CITY OF LITTLETON, COLORADO

ORDINANCE NO. 10

Series, 2025

AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, APPROVING A CODE TEXT AMENDMENT TO TITLE 10, THE UNIFIED LAND USE CODE, REGARDING 2024 LEGISLATIVE UPDATES

WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021 in October of 2021 which enacted Littleton City Code Title 10, the "Unified Land Use Code" (ULUC); and

WHEREAS, Section 10-9-3.2.A.4. of the ULUC authorizes the director of community development to initiate a code text amendment; and

WHEREAS, since October 2021, staff, property owners, business owners, and applicants must comply with the ULUC with site-specific applications; and

WHEREAS, the General Assembly of the State of Colorado passed HB 24-1007 which prohibits limiting residential occupancy according to familial relation; and

WHEREAS, the General Assembly of the State of Colorado passed HB 24-005 which prohibits the new installation of artificial turf, invasive species, and turf considered to be "nonfunctional"; and

WHEREAS, the General Assembly of the State of Colorado passed HB 24-1304 which prohibits enforcing parking minimums on certain residential developments that are located near a high-frequency transit stop; and

WHREAS, on May 12, 2025, the planning commission held a public hearing to consider PC Resolution 03-2025, a recommendation to the Littleton City Council on the adoption of the code text amendment, which passed 7-0;

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

Section 1: The planning commission hereby recommends adoption of the code text amendment to the ULUC as referenced in Exhibit A, attached hereto.

Section 2: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase

hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 3: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 20th day of May, 2025, passed on first reading by a vote of 6 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 3rd day of June, 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of FOR and __ AGAINST on the 3rd day of June, 2025 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

_____
Colleen L. Norton
CITY CLERK

_____
Kyle Schlachter
MAYOR

APPROVED AS TO FORM:

_____
Reid Betzing
CITY ATTORNEY

Subsec. 10-1-3.6.A Purpose, Applicability, and Design

A. Purpose. Greenscaping in the form of site landscaping, screening of parking and vehicular use and storage areas, and buffering within and between developments contributes to the character and appearance of developments. The greenscape requirements in this Section serve to address the following:

1. *Appearance*. Improve the general appearance and aesthetic appeal of the city by creating tree-lined streets with deciduous canopies, preserving urban tree cover, and softening the impacts of development with landscaping;

2. *Character*. Establish an aesthetic that emphasizes the value and beauty of the natural landscape and the visual enhancement of streetscapes, parking lots, service areas, building foundations and façades, and utility improvements;

3. *Buffering*. Provide for landscaping and screening between zoning districts to buffer adjacent land uses and their associated impacts;

4. G*reen Function*. Enhance the various place types with provisions for pervious surfaces and planting areas for trees, shrubs, and grasses;

5. *Conservation*. Conserve energy and water resources by encouraging the use of shade and xeriscaping;

6. *Biodiversity*. Provide a diversity of species and native plant communities to ensure natural sustainability, minimize the spread of disease and insect infestations, and limit the use of species that cause negative impacts to native plant communities; and

7. *Water Quality*. Protect the quality of surface water and groundwater, reduce pollutants in stormwater runoff, prevent stream channel erosion, preserve trees and other natural vegetation, and encourage groundwater recharge.

B. Applicability.

1. *Generally*. This Section applies to new development, redevelopment, and substantial improvements including building additions and expansions, new parking lots and paved area expansions, and the subdivision of land. Regarding existing development, this Section provides for the retention of existing tree canopy, replacement of damaged or removed trees, and responsibility for maintenance.

2. *Use Types*. The provisions of this Section apply to development in the MFR, NC, CM, BC and IP districts.

3. The greenscape requirements of each district, including street trees, foundation plantings, perimeter and interior parking lot landscaping, and bufferyards, may be constructed as part of the minimum required common open space.

C.

1. *Objectives*. In the review and approval of landscape plans, the Director may impose additional requirements to fulfill the following sustainable design objectives:

a. Integration of drainage and pedestrian circulation systems into the landscaping design.

b. Use of ground covers or other types of landscape materials that stabilize soils and minimize erosion.

c. Protection during construction and preservation of existing native vegetation.

d. Use of landscape materials that achieve variety with respect to seasonal changes, species of living material selected, textures, colors, and size at maturity.

e. Placing newly installed plants at intervals to ensure their health at maturity.

f. Maximize shading of streets and parking areas.

g. Provision for native and drought-tolerant plant species.

h. Planning trees and shrubs in locations that will reduce energy consumption by shading buildings and reducing the heat island effects of paved surfaces.

i. Protection of existing specimen trees and native vegetation to preserve intact natural ecosystems.

j. Designing the landscape to complement building elevations and architecture through use of color, texture, density, and form on both vertical and horizontal planes. Landscaping should be in proportionate scale with adjacent buildings and be of a size at maturity to accomplish intended goals. Ornamental, shrub, and ground cover plantings should be designed to complement a building's architectural character.

k. Landscape design should incorporate natural drainage features and the use of pervious surfaces and areas that capture and minimize runoff.

l. Inclusion of pedestrian amenities such as, but not limited to, shade, benches, kiosks, public art, shades, fountains, and other elements into the landscape design.

2. *Water Wise Landscaping (Xeriscape)*. Landscape improvements shall be designed for water efficiency and in accordance with these guidelines.

a. Landscapes shall use the following xeriscape design principles to facilitate water conservation:

1. Minimize the use of high-water turf;

2. Use of organic mulch to maintain soil moisture and reduce evaporation;

3. Zoning of plant materials according to their microclimatic and water requirements;

4. Amending soil with organic matter to support plant growth;

5. Design and maintenance of efficient irrigation systems.

b. Native, adapted, and xeric plant species shall be used in all landscapes with priority consideration of native species. Plant materials must be grouped according to similar moisture, light, and drainage needs. Landscape improvements shall consist of a variety of species to enhance the visual and functional aspects of the landscaped area, such as shading and windbreaks.

c. Automatic irrigation systems shall be designed so as not to over-water based upon the needs of the landscape being irrigated.

d. Turf

1. On residential properties, when a landscape plan is required, turf areas may be installed as sod or, if approved by the Director, seed. The total area of turf shall not exceed 75 percent of the total landscaped area~~,~~ with the exception of functional turf. with exceptions allowed for ~~parks, greenways~~, sports fields, and similar areas. ~~Bluegrass is~~ prohibited, except in areas where heavy foot traffic is expected. All other turf areas shall use low-water varieties of turf grass such as Texas hybrid bluegrass, buffalo grass, blue grama, fescue, or other drought-tolerant turf types. Turf shall not be installed in areas that are impractical or difficult to maintain and irrigate, including the following:

i. Narrow or oddly shaped areas.

ii. Slopes of four to one (4:1) or greater; and

iii. Tree lawns less than six feet in width;

2. On nonresidential properties, the installation of nonfunctional turf, including artificial turf, and invasive plant species shall be strictly prohibited. Only functional turf may be installed. The installation of artificial turf is expressly prohibited.

e. Low-intensity use areas that are bare or non-vegetated shall be seeded to prevent erosion. Seed from native grass and herbaceous species should be used for re-vegetation where practical.

3. *Qualifications*.

a. Colorado state law governs the sizes and types of projects that unlicensed individuals can design. All projects shall be prepared by a Licensed Landscape Architect, with the exception of residential landscape design for single- and multi-family residential projects of four or fewer units.

b. A professional shall certify that they are qualified to prepare the type of plan(s) that they submit by verifying licensure or certification at the time of application and providing professional qualifications, which may include:

1. Licensed Landscape Architect;

2. Licensed Architect;

3. Licensed Professional Engineer; or

4. Certified Irrigation Designer (CID).

Subsec. 10-1-3.6.B Planting Requirements

A. Plant Materials Standards.

1. *Plant Types*. The selection of trees and shrubs shall be selected from the approved species listed in APPENDIX A, *Preferred Plantings*. Substitutions may be proposed as outlined in paragraph D, below.
2. *Plant Variety.* All plants shall be of a type and species that are selected for the climate, location, and soils on the site, as promulgated by the Colorado State University Extension . All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals. In order to reduce the threat and impact of plant disease, a variety of plant types and species shall be utilized on each site. In general, a minimum of one-third of the plant material on any lot should be evergreen. you no more than 5% of the same species, no more than 10% of the same genus, and no more than 20% of the same family
3. *Living Materials*. All landscaped areas shall be planted with any combination of low-water-using grass, vegetative ground cover, trees, shrubs, perennials, annuals, and/or vegetables.
4. *Nonliving Materials.* Artificial trees, shrubs, and plants are prohibited. Nonliving landscaping such as decorative or patterned concrete, brick pavers, wood chips, decorative rock, or similar materials may be used to meet the requirements of this Code, but shall not exceed 25 percent of the total required landscaped area. Paved areas used for motor vehicle access and parking shall not be included in the land area required to fulfill the unobstructed open space requirements of this Code.
5. *Artificial Turf*. Proposals to use artificial turf as part of any residential landscaping plan shall provide product samples and manufacturer's specifications to the Director. Director approval is required for use of any such turf. Installation of artificial turf is expressly prohibited on nonresidential properties.
6. *Prohibited*. Use of any plant species listed by the Colorado Department of Agriculture as a "Noxious Weed Species," according to the Colorado Noxious Weed Act, C.R.S. §§ 35-5.5-101 through 35-5.5-119, is prohibited. Specifically prohibited species include:
   a. Chinese and Siberian elms;
   b. Cotton-bearing cottonwoods (female Populus species);
   c. Russian olive; and
   d. Box elder.
7. *Sizes*. All required plants shall meet the size and type requirements in Table 10-1-3.6.B, *Minimum Plant Sizes and Types*.

