



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

Date: June 2, 2023

To: Commissioner Rubio, Mayor Wheeler and City Commissioners

From: Sandra Wood, Principal Planner  
JP McNeil, City Planner

Re: Parking Compliance Amendments Project – City Council Amendments

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City Council will hold a hearing on the Parking Compliance Amendments Project on June 7, 2023. This memo describes amendments we request that Commissioner Rubio introduce at the hearing.

The Parking Compliance Amendments Project Recommended Draft contains the Planning Commission's recommendation to amend the Portland Zoning Code to address Oregon's Climate Friendly and Equitable Communities (CFEC) rulemaking process. After the Planning Commission voted to recommend the proposal, Oregon amended the rules. These include changes to new "green feature" development standards for large parking lots which were included in the Recommended Draft.

These amendments align Portland's Zoning Code with the updated CFEC rules and includes several changes:

- Increase the threshold for the area of a "large" parking lot that would trigger the green features development standards from one-quarter acre to one-half acre.
- Lower the required percentage of tree canopy coverage for large parking lots from 50% to 40%.
- Clarify that Design Standard PR 20 only applies to surface parking.

**Motion:**

- Amend the Recommended Draft with the language shown in this memo.
- Amend finding 12, 13, and 14 and directives a, b, and c to refer to the As-Amended Draft dated June 2023.
- Replace Exhibit A – Findings, dated May 24, 2023, with the As-Amended Findings, dated June 6, 2023.



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- Replace Exhibit B – Parking Compliance Amendments Project Recommended Draft dated May 23, 2023, with the Parking Compliance Amendments Project-As-Amended Draft, dated June 6, 2023.

The shaded text shows the language amended from the Recommended Draft.

### Proposed amendment:

#### Amend 33.266.130.F.5

##### F. Parking area layouts.

5. Driveway and parking area green features. The following standards apply to new driveways and new parking areas in all zones when the new parking area is at least 21,780 square feet in total area. Structured parking is not included in the total.
  - a. The site must include one of the following features:
    - (1) Tree canopy. Tree canopy must shade at least 40 percent of the parking area. The amount of shade is determined by the diameter of the mature crown spread stated for the species of the tree. Trees used to meet this standard can also be used to meet the P1 Parking Lot Landscaping requirement.
    - (2) Solar panels. The site must include solar panels that generate at least 0.5 kilowatts per parking space. The solar panels may be placed anywhere on the site.
    - (3) Green energy. If the parking is provided for a public building as defined in ORS 270c.527, the site complies with OAR 330-135-0010.

### Revised commentary:

**33.266.130.F.5.** This amendment implements the requirements of OAR 660-012-0405(2)(a). This rule requires parking lots that are larger than a one-half acre in size to meet an additional objective to provide tree canopy shading, solar energy generation, or if it is a public building, to meet the state green building requirements. In addition, access ways must include certain street features such as a row of trees and a sidewalk that is integrated into the sites pedestrian circulation system. The code includes the clarification that these access ways areas do not get calculated into the parking area for purposes of determining interior landscaping requirements, and that trees used for shading purposes can count toward meeting the P1 requirement in Chapter 22.148. Note, the P1 parking requirement is not being amended with this project and would need to be met in conjunction with the parking area green features. In many zones, extremely large parking lots are required to meet the existing tree/pedestrian standards in F.6 instead.



Proposed amendment:  
Amend 33.420.050 – Table 420-2

Table 420-2 Design Standards			
PUBLIC REALM (PR1 – PR22)			
Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
<b>VEHICLE AREAS</b>			
	<b>PR17</b>	<b>Pervious Paving Materials</b>	
	New <u>surface</u> parking area with at least 10 parking spaces	At least 50 percent of the vehicle area must be paved with pervious pavement, approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual.	2
	<b>PR18</b>	<b>No Parking Area</b>	
	Site with a minimum area of 10,000 square feet	Provide no parking areas on site.	1
	<b>PR19</b>	<b>Structured Parking and Vehicle Areas</b>	
	New vehicle area	At least 80 percent of the proposed vehicle area is covered by a building. The vehicle area may meet PR19 or PR20, but not both.	2
	<b>PR20</b>	<b>Alternative Shading of Vehicle Areas</b>	
	New <u>surface</u> vehicle area smaller than <u>21,780</u> square feet	At least 50 percent of the proposed vehicle area is covered by <u>buildings</u> , structures containing photovoltaic panels, reflective roof shade structures with a Solar Reflectance Index (SRI) greater than 75, or tree canopy. The amount of shade from tree canopy is determined by the diameter of the mature crown spread stated for the species of tree. The vehicle area may meet PR19 or PR20, but not both.	1

Revised commentary:  
33.420.050 - Table 420-2

**Standard PR 20:** This provision, (PR20) was created as part of the Design Overlay Zone Amendments project and provides points for shading of surface parking areas through shade or reflective roof structures or tree shading. The tree shading requirement does not quite align with the shading option now required by the State rules for parking lots over one-half acre in size. In practice, vehicle area covered by buildings is treated as structured parking by BDS and therefore including it here creates a contradiction since PR20 is specifically intended for surface parking.

