

DECIPHERING PARKING CALCULATIONS

From new parking districts to parking minimums, parking is interesting, parking is personal and parking is a part of our daily lives.

What are parking minimums? Parking minimums are local rules and development requirements that require builders and developers of housing and commercial spaces to provide a certain amount of off-street parking spaces. These parking space requirements are often connected to factors like:

- Bedrooms
- Square footage
- Occupancy
- Etc.

For more information on the historical context of parking minimums and current parking minimums throughout the City of Bend, visit the [Parking Conversations](#) page on the City of Bend website.

Creating a Parking Matrix

In Bend, when a land use/development application is submitted, the applicant must demonstrate that they have met the parking requirements outlined in the [Bend Development Code](#).

Let us help you build a matrix to calculate required parking minimums within the Bend Development Code to the proposed amount of provided parking in an application. By building your own matrix, you have a way to understand the application calculations.

STEP 1:

Locate the project details and land uses noted in the site plan of the application such as (i.e. number of dwelling units, commercial square footage, etc.).

STEP 2:

Navigate to [Bend Development Code Chapter 3.3.300](#). Table 3.3.300 lists the parking rate for each type of land use.

STEP 3:

Understand that the Bend Development Code outlines certain “credits,” or reductions in the minimum required parking spaces, for a variety of measures in Chapter 3.3.300 (A-E). Below are the primary credits available for a development. Note that some types of developments and area plans have different parking requirements and exemptions found in [Chapter 3.8](#).

- 3.3.300(A) - Where a fractional number of spaces results, the required number of spaces is rounded down to the nearest whole number.
- 3.3.300(B)(1) - On-street parking spaces if:



- adjacent to the development's street frontage
 - on-street parking space length is 22-feet (BDC (B)(2))
 - Clear vision setbacks are maintained at intersections (BDC 3.1.500)
- 3.3.300(C)(3) - Off-site parking within 1000 feet calculated from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route.
- 3.3.300(C)(4) - In mixed-use developments, provide 95% of total minimum parking requirement (or a greater reduction if it can be shown uses don't overlap)
- 3.3.300(C)(5) - Shared parking between adjacent lots if usage can be shown to not overlap.
- 3.3.300(D) - Up to a 10% reduction for a combination of employee carpooling, showers and lockers for bicyclists, twice the code requirement for covered bike racks, providing a transit facility a 10% reduction if development is within 660 feet of a transit route
- 3.3.300(E) - Maximum Number of Parking Spaces. The number of parking spaces provided by any particular use in ground surface parking lots must not exceed the required minimum number of spaces provided by this section by more than 50 percent.

Parking Matrix Examples

PROJECT: RESIDENTIAL APARTMENTS

Bedrooms	Total (Units)	Parking Requirement (Spaces per Use)	Total (Parking Spaces)
1 bedroom	100	1	100
2 bedroom	20	1.5	30
3 bedroom	10	2	20
Total Spaces Required			150
Credits			Total (Parking Spaces)
10% Close Transit Route Credit			-15
Total Spaces Required – After Credit			136
Parking Spaces Provided in Application			Total (Parking Spaces)
Off-street spaces provided			130
On-street spaces adjacent			15
Total Spaces Provided			145



PROJECT: MIXED-USE APARTMENTS & RETAIL

Mixed-Uses	Total (Units or Sq. Ft.)	Parking Requirement (Spaces per Use)	Total (Parking Spaces)
1 bedroom apartment	100 units	1 per unit	100
2 bedroom apartment	6 units	1.5 per unit	9
<i>Total Apartment Spaces Required</i>			<i>109</i>
Office	10,500 sq. ft.	1 per 350 sq. ft.	30
Retail	7,000 sq. ft.	1 per 350 sq. ft.	20
<i>Total Office/Retail Spaces Required</i>			<i>50</i>
Total Mixed-Use Spaces Required			159

Credits	Total (Parking Spaces)
5% Mixed-Use Credit	-8
10% Office & Retail Credit for double bike racks, showers, lockers	-15
Total Spaces Required – After Credit	136

Parking Spaces Provided in Application	Total (Parking Spaces)
Off-street spaces provided	140
On-street spaces adjacent	15
Total Spaces Provided	155



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Makayla Oliver, Community Relations Manager at moliver@bendoregon.gov or (541) 323-8571. Relay Users Dial 7-1-1.