Table 10-1-3.6.B
Minimum Plant Sizes and Types

Plant Type	Minimum Size
Large Deciduous Trees	2.0-inch caliper[1]
Ornamental Deciduous Trees	1.5-inch caliper[1]
Coniferous (Evergreen) Tree	6-feet in height (dwarf pines such as Mugo - 24' branch spread)
Shrubs (Evergreen and Deciduous)	5-gallon container
Ornamental Grasses	1-gallon container
Organic Materials	
Rock or Stone	3/4-inch, minimum 3.0-inch depth[2]
Mulch or Compost[3]	organic and shredded

Table Notes:
1. Measured six inches above the soil line.
2. Requires water-permeable landscape fabric except where horizontally spreading shrubs or ground covers are planted. A nonpermeable landscape fabric shall be permitted if the building foundation design requires soil moisture protection at the perimeter.
3. Mulch or compost shall be fibrous so that they bind together to prevent erosion.

C. Plant Locations and Timing.

1. *Public Right-of-Way.* A permit or approval shall be obtained prior to planting any street tree or landscape material in the public right-of-way, including required streetscape plantings. All planting shall comply with Title 8, *Public Ways and Property*, and this Code.
2. *Sight Triangle*. No landscaping may be planted in violation of the city's sight triangle requirements, as set out in Subsection 10-1-3.9.C, *Vision Obstruction.*
3. *Easements*. Trees shall not be placed within any public utility easement.
4. *Spacing*. In general, all plants shall be located and spaced in a manner to allow for growth to mature size.
5. *Timing of Landscape Installation*. Landscaping that is required by this Code shall be installed between March 15 and October 15. If compliance with this timeframe is impractical due to the time of year that work is completed, an applicant may provide a performance guarantee in the form of a cash bond, irrevocable letter of credit, certified check, or similar instrument acceptable to the Public Works Director or the Public Works Director's designee, in an amount equal to 125 percent of the estimated cost of purchase and installation of required landscaping.

D. Plant Substitutions.

1. *Approval*. Requested substitutions of plant material shall be submitted on a landscape plan and shall be in accordance with the recommended plant lists promulgated by the Colorado State University Extension and approved by the Director.
2. *Substitution Ratios*. The following substitution of tree planting requirements may be made:
   a. *Large Deciduous Tree.* One tree shall be substituted in place of 10 required shrubs or two ornamental deciduous trees.
   b. *Ornamental Deciduous Tree.* One tree shall be substituted in place of five required shrubs.
   c. *Coniferous (Evergreen) Tree*. One tree shall be substituted in place of one required large deciduous tree.
   d. *Ornamental Grasses*. Three ornamental grasses shall be substituted for one required shrub.

(Ord. 20, Series of 2023)

Turf, Functional

Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.

(There are no ordinances associated with this section.)

Turf, Nonfunctional

Nonfunctional turf is turf that is installed for aesthetic reasons and includes artificial turf. Nonfunctional turf may not be planted in areas not used for recreation, such as medians, parking lots, right-of-way or tree lawns. This term only applies to nonresidential properties, per HB24-005.

~~(There are no ordinances associated with this section.)~~

Subsec. 10-4-3.2.D Manufactured Home Park

A. Purpose. The purpose of this Subsection is to establish regulations that provide for the proper installation and standards of construction to ensure the public health and safety of residents of manufactured home parks, where permitted. All manufactured home parks must be developed and constructed in accordance with the minimum standards of this Subsection, as well as the licensing and inspection requirements of Title 4, *Building Regulations*, Chapter 4, *Mobile Homes and Mobile Home Parks*, of the City Code.

B. Applicability.

1. *Generally.* The standards of this Subsection apply to new development, redevelopment, and substantially improved or expanded manufactured home parks.

2. *Nonconforming Use.* Existing manufactured home parks that do not meet the standards of this Subsection after the effective date of this Code shall be considered to be nonconforming uses, subject to Chapter 10, *Nonconformities*.

3. *Licensing*. Any required licenses must be obtained in accordance with City requirements.

C. Standards. In addition to all applicable provisions of the City Code, a manufactured home park shall meet the following standards:

1. *Permanent Foundations and Tie-Downs*. All manufactured homes shall be mounted on a permanent concrete foundation pad. Each foundation pad shall provide anchors and tie-downs such as cast-in-place concrete "dead men," embedded eyelets, runway screw augers, arrowhead anchors, or other devices which secure and stabilize the unit. Such devices are placed, at minimum, at each corner of each manufactured home.

2. *Specifications*. All manufactured homes shall meet the following specifications:

a. *Wind Zone*. The unit shall be designed to meet HUD Wind Zone I standards and adopted construction code requirements.

b. *Required Elevation*. The average elevation of a manufactured home frame above ground level, measured at 90 degrees to the frame, shall not exceed 20 inches from the top of the foundation pad.

3. *Skirting*. The vacant space between the finished grade and the exterior edges of the finished floor of each unit shall be skirted as follows:

a. *Installation*. Skirting is installed on a concrete footing so there is no visible gap between the finished floor and the ground.

b. *Materials*. The material used for skirting is rock, brick, metal, manufactured vinyl, or concrete masonry construction. All skirting materials shall allow for adequate ventilation and drainage.

c. *Design*. The skirting shall be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally screens the crawl space under the unit.

4. *Lot Area, Density, and Setbacks*. The lot area, density, width, height, and setbacks of manufactured homes shall comply with Table 10-4-2.2, *NB Lot and Building Standards*.

5. Reserved. ~~*Occupancy*. No more than one~~ family ~~may reside in a manufactured home unit.~~

6. *Street Access*. Each manufactured home lot shall abut and have access to an internal street. Access from individual home lots to streets that are external to the manufactured home park is prohibited.

7. *Park Entrances*. Entrances shall be designed to minimize congestion and allow free movement of traffic on adjacent streets.

8. *Vehicular Circulation and Internal Streets*. Manufactured home parks shall provide interior vehicular circulation on a private internal street system. The street system shall be continuous

and connected with other internal and public streets. Internal streets shall be constructed per the Littleton Engineering Design Standards (LEDS).

9. *Directory*. Any new manufactured home park shall assign street names and individual addresses. In lieu of street names and addresses, existing manufactured home parks may have a master directory board at the entrance to the park showing each lot and number. A lighted directory map with automatic day-night controls shall be usable and legible from a vehicle.
10. *Parking*. See Section 10-1-3.7, *Vehicular Mobility*.
11. *Pedestrian Improvements.* All manufactured homes shall have a sidewalk with a width of at least four feet from the home to the sidewalk adjoining the street.
12. *Utilities*. All utilities, including water and sanitary sewer, shall be designed, installed, and maintained in accordance with the Littleton Engineering Design Standards (LEDS).
13. *Landscaping, Ground Cover, and Buffers*.
    a. *Ground Cover*. All pervious areas within the manufactured home park shall have ground cover to mitigate soil erosion.
    b. *Landscaping*. All manufactured parks shall have landscaping in compliance with standards outlined in Section 10-4-4.1, *NB Landscaping*.
    c. *Buffers.* In addition to complying with standards outlined in Section 10-4-4.2, *NB Bufferyard*, a Type B bufferyard, as set out in Subsection 10-1-3.6.F, *Bufferyard Requirements,* shall be provided along all property lines abutting single-family detached use or zoning.
14. *Recreation Areas*. In all manufactured home parks with 25 or more units, a minimum of eight percent of the gross development area shall be devoted to recreation areas. The recreation area(s) shall be suitable for recreation and centrally located. The recreation area(s) shall be accessible by sidewalks.
15. *Storm Shelters*. One storm shelter for each 25 units, or portion thereof, shall be provided for each manufactured home park. The shelter(s) must be built according to the applicable International Code Council/National Storm Shelter Association (ICC/NSSA) Standard for Design and Construction of Storm Shelters and Title 4 of the Littleton City Code.
16. *Transit and School Bus Access*. Bus shelters and adequate circulation and maneuvering areas for buses shall be provided within or adjacent to a manufactured home park.
17. *Maintenance*.
    a. *Generally*. All grounds and improvements shall be maintained in a good state of repair, including:
        1. The park shall be maintained free of litter and debris and refuse collection sites shall be kept clean and sanitary;
        2. Grass and shrubbery shall be mowed and trimmed;
        3. Fences, skirting, and screening shall be kept in a sound state of repair;
        4. Grading and drainage shall be well maintained; and
        5. Common facilities shall be operated in compliance with applicable ordinances and other laws.
    b. *Safe and Sanitary Conditions*. Electrical systems, water and sanitary sewer systems, streets and parking areas, and buildings shall comply with all applicable codes and be maintained in safe and sanitary conditions.
18. *On-Site Management*.
    a. *On-Site Management Office.* One manufactured home or other permanent building for on-site management shall be provided for parks that have more than 25 units and may be provided for parks with fewer than 25 units for on-site management. Such unit shall be noted on the Site Plan for use as a permanent office or residence for the property manager.

