



# City of Independence

Planning Commission  
Monday, December 1, 2025 @ 7:00 PM  
Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

1. Call to Order
2. Roll Call
3. Minutes
  - 3.1. Regular Meeting 11/03/2025
4. Visitors/Public Comment
5. Reports/Presentations
6. Unfinished Business
7. New Business
  - 7.1. Discussion of Fences around Governmental Uses
  - 7.2. Discussion of Potential Expansion of Commercial Uses along Monmouth Street.
8. Other Discussion/Information Items
9. Adjournment

## Meeting Attendance Information:

The Planning Commission will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live-streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- To attend in person, the City Hall address is 555 S. Main St.
- For Zoom login  
visit: <https://us06web.zoom.us/j/81770330596?pwd=txLFRs2zFE349x4gfu9POquksJd6c3.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 817 7033 0596** and **Passcode: 042616**

Written comments are also welcome and may be delivered to City Hall or emailed to [PlanningComments@ci.independence.or.us](mailto:PlanningComments@ci.independence.or.us) no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



# City of Independence Minutes

Planning Commission Meeting  
Monday, November 3, 2025

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1. **Call to Order.** Chair Chappell called the meeting to order at 7:03 pm
2. **Roll Call.**  
Present: Commissioner Patrick Fugeman  
Commissioner Jose Oliveros  
Commissioner Rebecca Jay  
Commissioner/Chair Corby Chappell  
Commissioner Jordan Carpenter  
Commissioner Sally Coen  
Commissioner Alex Paraskevas  
  
Absent:  
  
City Staff Present: Fred Evander, City Planner  
Myra Russell, City Recorder
3. **Minutes.**
  - 3.1. **Regular Meeting 10/06/2025.**  
**Action:**  
Commissioner Fugeman moved to approve the regular meeting minutes of 10-06-2025; Commissioner Jay seconded. Discussion: None  
Voice vote. Motion 7-0-0  
**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas  
**Nays:** None  
**Abstentions:** None
4. **Visitors/Public Comment.** None.
5. **Reports/Presentations.** None.
6. **Unfinished Business.** None.
7. **New Business.**
  - 7.1. **Public Hearing: Changes to Address House Bill 3395 (2023) and House Bill 2138 (2025).**  
Chair Chappell read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None
- Public Hearing opened at 7:05 pm by Chair Chappell.
- Staff Report as submitted in the agenda packet was reviewed by Evander. Evander explained the proposed code changes, which would consolidate various definitions into a single standalone single-room occupancy use. These changes are similar to what was reviewed by the Planning Commission a couple of years ago.
- Discussion: The Commission questioned why the original code hadn't come before council after Planning looked at it in the past. Evander explained that it got pushed off the agenda for more pressing issues. Now they are able to change it as per state rules and get it approved by the commission and council. The Commission discussed that these changes will make the process simpler.
- Further questions from the Commission. None
- Objections or testimony received: None
- Public Testimony: None
- Discussion: Staff Response to testimony-None
- Hearing closed at 7:11 PM.

**Action:**

Commissioner Coen moved to forward a recommendation of approval of LA 2025-06, to the Independence City Council; Commissioner Paraskevas seconded. Discussion: None

Voice vote. Motion 7-0-0

**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas

**Nays:** None

**Abstentions:** None

**7.2. Discussion: Potential Code Change to Allow Additional Commercial Uses on Monmouth Street.**

Evander explained a request to allow a small wedding venue on a historic property at 710 Monmouth Street, considering three options: extending the mixed-use pedestrian-friendly commercial transitional zone, creating allowances for commercial use in historic homes, or maintaining the current zoning. The Commission discussed parking and transportation challenges for an event, considering options like trolley access and Pioneer Park as potential solutions. They explored the possibility of creating an overlay zone to better manage commercial use and scale in the area, while being cautious not to create overly specific restrictions. The discussion included a review of historic properties along the street, with concerns raised about balancing historic preservation with commercial development goals. Evander agreed to research utility impacts and parking availability in the area.

