and replace it with the following new sections 9.6105, 9.6110, 9.6115, 9.6120, 9.6125, 9.6130, 9.6135 and 9.6140:

9.6105 **Bicycle Parking Standards Definitions.** *For the purposes of the bicycle parking standards at 9.6100 through 9.6140, the following definitions apply:*

Access Aisle. *The walkway area used to access a bicycle parking space.*

Clear Distance. *The distance between the bicycle rack and the closest structure or obstruction except another bicycle rack.*

Depth. *The front-to-back distance of the parking space.*

Ground Mounted. *Bicycle parking where racks or lockers are mounted to a ground surface or the floor of a structure to allow for horizontal bicycle storage.*

Non-Standard Bicycles. *Bicycles that have larger general dimensions than standard bicycles including but not limited to tandems, recumbents, adaptive bicycles, cargo bicycles, trail-a-bicycles, and bicycles with trailers.*

Stacked Bicycle Parking. This type of rack provides bicycles parking spaces in two tiers, one on top of the other.

Vertical Bicycle Parking. A rack that provides bicycle parking spaces hung above the ground.

Vertical Clearance. The vertical distance between the ground and any obstruction above it.

Width. The side-to-side distance of the parking space.

9.6110

Applicability of Bicycle Parking Standards.

The bicycle parking standards at 9.6100 through 9.6140 apply to all new buildings, building additions, building alterations, new bicycle parking, and modifications to existing bicycle parking except:

- (1) Building alterations for which costs do not exceed 50 percent of the market value of the existing building.
- (2) Drive-through only establishments do not require short term bicycle parking.
- (3) Temporary activities as defined in EC 9.5800 Temporary Activity Special Development Standards.
- (4) Bicycle parking at Autzen Stadium Complex (see EC 9.6135(1) Autzen Stadium Complex Bicycle Parking Standards.)

9.6115

Minimum Required Bicycle Parking Spaces. The minimum required number of bicycle parking spaces shall be calculated according to Table 9.6115 Minimum Required Bicycle Parking Spaces, except that:

- (1) A minimum of 4 bicycle spaces are required, unless -0- or a specific number is used in the table below; and
- (2) When a use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space; and
- (3) All decimals are rounded to the next higher whole number.

Table 9.6115 Minimum Required Bicycle Parking Spaces

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
Accessory Uses			
All Uses in this category	-0-	NA	-0-
Agricultural, Resource Production and Extraction			
All Uses in this category	1 per each 5000 square feet of floor area.	100% long term	-0-
Eating and Drinking Establishments			

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless - 0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
<i>All Uses in this category</i>	<i>1 per each 600 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>1</i>
Education, Cultural, Religious, Social and Fraternal			
<i>Artist Gallery/Studio</i>	<i>1 per each 500 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>1</i>
<i>Ballet, Dance, Martial Arts, and Gymnastic School/Academy/Studio</i>	<i>1 per each 400 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>1</i>
<i>Church, Synagogue, and Temple, including associated residential structures for religious personnel, and Club and Lodge of State or National Organization</i>	<i>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).</i>	<i>10% long term 90% short term</i>	<i>1</i>
<i>Library or Museum</i>	<i>1 per each 500 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>10% of short term</i>
<i>Community and Neighborhood Center</i>	<i>25% of Motor Vehicle Parking Spaces</i>	<i>10% long term 90% short term</i>	<i>10% of short term</i>
<i>School, Business or Specialized Educational Training (excludes driving instruction)</i>	<i>1 per 5 full-time students.</i>	<i>25% long term 75% short term</i>	<i>-0-</i>
<i>School, Driving (including use of motor vehicles)</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>-0-</i>
<i>School, Public or Private (Elementary through High School)</i>	<i>1 per 8 students.</i>	<i>10% long term 90% short term</i>	<i>5% of short term</i>
<i>University or College</i>	<i>1 per 5 full-time students.</i>	<i>25% long term 75% short term</i>	<i>5% of short term</i>
Entertainment and Recreation			
<i>Amusement Center (Arcade, pool tables, etc.)</i>	<i>1 per each 400 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>1</i>

