

4-1.2. Parking, Loading and Drive-Through¹⁹⁷

A. INTENT¹⁹⁸

The standards in this Section 4-1.2 are intended to provide safe, efficient, and attractive parking areas with adequate space for access, parking, vehicle and pedestrian circulation, and to avoid inefficient use of land by provision of unnecessary parking facilities, by regulating the place, use and design of parking lots and garages, and loading and unloading areas.

B. APPLICABILITY¹⁹⁹

The requirements in this section shall apply to all uses in all districts. No development proposal shall be approved and no permit for the erection or occupancy of a building or structure shall be issued unless the use conforms with the parking supply requirements of this section or a variance or administrative adjustment for any differences from this Section 4-1.2 has been issued. The Development Application Manual contains the requirements for parking plans required to confirm compliance with these parking standards.

C. REQUIRED OFF-STREET PARKING²⁰⁰

1. Parking Space Calculation²⁰¹

When calculating the number of required parking spaces, any fraction of a space shall be rounded up to the nearest whole number.

2. Off-Street Parking Requirements

a. Minimum Off-Street Parking Requirements²⁰²

Unless otherwise established in this Code, off-street parking spaces shall be provided on-site in accordance with Table 4-1.2.1, Off-Street Parking Requirements by Land Use.

b. Use Not Specified

In the case of a use not specifically listed in Table 3-2.1, Permitted Use Table, the requirements for off-street parking facilities for a similar use, as determined by the Planning Manager, shall apply.

c. Increased or Decreased Parking Demand

The number of off-street parking spaces or loading spaces may be increased or decreased proportionately when a building or use undergoes an increase or decrease to a unit of measurement listed in Table 4-1.2.1 including, but not limited to gross floor area, number of dwelling units, seating capacity, or number of employees, as a means for determining required off-street parking requirements.

¹⁹⁷ This section has been reorganized, language clarified, and standards added or revised as noted to remove outdated standards and avoid excessive parking requirements that increase the cost of residential, mixed-use, and non-residential uses.

¹⁹⁸ Replaces current 4-1.2.A.

¹⁹⁹ Language clarified and expanded. Current 4-1.2.E with reference to Development Application Manual relocated.

²⁰⁰ Deleted current 4-1.2.B.4. related to private streets because it was repetitive of standards included in paragraph c. below Table.

²⁰¹ Reworded for clarity.

²⁰² Parking standards for "Residential development on private roads," and "Fraternity/Sorority House" not carried forward based on proposed changes to and organization of the Permitted Use Table. The green font indicates the use is a new or consolidated use in the proposed changes to the Permitted Use Table.

These changes must be approved by the County in conjunction with the approval of changes made to any applicable Development Plans²⁰³.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|---|---|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Residential Uses | | |
| Household Living | | |
| Accessory Dwelling Unit (ADU) | | 1 space per ADU |
| Backyard Bees or Chickens | | None |
| Dwelling, Live/Work | | |
| Dwelling, Manufactured Home | 2 spaces per mobile home, plus 1 guest parking space per four mobile home spaces ²⁰⁴ | 2 spaces per manufactured home or 2 spaces per manufactured home space plus 1 guest parking space per four manufactured home spaces if the manufactured home is located in a park containing more than four dwelling units |
| Dwelling, Mobile Home | Two off-street parking spaces for each residence ²⁰⁵ | 2 spaces per mobile home |
| Dwelling, Multifamily | 1.5 spaces-per 1 bedroom unit, 2 spaces for 2 and 3 bedroom units. 2.5 spaces for 4 bedroom, units, plus 0.25 guest space per unit ²⁰⁶ | Studio or one bedroom: 1 space per dwelling unit Two bedroom: 1.5 spaces per dwelling unit Three bedroom: 2 spaces per dwelling unit Four bedroom: 2.5 spaces per dwelling unit Guest Parking: 0.25 guest spaces per dwelling unit Multifamily, Dwelling (Senior)²⁰⁷: <u>50% of Multifamily, Dwelling requirements, above</u> |
| Dwelling, Single-Family Attached | 2 spaces per dwelling unit, plus 0.25 guest space per unit ²⁰⁸ | 2 spaces per dwelling unit + 1 guest space per 4 dwelling units ²⁰⁹ |
| Dwelling, Single-Family Detached | 2 spaces per dwelling unit ²¹⁰ | 2 spaces per dwelling unit |

Insert HB24-1304-compliant footnote

²⁰³ Reference new definition of Development Plans in Chapter 7.

²⁰⁴ Current "Mobile Home Park" in existing Table 4-1.2.1.

²⁰⁵ Current "Mobile Home Park" in existing Table 4-1.2.1..

²⁰⁶ Current "Multi Family Dwelling" in existing Table 4-1.2.1..

²⁰⁷ Reference new definition in Chapter 7.

²⁰⁸ Current "Single Family Attached Dwelling" in existing Table 4-1.2.1..

²⁰⁹ Matches Centennial. Aurora does not require guest spaces and Parker only requires guest parking for 5 or more abutting structures.

²¹⁰ Current "Single Family Dwelling" in existing Table 4-1.2.1..

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|--|--|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Dwelling, Single-Family Detached Cluster | 2 spaces per dwelling unit ²¹¹ | 2 spaces per dwelling unit |
| Dwelling, Townhome | Single Family Attached: 2 spaces per dwelling unit, plus 0.25 guest space per unit ²¹² | 2 spaces per dwelling unit + 1 guest space per 4 dwelling units ²¹³ |
| Dwelling, Two-Family | Multifamily: .5 spaces-per 1 bedroom unit, 2 spaces for 2 and 3 bedroom units.2.5 spaces for 4 bedroom, units, plus 0.25 guest space per unit ²¹⁴ | 2 spaces per dwelling unit |
| Temporary Residence | | None |
| Home Occupation, Day Care | | None |
| Home Occupation, Other | | None |
| Marijuana, Non-commercial Use | | None |
| Pets | | None |
| Temporary Residential Sales or Leasing Office | | None |
| Group Living | | |
| Assisted Living Residence | | 1 space per 3 dwelling units or if not configured as dwelling units, 1 space per 3 beds²¹⁵ |
| Boarding House | | 1 space per bedroom |
| Group Home – FHAA Small | Group Home: a) Youth (18 years and younger): 2 spaces per home, plus 1 space per eight beds b) Adult: 1 space per bedroom, plus 1 space per caregiver/employee c) Elderly (exclusive for persons 60 years or older): 0.33 space per bedroom, plus 1 space per caregiver/employee ²¹⁶ | 1 space per 2 person design capacity |
| Group Home – FHAA Large | | |
| Group Residential Facility | | 1 space per 2 person design capacity |
| Nursing Home | 1 space per two employees, plus 1 space per two beds ²¹⁷ | 1 space per 46 beds and 1 per employee on maximum shift |

²¹¹ Current “Single Family Dwelling” in existing Table 4-1.2.1..

