

- (ii) All existing structures, roads, driveways, easements, rights-of-way, streams, utilities, wells, leach field, and other features.
- (iii) All proposed structures, roads, driveways, and other features
- (iv) Boundaries of the property on which the variance is proposed.
- (v) Delineate setbacks from all property boundaries. For any property line affected by an approved variance, a surveyor verification will be required as a part of the building permit process.

SECTION 14. OFF-STREET PARKING REQUIREMENTS

The scope of the regulation herein set forth shall apply and govern in all uses listed in the parking index. This regulation is applicable to buildings hereafter erected, uses hereafter established, and to such nonconforming buildings and uses, including the extension and enlargement of said buildings and uses. Parking associated with on-site uses shall not overflow into public rights-of-way.

A. PARKING SPACE REQUIREMENTS

1. SIZE

- a. Cars. Each parking space shall not be less than nine (9) feet wide and nineteen (19) feet long.
- b. Delivery Trucks and Buses. One (1) parking space shall not be less than twelve (12) feet wide and thirty-five (35) feet long.
- c. Semi-Trailers. Parking spaces shall accommodate both single- and double-axle vehicles, when appropriate, with allowances for ingress and egress.

2. PARKING LOT ACCESS

An access permit may be required from the Colorado Department of Transportation (CDOT) and/or the County Road and Bridge Department.

3. UNLOADING AND LOADING AREAS

- a. Patron Pick-Up and Drop-Off. Allowances shall be made whenever the normal operation of any development requires patron pick-up and drop-off.
- b. Truck Unloading and Loading. Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided to accommodate the delivery or shipment operations in a safe and convenient manner.

4. HANDICAPPED PARKING

For required off-street parking other than for single- or two-family residence, handicapped parking shall be provided that meets the requirements under the Americans With Disabilities Act as outlined below.

a. Accessible parking spaces

- (i) Cars. Accessible parking spaces for cars shall have at least a sixty (60) inch-wide access aisle located adjacent to the designated parking space.
 - (ii) Vans. Van accessible parking spaces shall have at least a ninety-six (96) inch-wide access aisle located adjacent to the designated parking space.
- b. Parking spaces shall be identified with a clearly visible all-weather sign showing the international symbol of accessibility.
- c. Minimum number of accessible parking spaces shall comply with the below table:

Total Number of Car Accessible Van Accessible

Parking Spaces Provided Parking Spaces Parking Spaces

1	to	25	0	1
26	to	50	1	1
51	to	75	2	1
76	to	100	3	1
101	to	150	4	1
151	to	200	5	1

5. PARKING INDEX

a. Residential Uses

- (i) Single-Family Dwelling Units. Off-street parking space shall be provided at a ratio of not less than three (3) parking spaces for each single-family dwelling unit.
- (ii) Multi-Family Dwelling Units. Off-street parking space shall be provided at a ratio of not less than two (2) parking spaces for each multi-family dwelling unit.
- (iii) Mobile Home Park. In addition to the required space for a mobile home unit as outlined in Section 3 - Mobile Home Park District of these Regulations, not less than two (2) additional on-site parking spaces shall be provided for each mobile home space.
- (iv) Recreational Vehicle Park. In addition to the required space for a recreational vehicle unit as outlined in Section 8 - Recreational Vehicle/Commercial Camping Park District of these Regulations, not less than one and one-half (1.5) additional on-site parking spaces shall be provided for each recreational vehicle space.
- (v) Other Uses. Additional off-street parking may be required for home occupations and rooms for rent in single-family dwelling units.

b. Non-residential Uses.