b. *Property Manager Responsibilities.* The property manager shall be responsible for operations, maintenance, and enforcement, including:

1. Upkeep and maintenance of facilities, equipment, and common areas within the park to comply with provision of this Subsection;

2. Maintaining an up-to-date copy of the as-built Site Plan showing space locations and numbers;

3. Requiring licensed installers be used in the placement of units; and

4. Notifying occupants of their responsibilities, as follows:

i. Maintenance of their homes, lots, facilities, and equipment to keep in good repair and in clean and sanitary conditions;

ii. Ensuring proper placement of the unit and installation of all utility connections; and

iii. Installation of proper skirting in compliance with this Subsection.

19. *Connectivity to Surrounding Development.* Vehicular and pedestrian improvements shall be constructed to connect residential and mixed-use development that is adjacent to a manufactured home park.

(There are no ordinances associated with this section.)

Subsec. 10-1-3.7.A Parking and Loading

A. Applicability.

1. *Minimum Parking Spaces*. The construction of any structure and the use or occupancy of a structure or land requires the minimum parking requirements for automobiles as required by this Subsection.

2. *Maximum Parking Spaces in Downtown*. The maximum number of off-street surface parking spaces that may be provided in the DTA, DMU, and DMS districts shall be no more than 125 percent of the minimum parking requirements.

3. *Change of Use*. Any area once designated as required off-street parking shall not be changed to any other use until equal parking facilities are provided and the approved Site Plan or Master Development Plan is amended to illustrate the change.

4. *Adaptive Reuse*. Refer to ~~Table~~Section 10-9-5.8~~1-3.3~~, *Adaptive Reuse Plan ~~Incentives~~*.

5. *Transit Shed*. The number of required parking spaces is reduced within defined transit sheds.

B. Computations. This Subsection sets out the number of parking spaces required for each land use, which is based on one or more variables.

1. *Variables*. The variables for calculating required parking include:

a. *Net Floor Area.* The number of parking spaces is calculated based on the net floor area devoted to the use.

b. *Per Dwelling Unit (DU) or Bedroom (BR)*. The number of parking spaces is calculated based on the number of dwelling units in principal and accessory structures, as applicable, or on the number of bedrooms in a dwelling unit, as designated in Table 10-1-3.7.A.1, *Required Off-Street Parking*.

c. *Per Bed*. The number of parking spaces is based on the number of beds in a facility, which applies to uses that offer residential care or overnight accommodations.

d. *Per Employee*. The number of parking spaces is based on the number of full-time and part-time-equivalent employees on the largest work shift plus a number of parking spaces equal to 50% of the number of employees on said shift.

e. *Per Seat / Per Seat Design Capacity*. The number of parking spaces is based on the number of seats provided to guests (patrons, members, etc.) or is based on the maximum seating capacity of the use as determined by applicable building and fire codes.

f. *Per Person Design Capacity.* The number of parking spaces is based on the maximum number of occupants pursuant to the applicable fire code.

g. *Others*. Other variables are measured according to their common meanings.

2. *Rounding*. When the calculation of required parking spaces results in a fractional parking space, the result is rounded up to the nearest whole number.

C. Required Parking.

1. *Generally*. All development shall provide sufficient parking as set out in this Subsection.

2. *Location.*

a. *On- or Off-Site*. Required off-street parking shall be located on the same lot as the principal use, or on a lot contiguous or within a distance otherwise specified in this Subsection.

b. *Relative to Frontage and Building Types*. The location of parking on a lot or within a multi-tenant or mixed-use center shall be in accordance with the frontage type, as specified in Section 10-3-3.2, *CMU Standards of Design*.

3. *Off-Street Parking Spaces Required*.

a. *Requirements by Use*. The number of off-street parking spaces shall be provided as listed by use in Table 10-1-3.7.A.1, *Required Off-Street Parking*. However, no off-street parking

shall be required for new residential development, including adaptive reuse for residential use, or for mixed use development in which at least fifty percent (50%) of the gross floor area of the development is in residential use, within those areas designated and identified in the map maintained by the Colorado Department of Local Affairs as an "Applicable Transit Service Area

b. *Unlisted Uses*. The parking requirements for unlisted uses shall be determined as set out in Section 10-1-2.1, *Unlisted and Functionally Similar Uses.*

c. *Transit Sheds*. The parking requirements for development adjacent or in near proximity to fixed public transit improvements are as follows:

1. *Bus Routes*. Any portion of a lot that is within 1,320 feet of an operating transit stop may reduce the required number of parking spaces by 15 percent, provided no other parking reductions are granted through other provisions of this Code.

2. ~~*Littleton - Downtown Station*.~~

i. ~~*DTA, DMS, and DMU Districts*. Lots within these districts are subject to the Downtown Parking Credits and Reductions in Subsection 10-1-3.7.B, *Parking and Access in the DT Districts;* and~~

ii. ~~*CM District*. A lot, in whole or in part, that is within 1,320 feet of a light rail transit station may reduce the required number of parking spaces by 25 percent, provided no other parking reductions are granted through other provisions of this Code.~~

3. ~~*Mineral Station*. Any portion of a lot that is within 1,320 feet of the lot lines of the light rail station may reduce the required number of parking spaces by 25 percent.~~

4. *Accessible Parking Spaces*.

a. *Required*. Parking spaces that are accessible to disabled persons ("accessible parking spaces") shall be provided as required by federal regulations and will be counted toward the total number of spaces required by this Subsection, after any applicable reductions pursuant to the shared parking outlined in paragraph D, below.

b. *Residential Uses.* For all covered residential uses, accessible parking requirements shall follow the standards set forth in the Fair Housing Amendments Act.

c. *Non-Residential and Mixed-Uses*. For all non-residential and mixed-uses, accessible parking requirements shall follow the Americans with Disabilities Act (ADA).

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum3	Maximum
Agriculture and Animal-Oriented Uses			
Agriculture-Oriented Uses	Community Garden	1 / 5 garden lots	1 / 3.5 garden plots
	Plant Nursery, Greenhouse, and Landscaping Business	1 / 250 SF	1 / 200 SF
	Agriculture-Oriented Uses (other than listed)	--	--
Animal-Oriented Uses	Kennel, Indoor	1 / 300 SF	1 / 225 SF
	Veterinary Clinic or Hospital (with overnight stays)	1 / 300 SF	1 / 225 SF
	Veterinary Clinic or Hospital (without overnight stays)	1 / 300 SF	1 / 225 SF
	Animal-Oriented Uses (other than listed)	--	--
Residential Uses			
Household Living	Cottage Court Community	0.75 / DU	1 / DU