²¹² Current “Single Family Attached Dwelling” in existing Table 4-1.2.1..

²¹³ Matches Centennial. Aurora does not require guest spaces and Parker only requires guest parking for 5 or more abutting structures.

²¹⁴ Current “Multi Family Dwelling” in existing Table 4-1.2.1..

²¹⁵ Matches Centennial.

²¹⁶ Current “Group Home” in existing Table 4-1.2.1.

²¹⁷ Current “Nursing Home, Assisted Living Residence or Similar Extended care Facility” in existing Table 4-1.2.1..

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|--|---|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Civic, Cultural, and Public Uses | | |
| Art Gallery, Library or Museum | 1 space per 300 square feet of floor area ²¹⁸ | 2 spaces per 1,000 sf GFA²¹⁹ |
| Cemetery | | None |
| Club or Clubhouse | | 2 spaces per 1,000 sf GFA |
| Community Event and Conference Center | 1 space per three fixed seats or 1 space per 100 square feet of floor area, whichever is greater ²²⁰ | 1 space per 4 person design capacity |
| Day Care Centers, Adult or Child | 1 space per 250 square feet gross floor area ²²¹ | 2 spaces per 1,000 sf GFA²²² |
| Funeral Home or Mortuary | 1 space per 100 square feet of floor area open for public use plus 1 space per 333 square feet of office area | 4 spaces per 1,000 sf GFA of the largest assembly area |
| Hospital | 1 space per two employees, plus 2 spaces for each bed, plus 5 spaces for loading and unloading | 1.5 spaces per bed |
| Other Outdoor Entertainment and Assembly Event | | 1 space per 4 person design capacity |
| Outdoor Circus, Fair or Carnival | | As established in Temporary Permit or Special Exception Approval |
| Outdoor Stadium or Assembly Venue | | 1 space per 4 seats in main assembly area²²³ |
| Parks and Open Space | | None |
| Quasi-Public Use | 1 space per 3 fixed seats or 1 space per 100 sf of floor area, whichever is greater ²²⁴ | 1 space per 4 person design capacity |
| School | Preschool: 1 space per each employee, plus 1 space per five children, plus 5 stacking spaces for loading and unloading Elementary School: 1 space per employee, plus 1 space per five seats in auditorium/ assembly area | Preschool, elementary or middle²²⁵: 1 space per classroom and 1 space per 10 seating capacity in the largest assembly area High school: 1 space per classroom and 1 space per 3 seating capacity in the largest assembly area. |

²¹⁸ Current "Library/Museum/Gallery" in existing Table 4-1.2.1.

²¹⁹ Matches Aurora.

²²⁰ Current "Auditorium or Similar Place of Public Assembly" in existing Table 4-1.2.1.

²²¹ Current "Daycare/Nursery" in Table 4-1.2.1.

²²² Matches Parker.

²²³ Matches Colorado Springs.

²²⁴ Current "Church (Places of Worship)" in Table 4-1.2.1.

²²⁵ Both standards match Aurora.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|---|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| | <p>Middle School: 1 space per 10 students or 1 space per five seats in auditorium or main assembly area, whichever is greater</p> <p>High School: 1 space per employee, plus 1 space per 10 students or 1 space per five seats in auditorium/main assembly area, whichever is greater</p> | |
| Trade or Vocational School | | 1 space per 400 sf GFA |
| University or College | 1 space per employee plus 1 space per 50 square feet of classroom area | 2 spaces per 1,000 sf office, research, and library areas and 1 space per 125-200 sf GFA in largest assembly-auditorium areasspace |
| Agriculture and Animal Services | | |
| Agricultural or Ranch Use | | None |
| Agri-tainment | | 2 spaces per 1,000 sf of site area where attendees circulate, participate, or watch activities ²²⁶ |
| Animal Day Care Facility | | 2.5 spaces per 1,000 sf GFA ²²⁷ |
| Animal Hospital and Veterinary Clinic | | 2.5 spaces per 1,000 sf GFA ²²⁸ |
| Commercial Feed Lot | | None |
| Community Garden | | None |
| Kennel | | 2.5 spaces per 1,000 sf GFA ²²⁹ |
| Nursery or Greenhouse | | 1 space per 1,000 GFA plus 1 space per 2,500 sf of outdoor area used for display and storage ²³⁰ |
| Roadside Sales Stands | | None |
| Stable or Riding Academy | | 1 space per employee on maximum shift and 1 per 5 stalls |
| Urban Agriculture | | None |
| Wildlife Sanctuary | | None |
| Commercial and Industrial | | |
| Aircraft | | |
| Airport | | As determined by Airport Operator or Authority |

²²⁶ Matches Colorado Springs “Temporary Festival” use.

²²⁷ Matches Aurora.

²²⁸ Matches Aurora.

²²⁹ Matches Aurora.