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
Arena (Both indoors and outdoors)	1 per 20 seats.	25% long term 75% short term	5% of short term
Athletic Facilities and Sports Clubs			1 per facility/club
-- 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	1
Bowling Alley	1 per each lane.	25% long term 75% short term	1
Equestrian Academy and Stable or Trail	-0-	NA	-0-
Golf Course, Miniature Indoor or Golf Course Driving Range	1 per each 400 square feet of floor area.	25% long term 75% short term	-0-
Golf Course, with or without country club	-0-	NA	-0-
Park, Neighborhood	4 per park	100% short term	1
Park, Community or Metropolitan	8 per park	100% short term	1
Race Track or Theater, Live or Motion	1 per 20 seats.	25% long term 75% short term	1
Financial Services			
Automated Teller Machine (ATM)	-0-	NA	-0-
Bank, Savings and Loan Office, Credit Union	1 per each 3000 square feet of floor area.	25% long term 75% short term	1
Government			

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
<i>Government Services, not specifically listed in this or any other uses and permits table</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>1</i>
Information Technology Services			
<i>All Uses in this category</i>	<i>1 per each 2750 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>-0-</i>
Lodging			
<i>Bed and Breakfast Facility, Hotel, Motel and similar business providing overnight accommodations.</i>	<i>1 per 10 guest bedrooms.</i>	<i>90% long term 10% short term</i>	<i>-0-</i>
<i>Homeless Shelter</i>	<i>1 per 20 beds.</i>	<i>75% long term 25% short term</i>	<i>-0-</i>
<i>Recreational Vehicle Park, may include tent sites</i>	<i>-0-</i>	<i>NA</i>	<i>-0-</i>
Manufacturing			
<i>All uses in this category excluding storage uses</i>	<i>1 per each 5000 square feet of floor area.</i>	<i>75% long term 25% short term</i>	<i>-0-</i>
<i>Storage</i>	<i>-0-</i>	<i>NA</i>	<i>-0-</i>
Medical, Health, and Correctional Services			
<i>All uses in this category unless specifically listed below</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>-0-</i>
<i>Correctional Facility, excluding Residential Treatment Center</i>	<i>1 per 20 beds.</i>	<i>75% long term 25% short term</i>	<i>-0-</i>
<i>Hospital, Clinic, or other Medical Health Treatment Facility (including mental health)</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>75% long term 25% short term</i>	<i>10% of short term</i>
<i>Nursing Home, Plasma Center or Residential Treatment Center</i>	<i>1 per 15 beds.</i>	<i>75% long term 25% short term</i>	<i>-0-</i>
Motor Vehicle Related Uses			
<i>All uses in this category unless specifically listed below</i>	<i>1 per each 6000 square feet of floor area.</i>	<i>100% short term</i>	<i>-0-</i>
<i>Car Wash</i>	<i>2</i>	<i>100% long term</i>	<i>-0-</i>
<i>Parking Area not directly related to a primary use on the same development site</i>	<i>-0-</i>	<i>NA</i>	<i>-0-</i>

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
<i>Parts Store</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>100% short term</i>	<i>-0-</i>
<i>Recreational Vehicles and Heavy Truck, Sales/Rental/Service</i>	<i>1 per each 4000 square feet of floor area.</i>	<i>100% short term</i>	<i>-0-</i>
<i>Structured Parking, not directly related to a primary use on the same development site</i>	<i>10% of auto spaces provided.</i>	<i>90% long term 10% short term</i>	<i>-0-</i>
<i>Transit Park and Ride, Major or Minor, only when shared parking arrangement with other permitted use</i>	<i>-0-</i>	<i>NA</i>	
<i>Transit Park and Ride, Major or Minor</i>	<i>10% of auto spaces provided.</i>	<i>75% long term 25% short term</i>	<i>-0-</i>
<i>Transit Station, Major or Minor</i>	<i>2 short term per bay 1 long term per 3,000 square feet of office floor area</i>		<i>1</i>
Office Uses			
<i>All Uses in this category</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>50% long term 50% short term</i>	<i>1</i>
Personal Services			
<i>All Personal Services Uses</i>	<i>1 per each 3000 square feet of floor area.</i>	<i>25% long term 75% short term</i>	<i>-0-</i>
Residential			
<i>One-Family Dwelling, Secondary Dwelling, Rowhouse or Duplex</i>	<i>-0-</i>	<i>NA</i>	<i>-0-</i>
<i>Multiple Family (including Triplex or Four-plex) not specifically addressed elsewhere in this table</i>	<i>1.1 per dwelling.</i>	<i>90% long term 10% short term</i>	<i>1</i>
<i>Multiple Family (including Triplex or Four-plex) in the R-3 and R-4 zones within the boundaries of the City-recognized West University Neighbors and South University Neighborhood Association</i>	<i>1.1 per each studio, 1 bedroom or 2 bedroom dwelling 2.2 per each 3 or more bedroom dwelling</i>	<i>90% long term 10% short term</i>	<i>1</i>
<i>Manufactured Home Park</i>	<i>-0-</i>	<i>NA</i>	<i>-0-</i>

