

This criteria also requires the elimination of parking within the sight triangle and applies whether the intersecting roads are level or on grades.

All intersections within a proposed roadway shall depict the necessary sight triangles on the intersection plan sheet and the plat (FIGURE 8).

3.8 SIGNAGE AND STRIPING

Refer to the Specifications for additional information.

3.9 PARKING REQUIREMENTS

3.9.1 GENERAL

Parking on Town roads or within the Right-of-Way is illegal (C.R.S §43-5-301) except where designated. The backing of parked vehicles onto Town roads is discouraged; exceptions may be made on Local and Low Volume Roads. The number of parking stalls required shall conform to SECTION 3.9.3 of these Standards.

Typical Parking Stall Dimensions	Maximum Grade in Parking Area	Minimum Grade in Parking Area
10' x 20'*	5% parallel to parking stalls 5% for cross slope**	1%

* Special Design will be needed for parallel parking. Underground/covered parking may use 9' x 18'.

** Minimum/Maximum grade requirements are considered to be average grades at the middle of the parking area.

3.9.2 AMERICANS WITH DISABILITIES ACT (A.D.A) COMPLIANCE

A.D.A parking shall provide an additional four feet (4') in unobstructed width to accommodate the operation of wheel chairs between vehicles and must be clearly signed. Two (2) adjacent stalls may utilize the same additional width. The maximum grade in designated A.D.A areas shall not exceed five percent (5%) in one direction or two percent (2%) in the cross direction.

Article 5, C.R.S. §9-5-101 et. seq. shall apply for all A.D.A parking and access.

3.9.3 OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS

These parking requirements are the minimum, and, based on individual circumstances, may be increased or decreased at the discretion of the Town. All land uses shall provide off-street parking in accordance with following criteria:

- (a) Single-family, 2 spaces per dwelling unit.
- (b) Multi-family dwellings (including apartments and condominiums) with one (1) bedroom, one (1) space per dwelling unit
- (c) Multi-family dwellings (including apartments and condominiums) with two (2)

bedrooms, one and one half (1 ½) spaces per dwelling unit.

- (d) Multi-family dwellings (including apartments and condominiums) with three (3) bedrooms or more, two (2) spaces per dwelling unit.
 - (e) Dormitories, bunkhouses and similar group sleeping quarters, one (1) space for every three (3) beds.
 - (f) Hotels, motels, lodges, studio units, three spaces for every four (4) units.
 - (g) Rest homes, hospitals, sanitariums, one (1) space per bed.
 - (h) Offices (professional, non-professional, including real estate, condominium rental offices), one (1) space for each four hundred (400) square feet of gross floor area.
 - (i) Eating and drinking establishments, one (1) space for each one hundred (100) square feet of gross floor area.
 - (j) Retail sales - one (1) space for every four hundred (400) square feet of gross floor area excluding areas devoted exclusively to storage and building maintenance.
 - (k) Auditoriums, churches, theaters - one (1) space for every four (4) seats if fixed seating or one (1) space for each fifty (50) square feet of floor room in the seating area.
 - (l) Place of manufacturing, processing, assembling and similar industrial use, one space for each four hundred (400) square feet of gross floor area exclusive of restrooms and building maintenance areas, provided further that such parking not occupy space provided in satisfaction of loading area requirements.
 - (m) Employee parking in addition to those parking requirements mentioned above, one (1) parking space for every three (3) employees shall be provided and designated for those employees.
 - (n) For uses not listed or not fitting within one (1) of the above categories, the Town Manager shall determine the off-street parking requirements subject to the approval by the Town Council.
 - (o) Additional apron or peripheral parking may be required if the Town Planner, Planning and Zoning Commission and Town Council find it necessary.
- (2) Off-Street Parking Stall Configuration
- (a) Except as may be provided for compact cars, minimum size of off-street parking space and parking lot drives shall be in accordance with FIGURE 9.
 - (b) No parking shall be permitted in side yard or front yard setbacks.