**7.3. Discussion: Potential Consolidation of the Low and Medium Density Residential Zones.**

Evander discussed the potential consolidation of low and medium density residential zones, noting that the two zones have similar requirements with only minor differences such as the number of attached houses allowed. The

Commission considered this consolidation could simplify the code and potentially align with recent housing bills, though they acknowledged the need to carefully evaluate any potential red flags before proceeding. The Commission also discussed how this change could be presented to the legislature as a proactive approach to housing production, while emphasizing that the zones are currently very similar in terms of development possibilities.

**8. Other Discussion/Information Items.**

- Chair Chappell asked for a status of the crosswalk improvement pilot program earlier in the year. One at 5th street going forward and one at the high school potentially. Evander explained ideas for improving trolley transit through the Monmouth St. area, considering signal timing and queue-jump options that could work in conjunction with the crosswalks. The conversation also touched on jurisdictional transfers for local roads and the need for better traffic-calming measures.
- Video: When Sears Sold Homes. Evander showed the video in its entirety (8 minutes) Discussion: The Commission discussed the architectural and historical aspects of Sears kit homes, including their construction process, materials used, and the challenges of identifying and preserving these homes today. Participants explored the potential for replicating the Sears kit home concept using modern technology such as CNC milling and 3D printing.

**9. Adjournment. Action:**

Commissioner Paraskevas moved to Adjourn; Commissioner Coen seconded.

Voice vote. Motion 7-0-0

**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen, Alex Paraskevas

**Nays:** None

**Abstentions:** None

Chair Chappell adjourned the meeting at 7:55 pm.

Minutes submitted by:  
Myra Russell, City Recorder



## **POTENTIAL CHANGE TO THE REQUIREMENTS FOR FENCES ASSOCIATED WITH GOVERNMENTAL USES**

### **STAFF REPORT**

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**FROM:** Fred Evander, Community Planner

**TO:** Planning Commission

**MEETING DATE:** December 1, 2025

**FILE NUMBER:** LA 2026-01

**RE:** **POTENTIAL CHANGE TO THE REQUIREMENTS FOR FENCES ASSOCIATED WITH GOVERNMENTAL USES**

**ATTACHMENT:** A. Draft Changes to IDC 74.020 (2 pages)

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At the Independence Planning Commission meeting of December 1, 2025, the Commission will discuss a potential change to the standards for fences at governmental uses.

#### **WHAT IS THE PROBLEM?**

The City of Independence recently installed barbed wire on top of an existing six-foot tall fence to help protect the South Well Field and water tank along River Oak Road. Neighbors objected to the barbed wire, because the fence was in a Residential Zone and the barbed wire was less than eight feet above the ground. Within the Independence Development Code, Commercial and Industrial zones require barb wire to be at least eight feet high.

Given the complaint, the City studied the existing fence standards in IDC 74.020 and reviewed the fences at several similar government uses. With the review, staff found:

- That the code does not effectively address fences for government uses in general, and
- That a requirement of eight feet is difficult to meet when barbed wire is being added to an existing six-foot-tall fence.

Additionally, a requirement that all fences surrounding governmental uses be eight-feet would make several government fences with barbed wire at six feet non-conforming. Uses with barbed wire fencing at six feet, and the zone where they are located, include the following:

1. The airport, located in the Airport Development District.
2. The wells in North Riverview Park, located in the Public Services Zone.
3. The Riverview Park Pump Station, located in the Public Services Zone and sharing a fence line with the Mixed-Use Pedestrian Friendly Commercial Zone.
4. The Oak Street Pump Station, located in an undesignated zone.

5. The 9<sup>th</sup> Street Pump Station, located in an undesignated zone and bordering residential property in the Residential Medium Density zone.
6. The Monmouth well and water tank site, located in the Public Services Zone along 4<sup>th</sup> Street and bordering/across the street from the Low-Density Residential Zone along its northern extent.