Table 10-1-3.7.A.1 Required Off-Street Parking			
Category	**Specific Use**	**Minimum3**	**Maximum**
	Dwelling, Multi-Family (Apartment)	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Dwelling, Single-Family Attached / Duplex / Twin Home	2 / DU	3 / DU
	Dwelling, Single-Family Duplex / Twin Home Conversion	2 / DU	3 / DU
	Dwelling, Single-Family Detached	2 / DU	N/A
	Live-Work	1.5 / DU	2 / DU
	Manufactured Home Park	1.5 / DU	2 / DU
	Mixed-Use Building	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Multiplex	1.5 / DU	2 / DU
	Slot Home	N/A	N/A
	Tiny Home Community	0.75 / DU	1.25 / DU
	Townhome	1.5 / studio BR 2 / single and two BR 2.5 / three BR	2 / studio BR 2.5 / single and two BR 3 / three BR
Group Living	Foster Family Care Home	Same as principal use	
	Group Home	1 / 2 beds + 1 / employee	1 / 2 beds + 1 / employee
	Independent Living Facility	0.75 / studio BR 1 / single and two BR 1.5 / three BR	1 / studio BR 1.5 / single and two BR 1.75 / three BR
	Nursing Home/Congregate Housing	1 / 8 beds	1 / 5 beds
Residential Accessory Uses	Accessory Dwelling Unit[1]	~~+1 / unit~~ None Required[2]	~~+~~1 / unit
	- Attached		
	- Detached		
	~~- Contained~~		
	Beekeeping	Same as principal use	
	Chickens	Same as principal use	
	Cottage Food Operation	Same as principal use	
	Family Child Care Home	+1 / unit	+2 / unit
	Home Occupation	Same as principal use	
	Pigeon Keeping	Same as principal use	
	Primary Short-Term Rental	1 / rental unit	2 / rental unit
Commercial and Office Uses			
Entertainment, Indoor	Adult Entertainment	1 / 300 SF	1 / 200 SF
	Bar, Brew Pub, or Tavern	1 / 250 SF	1 / 200 SF
	Brewery, Distillery, and Winery	1 / 300 SF tasting room + 1 / employee	1 / 50 SF tasting room + 1 / employee
	Convention Center	See Paragraph D.6, *Special Parking Study*, below	
	Gymnastic, Dance Studio, or Martial Arts Facility	1 / 300 SF	1 / 200 SF
	Health and Fitness Club	1 / 400 SF + 1 / employee	1 / 100 SF + 1 / employee
	Movie or Other Theater	1 / 250 SF	1 / 100 SF
	Indoor Entertainment (Other than listed)	1 / 250 SF	1 / 200 SF
Entertainment, Outdoor	Amphitheater	1 / 4 seats	1 / 2.5 seats
	Ballfield or Stadium	1 / 4 seats	1 / 2.5 seats

Table 10-1-3.7.A.1 Required Off-Street Parking			
Category	**Specific Use**	**Minimum3**	**Maximum**
	Campground	1 / camping site	2 / camping site
	Farmers Market	1 / 500 SF of public area	1 / 250 SF of public area
	Outdoor Entertainment (other than listed)	Greater of 1 / 6 seats or 1 / 50 SF	Greater of 1 / 4 seats or 1 / 30 SF
Office	Bank or Credit Union (with or without drive-through)	1 / 300 SF	1 / 150 SF
	Office Uses (greater than 8,000 SF of GFA)	1 / 300 SF	1 / 175 SF
	Office Uses (less than 7,999 SF of GFA)	1 / 350 SF	1 / 300 SF
	Office Uses (Other than listed)	1 / 300 SF	1 / 250 SF
	Studio, Commercial	1 / 400 SF	1 / 350 SF
Overnight Accommodations	Hotel or Motel	0.8 per room + 1 / 800 SF of public meeting and restaurant area	1.5 per room + 1 / 650 SF of public meeting and restaurant area
	Overnight Accommodations (other than listed)	0.75 / room + 1 per 150 SF of meeting and restaurant area	1 / room + 1 per 100 SF of meeting and restaurant area
Retail Repair, Sales, and Personal Services	Drug Store (with or without drive-through)	1 / 250 SF	1 / 200 SF
	Dry Cleaning, Commercial Operations (without or without drive-through)	1 / 300 SF	1 / 250 SF
	Dry Cleaning Store or Laundromat	1 / 250 SF	1 / 150 SF
	Food Market	1 / 200 SF	1 / 150 SF
	Grocery Store	1 / 400 SF	1 / 100 SF
	Home Furnishings (Appliances and Electronics)	1 / 400 SF	1 / 250 SF
	Home Improvement Center (with garden center)	1 / 350 SF	1 / 200 SF
	Liquor Store	1 / 350 SF	1 / 200 SF
	Lumber Yard	1 / 1,750 SF	1 / 1,250 SF
	Repair-Oriented Uses (excluding vehicles)	1 / 300 SF	1 / 250 SF
	Shopping Center	1 / 250 SF	1 / 125 SF
	Retail Repair, Sales, and Service (other than listed)	1 / 300 SF	1 / 250 SF
Restaurant	Restaurant, Drive-in, or Drive-Through	1 / 250 SF	1 / 75 SF
	Coffee/Tea Shop	1 / 200 SF	1 / 75 SF
	Restaurant Uses, Sit Down	1 / 100 SF	1 / 50 SF
Vehicle Sales and Service	Car Wash	1 / employee	2 / employee
	Equipment and Machinery Sales and Rental	1 / 300 SF	1 / 250 SF
	Fuel Sales, Retail	1 / 300 SF Retail	1 / 200 SF retail
	Vehicle Accessories and Parts	1 / 400 SF	1 / 250 SF
	Vehicle Sales, Rental and Leasing	1 / 300 SF of showroom + 1 / employee	1 / 250 SF of showroom + 1 / employee
	Vehicle Service, Major	1 / 250 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Services, Minor	1 / 200 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Sales and Service Uses (other than listed)	1 / 400 SF	1 / 200 SF

Table 10-1-3.7.A.1 Required Off-Street Parking			
Category	**Specific Use**	**Minimum3**	**Maximum**
Special Uses	Recycling Collection Facility	1.25 / employee	2.5 / employee
Commercial Accessory Uses	Cafeteria, Providing Service to On-Site Employees	Same as principal use	
	Drive-Through ATM Dispenser and Vending Kiosk	2 / dispenser/kiosk	3 / dispenser/kiosk
	Eating and Drinking Places (Outdoor Seating, Sidewalk Cafe and Sidewalk Display)	50 percent of the principal use	
	Electric Vehicle Charging Station	2 / station	
Public and Institutional Uses			
Civic and Institutional	Adult Day Care ~~and Child Respite Care Facility~~	1 / 500 SF + 3 for drop-off / pick-up	1 / 350 SF + 5 for drop-off / pick-up
	Cemetery and Crematory	See Paragraph D.6, *Special Parking Study*, below	See Paragraph D.6, *Special Parking Study*, below
	Child Care Center or Pre-School	1 / 500 SF + ~~35~~ for drop-off / pick-up	1 / 125 SF + 5 for drop-off / pick-up
	~~Day Care Center or Pre-School~~	~~1 / 500 SF + 2 for drop-off / pick-up~~	~~1 / 350 SF + 3 for drop-off / pick-up~~
	Funeral Home and Services	1 / 4 seats	1 / 2 seats
	Private Elementary/ Secondary School	1.25 / employee	1.85 / employee
	Private College / University	0.20 / enrollment	0.60 / enrollment
	Public Assembly	1 / 100 SF	1 / 60 SF
	Trade or Vocational School	1 / 2 students + 1 / employee	1 / 1.5 students + 1 / employee
	Transit System Facility	See Paragraph D.6, *Special Parking Study*, below	See Paragraph D.6, *Special Parking Study*, below
	Civic and Institutional (other than listed)	Greater of 1 / 4 seats or 1 / 75 SF	greater of 1 / 2 seats or 1 / 50 SF
Medical Facilities	Ambulatory Surgical Care Facility	1 / 150 SF	1 / 75 SF
	Ambulatory or Outpatient Services	1 / 250 SF	1 / 200 SF
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	1 / 250 SF	1 / 200 SF
	Hospital	1 / 400 SF	1 / 250 SF
	Medical Facilities (Other than listed)	1 / 250 SF	1 / 150 SF
Parking, Free Standing, Principal Use	Fleet Storage	--	--
	Parking Structure	--	--
	Parking Lot, Off-Site	--	--
Utilities	Utilities, Major	--	--
	Utilities, Minor	--	--
Industrial and Manufacturing Uses			
Flex Industrial	Assembly of Prefabricated Parts	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Assembly or Fabrication for Sale On Premises	Lesser of 1 / employee or 1 / 1,000 SF	Greater of 1 / employee or 1 / 1,000 SF
	Data Center	1 / employee	2 / employee
	Distribution / Logistics	1 / 1,000 SF	1 / 750 SF
	Flex Industrial (other than listed)	1 / 800 SF	1 / 500 SF
	Micro-Manufacturing	1 / 300 SF	1 / 250 SF
	~~Outdoor Storage~~	~~1 / 500 SF~~	~~1 / 400 SF~~