²³⁰ Matches Aurora.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|--|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Helipad | | None |
| Landing Strip for Private Aircraft | | None |
| Automotive and Parking | | |
| Auto Service Station or Car Wash | 1 space per employee on maximum shift, plus 2 spaces per bay or stall ²³¹ | 1 space per employee on maximum shift and 2 spaces per bay or stall ²³² |
| Parking Lot | | None |
| Parking Structure | | None |
| Vehicle Fleet Operations Center | | |
| Vehicle Repair, Minor | 1 space per employee on maximum shift, plus 3 spaces per bay or stall ²³⁴ | 1 per 1.5 employees on maximum shift, plus 3 spaces per bay or stall |
| Vehicle Repair, Major | | |
| Vehicle Sales or Rental, Light | 1 space per 1,000 square feet of auto display area, plus 1 space per employee on maximum shift ²³⁵ | 1 space per 1,000 square feet of vehicle display area and 1 per employee on maximum shift ²³⁶ |
| Vehicle Sales or Rental, Heavy | | |
| Contractors and Construction | | |
| Contractor Shop or Yard | Lumber Yard: 1 space per 250 square feet of floor area in main sales building ²³⁷ | 2 spaces per 1,0500 sf GFA office area ²³⁸ |
| Temporary Concrete and/or Batching Plant | | None |
| Temporary Construction Yard or Office | | None |
| Industrial, Warehousing, and Mining | | |
| Industry, Artisan | | |
| Industry, Light | Manufacturing/Processing/Assembly: 1 space per 333 square feet of floor area, or 1 space per employee on maximum shift ²³⁹ | 1 space per 1,000 sf GFA |
| Industry, Heavy | | |

²³¹ Current "Car Wash/Detail Shop" in existing Table 4-1.2.1..

²³² Matches Centennial (and current).

²³³ Matches Aurora.

²³⁴ Current "Car Wash/Detail Shop" in existing Table 4-1.2.1..

²³⁵ Current "Car Dealership, Recreational Vehicles or Boat Sales" in existing Table 4-1.2.1..

²³⁶ Matches Centennial (and current).

²³⁷ Current "Lumber Yard" in existing Table 4-1.2.1.

²³⁸ Matches Parker.

²³⁹ Current standards come from "Industrial Use: Manufacturing/Processing/Assembly and Laboratory" in existing Table 4-1.2.1.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|---|---|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| | Laboratory: 1 space per 300 square feet of floor area or 1 space per employee on maximum shift, whichever is greater | |
| Mining and Extraction | | None |
| Wholesale or Warehouse | Retail or Wholesale: 1 space per 300 square feet sales area, plus 1 space per 1,000 square feet of warehouse area, plus 1 space per employee on maximum shift ²⁴⁰ Warehousing: 1 space per 1,000 square feet of floor area, plus 1 space per 400 square feet of retail/wholesale/office area, plus 1 space per loading dock ²⁴¹ | 1 space per 1,000 sf GFA |
| Mini-Warehouse/Self –Storage | 1 space per 100 units, plus 1 space per employee ²⁴² | 1 space per 50 storage units ²⁴³ |
| Outdoor Storage | Lumber Yard: 1 space per 250 square feet of floor area in main sales building ²⁴⁴ | None |
| Slaughter House | | 1 space per 1,000 sf GFA |
| Storage Containers/Pods | | None |
| Recreation | | |
| Motorsports Facility | Recreational Uses: 1/2 space per person based on UBC occupancy, plus 1 space per spectator seat ²⁴⁵ | 1 space per 4 person design capacity 2.5 spaces per 1,000 sf GFA plus 1 per 4 seats of spectator/viewing areas ²⁴⁸ |
| Recreation, Indoor | Theater: | |

²⁴⁰ Current “Retail or Wholesale” in existing Table 4-1.2.1..

²⁴¹ Current “Warehousing” in existing Table 4-1.2.1..

²⁴² Current “Mini-Storage Units” in existing Table 4-1.2.1..

²⁴³ Matches Aurora.

²⁴⁴ Current “Lumber Yard” in existing Table 4-1.2.1..

²⁴⁵ Current “Recreational Uses” in existing Table 4-1.2.1..

²⁴⁸ Matches Aurora.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|---|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| | 1 space per 3 seats, plus 1 space per employee on maximum shift ²⁴⁶ Bowling Alley: 3 spaces per lane, plus 1 space per employee ²⁴⁷ | |
| Recreation, Outdoor | Mini Golf: 3 space per hole or platform, plus 1 space per employee on maximum shift ²⁴⁹ Golf Course: 2 spaces per hole, plus 1 space per employee on maximum shift Tennis/Racquetball or Other Games: 2 spaces per court, plus 1 space per employee on maximum shift ²⁵⁰ | Mini Golf: 2 spaces per hole or platform Driving Range: 1 space per platform Court-based Games: 2 spaces per court All Other Uses: None |
| Shooting Range, Outdoor | 1 space per platform, plus 1 space per employee on maximum shift ²⁵¹ | 1 space per platform |
| Restaurants, Bars and Hospitality | | |
| Bar or Tavern | 1 space per three seats, plus 1 space per employee on maximum shift ²⁵² | 4 spaces per 1,000 sf GFA ²⁵³ <u>or</u> <u>3 spaces per 1,000 sf GFA if part of a structure containing another primary use</u> |
| Bed and Breakfast | 1 per each guest bedroom (in addition to spaces required for principal residence) ²⁵⁴ | 1 space per each guest bedroom (in addition to spaces required for principal residence) |
| Drive-Through Facility | | None |

²⁴⁶ Current "Theater" in existing Table 4-1.2.1..

²⁴⁷ Current "Bowling Alley" in existing Table 4-1.2.1..

²⁴⁹ Current "Miniature Golf/Driving Range" in existing Table 4-1.2.1..

²⁵⁰ Current "Tennis/Racquetball or Other Court Games" in existing Table 4-1.2.1..

²⁵¹ Current "Firing Range (Archery, Skeet, Rifle, or Gun)" in existing Table 4-1.2.1..

²⁵² Current "Bar/Lounge/Night Club, or Similar Place of Assembly" in existing Table 4-1.2.1.

²⁵³ Matches Aurora.

