

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING SECTION 1002 (APPLICABILITY AND EXEMPTIONS) OF PART 10 (PARKING AND LOADING) OF ARTICLE 4 (DEVELOPMENT STANDARDS AND INCENTIVES) OF CHAPTER 7 (UNIFIED DEVELOPMENT CODE) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO MINIMUM PARKING REQUIREMENTS IN APPLICABLE TRANSIT SERVICE AREAS

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

Section 1. Section 1002 (Applicability and Exemptions) of Part 10 (Parking and Loading) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code) of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.4.1002: APPLICABILITY AND EXEMPTIONS:

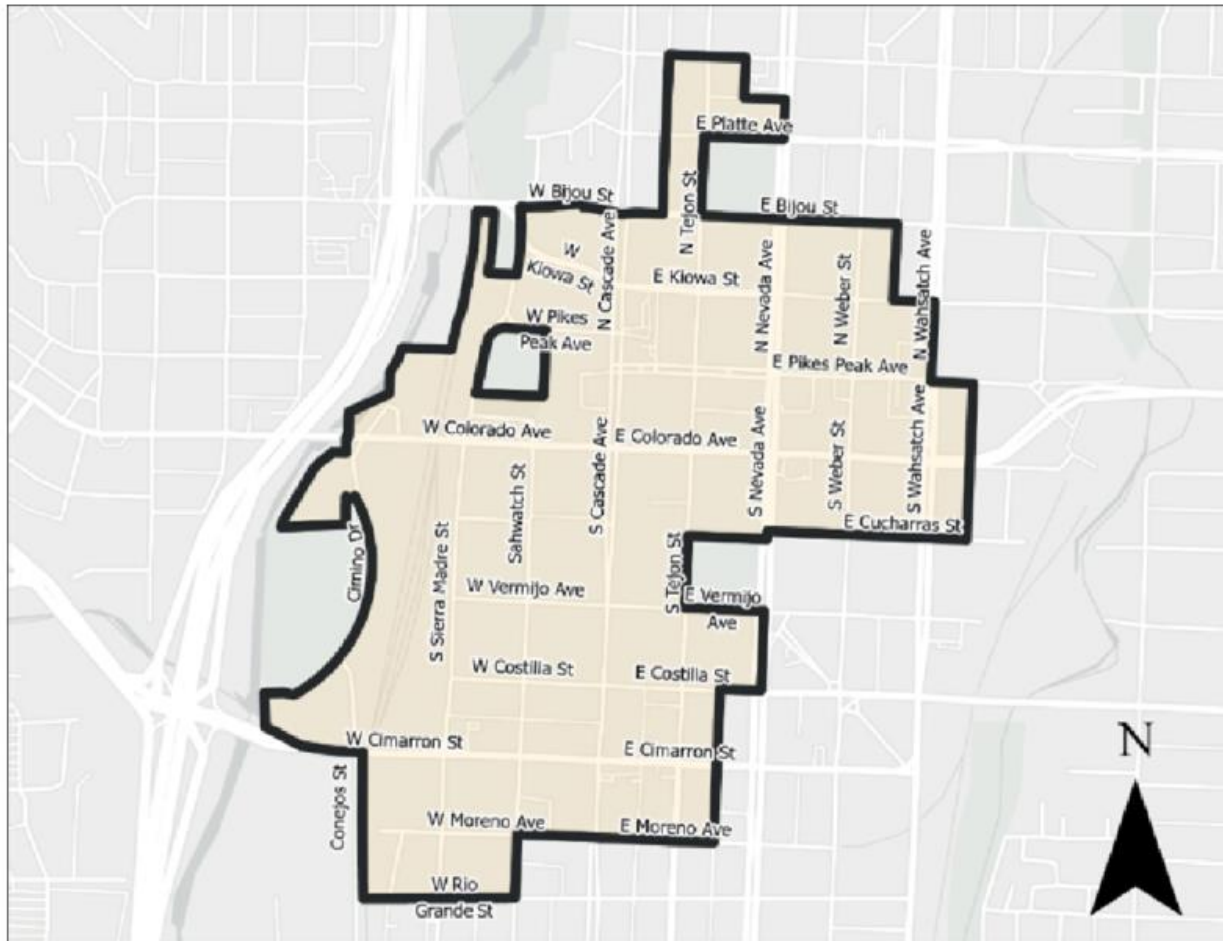
A. Applicability: Unless otherwise stated in this UDC, off-street parking and maneuvering areas that conform to this Part 7.4.10 shall be provided for:

1. A newly constructed building or new use on previously vacant land;
2. All uses in an existing building that is being enlarged by more than fifteen (15) percent of its current gross floor area;
3. All uses in a building when any use is changed and the newly approved use requires more than fifteen (15) percent more parking spaces than the previously approved use; and
4. Any change in use that would result in increased parking demand for any property where the minimum parking requirements from Table 7.4.10-A were

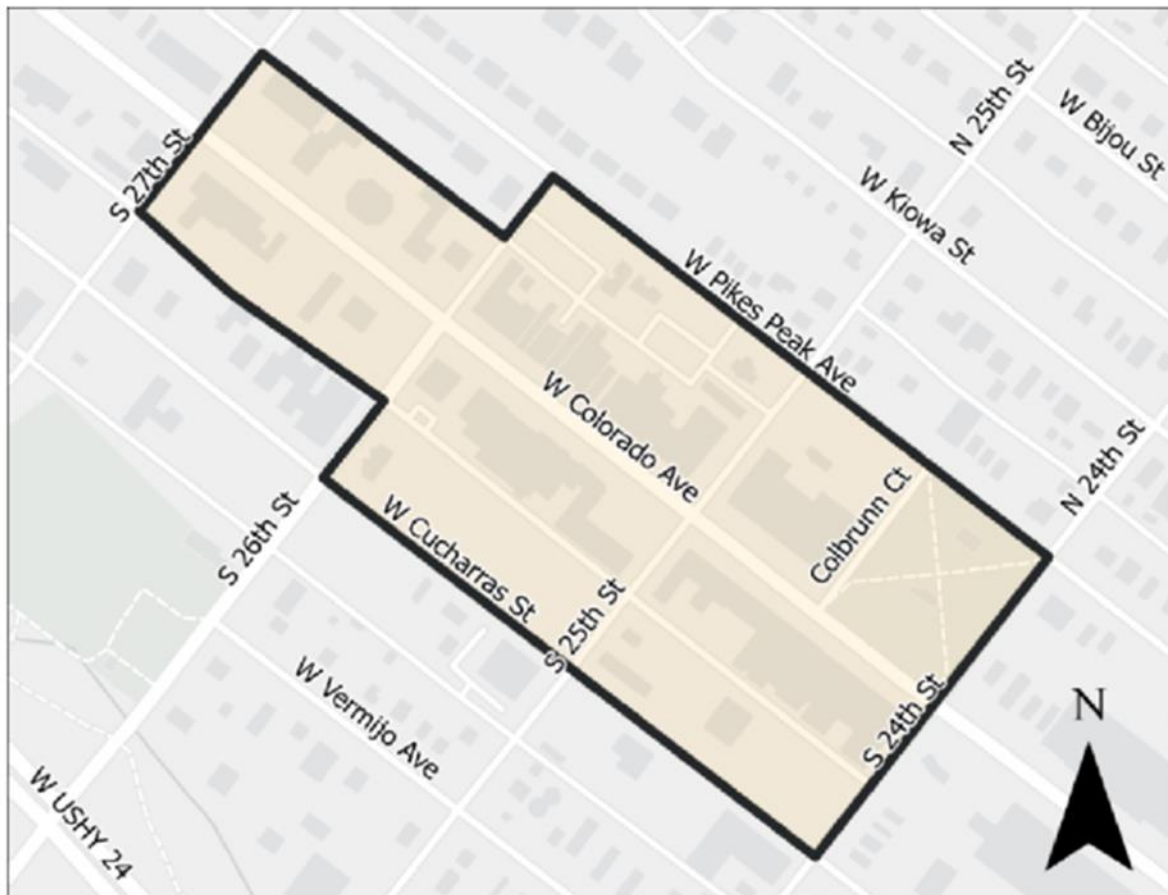
reduced pursuant to Subsections 7.4.1005D (On-Street Parking Credit) through 7.4.1005L (Green Infrastructure).