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
Controlled Income and Rent Housing where density is above that usually permitted in the zoning yet not to exceed 150%	1.1 per dwelling.	90% long term 10% short term	1
Assisted Care & Day Care			
-- Assisted Care (5 or fewer people)	-0-	NA	-0-
-- Assisted Care (6 or more people)	1 per 5 employees	90% long term 10% short term	-0-
-- Day Care (3 - 12 people)	-0-	NA	-0-
-- Day Care (13 or more people)	1 per 10 employees	75% long term 25% short term	1
Rooms for Rent			
-- Boarding and Rooming House	1 per guest room.	100% long term	-0-
-- Campus Living Organizations, including Fraternities and Sororities	1.1 for each 2 occupants for which sleeping facilities are provided.	90% long term 10% short term	-0-
-- Single Room Occupancy	1.1 per dwelling (4 single rooms are equal to 1 dwelling).	90% long term 10% short term	-0-
-- University and College Dormitories	1.1 for each 2 occupants for which sleeping facilities are provided.	90% long term 10% short term	-0-
Trade (Retail and Wholesale)			
All uses in this category unless specifically listed below	1 per each 6000 square feet of floor area.	25% long term 75% short term	10% of short term
Convenience Store	1 per each 3000 square feet of floor area.	25% long term 75% short term	1
Equipment, Light, or Heavy, Rental/Sales/Service	1 per each 4000 square feet of floor area.	25% long term 75% short term	-0-
General Merchandise (includes department store; excludes supermarket)	1 per each 3000 square feet of floor area.	25% long term 75% short term	10% of short term

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
General Merchandise, supermarket/grocery store	1 per 1000 square feet of floor area.	25% long term 75% short term	10% of short term
Healthcare Equipment and Supplies	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-
Liquor Store	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-
Manufactured Dwelling Sales/Service/Repair	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-
Office Equipment and Supplies	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-
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	-0-
Storage Facility, Household/Consumer Goods	-0-	NA	-0-
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.	10 25% long term 90 75% short term	1
Specialty Store (An example includes a gift store)	1 per each 3000 square feet of floor area.	25% long term 75% short term	10% of short term
Storage Facility	-0-	NA	-0-
Wholesale Trade	1 per each 20000 square feet of floor area	95% long term 5% short term	-0-
Utilities and Communication			
All uses in this category, except for Broadcasting Studios	-0-	NA	-0-
Broadcasting Studio, Commercial and Public Education	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-
Other Commercial Services			
All uses in this category unless specifically listed below	1 per each 3000 square feet of floor area.	25% long term 75% short term	-0-

**Table 9.6115 Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- or a specific number is used.)	Type and % of Bicycle Parking	% or # of Short Term Non-Standard Bicycle Parking (When use requires 10 or more long term spaces, at least one of those spaces shall be a non-standard long term space.)
<i>Cemetery, includes crematoria, columbaria, and mausoleums</i>	-0-	NA	-0-
<i>Collection Center, Collection of Used Goods</i>	-0-	NA	-0-
<i>Garbage Dump, sanitary landfill</i>	-0-	NA	-0-
<i>Heliport and Helistop</i>	-0-	NA	-0-
<i>Home Occupation</i>	-0-	NA	-0-
<i>Kennel</i>	-0-	NA	-0-
<i>Model Home Sales Office</i>	-0-	NA	-0-
<i>Mortuary</i>	1 per each 280 square feet in main auditorium.	100 % short term	-0-
<i>Temporary Activity</i>	-0-	NA	-0-
<i>Train Station</i>	1 per each 3000 square feet of floor area.	75% long term 25% short term	-0-
<i>Veterinarian Service or Wildlife Care Center</i>	1 per each 6000 square feet of floor area	100% short term	-0-

9.6120 Bicycle Parking Standards.

- (1) **Bicycle Parking Area Standards.** Areas devoted to bicycle parking spaces shall be hard surfaced with concrete, pavers or an equivalent, except asphalt.
- (2) **Bicycle Parking Space Standards.** Bicycle parking spaces required by this land use code shall comply with Table 9.6120(2) Minimum Dimensions for Bicycle Parking Spaces. See Figure 9.6120(2) Design of Bicycle Parking Spaces.

