

# Parking

## Article Guide

*Draft edits are proposed and have not yet been adopted by the City of Portland*

**Off-street parking and loading requirements are established through the City's land use code.** In response to policy guidance that promotes multi-modal transportation and minimizing the city's reliance on single-occupancy vehicles, the City's off-street parking and loading requirements have historically allowed lots of flexibility. The changes proposed to this article through ReCode take this approach one step further.

## What changes are being proposed for parking?



1

**Removed vehicle parking minimums from the Code,** to help increase the production of affordable housing options, make middle-density housing and mixed-use development easier to build, and contribute to the creation of improved pedestrian and multi-modal environments within Portland, among other benefits.

A Transportation Demand Management Plan will still be required for certain development actions and uses, including commercial, institutional, or mixed-use developments of 50,000 square feet or more in floor area, and commercial and institutional uses designed to accommodate 100 or more employees or students.

2

**Added vehicle parking maximums** to help prevent over-parking, minimize stormwater and climate impacts of parking lots, and support the City's multi-modal transportation efforts.

3

**Expanded minimum bicycle parking requirements,** aligned with the new use structure of Article 6, to encourage provision of adequate bicycle parking in alignment with the City's goals for multi-modal transportation and climate adaptation.

## What changes are being proposed for loading?

1

**Modernized requirements for loading spaces** to decouple requirements for retail and industrial uses, which have differing demands and thresholds for required off-street loading spaces. Thresholds for the loading requirements have been adjusted, and in no case are more than three loading spaces required by the Code.

2

**Updated language** to allow existing structures that don't meet requirements to expand without providing additional loading spaces, so long as the expansion is on the same lot, no additional lot area is added, and any existing off-street loading spaces on the site are maintained.