Table 10-1-3.7.A.1 Required Off-Street Parking			
Category	**Specific Use**	**Minimum3**	**Maximum**
	Parcel Service	1 / 500 SF	1 / 350 SF
	Printing and Publishing	1 / 1,000 SF	1 / 750 SF
	Research and Testing Laboratory	1 / 350 SF	1 / 250 SF
	Self-Service Storage	Lesser of 1 / 500 SF of office area or 1 / 25 storage units	Greater of 1 / 500 SF of office area or 1 / 25 storage units
	Wholesale Sales and Distribution	1 / 500 SF	1 / 400 SF
General Industrial	Assembly of Finished Goods	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Fabrication	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Indoor Storage	1 / 1,500 SF	1 / 1,000 SF
	Outdoor Storage, ~~Short- and Long-Term~~	1 / ~~1,5~~25,000 SF of land devoted to outside storage	1 / 15,000 SF of land devoted to outside storage
	Special Trade Contractor	1 / 1,500 SF	1 / 1,000 SF
	Warehousing	1 / 2,000 SF	1 / 500 SF

Table Notes:

1. Refer to Section ~~10-1-2.3~~10-1-1.7, *Accessory Dwelling Unit*, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
2. New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:
   a. An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
   b. ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
   c. ADU is located on a block that prohibits on-street parking.
3. New residential development may be exempt from parking minimum requirements. See Section 10-1-3.7.A.C

5. *Reserved.* ~~*Parking Credits and Reductions.* Refer to Subsection 10-1-3.7.B, *Parking and Access in the DT Districts*, for provisions applicable to the DTA, DMS, and DMU districts.~~

6. *Guest Parking*.

a. Within a single-family attached, multi-family, or mixed-use development, up to 15 percent of the minimum required on-site parking may be met by guest parking.

b. *Parking Plan.* The applicant shall provide an on- and off-site parking plan at the time of application.

7. *Valet Parking*. Valet parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:

a. *Attendant*. At least one attendant is provided to park vehicles during business hours of the use utilizing the valet parking;

b. *Equivalent Spaces Provided*. An equivalent number of valet spaces are available to replace the number of required on-site parking spaces unless the space used for valet parking is shared with another land use; and

c. *Striping Not Required*. Valet spaces do not require individual striping and may provide for mass parking of vehicles.

8. *Tandem Parking*. Tandem parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:

a. *Single-Family Dwellings.* Tandem parking is permitted for single-family detached and attached dwellings;

b. *Minimum Dimensions*. Two parking spaces in tandem must have a combined minimum dimension of nine feet wide by 36 feet in length (9' X 36');

c. *Assignment of Spaces.* Both spaces in tandem shall be assigned to the same dwelling unit; and

d. *Guest Parking*. Tandem parking is prohibited for the use of guest parking.

9. *Commercial Parking in Residential Districts*. A commercial vehicle of not over one ton rated capacity may be parked on a lot whose principal use is residential and where the commercial vehicle is used by the resident of the premises.

D. Shared Parking.

1. *Generally.* Off-street parking for separate uses may be provided collectively if the total number of shared parking spaces is adequate to serve all uses.

2. *Location*. All parking spaces that serve uses must be located in the same district and within 330 feet of the lots that use the parking spaces. Shared and valet parking spaces in a DMS, DTA or DMU district may be within 1,320 feet, measured along a sidewalk or walkway from the nearest pedestrian entrance of the development or building to the nearest parking space within the shared parking lot.

3. *Reduction*. Parking that is required for a use may be used to fulfill the required parking of another use if their peak use periods do not overlap, as provided in Table 10-1-3.7.A.2, *Shared Parking*, below. The required number of parking spaces may be reduced as follows:

a. Determine the minimum required parking for each individual land use according to Table 10-1-3.7.A.1, *Required Off-Street Parking.*

b. Multiply the sum of required parking spaces for each individual use by the corresponding percentages for each time period set out in columns (B) through (F) of Table 10-1-3.7.A-2, *Shared Parking,* below.

c. Calculate the total number of spaces for each time period.

d. Select the column with the greatest number of required spaces, which is the required number of shared spaces.

Table 10-1-3.7.A.2
Shared Parking

(A) Use Category	Weekday		Weekend		
	(B) Day (9 a.m. to 4 p.m.)	(C) Evening (6 p.m. to 12:00 a.m.)	(D) Day (9 a.m. to 4 p.m.)	(E) Evening (6 p.m. to 12:00 a.m.)	(F) Night (12:00 p.m. to 6 a.m.)
Office, Civic and Institutional	100%	10%	10%	5%	5%
General Retail	60%	90%	100%	70%	5%
Overnight Accommodations	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment	40%	100%	50%	100%	10%
All Other Uses	100%	100%	100%	100%	10%

Table Notes: Refer to Table 10-1-1.3.1, *Land Use Matrix*, for the use categories.

4. *Calculation*. Displayed in Table 10-1-3.7.A.3, *Illustrative Shared Parking Credit Calculation*, is an example of how to calculate shared parking reductions.

Table 10-1-3.7.A.3 Illustrative Shared Parking Credit Calculation					
EXAMPLE: A mixed-use building or site has 40,000 sf of general office space, 15,000 sf of home furnishings, a 5,500 sf sit-down restaurant, a 25,000 sf movie theater, and 300 hotel rooms with no public meeting space. Separately, these uses would require 566 parking spaces. In this example, the minimum number of parking spaces required is 442, a 22% reduction.					
(A) Use Category	**Weekday**		**Weekend**		
	(B) Day (9 a.m. to 4 p.m.)	**(C) Evening (6 p.m. to 12:00 a.m.)**	**(D) Day (9 a.m. to 4 p.m.)**	**(E) Evening (6 p.m. to 12:00 a.m.)**	**(F) Night (12:00 p.m. to 6 a.m.)**
Office	133	13	13	7	7
General Retail	23	34	38	27	2
Hotel	180	240	180	240	180
Restaurant, Sit-Down	27	55	55	55	6
Movie Theater	40	100	50	100	10
Column Totals	403	**442**	336	429	205

5. *Shared Parking Plan.*

a. *Generally*.

1. The plan must bind the owner(s) and all parties having a legal interest in the applicable land and structures, as well as such owners' and other parties' heirs, successors, and assigns.

2. The shared parking plan shall control the issuance of permits and will restrict the use and operation of all land and buildings included within the shared parking plan.

3. The shared parking plan may be amended or withdrawn, either partially or completely, pursuant to the same procedure and subject to the same limitations and requirements by which the shared parking plan was approved. All land and buildings remaining under the plan shall comply with all the controls and restrictions of the plan and all land and buildings withdrawn from the plan shall comply with all applicable regulations of this Section.

b. *Single ownership*. A shared parking plan shall be filed as part of an application submission.

c. *Separate ownership*. A shared parking plan shall include:

1. A notarized statement identifying and signed by all property owners involved; indicating the use of each lot; the extent of the activities on each parcel and the demand for parking; and the times these parking demands will occur;

2. A shared parking agreement identifying the designated spaces that are subject to the agreement, including a statement indicating that the parties understand that these designated spaces cannot be counted to support any use other than that identified in the agreement. This agreement must also identify the current property uses, property owners, and the entity responsible for maintenance of the parking space area;

3. A contingency plan to provide sufficient parking if the shared parking agreement is violated by either party; and

4. An agreement providing for the shared use of parking, executed by the parties involved and filed with the Director or the Director's designee ~~on a form approved by the City Attorney~~. Such an agreement shall be filed of record with the County Clerk

and Recorder, at the applicant's expense. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties remains in force. If the agreement is no longer in force, then parking shall be provided as otherwise required by this Code.

6. *Special Parking Study*.

a. As an alternative to the shared parking provisions, an applicant may submit a special study to demonstrate that the parking required to serve multiple uses is less than the cumulative parking requirements for each individual use. The special study shall be conducted by a professional engineer and shall:

1. Review peak parking demand duration as approved by the city;

2. Propose a required number of parking spaces based on the combined peak hour demand for parking; and

3. Provide data on the following:

i. The sensitivity of the proposed uses to change;

ii. Similar mixtures of uses in other areas of the community; and

iii. Degree of variability of parking for individual uses (average, range, and standard deviation).

b. The city may require a set-aside area if warranted due to the risk of parking needs changing over time.

E. Loading.

1. *Loading Facility Required*.

a. *Required Spaces*. An applicant shall provide loading spaces according to the gross floor area requirements in Table 10-1-3.7.A.4, *Required Off-Street Loading Facilities*.

Table 10-1-3.7.A.4
Required Off-Street Loading Facilities

Gross Floor Area (sq. ft.)	Minimum Number of Spaces
0 - 10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

b. *Common Spaces*.

1. Multiple uses or occupancies located in a single building or on one site may be served by common loading space if the Director determines that the loading space can adequately serve each use.

2. For a common loading space, the Director, in making a determination, shall combine the gross floor areas of the buildings and uses served by the loading space.

c. *Gross Floor Area*.