²⁵⁴ Current Section 3-3.4.B.2.c.i.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|---|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Guest Ranch | | 1 space per each guest bedroom (in addition to spaces required for principal residence) ²⁵⁵ |
| Hotel/Motel | 1 space per guest room, plus 1 space per employee on maximum shift, plus parking spaces as required for associated uses such as restaurant, lounge, or conference ²⁵⁶ | 1 space per guest room and 1 space per employee on maximum shift |
| Microbrewery, Microdistillery, or Microwinery | | 4 spaces per 1,000 sf GFA ²⁵⁷ or 3 spaces per 1,000 sf GFA if part of a structure containing another primary use or 3 per 1,000 sf GFA if part of a structure containing a hotel/motel, conference center, or other primary use |
| Nightclub | 1 space per three seats, plus 1 space per employee on maximum shift ²⁵⁸ | 4 spaces per 1,000 sf GFA ²⁵⁹ or 3 spaces per 1,000 sf GFA if part of a structure containing another primary use or 3 per 1,000 sf GFA if part of a structure containing a hotel/motel, conference center, or other primary use |
| Restaurant | Sit Down: The greater of 1 space per three seats or 12 spaces per 1,000 square feet of G.F.A., plus 1 space for loading ²⁶⁰ Drive-in: The greater of 1 space per 3 seats or 1 space per 100 square feet of floor area, plus 10 stacking spaces per drive-up | 4 spaces per 1,000 sf GFA ²⁶² or 3 spaces per 1,000 sf GFA if part of a structure containing a hotel/motel, conference center, or other primary use another primary use |

²⁵⁵ Current Section 3-3.4.B.2.c.i.

²⁵⁶ Current "Hotel/Motel" in existing Table 4-1.2.1.

²⁵⁷ Matches Aurora.

²⁵⁸ Current "Bar/Lounge/Night Club, or Similar Place of Assembly" in existing Table 4-1.2.1.

²⁵⁹ Matches Aurora.

²⁶⁰ Current "Restaurant-Sit Down" in existing Table 4-1.2.1.

²⁶² Matches Aurora.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|--|---|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| | window, plus 1 space for loading ²⁶¹ | |
| Retail and Commercial Service | | |
| Farmers' Market | | None unless required by Temporary Use Permit |
| Marijuana, Commercial Uses | | Prohibited Use |
| Office | Office Uses: 4 spaces per 1000 square feet of floor area, plus 1 space for each company-related vehicle in addition to employee and customer parking ²⁶³ Bank/Credit Union/Savings & Loan: 4 spaces per 1000 square feet of floor area, plus 6 stacking spaces per drive-up window | 3 spaces per 1,000 sf GFA ²⁶⁴ |
| Outdoor Sales | Lumber Yard: 1 space per 250 square feet of floor area in main sales building ²⁶⁵ | 1 space per 2,500 sf of outdoor sales area |
| Retail Sales, Small | Retail/Service Establishment: | 32 spaces per 1,000 sf GFA²⁶⁷ |
| Retail Sales, Medium | 1 space per 250 square feet of floor area, 6 stacking spaces per drive-up window ²⁶⁶ | 2 spaces per 1,000 sf GFA |
| Retail Sales, Large | Retail or Wholesale: 1 space per 300 square feet sales area, plus 1 space per 1,000 square feet of warehouse area, plus 1 space per employee on maximum shift | 2.5 spaces per 1,000 sf GFA |
| Personal and Business Services | Beauty Parlor/Barber Shop: 3 spaces per operator, plus 1 space per employee on maximum shift ²⁶⁸ Retail/Service Establishment: | 2 spaces per 1,000 sf GFA |

²⁶¹ Current "Restaurant-Drive-in" in existing Table 4-1.2.1.

²⁶³ Current "Office Uses" in existing Table 4-1.2.1.

²⁶⁴ Matches Centennial.

²⁶⁵ Current "Lumber Yard" in existing Table 4-1.2.1..

²⁶⁶ Current "Retail/ Service Establishment" in existing Table 4-1.2.1..

²⁶⁷ Matches Aurora (all retail uses).

²⁶⁸ Current "Beauty Parlor/Barber Shop" in existing Table 4-1.2.1..

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|--|---|--|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| | 1 space per 250 square feet of floor area, 6 stacking spaces per drive-up window ²⁶⁹ | |
| Seasonal Sales | Firework Stand: A minimum of one parking space per 300 square feet of sales structure area is to be provided for customers ²⁷⁰ Christmas Tree Lots 1 per 1,000 feet of Christmas tree display area ²⁷¹ | None unless required by Temporary Use Permit |
| Sexually-Oriented Business | | 2.5 spaces per 1,000 sf GFA |
| Telecommunications and Towers | | |
| Broadcast Tower Facility and Other Commercial Antennas and Radio Towers | | None |
| Commercial Mobile Radio Facilities (CMRS), Attached (Structure, Roof, or Building-Mounted) | | None |
| Commercial Mobile Radio Facilities (CMRS), Freestanding Concealed | | None |
| Commercial Mobile Radio Facilities (CMRS), Freestanding Not Concealed | | None |
| Commercial Mobile Radio Service Facilities (CMRS), Temporary | | None |
| Over-height Commercial Mobile Radio Service (CMRS) Freestanding Towers, Public and Private Freestanding Communication Towers | | None |
| Utilities and Infrastructure | | |
| Minor Public Utility Facility | | None |
| Major Private Electrical, Natural Gas, and Petroleum-Derivative Facilities | | None |

²⁶⁹ Current "Retail/ Service Establishment" in existing Table 4-1.2.1..

²⁷⁰ Current "Fireworks Stands" in Use Specific Standards in the 3-3.12 Temporary Structures and Uses

²⁷¹ Current "Christmas Tree Lots" in Use Specific Standards in the 3-3.12 Temporary Structures and Uses.

| TABLE 4-1.2.1 OFF-STREET PARKING REQUIREMENTS | | |
|---|--|--------------------------------------|
| GFA = Gross Floor Area | | |
| | Current Minimum Parking Requirement | Proposed Minimum Parking Requirement |
| Major Public Utility Facility | To be determined through approval process ²⁷² | None |
| Small Wind Energy Conversion System | | None |
| Sewage Disposal Treatment Plant | Manufacturing/Processing/Assembly: | None |
| Water Treatment Plant | 1 space per 333 square feet of floor area, or 1 space per employee on maximum shift ²⁷³ | None |
| Waste and Recycling | | |
| Injection Well, Commercial | | None |
| Junk Yard | | None |
| Recycling Collection Facility | Manufacturing/Processing/Assembly: | None |
| Resource Recovery Operation | | None |
| Solid Waste Disposal Site and Facility | 1 space per 333 square feet of floor area, or 1 space per employee on maximum shift ²⁷⁴ | None |
| Solid Waste Transfer Facility | | None |

3. Parking Requirements on Private Roads

- a. All requirements for off-street parking in Table 4-1.2.1, Off Street Parking Requirements, apply.
- b. Developments using private roads with parking restricted to one side of the street shall be required to accommodate a minimum of one on-street parking space per dwelling unit. If the street configuration does not accommodate the required parking then an alternative shall be provided that meets the Design Requirements for Private Road Guest Parking, Section 4-1.2.E.3.
- c. The on-street parking accommodation requirement may be modified through the provision for a Parking Reduction Request in Section ~~4-1.2.D.44-1.2.D.3~~ provided the request is consistent with all applicable Fire District and PWD Engineering standards²⁷⁵.