Table 9.6120(2) Minimum Dimensions for Bicycle Parking Spaces

	Depth	Width	Vertical Clearance	Access Aisle	Clear Distance
Ground Mounted Spaces: Standard	6'	18"	7'	5'	2'
Ground Mounted Spaces: Non-Standard	9'	4'	7'	5'	1'
Vertical Spaces	4'	18"	Man. Specs.	5'	Man. Specs.

Stacked Spaces	6' 10"	Man. Specs	Man. Specs.	7'	Man. Specs.
Lockers: Standard	6'	2.5'	--	5' unless specified in (3) below	--
Lockers: Pie Shaped	6'	3' at widest end	--	5' unless specified in (3) below	--

Manufacturer's Specifications = Man. Specs.

- (3) **Bicycle Rack Standards (for ground mounted, vertical and stacked parking spaces).**
- (a) **Ground mounted bicycle parking racks shall:**
1. **be at least 34 inches in height and 24 inches in length;**
 2. **support the bicycle in at least two places;**
 3. **allow locking of the frame and at least one wheel with a u-lock. See Figure 9.6120(3)(a)3; and**
 4. **when more than one rack is mounted, have a minimum distance on-center between parallel racks of 3 feet and the minimum distance between racks installed end-to-end, as on a sidewalk with no parallel racks, of 6 feet. See Figures 9.6120(2) and 9.6120(3)(a)4.**
- (b) **Racks shall be made of durable materials that resist cutting, rusting and bending or deformation, such as stainless steel that is powder coated, galvanized, or coated with a durable rubberized finish. Ground mounted racks shall be constructed of American National Standards Institute Schedule (ANSI) 40 steel pipe (1.90" outside diameter) or square tubing of similar dimension.**
- (c) **Racks for vertical bicycle parking spaces shall be staggered vertically by at least ten inches if bicycle spaces are closer than 18" apart. See Figure 9.6120(3)(c). Racks shall consist of a frame type that includes a structure other than only a hook to hold the front wheel in place and shall include a horizontal bar or other solid device to which a u-lock can be placed through the bicycle frame and at least one wheel. Racks must meet the minimum dimensions of the manufacturer's specifications.**
- (d) **Racks for stacked bicycle parking spaces shall be designed to include springs or pneumatic arms to assist users in lifting the bicycle. The rack shall include a tray for holding bicycle wheels and a bar or other device to which a u-lock can be placed through the bicycle frame and at least one wheel. See Figure 9.6120(3)(d).**
- (e) **Ground mounted and stacked-racks shall be securely mounted to the hard surfaced area using one of the following methods: in-ground attachment with concrete footings, surface mounted to concrete or channelized rail mounted. Vertical racks shall be securely mounted to concrete using a**

concrete anchor. Interior structures constructed of wood require secure rack attachment to wood studs; attachment to drywall is prohibited. See Figure 9.6120(3)(e).

- (4) **Bicycle Locker Standards.** Bicycle lockers shall be securely ground mounted and equipped with a lockable door for each bicycle space. Lockers with access doors directly facing each other shall be at least 7 feet apart. Lockers shall contain a minimum of one window, at least 11 inches by 11 inches, made of perforated steel or transparent tamper resistant hard plastic such as Lexan, Polycarbonate or equivalent, to allow inspection of locker contents without opening a door.
- (5) **Bicycle Parking Access Standards.** Bicycle access from the bicycle parking area to the public right-of-way shall be provided at-grade, near-grade (one step or curb no greater than 6 inches high), ramp access, or by elevator with a minimum depth or width of 6 feet. Pedestrian access shall be provided from the bicycle parking area to the building entrance. Such access may include a public sidewalk.

9.6125

Long Term Bicycle Parking.