### **WHAT ARE OPTIONS TO PROCEED?**

At the meeting on December 1, 2025, the Planning Commission will consider options to proceed. A draft code change to address the issue is attached, though other options are likely available.

# PROPOSED CHANGE TO IDC 74.020

## 74.020 Specific Standards for Accessory Uses

### A. Fences.

#### 1. Standards for Zones and Uses

##### a. Residential Zones.

- i. Height. In the RS, RM and MX zones, fences in the front yard shall not exceed 3 ½ feet in height unless the fence is constructed of a non sight-obscuring material. Side, rear and non sight-obscuring front yard fences shall not exceed seven (7) in height.

- ii. Materials.

- A. Fences shall be made of wood, brick, vinyl or wrought iron.
- B. Chain link fences shall be prohibited, unless 50 percent of the residential lots on the same block or cul-de-sac have chain link at the time of application submittal. In those instances, chain link may be used in a similar location on the lot as the other properties on the block/cul-de-sac (i.e. along a front, side or rear property line, if the existing fences are found in those locations on the other properties). No new chain link shall be allowed in the Independence Historic District.



**Fences.** [1] Fences should be made of wood brick or wrought iron. [2] Front yard fences should not exceed 3 1/2 so as not to inhibit surveillance.

##### b. Commercial and Industrial Zones.

Fences enclosing commercial or industrial uses, for which there is no height limitation, must be at least eight (8) feet high if topped with barbed wire or other injurious material.

##### c. Government Service Structures or Uses. Notwithstanding the standards

above, fences enclosing municipal or government service structures or uses, including, but not limited to, a reservoir, water tower, pump station, airport, bus terminal or station, fire station, transformer station or sub-station, may be constructed of chain link. The fences, for which there is no height limitation, must be at least six (6) feet tall if topped with barbed wire.

2. Vision Clearance Standards for All Fences. All fences which are located within vision clearance areas at street and alley intersections shall not exceed 3 ½ feet in height from the adjacent curb elevation and shall be constructed of a material which is non sight-obscuring.
3. Standards for Materials. All fences shall be constructed of such material as to be compatible with the surrounding area. No sheet metal, metal roofing, plywood, broken or splintered material, pallets, barbed wire, pig wire, woven wire or farm fence wire shall be used, unless otherwise allowed by this code. Stained or discolored fence material shall be painted. All fencing shall be constructed so that the finished side shall face outward. All fences shall be maintained so as to be in an upright, self-standing condition and repaired with the same or similar materials used in the existing fence.
4. Required to Meet State and Local Codes. The construction of the fence shall meet all State and local codes. Fees and plans showing the location, materials and design of all fences shall be submitted to the city for a permit prior to construction.

#### B. Swimming Pools.

1. A swimming pool may be located within a rear yard or side yard provided that the pool meets the setback requirements for the zone in which the pool is located. Any pool installed shall be protected against accidental entry by a fence not less than 48" in height with a self-closing, self-locking gate not less than 48" from the edge of the pool.



## POTENTIAL CODE CHANGE TO ALLOW ADDITIONAL COMMERCIAL USES ON MONMOUTH STREET

### STAFF REPORT

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**FROM:** Fred Evander, Community Planner

**TO:** Planning Commission

**MEETING DATE:** December 1, 2025

**FILE NUMBER:** No File Number Assigned

**RE:** **POTENTIAL CODE CHANGE TO ALLOW ADDITIONAL COMMERCIAL USES ON MONMOUTH STREET**

**ATTACHMENT:** A. Portion of Subchapter 73 – Parking (6 pages)

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At the Independence Planning Commission meeting of December 1, 2025, the Commission will continue to discuss the potential allowance of more commercial use of properties along Monmouth Street.

#### WHAT IS THE PROBLEM?

At the City Council meeting of October 14, the owner of the historic home at 710 Monmouth Street (i.e. the white home at the northwest corner of 7<sup>th</sup> and Monmouth Street) requested a change to the zoning to allow the creation of a small wedding venue on the property. Council appeared generally supportive of the idea, though no strategies were proposed about how best to make the change.

