

ORDINANCE NO. 17-8

AN ORDINANCE AMENDING PART 2 (OFF STREET PARKING STANDARDS) OF ARTICLE 4 (SITE DEVELOPMENT STANDARDS) OF CHAPTER 7 (PLANNING, DEVELOPMENT AND BUILDING) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO PARKING

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. Section 202 (General Regulations) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.4.202: GENERAL REGULATIONS

* * *

A: Applicability: Off-street parking and maneuvering areas which conform to this section shall be provided for a newly constructed building or new use on previously vacant land, for all uses in a building which has been enlarged, and for all uses in a building when any use is changed and the newly approved use requires more parking than the previously approved use. The areas outlined in the parking exempt districts, however, are exempted from the provision of the minimum number of off street parking spaces for specific land uses as referenced by this part. Alternative off street parking requirements may be established as a part of an FBZ regulating plan **or as provided in section 7.4.204.**

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Section 2. Section 203 (Parking Space Requirements By Use) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of

Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.4.203: PARKING SPACE REQUIREMENTS BY USE:

A. Minimum Number Of Off-Street Parking Spaces: The minimum number of off-street parking spaces to be provided for a use is listed in the following table. All parking ratios are based upon the gross floor area contained within the building. When the computation of the required off-street parking spaces results in a fraction, the requirement shall be rounded to the nearest whole interval. Fractions of 0.5 or less shall be rounded to the next lowest whole number. Fractions greater than 0.5 shall be rounded to the next highest whole number. Parking amounts required for uses in MU zone districts are subject to the supplemental parking requirements and standards in subsection 7.3.712B of this chapter. Alternative parking requirements may be established as a part of an FBZ regulating plan **or as otherwise determined per section 7.4.204 of this part.**

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Section 3. A new Section 204 (Alternative Parking Options) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is created to read as follows:

7.4.204: ALTERNATIVE PARKING OPTIONS:

A. Purpose: If the conditions of this section 7.4.204 are met, the minimum off-street parking requirements in section 7.4.203 of this part may be adjusted.

Adjustments to the minimum off-street parking requirements may be requested as part of a new or amended development plan. Adjustments to the minimum off-street parking requirements will not be considered in conjunction with a request for administrative relief for off-street parking. The minimum number of off-street parking spaces to be provided for single-family detached residences may not be adjusted.

B. On-Street Parking Credit: If the conditions of this subsection B are met, the Manager may count certain on-street parking spaces as off-street parking

spaces for purposes of the minimum off-street parking requirements in section 7.4.203 of this part.

1. Conditions for On-Street Parking Credit: The Manager may count immediately adjacent on-street parking in determining whether the minimum off-street parking requirements for a particular proposed use have been met if all of the following conditions are satisfied:

a. The City street immediately adjacent to the subject property allows on-street parking; and

b. The subject property has a minimum lot width of thirty (30) feet adjacent to the street containing the on-street parking spaces; and

c. The scope, scale and other characteristics of the proposed use(s) are such that counting on-street parking toward the minimum off-street parking requirement would not generate significant off-site impacts upon neighboring properties.

2. On-Street Parking Credit Submittal Requirements: Requests for on-street parking credit shall be made as part of the project statement for a submitted new or amended development plan. The request for on-street parking credit shall provide the following information:

a. A written project statement detailing the request addressing how the site meets the applicable conditions; and

b. A parking plan showing the calculations of the required number of parking spaces including the on-street parking spaces, dimensions and locations of all on-site parking spaces, including drive aisles and abutting alley width, if applicable, and an on-street parking analysis that describes local on-street demand, the potential off-site impacts that would result from granting the on-street parking credit request, and the overall appropriateness of the request; and

c. A statement that a formal written parking evaluation would reveal that additional on-site parking is not available and/or not feasible.

3. Use of On-Street Parking: On-street parking spaces shall be used for vehicular parking only. No sales, rental, storage, repair, servicing of vehicles, equipment or materials, dismantling, or other activities shall be

conducted or located in such areas. On-street spaces cannot be designated as private or reserved for the adjacent use.

C. Reduction in Minimum Parking Space Requirement: In lieu of or in addition to on-street parking credit, if the conditions of this subsection C are met the Manager may approve a reduction in the minimum number of off-street parking spaces for a particular use associated with a specific application in any zone district:

1. Conditions for Reduction: If the applicant demonstrates one or more of the following conditions, the Manager may reduce the minimum number of off-street parking spaces required for a particular use in section 7.4.203 of this part for a new or amended development plan submittal:

a. The subject property is located within 400-feet by direct pedestrian access of a public transit stop;

b. The subject property is located within 400-feet by direct pedestrian access of a designated bike route or City trail;

c. The subject property is located within 400-feet by direct pedestrian access of a City or privately-owned parking lot or parking ramp that has publically available parking spaces; and/or

d. That parking requirements for the use(s) are satisfied by a shared parking arrangement, subject to the following:

i. The shared parking arrangement must be memorialized in a written agreement that provides for shared parking and access and the writing is recorded in the office of the county clerk and recorder.

ii. The location of the shared parking is on a parcel or parcels adjacent to the subject property within 400-feet by direct pedestrian access.