- (1) Long term bicycle parking required in association with all uses except residential uses shall be located in a secure location, lighted within the structure, with an impermeable roof no more than 12 feet above grade extending a minimum of one foot beyond all spaces and within 200 feet of a main or employee entrance. For multi-tenant buildings, each tenant must provide long term bicycle parking within their leased space unless there is commonly shared long term bicycle parking provided on the development site. A secure location is defined as one in which the bicycle parking is:
 - (a) A bicycle locker, if four or fewer bicycle spaces are required
 - (b) A freestanding lockable bicycle enclosure with walls, impermeable roof, and lockable door, or
 - (c) A lockable room provided within a structure with racks complying with space standards at EC 9.6120(2).
- (2) Long term bicycle parking required in association with a multiple-family residential use shall be located in a secure location, be lighted within the structure, have an impermeable roof no more than 12 feet above grade extending a minimum of one foot beyond all spaces and be located within 200 feet along a pedestrian path from an entrance to each multi-family building on the development site for which the spaces are required. A secure location is defined as one in which the bicycle parking is provided outside the residential unit within:
 - (a) A lockable garage;
 - (b) A lockable room serving multiple dwelling units with racks complying with space standards at EC 9.6120(2);
 - (c) A lockable room serving only one dwelling unit;
 - (d) A lockable bicycle enclosure; or
 - (e) A bicycle locker.
- (3) Long term bicycle parking shall be provided at ground level unless a ramp no less than 2 feet in width or an elevator with a minimum depth or width of 6 feet is easily accessible to an approved bicycle

parking area. If bicycle parking is provided on upper floors, the number of required spaces provided on each floor cannot exceed the number of spaces required for the use on that floor as per Table 9.6115.

- (4) At least 50 percent of long term bicycle parking shall include ground mounted racks or the lower row of a stacked rack. Vertical parking spaces shall not exceed 25 percent of the total required long term bicycle parking spaces.*
- (5) Bicycle enclosures and rooms standards.*
 - (a) Long term bicycle parking enclosures and rooms with four or more parking spaces shall include at least one power outlet. One additional power outlet shall be provided for every additional twenty parking spaces. Power outlets shall be located within 6 feet of a ground mounted bicycle rack.*
 - (b) Lockable bicycle enclosures and rooms shall be made of safety glass, metal (perforated steel, expanded metal, masonry or other permanent all-weather materials that cannot be penetrated by simple hand tools. Cyclone and chain link fencing types are prohibited.*
 - (c) The design of the lockable bicycle enclosure or room shall allow visibility and inspection of contents from the outside, while the enclosure or room is locked.*
 - (d) Bicycle enclosure and room doors must be secured with a heavy-duty cipher or electronic lock. Bicycle enclosures that feature a permeable wall material (such as expanded metal) must be supplemented with metal plating that extends at least 3 feet in all directions from the door handle and the door handle must be located a minimum of six feet from another wall. See Figure 9.6125(5)(d).*

9.6130

Short Term Bicycle Parking.

- (1) Short term bicycle parking shall be provided:*
 - (a) Outside a building;*
 - (b) At the same grade as the sidewalk or at a location that can be reached by rolling the bicycle on both wheels; and*
 - (c) Within 50 feet of the main entrance to the building or no farther than the closest automobile parking space except disabled parking, whichever is the shorter distance.*
- (2) Short term bicycle parking may project into or be located within a public right-of-way, subject to the city's approval of a revocable permit under Chapter 7 of this code.*
- (3) Impermeable roofs, no more than 12 feet above grade, extending a minimum of one foot beyond all short term bicycle parking spaces shall be provided as follows:*
 - (a) When 10 or fewer short term bicycle parking spaces are required, no roof is required.*
 - (b) When 11 or more short term bicycle parking spaces are required, at least 50 percent of the spaces must have a roof.*
- (4) Vertical parking spaces shall not be allowed to satisfy short term bicycle parking requirements.*
- (5) Development sites within the Downtown Plan Area as shown on Map*

9.2161(6) Downtown Plan map shall install required racks on site, obtain a revocable permit and install racks in the public right-of-way, or pay a fee in lieu of installation established by the City Manager pursuant to section 2.020 of the Eugene Code.

9.6135

University of Oregon Bicycle Parking Standards.

(1) 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 percent of the spaces provided being long term parking spaces and 80 percent being short term parking spaces.**

- (2) University of Oregon Main Campus Bicycle Parking Standards. Bicycle parking on the University of Oregon main campus is regulated and administered by the University of Oregon's Bicycle Management Program and is therefore exempt from compliance with EC 9.6100 through 9.6130. The University of Oregon main campus is bordered by Alder Street on the west, E 18th Avenue on the south, Agate Street on the east, and E 11th Avenue/Franklin Blvd on the north.**

9.6140

Adjustments to Bicycle Parking Standards. Adjustments may be made to

the standards of EC 9.6100 through 9.6130 if consistent with the criteria in EC 9.8030(9) Bicycle Parking Standards Adjustment of this land use code.