At the meeting of November 3, 2025, the Planning Commission discussed the idea and felt that a potential extension of the MUPC-T zone was possible to the site, though parking was an issue. Staff said that they would analyze the parking situation a bit more.

#### CAN THE USE MEET PARKING REQUIREMENTS?

Based on a review of the requirements, the following considerations are offered:

**Number of Parking Spaces Required.** The exact number of spaces needed for the use is not clear. The use would require either:

- 1 parking space per 500 square feet of building area, if the use was considered a retail or service use.
- 1 parking space per 100 square feet of building area, if the use was considered a place of public assembly without fixed seats.
- 1 parking space per 4 seats if the use was considered an auditorium with fixed seats.

Since the site would not have fixed seats, and would primarily be located outdoors, the available options to calculate the parking do not fit well with the proposal. The Planning Commission would likely need to set a standard for parking that would apply to the use per IDC 73.010(F).

Using the fixed seat standard, which seems the most suited for the activity, 18.75 spaces would be required if 75 people attended an event such as a wedding. The site would be eligible for a 25 percent reduction due to proximity to a trolley stop (per IDC 73.020(L)), which would bring the required total to 14.06 spaces (or 15 spaces when rounded up).

To achieve this parking total, three spaces could be counted along 7<sup>th</sup> Street (if the site was rezoned to MUPC-T) and an additional four spaces (perhaps) could be provided in the driveway. Roughly eight additional spaces would remain necessary.

**Whether A Certain Distance is Required for a Joint Parking Agreement.** The applicant potentially could use a joint parking agreement to achieve the remaining parking. Per IDC 73.020(K), "

*Required parking facilities, including curb side pick-up facilities, for two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use.*

The applicant could potentially establish a joint parking agreement with Centro De Milagros church (at 824 Monmouth Street) or the City of Independence (to park in Pioneer Park) to ensure sufficient parking, but the lots would be greater than 300 feet from the property. A similar joint parking allowance exists for housing (per IDC 73.020(H)) but requires parking to be within 300 feet of the property. The potential parking lots would be approximately 430 feet from the proposed use.

## **WHAT ARE POTENTIAL OPTIONS TO PROCEED?**

Given these items, the Planning Commission should consider whether to proceed with the potential zoning change. Key to the consideration is a determination of what parking requirements should apply to the proposal. If the Commission elects to apply a 1 parking space per 4-seat standard, similar to a use with fixed seats, the use would not be able to meet the parking requirements, unless a joint parking agreement is submitted. Whether a joint parking agreement would be allowed in this instance, however, is dependent on the related consideration about how close parking must be to the use that would benefit from the parking.

The Planning Commission will discuss these issues further at the meeting of December 1, 2025.

## SUBCHAPTER 73: PARKING

### 73.005 Parking Areas Required

Any building constructed, enlarged, altered or subject to a change of use shall establish and maintain parking areas in accordance with the provisions of this chapter.

### 73.010 Required Number of Parking Spaces

The number of parking spaces required for any building or land use shall be determined from the following table.

<p><b>A. RESIDENTIAL USES<sup>1</sup>:</b></p> <ol style="list-style-type: none"> <li>1. All residential zones</li> <li>2. Multiple-family or attached dwellings</li> <li>3. Residential unit in a mixed-use building</li> <li>4. Rooming or boarding house</li> </ol>	<p style="text-align: center;"><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per unit (minimum) Three (3) spaces per unit (maximum)</p> <p>One (1) space per unit (minimum) Two (2) spaces per unit (maximum)</p> <p>One (1) space per unit</p> <p>Four (4) spaces for every 5 guest facilities, plus one (1) space for the owner or manager.</p>
<p><b>B. INSTITUTIONS:</b></p> <ol style="list-style-type: none"> <li>1. Welfare or correctional institution</li> <li>2. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.</li> <li>3. Hospital</li> <li>4. Child care facilities</li> </ol>	<p style="text-align: center;"><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per five beds for patients or inmates.</p> <p>One (1) space per two beds for patients or residents.</p> <p>Two (2) spaces per patient bed.</p> <p>Zero (0) spaces</p>

<sup>1</sup> For residential uses, off-street parking includes the garage or carport area.