4. Electric Vehicle Parking Requirements²⁷⁶

Each off-street parking lot or structure for a multifamily, nonresidential, or mixed-use development that contains more than 50 parking spaces shall provide at least one electric vehicle charging station for each 25 parking spaces. All electric vehicle parking spaces shall meet the design and location requirements of Section 4-1.2.E.7.c. Each charging station provided shall earn a credit pursuant to Section 4-1.2.D.2.

²⁷² Current "Utility Facility-Major" in existing Table 4-1.2.1.

²⁷³ Current standards come from "Industrial Use: Manufacturing/Processing/Assembly and Laboratory" in existing Table 4-1.2.1.

²⁷⁴ Current standards come from "Industrial Use: Manufacturing/Processing/Assembly and Laboratory" in existing Table 4-1.2.1.

~~²⁷⁵ This paragraph will require revision depending on the outcome of discussion related to the staff footnote included in the Parking Reduction Request below.~~

²⁷⁶ New.

5. Bicycle Parking Requirements²⁷⁷

a. Amount Required

For all multifamily, a non-residential, and mixed-use development located west of the line shown in Figure 5-3.3-1 in Section 5-3.3.E.2, one bicycle parking space per 15 vehicle parking spaces shall be provided.

b. Design

Bicycle parking facilities shall:

i. Be located in convenient, highly visible, well-lighted areas that do not interfere with pedestrian movements;

ii. Provide for storage and locking of bicycles, either in lockers or racks that are securely anchored and resistant to rust, hammers, and saws;

iii. Be designed to support the bicycle in an upright position and so that both the bicycle frame and wheels may be locked by the user using a U-shaped lock or a chain/cable and lock; and

iv. Be designed to provide at least two points of contact with the bicycle.

D. PARKING ALTERNATIVES AND ADJUSTMENTS

1. Shared Parking²⁷⁸

a. Joint use parking agreements executed before the effective date of this Section shall remain in effect until they are replaced or expire under their own terms. Should the terms of the agreements change, including hours of operation for facilities, or change in use, new agreements will be required to be submitted with the FDP/SDP amendment to allow the County to reevaluate the parking requirements.

b. After the effective date of this Section, where two or more uses listed in Table 3-2.1, Permitted Use Table share a parking lot or structure, the total off-street parking requirement for those uses may be reduced by the factors show in Table 4-1.2.2, below. To calculate the shared parking reduction, add the requirements for each use category as shown in Table 4-1.2.1, then divide the sum by the factor indicated in Table 4-1.2.2.

c. For example, a development with 5,000 square feet of small retail space (3 per 1,000 square feet gross floor area) and 20 two-bedroom multifamily dwelling units (1.25 per dwelling unit) would take the total spaces required and divide by 1.2. (15) + (25) = 40.

$$40/1.2 = 33.3$$

The shared parking requirement is 34 spaces.

²⁷⁷ New.

²⁷⁸ Replaces Joint Use and Mixed-Use standards (current 4-1.2.D.2. and 3.). Removed the requirement to receive a joint use parking agreement.

| TABLE 4-1.2.2 SHARED PARKING REDUCTION | | | | | |
|--|--------------------------|---------------------------------|--|--------|------------------|
| Property Use | Multi-family Residential | Public, Institutional, or Civic | Food, Beverage, Indoor Entertainment, or Lodging | Retail | Other Commercial |
| Multi-family Residential | 1.0 | | | | |
| Public, Institutional, or Civic | 1.1 | 1.0 | | | |
| Food, Beverage, Indoor Entertainment, or Lodging | 1.1 | 1.2 | 1.0 | | |
| Retail | 1.2 | 1.3 | 1.3 | 1.0 | |
| Other Commercial | 1.3 | 1.5 | 1.7 | 1.2 | 1.0 |

2. Credit for Electric Vehicle Charging Stations²⁷⁹

For multifamily, nonresidential, or mixed-use development, each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces. All electric vehicle parking spaces shall meet the design and location requirements of Section 4-1.2.E.7.c.

3. Parking Reduction for Affordable Housing

In addition to the adjustments and credits set forth in paragraphs 1. and 2. above, the minimum number of required vehicle parking spaces for multifamily dwellings shall be reduced by 50 percent if the dwelling units are restricted by deed or agreement so that they may only be rented or purchased by households with incomes that do not exceed 50 percent of the average median income (AMI) for the county.

3.4. Parking Reduction Request

In addition to the adjustments and credits set forth in paragraphs 1., ~~and 2.~~, and 3. above, applicant may submit a request for a reduction of parking requirements to the Planning Division Manager. The applicant must provide justification for the proposed reduction. The Planning Division Manager may allow reductions up to ~~21~~0%²⁸⁰ of total required parking through an administrative land use process.

4.5. Phasing²⁸¹

Parking areas may be phased in conjunction with the phasing of the associated structure or use. All landscaping plans should be done with consideration of placement and configuration of parking areas at build-out.

²⁷⁹ New.

²⁸⁰ Increased from 10%.

²⁸¹ Current 4-1.2.D.4.

5.6. Temporary or Overflow Facilities²⁸²

The County will also consider proposals for parking areas designed to act as temporary or overflow facilities. These facilities would be designed to provide additional parking in areas that may experience peak parking requirements which exceed the capability of the existing parking area. The overflow area would be constructed so as to not create additional impervious surface that would promote additional water runoff. These facilities are required to be located on or adjacent to the site of the principal use.