9.3165 S-DR Downtown Riverfront Special Area Zone Parking Requirements.

- (3) **Bicycle Parking.** The minimum and maximum parking standards in Table EC 9.3165(3) apply instead of the standards in Table 9.6105(5).

Table 9.3165(3) S-DR Bicycle Parking Requirements			
Use	Minimum Number of Bicycle Parking Spaces	Maximum Number of Bicycle Parking Spaces	Type and % of Bicycle Parking
Residential	1.5 per dwelling.	No maximum.	10% long term 90% short term
Non-Residential	1 per 2,000 square feet of floor area.	No maximum.	25% long term 75% short term

9.3715 S-RP Riverfront Park Special Area Zone Development Standards.

- (1) **Parking Requirements.**

- (b) Bicycle parking: Bicycle spaces shall be provided as follows:
1. Non-residential uses - the minimum number of spaces shall equal 15 percent of the number of required automobile spaces.
 2. Multiple-family dwellings - 1 space per unit.
 3. Locking and cover shall be provided for all required spaces.
 4. Required spaces shall be located no farther than 2 times the distance between building entrances used by automobile occupants and the automobile parking spaces closest to those entrances.
 5. Each required space must be at least 6 feet long and 2 feet wide, with a minimum overhead clearance of 6 feet.

Delete EC 9.3970(4)(e) and Table 9.3970(4)(e) as follows:

9.3970 S-WS Walnut Station Special Area Zone Development Standards Applicable to All Properties in the Walnut Station Special Area Zone.

- (4) **Parking Requirements.**

- ~~(e) **Bicycle parking.** The following minimum bicycle parking standards apply instead of the standards in Table 9.6105(5). Uses shall provide a minimum~~

number of bicycle parking spaces as designated in Table 9.3970(4)(e) below. Where two options are provided (e.g., 4 spaces, or 1 per dwelling), the option resulting in more bicycle parking shall be used. The remaining standards in EC 9.6105 (1-4) and EC 9.6110 are applicable within the S-WS zone.

Table 9.3970(4)(e) – Minimum Required Bicycle Parking Spaces		
Use Categories	Specific Uses	Number of Required Spaces
Residential Categories		
Multifamily		4 minimum or 1 per dwelling
Dormitories		4 minimum or 1 bike space for every three
Commercial Categories		
Trade		4 minimum or 1 per 3,000 sq. ft. of floor area
Eating and Drinking Establishments		4 minimum or 1 per 600 sq. ft. of floor area
Lodging		4 minimum or 1 per 10 rentable rooms
Office		4 minimum or 1 per 3,000 sq. ft. of floor area
Institutional Categories		
Government related uses		4 minimum or 1 per 500 sq. ft. of floor area
Parks		8 per park or playground
Schools	Elementary through High School	1 per 8 students
Universities/Colleges		1 per 5 full-time students
Medical Centers		4, or 1 per 3,000 sq. ft. of floor area
Religious Institutions and Places of Worship		1 per 20 fixed seats or 40 feet of bench length or every 200 square feet in main auditorium where no permanent seats or
Parks and Open Spaces		
Park or playground		8 per park or playground
Transportation Related Uses		

Table 9.3970(4)(e) - Minimum Required Bicycle Parking Spaces		
Use Categories	Specific Uses	Number of Required Spaces
	Structured parking	40% of vehicle spaces provided
	Transit park & ride	40% of vehicle spaces provided

9.8030 **Adjustment Review - Approval Criteria.** The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.
* * *

- (9) Bicycle Parking Standards Adjustment.** Where this land use code provides that the bicycle parking standards may be adjusted, the standards may be adjusted upon finding that the design achieves all of the following:
 - (a) Consistency with EC 9.6100 Purpose of Bicycle Parking Standards; and
 - (b) Shared bicycle parking remains convenient and clearly visible for users.
 In cases where the standard for required bicycle parking for a development site would require in excess of over 1,500 bicycle spaces, the applicant may also seek an adjustment by submitting for city review a Bicycle Management Program. The Bicycle Management Program shall address how the applicant will encourage bicycle use and the rationale for requesting an adjustment. City approval of the Bicycle Management Program shall constitute the granting of an adjustment.