1. An off-street loading space requirement is based on the gross floor area, which does not include enclosed or covered areas used for off-street parking or loading.

2. Each two square feet of exterior site area used for a commercial or industrial use, such as outdoor display and storage, shall equal one square foot of gross floor area for the purpose of calculating the number of spaces.

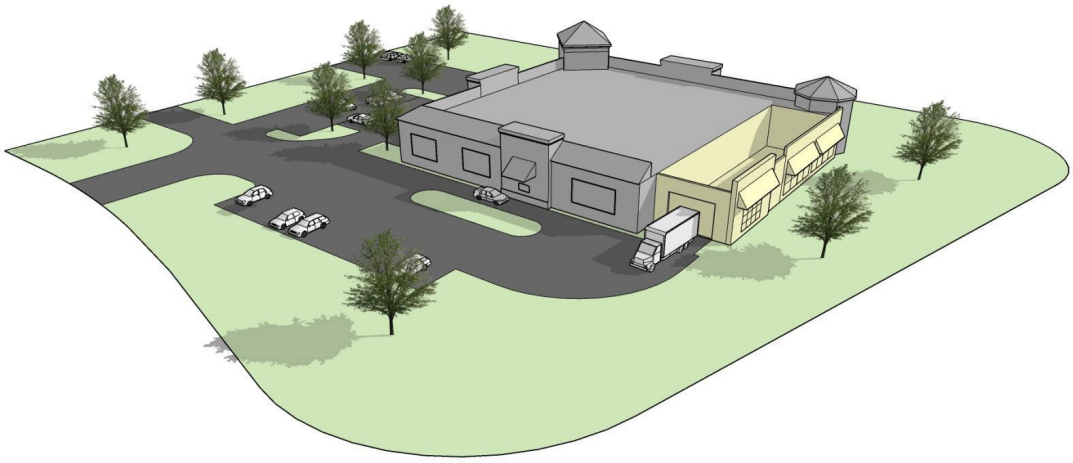
2. *Dimensional Requirements*.

a. The minimum dimensional requirements for loading facilities are 10 feet wide by 25 feet deep.

b. A required loading facility shall maintain a 14 feet minimum vertical clearance.

3. *Screening*. Loading facilities that adjoin or are adjacent to an ACR, LLR, MLR or SLR district shall be enclosed as depicted in Figure 10-1-3.7.A.1, *Enclosed Loading*, or shall be fully screened from the view of these districts by a building or solid screen wall.

Figure 10-1-3.7.A.1
Enclosed Loading



Subsec. 10-1-3.7.B Parking and Access in the DT Districts DNR DTA DMS DMU

A. Purpose. The purpose of this Subsection is to ensure the following are achieved.

1. *Adequate Parking*. Adequate off-street vehicular and bicycle parking is provided for permitted uses in the Downtown (DT) districts to support various modes of transportation;
2. *Character*. The character and quality of life in residential neighborhoods experience limited on-street parking congestion;
3. *Impacts*. Indirect impacts on neighborhoods adjacent to the DMU, Downtown Mixed-Use, and DTA, Downtown Transition Area, districts are minimized;
4. *Loading*. Adequate loading areas are provided that do not interfere with the function of pedestrian activity and other vehicular use areas;
5. *Flexibility and Creativity*. Flexibility is promoted and creative redevelopment of small sites is encouraged;
6. *Efficiency and Environmental Benefits*. The number of parking spaces allowed or required for development is capped or allowed to be reduced in order to promote the efficient use of land and mitigate the heat island effect of expansive paved areas;
7. *Sustainability*. Parking areas are designed to facilitate pedestrian circulation, provide added vegetation, incorporate low-impact development design techniques, and use stormwater management systems as site amenities; and
8. *Comprehensive Plan*. The functionality of parking implements the goals and policies of the Comprehensive Plan, as amended from time to time.

B. Applicability.

1. *Thresholds*. The standards of this Subsection apply to all development, redevelopment, significant improvement, or adaptive reuse of properties that meet or exceed the thresholds established in Section 10-9-5.4, *Site Plan*, or Section 10-9-5.7, *Master Development Plan*.
2. *Parking Ratios*. Except as otherwise provided in this Subsection, parking requirements for all uses shall be provided in accordance with Subsection 10-1-3.7.A, *Parking and Loading*.

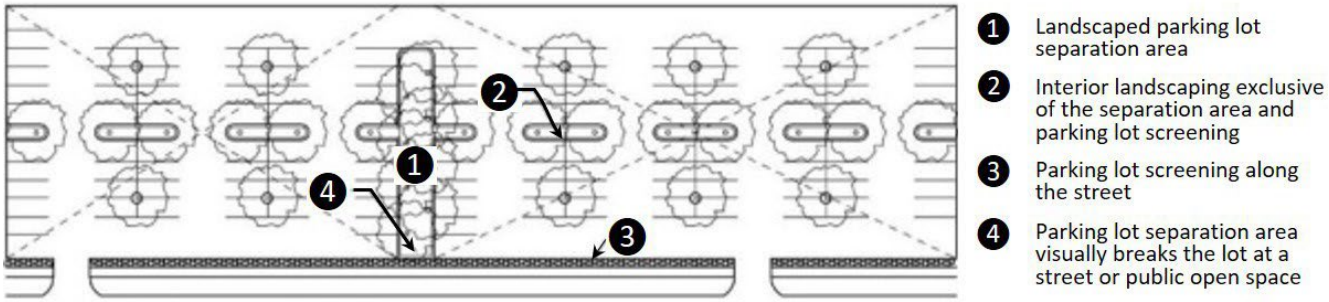
C. Parking Areas.

1. *Generally*. Landscaping in parking areas shall be designed to reduce the scale, visibility, and urban heat island effect of surface parking lots as set out in this Subsection.
2. *Small Parking Lots*. Parking lots with fewer than 15 spaces are exempt from these regulations. Parking lots with 16 to 49 parking spaces shall be designed with the following requirements:
   a. *Coverage*. At least five percent of the interior area of a parking lot shall be landscaped for which no less than 75 percent shall include living plant material.
   b. *Islands*. Landscaped parking lot islands measuring 9' x 18' shall be delineated by a physical barrier, such as but not limited to, a concrete curb. All islands shall be planted with one shade tree per 162 square feet and with native, drought-tolerant shrubbery and groundcover. As determined by the Director, where practicable, landscaped islands shall be constructed as a vegetated bio-swale or rain garden.
3. *Large Parking Lots.* Parking lots shall be shaped and/or landscaped to reduce their scale and overall impact by one of the following approaches, as depicted in Figure 10-1-3.7.B.1, *Large Parking Lot Landscaping Examples*:
   a. *Landscaping Increase*. Increase the interior parking lot landscaping requirement for parking lots containing 50 to 99 spaces to a minimum of 10 percent of the parking lot area (#2 in Figure 10-1-3.7.B.1), excluding areas used for parking lot screening (#3 in Figure 10-1-3.7.B.1).
   b. *Visual Segmenting*. For parking areas containing 100 or more parking spaces, provide landscaping across 10 percent of the interior area of a parking lot by:

1. Breaking the lot into visually separate lots with at least a 20-foot-wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street (#1 and #4 in Figure 10-1-3.7.B.1); or
2. Creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10-foot-wide landscape zone running the length of, at most, every third double-sided parking row (#1 in Figure 10-1-3.7.B.1).

c. *Shade Trees*. All landscaped areas that divide large parking lots shall include shade trees consisting of 75 percent evergreen and non-deciduous trees and 25 percent deciduous trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

Figure 10-1-3.7.B.1
Large Parking Lot Landscaping Examples



4. *Parking Area Screening*.

a. *Surface Parking*. Where an allowed parking lot adjoins a street, screening shall occur by providing:

1. A minimum five-foot wide buffer with a solid row of hedges across 100 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way;
2. A masonry wall that is a minimum of 30 inches and a maximum of four feet in height; or
3. A decorative fence and shrubbery across 50 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way.

b. *Tuck-Under Parking*. Tuck-under parking shall be screened from view from adjacent properties and non-alley rights-of-way by buildings or a buffer that screens 100 percent of the parking from public view.

5. *Parking Structure Foundation Plantings*.

a. *Generally*. Parking structures shall have planting areas adjacent to the base of the building with a minimum width and radius as set out in Table 10-1-3.7.B.1, *Minimum Foundation Planting Width and Radius*. Where planting areas are required, they may be crossed with walkways of the minimum width required to provide access to the structure.

b. *Street-Facing and Interior Side*. One evergreen or non-deciduous shade tree or three non-deciduous ornamental trees shall be planted within the street facing and interior side foundation planting areas for every 20 linear feet, measured parallel to the building. Remaining portions of the planting area shall be planted with groundcover. A maximum of 50 percent of the remaining portions of the planting area may consist of decorative pavers

or stamped, dyed concrete. Vegetated rain gardens and/or naturalized, low-maintenance gardens may be used in lieu of or together with the required groundcover.