- (c) Required parking spaces must be provided on the same property as the principal building or use.
 - (i) In multi-family developments, parking shall be within two hundred (200) feet of the principal use. Details regarding ownership of the parking areas shall be based on the homeowner's association covenants.
 - (ii) In commercial or industrial developments, the parking area shall be within six hundred (600') feet of the principal building or use, provided (in either case) the zoning for the parking area is the same as the principal use or a more intensive classification.
 - (iii) All parking areas shall be owned by the owner of the principal use for which parking spaces are being provided or said owners shall have a long-term lease on the land so that all required parking will be provided for any particular development.
 - (d) All parking areas shall be surfaced with asphalt, or concrete.
 - (e) Where a surface parking area of five (5) spaces or more is situated such that less than one half (1/2) the perimeter of the total area abuts a required yard that can be used for snow storage, then the total size of the parking area shall be increased by five (5%) percent.
 - (f) All parking areas shall be properly maintained and be completely free of snow so as to not reduce the required number of parking spaces.
 - (g) Refer to the Landscape Design Guidelines and Regulations for landscape requirements for parking areas.
 - (h) Parking areas shall be designed to manage stormwater drainage that will result from increase runoff from the site, designed to prevent non-point source pollution.
 - (i) A land owner with access to a state highway will be required to contact the Colorado Department of Transportation regarding specific permit and design requirements.
 - (j) Parking shall comply with all applicable federal and state accessibility requirements.
 - (k) All parking areas shall be separated from adjacent property by the use of open space areas of a minimum dimension of seven feet (7) and setback fifteen feet (15) from all rights-of-way. Such open space areas shall define the parking area and help define traffic flow so as to allow snow removal from parking areas without trespass upon or interference with adjacent property owners. The open space shall comply with the Landscape Design Regulations and Guidelines.
- (3) Permitted Reductions in Off-Street Parking Requirements

It is the intent of this Section to establish parking requirements based on the differing parking demands and time use characteristics in cases where commercial, residential, cultural or civic uses are intermixed on the same lot. The end product shall be a more efficient use of surface area with less land area devoted to parking.

- (a) In districts where multiple-family dwellings, hotel or similar residential uses are erected above or on the same lot as commercial uses of any kind permitted without a use permit, the off-street parking requirements for said retail and service uses may be reduced by the Town Council but not less than one space for each eight (8) fixed seats or one space for each one hundred (100) square feet of gross floor area of auditoriums, churches, and theaters, whichever is appropriate.

Type of Development	Minimum Spaces Unit
Offices	One (1) space for each eight hundred (800) square feet gross floor area
Eating and drinking establishments	One (1) space for each two hundred (200) square feet gross area
Retail Sales	One (1) space for every eight hundred (800) square feet of gross floor area excluding areas devoted exclusively to storage and building maintenance
Auditorium, churches, theaters	One (1) space for every eight (8) seats if fixed seating, or one (1) space for each one hundred (100) square feet of floor room in the seating area

- (b) In considering the amount of deduction it should permit, the Town Council shall take into account the magnitudes and times of operation of all uses proposed, availability of other public or private parking structures or areas at reasonable distances within the district, availability of remote employee parking in this or other districts where permitted, and other factors as the Town Council deems pertinent. The Town Council may request of any Applicant a plan showing all planned or proposed parking spaces and an analysis of the parking demand for the specific uses proposed. In the D-C and R-C districts, a payment-in-lieu of providing required parking may be accepted by the Planning and Zoning Commission. The amount shall be equal to the actual cost of providing hard-surfaced parking stalls (10' x 20'), plus access drive (10' x 12').
- (c) Any reduction in parking requirements as provided for in this Section shall be granted upon the adoption of a resolution by the Town Council.

(4) Off-Street Loading Area Requirements

In all applicable districts, the following off-street loading requirements shall apply. All loading spaces must be snow-plowed and permanently maintained.

Type of Development	Loading Requirements
Residential uses	None required
Commercial use less than 25,000 gross square feet.	One (1) space (may be eliminated if off-street loading space for the handling of all materials and equipment is provided)
Commercial use greater than 25,000 gross square feet	One (1) space for each 25,000 gross square feet plus one space for any portion exceeding a multiple of 25,000 (i.e., 60,000 gross square feet requires three loading spaces)