Appropriate off-street parking shall be provided as listed below:

- (i) Places of Assembly. One (1) off-street parking space shall be provided for every three (3) seats, or for one-third (1/3) of the allowed occupancy of the facility, as rated by the Emergency Services District Director.
- (ii) Day Care/Schools.
 - a) Day Care. One and one-half (1.5) off-street parking space shall be provided for each employee.
 - b) Elementary and Middle Schools. One (1) off-street parking space shall be provided for each teacher and staff member, plus one (1) space per classroom.
 - c) High School. One (1) off-street parking space shall be provided for each teacher and staff member, plus five (5) spaces per classroom.
- (iii) Museum/Library/Interpretive Center. One (1) off-street parking space shall be provided for each employee, plus one (1) space per 500 square feet of gross floor area.
- (iv) Hospital. One (1) off-street parking space shall be provided for each employee at the largest shift, plus one (1) space for every three (3) beds.
- (v) Retail/Service. Five and one-half (5.5) off-street parking spaces shall be provided for every 1,000 square feet of gross floor area.
- (vi) Office/Professional. Three and one-third (3.3) off-street parking spaces shall be provided for every 1,000 square feet of gross floor area.
- (vii) Restaurant.
 - a) Fast Food Restaurant with/without Drive-Through. One (1) off-street parking space shall be provided for each employee at the largest shift, plus ten (10) spaces for every 1,000 square feet of gross floor area.
 - b) Bar/Saloon. One (1) off-street parking space shall be provided for every two (2) persons allowed within the maximum occupancy load.
 - c) All Other Restaurants. One (1) off-street parking space shall be provided for every three (3) persons allowed within the maximum occupancy load.
- (viii) Lodging. One (1) off-street parking space shall be provided for each employee at the largest shift, plus one (1) space for each room.
- (ix) Industrial.
 - a) Warehouse/Storage Facility. One (1) off-street parking space shall be provided for each employee at the largest shift, plus one-half (.5) space for every 1,000 square feet of gross floor area.
 - b) Manufacturing/Industrial. One (1) off-street parking space shall be provided for each employee at the largest shift, plus one (1) space for every 1,000 square feet of gross floor area.
 - c) Planned Development District. The Official Development Plan (ODP) must base the proposed parking on the regulations of the district that the use is most similar to. Flexibility may be allowed, when determined to be appropriate.

6. FLEXIBILITY IN PARKING REQUIREMENTS

Pursuant to Section 13 - Variances, where the Parking Index does not include the type of uses proposed, or there is credible evidence supporting a reduction in the number of spaces needed, an Administrative Variance may be requested for any of the following cases:

- a. Unique Development. When the parking index does not include the type of use proposed.
- b. Shared Parking. When a proposal for shared parking is presented.
- c. Satellite Parking. If the number of off-street parking spaces required by this Section cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lots.

For each case, the applicant must clearly demonstrate that the above parking index requirements for off-street parking spaces is inappropriate to meet the needs of the development. The applicant, as part of their submittal, shall provide the Planning Department with a traffic and off-street parking plan, which may be required to be prepared by a transportation engineer or transportation planner who is a member of the professional society of Institute of Transportation Engineer. Such plan shall include, but not be limited to, the number of vehicle trips likely to be generated by the proposed development during peak hours, and existing and proposed transportation systems and traffic impacts.

7. SNOW STORAGE

It shall be the responsibility of the owner, or designated agent, to provide adequate snow storage for all parking areas when winter operations are part of the proposed use.

8. PARKING LOT LIGHTING

- a. All parking lots for Commercial, Industrial, and Planned Development Districts, and access thereto from the business, shall be sufficiently illuminated to ensure the security of property and the safety of persons using such parking lots and access routes.
- b. Parking lot lighting shall be required to be provided during operating hours.
- c. Lights shall be shielded so that direct rays of light will not shine directly onto surrounding properties, except for porch or other lights attached to a structure that are non-reflective, and 100 watts or less.
- d. Neither the direct or reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, and no colored lights may be used in such a way as to be confused or construed as traffic control devices.
- e. No blinking, flashing, intermittent, or fluttering lights, or other illuminated device which has a changing light intensity, brightness, or color, or which exceeds twenty-five (25) feet in height, may be permitted in any zoning district, except for temporary holiday displays or as required by local, state, or federal regulations.

SECTION 15. FENCING, WALLS, AND LANDSCAPING STANDARDS

A. PURPOSE

It is the purpose of this Section to provide clear regulations for fencing, walls, and landscaping standards. This Section applies to all zoning districts, unless specifically exempt.

B. FENCING AND WALLS