6. *Tree Canopy Credit*. Required trees in parking area landscaping count toward the tree canopy coverage requirements set out in Section 10-2-4.1, *DT Landscaping*.

Table 10-1-3.7.B.B.1
Minimum Foundation Planting Width and Radius

Structure Side	Planting Width and Radius
Street-Facing	6'
Interior Side	5'

D. Parking Minimums and Maximums.

1. *Parking Ratio Adjustment*. Unless exempted in Section 10-1-3.7.A.~~T~~the minimum parking ratios in Table 10-1-3.7.A.1, *Required Off-Street Parking*, shall apply to the DT districts with the following modifications:
   a. *Multi-Family Dwellings* (not including single-family attached). For multi-family and mixed-use developments (for example, a stand-alone apartment building type or buildings), one space shall be required per unit.
   b. *Office*. For single-use developments (for example, a stand-alone office building type or building), one space shall be required per 300 square feet of gross leasable area.
   c. *Retail Sales, Service, and Repair*. One space shall be required per 500 square feet of gross floor area.
   d. *Restaurants*. One space shall be required per 150 square feet of gross floor area.
2. *Off-Street Surface Parking Maximums*. The maximum number of off-street surface parking spaces that may be provided in the DT districts shall be no more than 125 percent of the minimum parking requirements established in this Subsection and Table 10-1-3.7.A.1, *Required Off-Street Parking*. This maximum shall not apply to structured parking.

E. Downtown Parking Credits and Reductions. Upon approval of the City Manager or the City Manager's designee and with consideration based on current parking usage, an applicant may utilize one of the following parking credits and reductions of required parking in order to reduce the minimum required off-street surface parking spaces by up to 50 percent of required spaces. The credits and reductions shall not be cumulative.

1. *Electric Vehicle Charging Station*. Each off-street electric vehicle charging station with a rating of 240 volts or higher shall count as 1.5 off-street parking spaces toward satisfaction of the minimum required off-street parking requirements, for a maximum credit of 10 percent of required spaces.
2. *Reserved* ~~*Proximity to RTD Station*~~. The minimum number of off-street surface parking spaces ~~required may be reduced by 20 percent if the proposed development is located within 1,000 feet of a Regional Transportation District (RTD) light rail station, measured along a sidewalk or walkway from the pedestrian entrance of the development to the nearest parking space within the off-street parking area of the station. New development shall coordinate with the Denver Council of Regional Government's Metropolitan Planning Organization during the review and subsequent city building permit processes to implement transportation demand management strategies.~~
3. *RTD Pass*. With authorization of the City Manager, on a legal affidavit approved by the City Attorney, reauthorized on a bi-annual basis, required off-street surface parking spaces may be reduced by 30 percent when, according to Table 10-1-1.3, *Land Use Matrix*, a commercial or office business, apartment, or a mixed-use building (upper floor residential units) with 50 or more employees or dwelling units provides RTD passes for all part- and full-time employees and/or residences.

4. *Ride Sharing*.
    a. *Designated Space*. Each drop-off/pick-up space, measuring 10 feet wide by 22' deep, up to a maximum of three, allocated and marked for ride sharing services shall count as 1.5 off-street parking spaces toward satisfaction of the minimum required off-street parking requirements. Ride sharing spaces shall be posted as "Reserved for Ride Sharing." Such spaces shall be located in a pick-up and drop-off area abutting the building and shall not be counted toward any required stacking spaces related to drive-in or drive-through operations.
    b. *Rideshare Program*. Required off-street surface parking spaces may be reduced by 30 percent when a development initiates and maintains the Denver Regional Council of Government's "Way To Go" ridesharing program for its residents and/or employees.
    c. *Study*. The Director may require an applicant to provide a traffic impact study to determine peak period demands and stacking requirements if the type of use or its operation appears to warrant more or less stacking area.
    d. *Use*. No vehicle shall park or stand in a drop-off/pick-up zone other than while actually engaged in the loading or unloading of passengers or materials. In no event shall any vehicle be parked or stand in a drop-off/pick-up zone for more than 15 minutes.
5. *On-Street Parking*.
    a. *Applicability*. In the DMS and DTA districts, on-street parking may count toward satisfaction of the minimum required off-street parking on any property that is directly adjacent to and abutting a street where on-street parking is permitted, with written approval of the Director.
    b. *Location and Availability*. On-street spaces shall be located on a public street and directly adjacent to and abutting the subject property. Only those spaces adjacent to and on the same side of the street as the subject property may be counted, as authorized.
    c. *Prohibited Parking*. Bus stops, clear zones adjacent to curb cuts, and other areas where parking is prohibited shall not be included in the calculation of available on-street parking spaces.
    d. *Dimensions*. An on-street parking space shall be a minimum of eight feet in width and 22 feet in length and shall be fully adjacent to the subject property. For example, a lot with 60 linear feet of street frontage could receive credit for a maximum of two on-street parking spaces.
6. *Shuttle to RTD Station*. With authorization of the Director, on a legal affidavit approved by the City Attorney, reauthorized on a bi-annual basis, public and institutional uses and those in the Office use category that provide regularly scheduled shuttle transit to an RTD station may receive up to a five percent reduction in the number of required off-street parking spaces, as follows:
    a. *Peak-Hour Service*. A five percent reduction is allowed for shuttle service taking place at the use's peak hour(s) of traffic to an RTD station.
    b. *Documentation*. As warrant for authorization, documentation approved by the City Attorney shall be provided that demonstrates the commitment of the business or institutional establishment to provide regularly scheduled shuttle transit to an RTD station.
7. *Tuck-Under Parking*. Each two on-site tuck-under parking spaces shall count as three off-street parking spaces toward satisfying the minimum required off-street parking. Refer to Section 10- 2-4.1, *DT Landscaping*, for screening standards related to tuck-under parking.
8. *Bicycle Parking*. An approved bicycle parking facility may be substituted for off-street vehicle parking on a ratio of one bicycle parking space per 20 vehicle parking spaces; provided, that such substitution shall not replace more than 10 percent of the total vehicle parking required by Subsection 10-1-3.7.A, *Parking and Loading*.

F. Vehicle Access and Parking Design Standards.

1. *Surface Parking Location*.

a. *Generally*. Off-street surface parking shall be located on the subject property in relation to the principal building in accordance with Figure 10-1-3.7.B.1, *Vehicle Surface Parking Location*.

b. *Tuck-Under Parking*. Tuck-under parking with required screening set out in Section 10-2-4.1, *DT Landscaping*, is exempt from these surface parking location requirements.

Figure 10-1-3.7.B.1
Vehicle Surface Parking Location[1]

Parking Locations	Districts			
	DNR	DTA	DMS	DMU
Rear Parking	P	P	P	P
Front Parking	--	--	--	--
Corner Side Parking	P	P	--	P
Interior Side Parking[3]	P[2]	P[2]	P[2]	P[2]

Table Notes:
P = Parking Location Permitted
"--" = Parking Location Prohibited

1. Illustrations are conceptual only and are intended to show parking area locations in relation to buildings. They are not intended to show amount of parking required for any particular land use or any other required features or characteristics.
2. A buffer in accordance with this Subsection shall be required between the interior side parking area and a single- or two-family residential use. Otherwise, the buffer type required in Section 10-2-4.2, *DT Bufferyards*, applies.
3. Interior side parking that does not have access from a public right-of-way may require the owner to obtain a cross access easement together with the adjacent property in accordance with this Subsection.

2. *Vehicular Access to Off-Street Parking*.

a. *Generally*.

1. Except as modified by this paragraph, vehicular access shall be reviewed for:

i. Sight distance;

ii. Proximity to intersection;

iii. Traffic control condition (signs, signals, etc.); and

iv. Proximity to existing accessways.

2. In all DT districts, if a dedicated 12-foot wide alley is adjacent to the property, then new vehicular access points shall take access from the alley. If the alley is unimproved, then the applicant shall improve the alley to the satisfaction of the City Engineer.

3. If an adequate alley for vehicular passage is not available, then new vehicular access points shall access a secondary street. If neither an alley nor a secondary street is available, then new vehicular access points may access a primary street.