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(6) Autzen Stadium Complex Bicycle Parking Standards).
- (2) Bicycle Parking Space Standards.**
- (a) The minimum required number of bicycle parking spaces for each use category is listed in EC 9.6105(5) Minimum Required Bicycle Parking Spaces. A minimum of 4 bicycle parking spaces shall be provided at each development site, unless no spaces are required by Table 9.6105(5).
 - (b) Bicycle parking spaces required by this land use code shall comply with the following:
 - 1. Perpendicular or diagonal spaces 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**.
 - 2. Bicycles may be tipped vertically for storage, but not hung above the floor. Such vertical parking spaces shall be at least 2 feet wide, 4 feet deep, and no higher than 6 feet, and have a 5 foot access aisle.
 - 3. Except pie-shaped lockers, bicycle lockers shall be at least 6 feet long, 2 feet wide and 4 feet high, and have a 5 foot access aisle.
 - 4. Pie-shaped bicycle lockers shall be at least 6 feet long, 3 feet wide at the widest end, and 4 feet high, and have a 5 foot access aisle
 - (c) With the exception of individual bicycle lockers, enclosures or rooms, long term and 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.

- (d) Areas devoted to required bicycle parking spaces shall be hard surfaced with concrete, compacted asphaltic concrete mix, pavers or an equivalent. All racks and lockers shall be securely anchored to such surface.
 - (e) 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) Long Term Bicycle Parking Location and Security.**
- (a) Long term bicycle parking required in association with a commercial, employment and industrial, or institutional use shall be provided in a well-lighted, secure location, sheltered from precipitation and 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, or
 - 3. Provided within a lockable room with racks complying with space standards at EC 9.6105(2).
 - (b) Long term bicycle parking required in association with a multiple-family residential use shall be provided in a well-lighted, secure location sheltered from precipitation, and 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:
 - 1. A lockable garage;
 - 2. A lockable room serving multiple dwelling units with racks complying with space standards at EC 9.6105(2);
 - 3. A lockable room serving only one dwelling unit;
 - 4. A lockable bicycle enclosure; or
 - 5. A bicycle locker.
 - (c) Long term bicycle parking shall be provided at ground level unless a ramp no less than 2 feet in width or an elevator with a minimum depth or width of 6 feet is easily accessible to an approved bicycle parking area. If bicycle parking is provided on upper floors, the number of required spaces provided on each floor cannot exceed the number of spaces required for the use on that floor as per Table 9.6105(5).
- (4) Short Term Bicycle Parking Location and Security.**
- (a) Short term bicycle parking shall be provided:
 - 1. Outside a building;
 - 2. At the same grade as the sidewalk or at a location that can be reached by a bike-accessible route; and
 - 3. 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).
 - (b) Short term bicycle parking may project into or be located within a public right-of-way, subject to the city's approval of a revocable permit under Chapter 7 of this code.
 - (c) Shelters for short term bicycle parking shall be provided in the amounts shown in Table 9.6105(4)(c) Required Sheltered Bicycle Parking Spaces.

Table 9.6105(4)(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

- (5) **Minimum Required Bicycle Parking Spaces.** The minimum required number of bicycle parking spaces shall be calculated according to Table 9.6105(5) Minimum Required Bicycle Parking Spaces.

Table 9.6105(5) 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, Martial Arts, 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
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.	25% long term 75% short term
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

Table 9.6105(5) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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
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		

**Table 9.6105(5) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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 rooms.	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
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

**Table 9.6105(5) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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
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
Accessory 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

**Table 9.6105(5) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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
-- Assisted Care (6 or more people living in facility)	1 per 10 employees	100% long term
-- Day Care (4 to 16 people served)	-0-	NA
-- Day Care (17 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

**Table 9.6105(5) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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
Manufactured Dwelling Sales/Service/Repair	1 per each 3000 square feet of floor area.	25% long term 75% short term
Office Equipment and Supplies	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

Table 9.6105(5) Minimum Required Bicycle Parking Spaces		
Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless -0- is indicated.)	Type and % of Bicycle Parking
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
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

(6) 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; amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002; Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006; Ordinance No. 20492, enacted May 14, 2012, effective June 15, 2012; Ordinance No. 20526, enacted March 12, 2014, effective April 12, 2014; Ordinance No. 20528, enacted May 14, 2014, effective June 23, 2014; Ordinance No. 20557, enacted July 27, 2015, effective August 30, 2015; and Ordinance No. 20594, enacted June 11, 2018, effective July 1, 2018.)

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.)