E. PARKING DESIGN AND LOCATION

1. Accessible Parking²⁸³

Within the requirements of this Section 4-1.2.E.1 (and not in addition to those requirements), accessible parking shall be provided for all multifamily and non-residential uses as shown in Table 4.6-2 or as required by the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, whichever requires the greater amount of accessible parking.²⁸⁴

a. Amount Required²⁸⁵

All development shall provide at least the following number of accessible parking spaces:

| TABLE 4-1.2.3 ACCESSIBLE PARKING SPACES REQUIRED | |
|---|---|
| Total Parking Spaces Required | Minimum Number of Accessible Parking Spaces [1] |
| 1 – 25 | 1 |
| 26 – 50 | 2 |
| 51 – 75 | 3 |
| 76 – 100 | 4 |
| 101 - 150 | 5 |
| 151 – 200 | 6 |
| 201 – 300 | 7 |
| 301 – 400 | 8 |
| 401 – 500 | 9 |
| 501 – 1,000 | 2% of the spaces provided |
| 1,001 and Over | 20 plus 1 for each 100 over 1,000 |
| Notes: [1] One van-accessible space is required for every six or fraction of six required accessible spaces. | |

b. Additional Standards

- i. Paired accessible parking spaces stalls shall provide five foot common access aisle.
- ii. Accessible parking spaces shall provide a five foot aisle width and two ADA spaces may share an aisle.

²⁸²Current 4-1.2.D.1.

²⁸³ Consolidates 4-1.2.F.5, G.2., I.2.b. and Table 4-1.2.3.

²⁸⁴ New language.

²⁸⁵ New table with current ADA requirements listed.

- iii. Standard accessible spaces shall be eight feet in width and van-accessible spaces shall be eleven feet in width. All accessible spaces shall be 18 feet in length.
- iv. Accessible parking shall comply with markings and signage requirements required under the Americans with Disabilities Act (ADA), 42 U.S.C. 12101 et. seq., as amended, and regulations promulgated under the ADA, as amended. Signs shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

2. Location of Parking Areas²⁸⁶

a. All private parking areas created for the use of a building or use shall be placed on the same lot and within the same zone district as the building or use unless otherwise stated in this section.

b. All public parking facilities can function and be located independent of an associated use.

~~b.c.~~ Parking required by Table 4-1.2.1 shall be provided on the same lot or combination of contiguous for which it provides required parking, except that in the mixed-use zoning districts, parking may be located up to 600 feet from the lot containing the primary uses for which it provides parking. The Planning Division Manager may require written evidence that the from the owner of the off-site location confirming the availability of the site to meet such parking requirements.²⁸⁷

3. Access

a. Each required off-street parking area shall have adequate access to a public street or other thoroughfare. Alleys shall only be used as a secondary means of access to a lot or parcel.²⁸⁸

b. Any parking space which, in the judgment of the Planning Division or Engineering Services Division, is unusable due to maneuverability difficulties or which does not have clear access shall not be approved by Arapahoe County.²⁸⁹

4. Pedestrian Walkways

In parking lots containing more than 100 contiguous spaces, sidewalks or paths at least five feet in width and designated by painted lines, raised surfaces, or different surfacing colors or materials shall be provided within a landscaped median to provide safe pedestrian access from the farthest parking block, row, or bay to the primary entrance of each building the parking area serves.²⁹⁰

4.5. Multi-Family Parking Areas²⁹¹

Unless specifically allowed in a PUD or Administrative Site Plan approval, parking areas for multi-family housing should not be placed in the front setback. In those instances where parking is allowed in the front setback, landscaping, berming, or other forms of buffering and screening are required.²⁹²

~~a. Tandem parking spaces in multi-family shall not be counted towards the minimum required on-site parking spaces.~~

²⁸⁶ Current 4-1.2.F.1.

²⁸⁷ New.

²⁸⁸ Current 4-1.2. H.1.

²⁸⁹ Current 4-1.2. H.3.

²⁹⁰ New.

²⁹¹ Current 4-1.2.F.3. ~~and 4. Deleted 4-1.2.F.4 prohibiting tandem parking because it does not allow for more creative and efficient parking garage/lot design.~~

²⁹² Added "in a PUD or Administrative Site Plan approval to clarify when the standard does not apply.

5.6. Private Road Guest Parking Areas²⁹³

- a. Guest parking may be placed in pullouts, centralized parking lots, in driveways off of alleys or accommodated by a widening of the roadway.
- b. Guest parking shall conform to minimum dimensional requirements for full size parking spaces as described in this section.
- c. Guest parking shall otherwise conform to the requirements of the Land Development Code, Roadway Design and Construction Standards and Private Roadway Standards.

6.7. Parking Spaces²⁹⁴

a. General Provisions

- i. Off-street parking spaces situated at less than a 45-degree angle will not be permitted unless designated as parallel parking spaces.
- ii. All parking spaces shall be marked and maintained on the pavement and any directional markings/signs shall be installed and maintained as required by the approved parking plan.
- iii. All parking spaces shall be paved in compliance with adopted County standards, except that in the A-E and A-1 zone districts, a gravel or other dust-free, all-weather surface may be approved by the Planning Division Manager if the Manager determines that the parking space will have infrequent use and the approved surface will not create adverse impacts on adjacent properties.

b. Parking Stall Dimensions

- i. All parking stalls shall be designed to comply with the standards established in Table 4-1.2.4, Automobile Parking Stall Dimensions, below.

| TABLE 4-1.2.4 AUTOMOBILE PARKING STALL DIMENSIONS | | | | |
|---|--------------------|----------|----------|---------|
| | Angle in Degrees | | | |
| | 0/Parallel Parking | 45 | 60 | 90 |
| Stall Width | 8 feet | 8.5 feet | 8.5 feet | 9 feet |
| Stall Length | 20 feet | 19 feet | 19 feet | 18 feet |
| Aisle Width 2-Way | 20 feet | 24 feet | 24 feet | 24 feet |
| Aisle Width 1-Way | 18 feet | 18 feet | 18 feet | 24 feet |

- ii. Unless previously authorized on an approved site plan such as a Final Development Plan (FDP) or other Site Plan approved under prior versions of the Land Development Code, compact parking spaces are prohibited. Code sections related to compact parking spaces are included to help administer existing, grandfathered compact parking spaces. For such previously approved parking areas of 20 spaces or more, a maximum of 20 percent of the required parking spaces may be designated as compact.²⁹⁵

²⁹³ Current 4-1.2.F.2.