The Manager may reduce the minimum on-site parking requirement by five percent (5%) for each of the conditions in subsections (a), (b), and (c) above. The Manager may reduce the minimum on-site parking requirement by up to twenty percent (20%) for approved shared parking

arrangements under subsection (d) above. The maximum reduction of the minimum on-site parking requirement allowed under this subsection is thirty-five percent (35%).

2. Additional Considerations: In addition to the conditions contained in subsection C.1 above, the Manager may consider the following additional factors in determining whether a parking requirement reduction is appropriate for a given use(s):

a. The scope, scale and other characteristics of the proposed use(s) are such that granting the parking requirement reduction would not generate significant off-site impacts upon neighboring properties; and

b. The parking requirement reduction will not limit the use of the subject property.

3. Additional Requirements: In granting a reduction of the minimum off-street parking requirements, the Manager may require one or more of the following:

a. Modifications to the new or amended development plan to include bicycle parking/racks to provide for a minimum of one (1) bike rack that can accommodate a minimum of five (5) bikes for every ten (10) required parking stalls be provided.

b. Modifications to the new or amended development plan to include one (1) or more motorcycle designated stalls (dimensions of stalls to be determined with review).

Up to four (4) motorcycle parking spaces may be permitted in lieu of two (2) standard parking spaces and may count toward the required total parking. A minimum of five (5) parking spaces shall be provided before any motorcycle spaces can replace a required parking space.

c. Improvements within the public right(s)-of-way to better accommodate either on-street parking or pedestrian access, which may include curb and gutter, sidewalk or other improvements that the City's Engineering Department determines to be necessary.

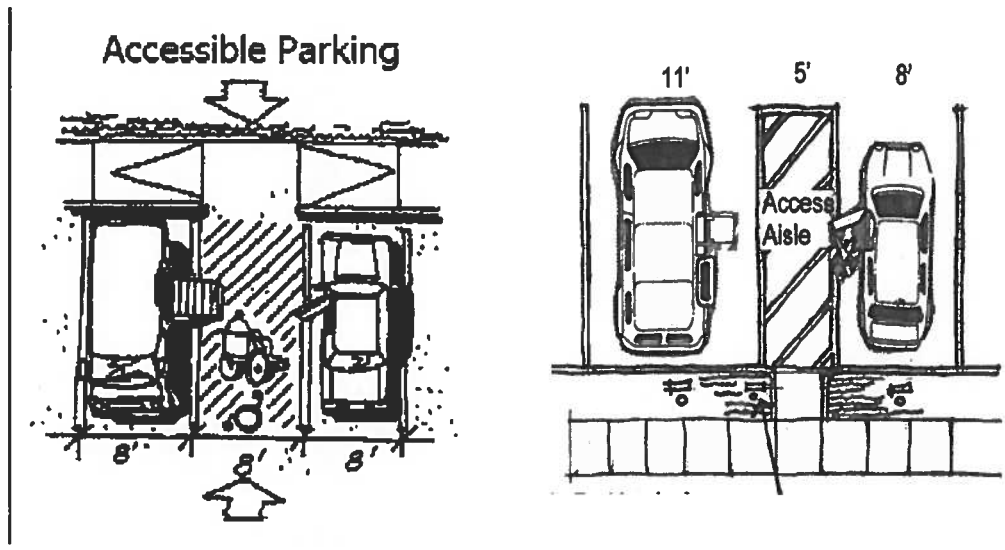
d. A formal analysis/evaluation of the existing on-site parking configuration to determine if the site can accommodate additional parking and/or if parking can be reconfigured to maximize on-site parking availability. If additional parking can be provided through a reconfiguration, it may be made a condition of approval of the requested parking reduction.

D. No Changes to Use: A development plan amendment shall be required prior to any change in use of the subject property that would result in increased parking demand for any property which was granted an alternative parking adjustment.

Section 4. Current Section 204 (Accessible Parking Space Requirements for the Disabled) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is renumbered and amended as follows:

7.2.2045: ACCESSIBLE PARKING SPACE REQUIREMENTS FOR THE DISABLED

A. Dimensions: The minimum width of an accessible parking space shall be eight feet (8') with an adjacent accessible aisle with a minimum width of five feet (5'). ~~As~~ **The minimum width of a "van accessible" parking space designated as "van accessible" shall be eight feet (8') if served by an adjacent accessible aisle which has a minimum width of eight feet (8') or eleven feet (11') if served by an adjacent accessible aisle which has a minimum width of five feet (5')**. Two (2) accessible parking spaces may share a common aisle. **Access aisles shall not contain built up curb ramps. Except as otherwise provided in this subsection, van accessible parking spaces, access aisles and vehicular routes serving them shall have a vertical clearance of at least ninety-eight inches (98"). Where required, van accessible spaces located within private garages of attached dwelling unit, multi-family dwelling, dormitory, fraternity or sorority house, retirement home, rooming or boarding house, religious institution, single-family detached, accessory dwelling unit, and two-family dwelling uses and the access aisles, vehicular routes, and entrances serving them shall have a vertical clearance of at least eighty-four inches (84").** ~~The depth length of an accessible parking space access aisle shall be provided~~ **the full length of the parking spaces served** as shown in the following pictures:



B. Number Required:

1. Where parking is required under this part and except as otherwise provided in this subsection, Accessible parking spaces shall be provided for all uses other than single family and two family developments at the rate listed in accordance with the table below. Spaces required by this section shall count toward fulfilling off street parking requirements. One (1) in every eight (8) ~~six (6)~~ accessible parking spaces with a minimum of one (1) shall be served by an eight foot (8') accessible aisle and designated as "van accessible".