<p>5. The uses listed above in the Downtown Overlay Zone or Downtown Riverfront Zone</p>	<p>No minimum parking requirement.</p>
<p>C. PLACES OF PUBLIC ASSEMBLY</p> <ol style="list-style-type: none"> <li>1. Church</li> <li>2. Library; reading room</li> <li>3. Elementary or Junior High school</li> <li>4. High School</li> <li>5. College; commercial school for adults</li> <li>6. Other auditoriums; meeting room</li> <li>7. Place of public assembly without fixed seats</li> <li>8. The uses listed above in the Downtown Overlay Zone or Downtown Riverfront Zone</li> </ol>	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per four seats or eight (8) feet of bench length in the main auditorium.</p> <p>One (1) space per 400 square feet of floor area, plus one (1) space per two employees.</p> <p>One and one-half (1 1/2) spaces per classroom, plus one (1) space per administrative employee.</p> <p>One and one-half (1 1/2) spaces per classroom, plus one (1) space per administrative employee, plus one (1) space for each six students.</p> <p>One and one-half (1 1/2) spaces per in classroom, plus one (1) space per five students the school is designed to accommodate.</p> <p>One (1) space per four seats or eight (8) feet of bench length.</p> <p>One (1) space per 100 square feet.</p> <p>No minimum parking requirement.</p>
<p>D. COMMERCIAL</p> <ol style="list-style-type: none"> <li>1. All retail and service-oriented commercial uses.</li> <li>2. Restaurants and bars.</li> </ol>	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per 500 square feet.</p> <p>One (1) space per 250 square feet.</p>

<p>3. Lodging</p> <p>4. The uses listed in (D)(1) and (D)(2) in the Downtown Overlay Zone or Downtown Riverfront Zone</p>	<p>One (1) stall per unit plus two (2) visitor parking stalls</p> <p>No minimum parking requirement.</p>
<p>E. INDUSTRIAL</p> <p>1. Industrial uses, except warehousing.</p> <p>2. Warehousing</p> <p>3. Public utilities (gas, water, telephone, etc.), not including business offices.</p> <p>4. The uses listed above in the Downtown Overlay Zone and Downtown Riverfront Zone</p>	<p><u>NUMBER OF SPACES REQUIRED</u></p> <p>One (1) space per 700 square feet gross floor area.</p> <p>One (1) space per 1,000 square feet of gross floor area.</p> <p>One (1) space per two employees on the largest shift, plus one (1) space per company vehicle; a minimum of two (2) spaces is required.</p> <p>No minimum parking requirement.</p>
<p>F. OTHER</p> <p>The number of parking spaces required for buildings and uses not specifically listed in this section shall be determined by the Planning Commission.</p>	

73.015 Loading Space

- A. Any building constructed, enlarged, altered, or subject to change of use in order to accommodate a commercial activity shall establish and maintain one or more loading spaces for commercial vehicles in accordance with the provisions of this chapter. Commercial and mixed-use buildings within the Downtown Overlay Zone and Downtown Riverfront Zone are exempt from this requirement.
- B. Each required loading space shall have a minimum width of 10 feet.
- C. Each required loading space shall have a minimum length of 22 feet.

- D. Each required loading space shall have access to a street or alley.
- E. Each required loading space shall have a surface of asphaltic concrete, Portland cement, or similar paving material.
- F. Number of loading spaces required:
  - 1. Each commercial building having a gross floor area of 4,000 square feet or less shall have at least one loading space.
  - 2. Each commercial building having a gross floor area greater than 4,000 square feet shall have at least two loading spaces.