²⁹⁴ Current 4-1.2. I.

²⁹⁵ Current 4-1.2.F.7.

c. Electric Vehicle Charging Stations²⁹⁶

- i. EV charging station spaces shall be reserved for the charging of electric vehicles only.
- ii. In addition to the design standards in paragraphs a. and b., above, such spaces shall be posted for use only by electric vehicles and shall include amperage and voltage levels, time limits, and contact information for reporting any issues with the charging station.
- ii.iii. EV charging station equipment shall be located so that it does not interfere with vehicular, bicycle, or pedestrian access and circulation, or with required landscaping.

7.8. Parking Lot Landscaping²⁹⁷

All development shall comply with the landscaping and buffering requirements for parking lots in Section 4-1.3.E.

F. VALET PARKING SERVICES²⁹⁸

1. A valet parking service shall not:
 - a. Obstruct or impede pedestrian use of a sidewalk;
 - b. Obstruct or impede the flow of traffic on a public street;
 - c. Obstruct or impede access to fire lines;
 - d. Obstruct a vehicle operator's ability to see any part of an intersecting road;
 - e. Injure, damage, or create a hazard to persons or property;
 - f. Attempt to regulate motor vehicle traffic on any public right-of-way; or
 - g. Violate any law or ordinance regulating the operation or use of a motor vehicle.
2. The parking of a vehicle in a valet parking service space is prohibited and the space shall only be used for loading and unloading passengers; in no event shall a vehicle be allowed to remain in a valet parking service space for more than five minutes.
- 8.3. A vehicle accepted for valet parking service shall not be parked in the public right-of-way and shall be parked in an off-street parking location.

F.G. USE OF PARKING FACILITIES²⁹⁹

1. No designated off-street parking facilities shall be used for the repair, display, service, or sales of any good or service unless expressly and specifically approved by the County.
2. No area required by the County for the use of private off-street parking shall be used by any party as a commercial parking lot.
3. Any parking spaces designated for guest only shall be signed and enforced by the HOA party responsible for maintaining those parking spaces³⁰⁰.

G.H. DRIVE-THROUGH, LOADING, AND STACKING³⁰¹

1. Number of Required Off-Street Loading Spaces

The minimum number of off-street loading spaces, plus areas required for access and maneuvering, shall be provided pursuant to Table 4-1.2.5, Required Off-Street Loading Spaces.

²⁹⁶ New design standards for electric vehicle parking spaces.

²⁹⁷ New cross-reference to parking lot landscaping standards, including island requirements, for clarity.

²⁹⁸ New.

²⁹⁹ Current 4-1.2.F.6.

³⁰⁰ Replaced reference to "HOA" with "party responsible for maintaining those parking spaces."

³⁰¹ New. The proposed standards align with the City of Aurora's Unified Development Ordinance.

| TABLE 4-1.2.5 REQUIRED OFF-STREET LOADING SPACES | |
|--|---|
| Use Category | Minimum Required Loading Spaces |
| Retail and Commercial Service, and Restaurants, Bars and Hospitality | 0 spaces required for buildings < 25,000 sf gross floor area 1 space per 25,000 sf of additional gross floor area or part thereof, up to a maximum requirement of 2 spaces |
| Light Industry and Heavy Industry | 0 spaces required for buildings < 50,000 sf gross floor area 1 space per 50,000 sf of additional gross floor area or part thereof, up to a maximum requirement of 2 spaces |

2. Applicability to Existing Structures

Off-street loading requirements shall only apply to existing buildings when the gross floor area is increased by more than 50 percent (“redevelopment”). When the gross floor area is increased by more than 50 percent, the required loading spaces shall comply with Table 4-1.2.5 for both the existing building and the expansion.

3. Design and Use of Off-Street Loading Areas

a. Location

- i. Off-street loading spaces shall be located on the same lot or parcel as the structure or use for which it is provided.
- ii. Trucks parked in a loading area shall not encroach into required parking spaces or building setbacks.
- iii. Parked trucks loading or unloading materials shall not block travel lanes in parking lots or fire lanes.
- iv. Any required off-street loading areas with more than two docking facilities shall not be located adjacent to any Rural Residential or Residential zone district.

b. Maneuvering

Loading areas shall be designated to provide for truck backing and maneuvering on-site and not from or within the public rights-of-way.

c. Screening³⁰²

All off-street loading areas that face a public right-of-way shall be appropriately screened from view using a masonry wall, dense vegetated landscape, landscaped berm, or other method as approved by Planning staff.

H.I. DRIVE-THROUGH STACKING AREAS

The following standards apply to properties with a drive-through facility³⁰³:

³⁰² Current 4-1.2.H

³⁰³ Term matches new accessory use in Permitted Use Table.

1. Number of Required Stacking Spaces³⁰⁴

Vehicle stacking spaces shall be provided in accordance with Table 4-1.2.6, below. The required stacking distance for the site may be distributed between accesses serving the site, provided that a minimum stacking distance of 20 feet is provided at all access points.

| TABLE 4-1.2.6 REQUIRED DRIVE-THROUGH STACKING SPACES | | |
|--|--|----------------------------|
| Drive-Through Activity | Minimum Required Stacking Spaces (per lane) | Measured from Flow Line To |
| Bank, Financial Institution, or Automated Teller Machine (ATM) | 3 | Teller window |
| Restaurant | 4 | Ordering window |
| Vehicle Wash (Full Service) | 3 | Outside of washing bay |
| Vehicle Wash (Self Service or Automated) | 1 | Outside of washing bay |
| Other | Determined by the Planning Manager based on anticipated demand | |

