



## Implementation Guidance for Parking Reform Requirements

Climate-Friendly and Equitable Communities

Jan. 6, 2023

The Climate-Friendly and Equitable Communities (CFEC) rules, implemented through Oregon Administrative Rules (OAR) Chapter 660 Division 12, include a number of code changes Washington County will need to address. The first of these changes is related to limitations on minimum parking requirements for certain development applications. These apply to development applications in the urban unincorporated area submitted after December 31, 2022. These limitations are detailed below.

Washington County staff will need to directly apply the new state rules to development applications in the urban unincorporated area, using the following guidance, until appropriate amendments to the Community Development Code (CDC) are adopted.

### A. OAR 660-012-0430 REDUCTION OF PARKING MANDATES FOR DEVELOPMENT TYPES

- I. **Rule: OAR 660-012-0430(2)** states that jurisdictions covered by the rule criteria *“may not require more than one parking space per unit in residential developments with more than one dwelling unit on a single legally-established property.”*

**Response:** CDC Article IV, Section 413-6.1.A. complies with OAR 660-012-0430(2) and no further adjustments are necessary.

- II. **Rule: OAR 660-012-0430(3)** states that Washington County *“may not require parking for the following development types:*
- (a) Facilities and homes designed to serve people with psychosocial, physical, intellectual or developmental disabilities, including but not limited to a: residential care facility, residential training facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;*
  - (b) Child care facility as defined in ORS 329A.250;*
  - (c) Single-room occupancy housing;*
  - (d) Residential units smaller than 750 square feet;*
  - (e) Affordable housing as defined in OAR 660-039-0010;*
  - (f) Publicly supported housing as defined in ORS 456.250;*
  - (g) Emergency and transitional shelters for people experiencing homelessness;*  
*and*
  - (h) Domestic violence shelters.”*

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**Response:** CDC, Article IV, Sections 413-6.1.A.(2), 413-6.1.A.(3), 413-6.1.B.(3), 413-6.1.B.(8)(a) may require more parking than allowed by OAR 660-012-0430(3). For all development applications consistent with the categories listed, staff shall apply OAR 660-012-0430(2) directly and not require parking.

## **B. OAR 660-012-0440 PARKING REFORM NEAR TRANSIT CORRIDORS**

- I. **Rule: OAR 660-012-0440(2)** states that Washington County *“may not require parking spaces for developments on a lot or parcel that includes lands within three-quarters mile of rail transit stops.”*

Additionally, **OAR 660-012-0440(3)** states that Washington County *“may not enforce parking mandates for developments on a lot or parcel that includes lands within one-half mile of frequent transit corridors.”* The prescribed transit corridor definitions are provided in the subsections under OAR 660-012-0440(3) and include a reference to scheduled frequency of at least four times an hour during peak service.

**Response:** Washington County staff have developed a map identifying a buffer to existing rail transit stops, including TriMet MAX light rail and WES commuter rail stations, and frequent bus transit corridors based on their interpretation of the requirements and understanding of transit service, which includes TriMet, SMART and other transit providers operating in Washington County.

This [map layer](#) is available in GeoNet and is accessible under the Transportation Theme as the Climate Friendly Equitable Communities Parking Criteria: ‘Applicable Taxlots Defined by State CFEC’ layer. Development applications on parcels included within the map layer are not required to provide off-street parking. CDC Article IV Section 413-6.1 or other provisions that result in required parking shall not apply to parcels identified by the map.