B. Exemptions: The areas described below are exempted from the provision of the minimum number of off-street parking spaces as required by this Part 7.4.10.

1. FBZ Exempt Area: The provision of off-street parking is not required in the area shown to the right, which corresponds to the boundaries of the FBZ districts on the Effective Date. Any off-street parking provided shall comply with the Americans with Disabilities Act.



2. Old Colorado City Exempt Area: Provision of off-street parking is not required in the mapped Old Colorado City area shown to the right. Any off-street parking provided shall comply with the Americans with Disabilities Act.



3. Older and Historic Property Exemption:

a. Certain older and historic properties do not need to provide off-street parking for the existing building or for expansions of such buildings by less than two hundred (200) square feet of gross floor area.

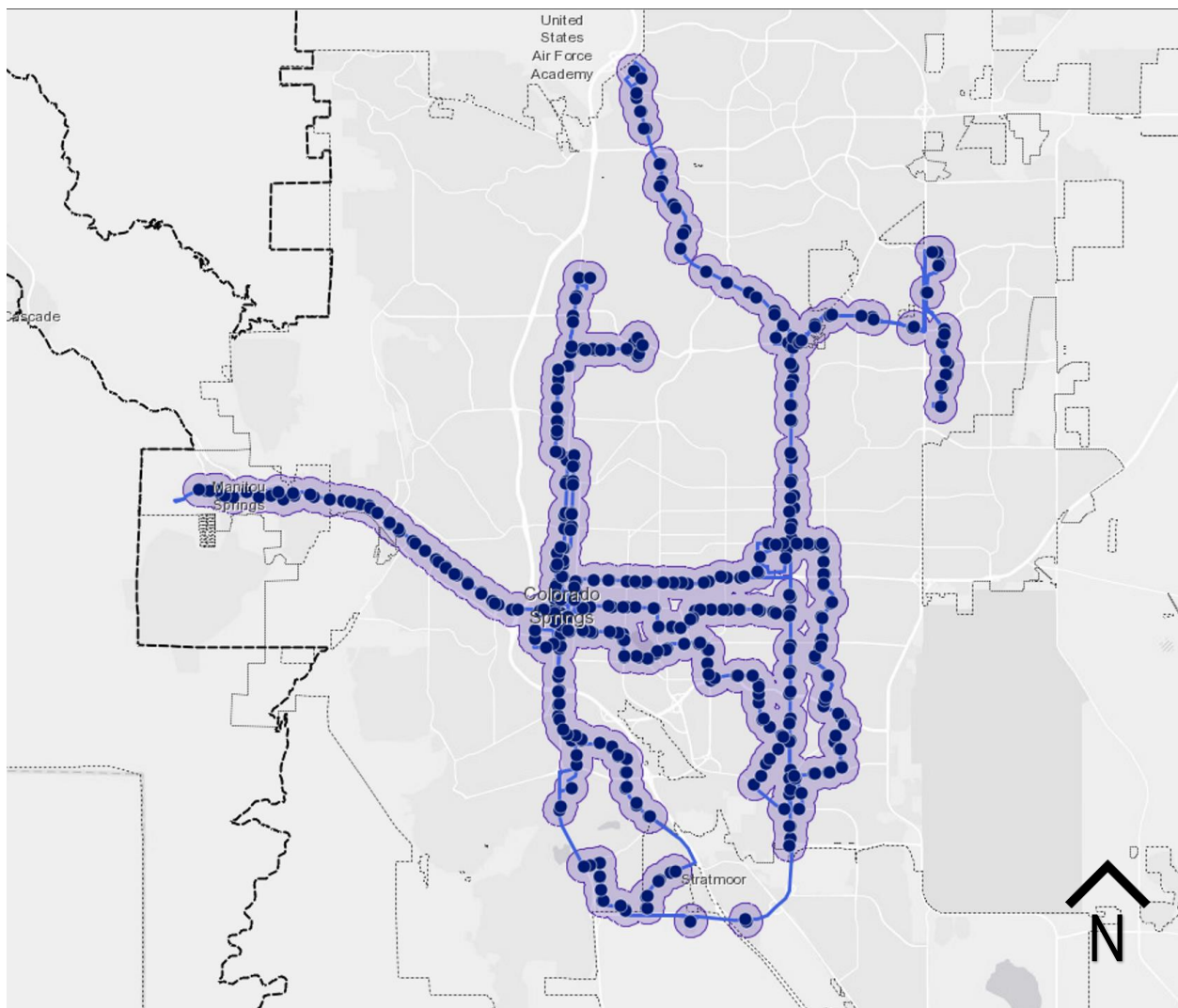
b. To qualify for this exemption, the property must meet at least two (2) of the following criteria:

- (1) Constructed at least fifty (50) years ago;
- (2) Listed on the State or National Register of Historic Places; or

(3) Located in a City of Colorado Springs Historic Preservation Overlay.

c. Any off-street parking existing on the lot or parcel on the Effective Date may not be reduced. (Ord. 23-03)

4. Applicable Transit Service Area Exemption: Provision of off-street parking may not be required when in connection with specific uses described below, that are wholly or partially within the Applicable Transit Service Area, which is designated by State statute and identified in a map maintained by the Colorado Department of Local Affairs as applicable transit service areas and depicted below. Each FBZ district and regulating plan shall be exempt from the requirement to provide off-street parking, set forth by the FBZ district regulating plan, when in connection with specific uses described below, that are wholly or partially within the Applicable Transit Service Area. Any off-street parking that is provided in association with a land use approval shall comply with the Americans with Disabilities Act and is subject to compliance with section 7.4.1004-1011.



a. Minimum off street parking may not be required in connection with a land use approval for a

- (1) multifamily residential development,
- (2) Adaptive reuse for residential purposes, or
- (3) Adaptive reuse for purposes which include at least fifty percent of use for residential purposes that is within the applicable transit service area.

b. For land use approvals, one off street parking space may be required for each dwelling unit that is in connection with

(1) A housing development project that is intended to contain twenty (20) units or more, or

(2) That contains regulated affordable housing

c. A minimum parking requirement pursuant to subsection b. that is in connection with a land use approval for a housing development project, may be imposed or enforced if the manager determines that the housing development project would have a substantial negative impact in accord with the review methodology below.

(1) Within 90 days after receipt of a complete application for the proposed land use approval for a multifamily development or regulated affordable housing project, the city must publish written findings that not imposing or enforcing a minimum parking standard in connection with the proposed land use approval for multifamily development or affordable housing project would have a substantial negative impact on:

1. Safe pedestrian, bicycle, or emergency access to the housing development project; or

2. Existing on- or off-street parking spaces within one-eighth mile of the housing development project.

(2) The findings must be supported by the following substantial evidence:

1. Parking utilization data collected from the area within one-eighth mile of the multifamily development;

2. Demonstration that the city's implementation of strategies to manage demand for on-street parking in the area within one-eighth mile of the multifamily development would not effectively mitigate the substantial negative impacts contained in such findings; and

3. Have been reviewed and approved by a professional engineer, as defined in C.R.S. 12-120-202(7).

4. On or before December 31, 2026, and every December 31st thereafter, if applicable, a local government shall, in a form and manner determined by the Department of Local Affairs, submit information regarding a minimum parking requirement imposed or enforced pursuant to this section to the Department of Local Affairs.

Section 2. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 3. 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 ____ day of _____, 2025.

Finally passed: _____

Lynette Crow-Iverson, Council President

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:

Blessing A. Mobolade, 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.

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson, City Clerk