2. Size and Location

- a. Vehicle stacking spaces shall be a minimum of 8.5 feet in width and 19 feet in length.
- b. Required vehicle stacking spaces shall not interfere with access to parking spaces. They may be located anywhere on the site provided that multi-modal traffic impacts on- and off-site are minimized and the location does not create negative impacts on adjacent properties due to noise, light, or other factors.
- c. Electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line with any adjacent Rural Residential or Residential zone district.
- d. Customers in vehicles shall be served through service windows or order stations located on the rear of the building or on a side of the building not adjacent to a street frontage to the maximum extent practicable.
- e. Where drive-through windows and facilities cannot be designed to avoid visibility from or adjacency to street frontages, they shall be screened with a solid hardscape element, such as a decorative wall with a maximum height of four and one-half feet and landscaping with an opacity of 80 percent at one year maturity, a maximum of four and one-half feet in height.
- e.f. Drive-through accessory facilities shall be designed to meet all applicable standards in Section 3-3.4.O, Drive-Through Facility.

4-1.3. Landscaping and Screening

A. INTENT

The landscape standards in this section are intended to provide which visually enhance developments and provide a more compatible and aesthetic atmosphere. Landscaping will improve the livability of residential neighborhoods, enhance the appearance and customer

³⁰⁴ Requirements match the City of Aurora’s stacking requirements.

Daycare Center, Child

A facility, by whatever name known, which is maintained for the whole or part of a day for the care of five or more children under the age of 16 years and not related to the owner, operator, or manager thereof, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, play groups, day camps, summer camps, and centers for mentally retarded children and those facilities which give 24-hour care for dependent and neglected children, and includes those facilities for children under the age of six years with stated educational purposes operated in conjunction with a public, private, or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades.

Day Care Home, Adult

A dwelling unit used for the purposes of providing care for, and specializing in the special needs of, elderly and/or disabled adults who are not related to the owner of the dwelling/resident manager of the day care home, for compensation.

De-annexed Land

A land area which had been located within a municipality pursuant to a void annexation ordinance as determined by Final Judgment pursuant to Section 31-12-117, C.R.S., as amended.

Deed Restriction

Clauses in a deed limiting the future uses or enjoyment of a property. Deed restrictions may impose a vast variety of limitations and conditions; for example, they may limit the density of buildings and dictate the types of structures that can be built.

Density

The average number of families, persons or dwelling units per unit of land. In these Regulations, density is normally expressed as the number of dwelling units per gross acre.

Development, New

See New Development And Redevelopment.

Development Plan³³⁵

[A Preliminary Development Plan \(PDP\), Final Development Plan \(FDP\), Master Development Plan \(MDP\), General Development Plan, or Specific Development Plan as described in this LDC.](#)

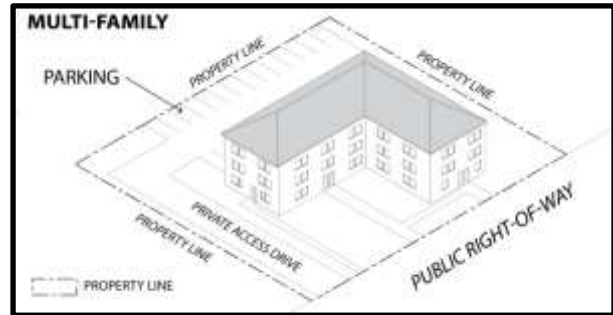
Disconnected Land

A land area which was located within the boundaries of a municipality and has been disconnected from said municipality by Final Court Decree pursuant to Section 31-12-119, or 31-12-603, or 31-12-704, C.R.S., as amended, or by any other legal theory.

³³⁵ [New definition for existing term.](#)

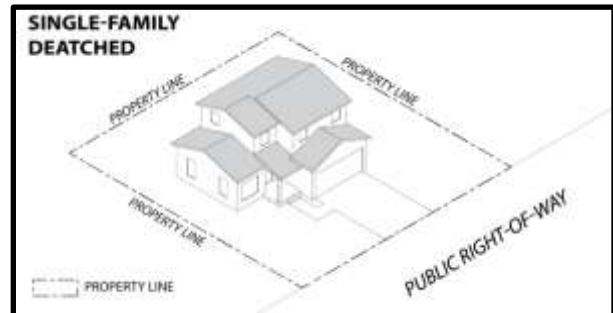
Dwelling, Multifamily

A structure on an individual lot containing three or more dwelling units separated by interior walls and/or floors/ceilings with separate or joint interior or exterior access, and that does not meet the definition of a single-family attached dwelling or a townhome dwelling. Examples include triplex, four-plex, and apartment and condominium complexes.



Dwelling, Multifamily (Senior)³³⁸

A multifamily dwelling in which occupancy is limited by deed, agreement, or County approval to residents over 55 years of age, or that qualifies as “housing for older persons” as defined and regulated under the federal Fair Housing Act, as amended.



Dwelling, Single-Family Detached

A dwelling unit located on an individual lot and not attached to any other dwelling unit (other than a mother-in-law apartment, if permitted).

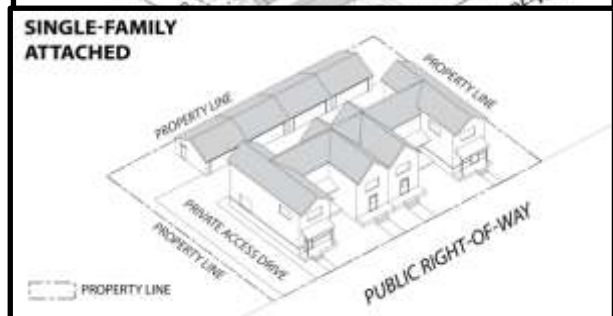
Dwelling, Single-Family Detached Cluster Development

A group of single-family dwelling units organized in a specific area on a larger parcel of land to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive areas, and in which the minimum sizes or dimensions of individual residential lots are permitted to be smaller than otherwise allowed in the zone district where the development is located.



Dwelling, Single-Family Attached

Three or more dwelling units located on a single lot in a single structure designed so that (a) individual units have individual ground-floor access and (b) all floors designed for human occupancy are separated from each other by unpierced vertical common or party walls.



³³⁸ New term and definition.