Number Of Parking Spaces Provided		Number Of Handicapped Accessible Spaces Required	Number Of Van Accessible Spaces Required
1 -	25	1+	1
26 -	50	2	1
51 -	75	3	1
76 -	100	4	1

101 -	150		5	1
151 -	200		6	1
201 -	300		7	2
301 -	400		8	2
401 -	500		9	2
501 -	1,000		2 percent of total	1/6 of number of accessible spaces required
1,001 and over			20 plus 1 for each 100 over 1,000	1/6 of number of accessible spaces required

Note:

~~1. Multi-family developments with 7 units or less are not required to provide a handicapped space.~~

2. At least two percent (2%), but not less than one (1), of each type of parking space provided for attached dwelling unit, multi-family dwelling, dormitory, fraternity or sorority house, retirement home, rooming or boarding house, religious institution, single-family detached, accessory dwelling unit, and two-family dwelling uses shall be accessible.

3. At least ten percent (10%), but not less than one (1), of patient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.

4. At least twenty percent (20%), but not less than one (1), of the patient and visitor parking spaces provided to serve human service facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be accessible.

5. This subsection does not apply to parking spaces used exclusively for buses, trucks, delivery vehicles, law enforcement vehicles or vehicular impound provided that lots are accessed by the public are provided with an accessible passenger loading zone.

6. Single-family and multi-family developments with four (4) units or less are not required to provide accessible spaces.

C. Location:

1. **Except as otherwise provided in this subsection, Accessible parking spaces shall be located so as to provide the shortest accessible route to an ~~primary~~ accessible building entrance unobstructed by curbs, ingress/egress lanes or other obstacles. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility.** Route of travel from accessible parking spaces shall not require persons to move in vehicle circulation paths **unless all or a portion of the vehicular circulation path is provided for pedestrian travel such as within a shopping center or shopping mall parking lot.** ~~All required accessible parking spaces may be grouped on one level of a parking structure.~~

2. **In multilevel parking structures, van accessible parking spaces are permitted on one level.**

3. **Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.**

D. * * *

E. **Markings: Accessible parking spaces shall be marked with four inch (4') lines. Access aisles shall be outlined and diagonally striped at forty-five (45) degree angles in a contrasting color such as yellow, white, or blue so as to discourage parking in them.**

EF. **Signs: Except as otherwise provided in this subsection, Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility (~~a wheelchair~~) or other generally accepted symbol of accessibility such as the dynamic accessibility icon developed by The Accessible Icon Project.** "Van accessible" spaces shall have an additional sign **containing the designation, "van accessible",** mounted below the symbol of accessibility. Each **accessible parking space** sign shall be no smaller than ~~one foot~~ **eighteen inches tall** by ~~one foot~~ **twelve inches wide (18" x 12")** and ~~shall be located at the end of the space at a height between four feet (4') and seven feet (7').~~ **Each van accessible sign shall be no smaller than six inches tall by twelve inches wide (6" x 12").** Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and

seven feet (7') above the finish floor or ground surface. Access aisles should post "Wheelchair Access Aisle Absolutely No Parking" signs which block neither the access aisle nor any related accessible route. The signs may either be wall mounted or freestanding. These sign requirements shall not apply where four (4) or fewer parking spaces are provided on a site.

Section 5. Current Section 205 (General Provisions, Restrictions, and Prohibitions), Section 206 (Parking Exempt Districts), and Section 207 (Administrative Relief to Save Valuable Trees) of Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, are renumbered as follows:

7.2.205~~6~~: GENERAL PROVISIONS, RESTRICTIONS, AND PROHIBITIONS

7.2.206~~7~~: PARKING EXEMPT DISTRICTS

7.2.207~~8~~: ADMINISTRATIVE RELIEF TO SAVE VALUABLE TREES

Section 6. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 7. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 24th day of January, 2017.

Finally passed: February 14th, 2017

Mark Bennett
Council President

Mayor's Action:

- Approved on February 17, 2017.
- Disapproved on _____, based on the following objections:

John W. Suthers
Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Council President

ATTEST:

Sarah B. Johnson
Sarah B. Johnson, City Clerk




I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING PART 2 (OFF STREET PARKING STANDARDS) OF ARTICLE 4 (SITE DEVELOPMENT STANDARDS) OF CHAPTER 7 (PLANNING, DEVELOPMENT AND BUILDING) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO PARKING” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 24th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of February, 2017, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 17th day of February, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: January 27th, 2017
2nd Publication Date: February 22nd, 2017

Effective Date: February 27th, 2017 Initial: 
City Clerk