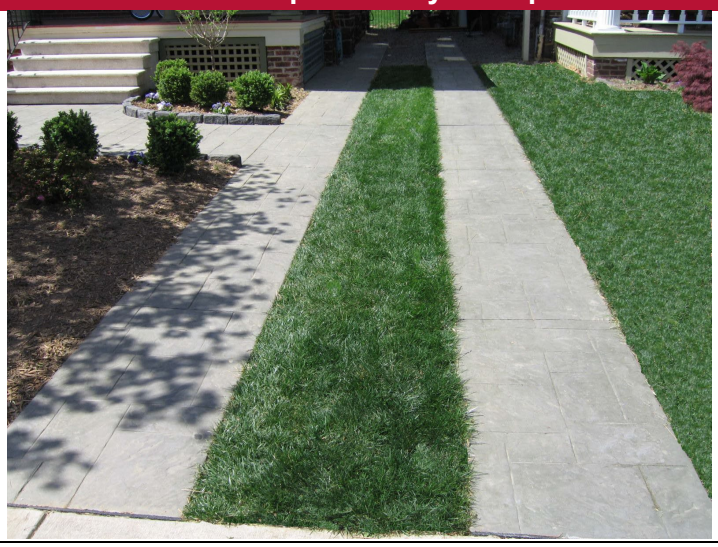
b. *Access*. Direct vehicular access to a Mixed-Use/Downtown Main Street corridor by a private access is prohibited unless no viable alternative is available. Access to abutting property will be confined to local streets. Corner lots abutting an intersection of a Mixed- Use/Downtown Main Street corridor and local street shall take access from the local street, provided the access meets the requirements of this Code.

c. *Number*. There may be only one connection permitted per lot on a Mixed-Use/Downtown Main Street corridor, which may not be greater than 24 feet in width for every 100 feet of street frontage.

d. *Maximum Width*. Residential accessways shall be a maximum of 12 feet wide. Residential accessways that access an alley and accessways for non-residential and mixed-use shall be a maximum of 24 feet wide.

e. *Double-Track Accessways*. Double-track/wheel strip accessways are permitted in the DNR district in association with a single-family detached or single-family attached/duplex dwelling, provided each wheel strip is a minimum of 18 inches, and a maximum of 36 inches in width and the area between the wheel strips is planted with living groundcover. However, within the public right-of-way, the accessway shall be fully paved along its total width, from the property line to the curb line.

Figure 10-1-3.7.B.2
Wheel Strip Driveway Example



3. *Parking Structures*. Refer to Section 10-2-3.2, *DT Standards of Design*, for parking structure design standards.

4. *Parking Lot Lighting*.

a. *City Code*. All lighting shall comply with Title 10, Chapter 15, *Lighting Requirements*, of the City Code.

b. *Pedestrian and Temporary Lighting*. On-site pedestrian bollard lights and lights mounted on buildings or poles not taller than 15 feet above grade shall be provided. The required minimum illumination for walkways and other pedestrian areas is 0.25-foot candles, or as determined by Illumination Engineering Society (IES) Standards. The required minimum illumination for walkways and other pedestrian areas shall be designed in accordance with IES Standards. Holiday and other styles of temporary rope lighting shall not be used to highlight features of a principal building. All temporary lighting is required to meet Title 10, Chapter 15, *Lighting Requirements*, of the City Code.

c. *Pole Lights*. Free-standing, on-site pedestrian pole lights and parking lot lights that are within 20 feet of a residential use or district shall be a maximum of 15 feet tall. Other free- standing light poles shall be a maximum of 18 feet tall.

5. *Paving Materials for Surface Parking and Accessways*.

a. *Generally*. All off-street surface parking areas and accessways shall be paved with one or a combination of concrete, asphalt, porous asphalt, concrete pavers, paving blocks, permeable or porous pavers, brick, or similar materials approved by the City Engineer. Permeable pavement shall be limited to pedestrian areas, areas with low vehicular traffic volumes, smaller axle loads, and low speeds such as parking stalls, smaller parking lots, overflow parking areas of larger parking lots, and other areas with little or no traffic.

b. *Differentiation*. Special paving patterns and materials shall be utilized to delineate building entries and provide interest and variation.

c. *District-Specific Standard*. In the DNR and DTA districts, an extension of the sidewalk paving shall be provided on private property to allow enough space to plant street trees adjacent to the curb, as determined by the Director.

6. *Shared and Cross Access*. Shared and cross access, as depicted in Figure 10-1-3.7.B.3, *Shared and Cross Access*, shall be provided for multiple-family, non-residential, and mixed-use developments according to the following:

a. *Shared Access*.

1. Access that is shared by abutting properties, whether under single or separate ownership, shall be preserved using a shared access easement that is acceptable to the City Attorney and recorded in the office of the appropriate Clerk and Recorder's Office, at the applicant's expense. The obligation to provide and maintain shared access shall run with the land.

2. If there is an existing shared access for which there is no recorded legal documentation, the shared access shall continue, and legal documentation shall be executed and recorded.

b. *Cross Access*.

1. Cross access between off-street surface parking areas shall be provided, where feasible, based on lot shape, size, and configuration. The Director may deem improved alleys (either already improved or improved by the applicant) as an acceptable way to provide cross access or, if an improved or improvable alley is not available, may require a cross access easement at the rear of the property, or may require the subject property to connect to an existing adjoining cross access easement.

2. Where connections to abutting parcels are possible with a cross access easement but do not exist at the time of development, the parcel proposed for development shall stub-out drive aisles and sidewalks to allow for two-way vehicular and pedestrian connections on the abutting parcel.

3. The applicant shall record a cross access easement in a form acceptable to the City Attorney to allow for future connection of the stub-out(s) to the adjoining property.

Figure 10-1-3.7.B.3
Shared and Cross Access

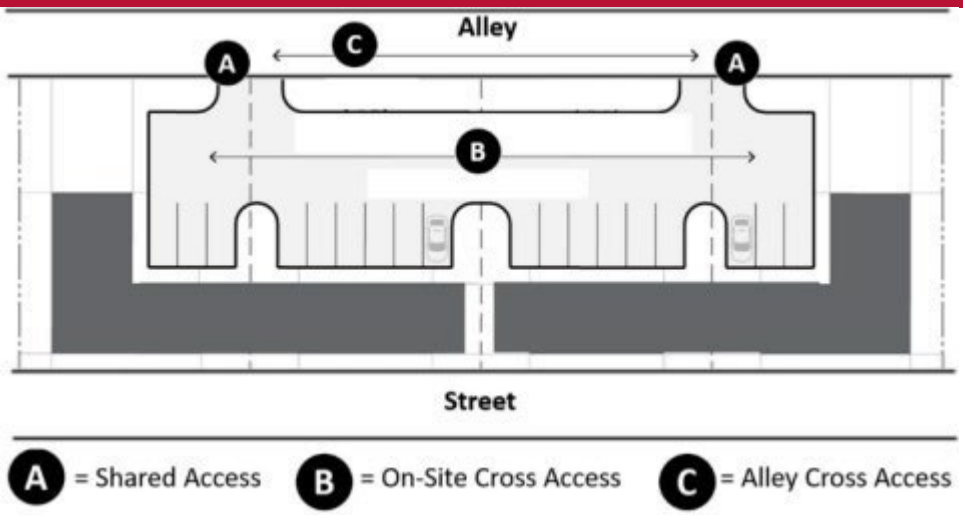


Figure Note: This graphic depicts both on-site cross access and alley cross access. A minimum of one type of access is required according to Subsection (f), Shared and Cross Access, above.

I. Pedestrian Circulation.

1. *Connectivity*.

a. Connection to the Street. The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.

b. *Connection to Abutting Properties*. The on-site pedestrian circulation system must provide at least one connection to existing paths and sidewalks on abutting properties or to the likely location of future paths or sidewalks on those properties. When the Director determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, no such connection is required.

c. *Internal Connections*. The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians and non-motorized travel, such as parking areas, bicycle parking, recreational areas, common outdoor areas, plazas, and similar amenity features.

2. *Design*. Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:

a. The on-site pedestrian circulation system must be paved and be at least five feet in width.

b. When the on-site pedestrian circulation system crosses accessways, parking areas, or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material, or other equally effective methods. Striping does not meet this requirement.

c. When the on-site pedestrian circulation system is parallel and adjacent to a vehicle travel lane, it must be a raised path at least six inches above the vehicle travel lane surface or be separated from the vehicle travel lane by a raised curb, bollards, landscaping, or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.

d. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents, and customers. Lighting shall be placed at a height to have an average illumination level of one foot-candle.

3. *Plan*. A pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas and other internal pedestrian walkways shall be provided on a Site Plan or Master Development Plan. The pedestrian circulation plan shall accomplish the following:

a. Minimize points of conflict between pedestrians and moving vehicles;

b. Channelize pedestrian flows to crossing areas, and provide well-defined paths across major drive aisles with measures such as alternative paving materials, pavement colorized (not painted) in contrasting or complementary hues and signage; and

c. Connect internal pedestrian walkways to existing and future external walkways.