

Development Services



[Home](#) | [Agendas](#) | [Committees](#) | [Comprehensive](#) | [Operational](#) |

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter IV - Section 35.3

OFF-STREET PARKING AND MANEUVERING REQUIREMENTS

A. GENERAL INTENT AND PURPOSE

The Off-Street Parking and Maneuvering Requirements are designed to provide safe and efficient parking and maneuvering requirements, encourage good circulation and discourage parking on the street for all types of land uses. They will also help reduce the potential for one land use impacting adjacent land uses and streets due to insufficient size and number of parking requirements or poor parking lot design.

These regulations are designed and enacted for the purpose of promoting the health, safety, convenience, order and welfare of the present and future residents of El Paso County pursuant to Section 30-28-115 of the Colorado Revised Statutes.

B. APPLICABILITY

These requirements shall apply to: newly constructed buildings existing buildings that are enlarged by an addition newly established land uses including a change in the use of a property or the occupancy of a building as determined by the Regional Building Department expansion of a land use to adjacent property

These requirements shall not apply to existing single family or two-family residences that were existing, under construction, or approved for construction prior to January 13, 1994 (date of the revisions).

C. GENERAL REGULATIONS

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The following design requirements shall apply to all off-street parking areas other than single-family and duplex developments.

1. The circulation pattern shall be reviewed by the appropriate fire district which may designate fire lanes that may have minimum standards greater than those established within this section. In this instance, the fire district's standards shall apply.
2. Rows of parking should be designed with more than one (1) entrance/exit whenever possible.
3. All parking areas shall be clearly marked and shall be designed to provide on-site circulation between drive aisles without the need to enter adjacent streets.
4. It shall be the property owner's responsibility to comply with all other State and Federal regulations including, but not limited to, Americans with Disabilities Act (A.D.A.) regulations.
5. The number and location of all street access points must be approved by the El Paso County Department of Public Works and the Colorado Department of Transportation, as applicable. Street parking shall not be counted toward minimum parking requirements.
6. Public Right-of-Way: Parking or maneuvering areas located within the public rights-of-way shall not be counted toward meeting the requirements of Section 35.3 of the Land Development Code.
7. All parking spaces shall be designed to have forward travel to or from an adjacent drive aisle without moving another vehicle. Tandem parking spaces shall not be considered when calculating the required number of parking spaces.
8. Mixed Uses: Where a property may have more than one (1) use, or a primary use with accessory use(s), the total number of parking spaces required shall be the sum of the requirements of the various uses.
9. Parking spaces shall be designed to minimize conflicts between the driveways from the street and cars backing out of parking spaces.
10. Lighting fixtures used to illuminate parking areas and driveways shall be no more than twenty (20) feet above ground level and shall be directed away from adjacent properties and rights-of-way so as to confine direct rays to the site and prevent spillage on adjacent properties. Lighting fixtures shall be provided in all parking areas of more than five (5) spaces.
11. All parking and maneuvering areas shall be located on the same lot as the use for which it is intended. No parking space shall be permitted where the vehicle leaving the parking space must be

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Hours:
7:30AM - 4:30PM
Monday - Friday
(except holidays)

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