### 73.020 General Requirements for Parking and Loading Areas

- A. Within the Mixed-Use Pedestrian Friendly Commercial Zones and the Downtown Riverfront Zone, parking requirements may be met by a combination of off-street and on-street parking.
- B. When allowed, on-street parking may be counted toward the minimum requirement when parking is allowed on both sides of the street and the proposed on-street parking is on the curb-face of the street edge abutting the subject land use, the space does not obstruct a required clear vision area, and the space does not violate any law or street standard.
  - 1. Each on-street parking space shall have at least twenty-two feet of uninterrupted and available curb space; provided that a lesser width may be allowed if the applicant suggests angled parking and the configuration is approved by the City of Independence.
  - 2. Each on-street parking space counted toward the requirements for a specific use shall not be used exclusively by the use but shall be available to the general public at all times. Signs or other activities that limit the use of an on-street space by the general public are prohibited.
  - 3. No on-street parking for a use may be counted along Main Street, Monmouth Street, or C Street.
- C. Parking spaces and maneuvering areas shall be designed as depicted in the diagrams and tables in Section 73.040 below.
- D. Private or public parking areas shall be surfaced with asphaltic concrete, or an equivalent paved surface, and shall be adequately graded and drained as required by the City. Appropriate bumper guards or wheel barriers shall

be installed 2.5 feet from a required yard or from a property line and 4.5 feet from any structure excluding a private garage.

- E. Lighting of parking and loading areas shall be directed entirely onto the loading or parking area, shall be deflected away from any residential use and shall not cast a glare or reflection onto any public street.
- F. The provision and maintenance of off-street parking and loading space shall be continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking or loading space. The subsequent use of the property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance.
- G. No owner or occupant of a lot or building shall change the use to which the lot or building is put, thereby increasing parking or loading requirements, until the required increase in off-street parking or loading is provided.
- H. Each off-street parking space for a dwelling shall be located no farther than 300 feet from the building or use that it is intended to serve, measured in a straight line from the building or use.
- I. Each required automobile parking space shall have access to a street or alley.
- J. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly.
- K. Required parking facilities, including curb side pick-up facilities, for two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use.
- L. Uses in the Downtown Overlay Zone or Downtown Riverfront Zone or within  $\frac{1}{4}$  mile of a MI Trolley or a Cherriots 40X stop shall be exempt from up to 25% of parking requirements.

- M. Off-street parking areas shall be landscaped in accordance with the requirements found in Subchapter 54 (Buffering, Screening, Landscape and Ash Creek Setback Requirements) and/or the requirements of the underlying zone.
- N. Internal Pedestrian Connections in Off-Street Parking Areas.
  - 1. Internal pedestrian connections shall be provided in parking lots with greater than ten (10) spaces in all zones other than the Heavy Industrial (I) and Light Industrial (IL) Zones. The following standards shall apply to the lots:
    - a. A continuous pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable. If a walkway was articulated in the Downtown Parking Plan, a walkway may be provided in that location to help meet this requirement.
    - b. Walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate.
    - c. Pedestrian connections shall be a minimum of six (6) feet wide and distinguished from vehicular areas through changes in elevation and/or materials.
    - d. The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. The ADA applies to the walkway that is the primary building entrance and walkways that connect transit stops and parking areas to building entrances. Where the ADA applies to a walkway, the stricter standards of ADA shall apply.
- O. Vehicle parking spaces used for curb side pick-up shall be located off street, shall be clearly marked, and shall be in addition to the minimum vehicle parking spaces required for the associated use(s) based on the standards in IDC Section 73.010.

#### 73.025 Parking of Bicycles

- A. All parking lots for public or industrial uses shall provide a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces. Bicycle parking within the Mixed Use Pedestrian Friendly Commercial (MUPC) zone shall be provided at a minimum rate of two (2) spaces per business.
- B. Any apartment, dormitory, fraternity, sorority, student home, or other multiple-family residential structure having more than four (4) dwelling units or