

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2704

AMENDING SECTION 5-5-1, OFF-STREET PARKING AND CHAPTER 12,
DEFINITIONS AND LIMITATIONS OF THE GRAND JUNCTION
ZONING AND DEVELOPMENT CODE

Recitals.

The purpose of the proposed amendment to the Zoning and Development Code is to clarify portions of Section 5-5-1, Off-Street Parking and add to Chapter 12, Definitions and Limitations to update certain existing standards which do not reflect changes in parking patterns that have occurred over the last decade, and add standards for uses which are typical of current and expected future development patterns.

The proposed revisions to the off-street parking regulations primarily address parking requirements for non-residential uses including various retail and commercial establishments. An example is the current parking requirement for uses such as furniture and appliance stores and other showroom retail establishments. These types of uses currently fall under the general category of "Low Volume Retail Sales". Application of the "Low Volume Retail Sales" standard to showroom sales uses is burdensome because of the unique situation presented by the type of use. Furniture sales businesses and the like, require a large showroom to display bulky items, driving the square footage up without necessarily reflecting customer demand. The Zoning and Development Code does not presently address this situation.

The Grand Junction Planning Commission at their August 3, 1993 hearing recommended approval of the text amendment.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the amendments to the Zoning and Development Code are appropriate in order to correct and update the current parking regulations.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING SHALL REPLACE SECTION 5-5-1 A. THROUGH J. AND AMEND CHAPTER 12, DEFINITIONS AND LIMITATIONS OF THE ZONING AND DEVELOPMENT CODE:

5-5 PARKING AND LOADING STANDARDS

5-5-1 OFF-STREET PARKING

A. Purpose - This section sets minimum standards for off-street requirements for new construction and expansions of or changes to existing uses. Off-street parking requirements shall be established at the time of the site plan review process.

B. Uses Not Identified - The Administrator shall determine the parking requirement for uses

which do not correspond to the categories listed in sub-section 5-5-1 H. In such instances, the applicant shall provide adequate information by which the proposal can be reviewed, which includes but may not necessarily be limited to the following:

1. Type of use
2. Number of employees
3. Building design capacity
4. Square feet of sales area, service area, etc.
5. Parking spaces proposed on site
6. Parking spaces provided elsewhere
7. Hours of operation

C. Multiple Uses - In those instances where there are clearly identified accessory or multiple uses within a structure or multiple structures, the minimum standards shall apply to each use or structure, resulting in a total parking requirement when summed, except as provided in section D., Shared Parking Facilities.

D. Shared Parking Facilities - Off-street parking requirements of a given use may be met with off-site off-street parking facilities of another use when and if, all of the following conditions are met:

1. The off-site, off-street parking facilities are within 200 feet of the property (may be up to 500 feet if proposed for employee use); and
2. The parking demands of the individual uses, as determined by the administrator based upon parking demand information supplied by the applicant or other sources, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required; and
3. A written agreement between the owners and lessees is executed for a minimum of twenty years, approved by the Administrator, recorded, and a copy maintained in the project file. Should the lease expire or otherwise terminate, the use for which the leased parking was provided shall be considered nonconforming. Any and all approvals, including Special or Conditional Use permits, shall be subject to revocation and continuation, expansion or addition to or of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Code.

E. Location - The parking area shall be provided on the same parcel as the principal structure wherever practicable. In business, commercial and industrial districts, the parking may be up to two hundred feet from the property, but must be located within a zone district allowing business, commercial or industrial parking. Parking spaces for residential uses in residential zones shall not be in a front yard setback except in the case of parking for single family structures (see Section 5-1-2).

F. Landscaping - When a parking lot provides parking spaces for more than fifteen cars, at least five percent of the total area of the parking lot shall be used for landscaping. Part of this area may be required to include shade trees.

G. Screening - Screening is required along each side of a parking lot that is used for non-residential purposes which abuts a residential zone or use. The screening shall consist of fencing

and/or plantings six feet in height which effectively visually block the parking area year-round, except as limited by Sections 5-2-5 and 5-3-2.

H. The following are the minimum requirements for parking spaces in connection with the structures and uses indicated. Parking shall be in the ownership or control of the owner of the use for which it is required, except as otherwise provided in this section.

<u>USE</u>	<u>MINIMUM PARKING REQUIREMENTS</u>
1. All structures except single family, duplex, triplex, and four-plex residential	Bicycle rack(s) sufficient to hold three bicycles or the number of bicycles equal to ten percent of the required off-street parking spaces for the use, whichever is greater
2. Residential	For all single family, duplex, triplex and four-plex residential structures: two spaces per dwelling unit For all multifamily dwelling units having five or more dwelling units per structure: one and one-half spaces per dwelling unit, plus one additional space per every five spaces for recreation vehicles and/or visitor parking
3. Theaters	One space per each four seats (designed seating capacity)
4. Bowling Alleys	Four spaces per lane
5. Elementary and Junior High Schools	Two spaces per classroom
6. High Schools	One space per each four persons (design capacity)
7. Day Care & Nursery Schools	One and one-half spaces per employee. Adequate drop-off/pick-up area must be provided
8. Vocational/Trade Schools	One space per two students based on design capacity of the building(s) plus one space for each teacher or other employee

<u>USE</u>	<u>MINIMUM PARKING REQUIREMENTS</u>
9. College or University	One space for every employee and staff member plus one space for every three full-time students not residing on campus (in addition to

dormitory/fraternity/sorority parking requirements - see item 18 below)

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| 10. | Hospitals | One space per each two beds (excluding bassinets), plus one space per employee on the largest shift, plus one space per hospital vehicle |
| 11. | Residential Receiving Homes/Care Facilities/Orphanages/Sanitariums | One space per each four beds plus one space per employee on the largest shift (includes visitor parking) |
| 12. | Elderly or Disabled Persons Housing | |
| | a. Dependent | One space per each four beds plus one space per employee on the largest shift (includes visitor parking) |
| | b. Semi-independent | One-half space per unit, plus one space per employee on the largest shift, plus one space for every five spaces for visitor parking |
| | c. Independent | One and one-half spaces per unit, plus one space for every five spaces for recreational vehicle and/or visitor parking |
| 13. | Hotels | One space per rental unit, plus 75 percent of the requirement for other uses associated with the facility (e.g., eating establishments, bars, and meeting rooms) |
| 14. | Motels | One space per unit |
| 15. | Meeting/Conference Rooms | One space per each three seats (design capacity) |
| 16. | Boarding Houses | One space per unit plus one space per owner/manager |
| 17. | Clubs/Lodges/Churches | One space per each three persons (design capacity) |
| 18. | Dormitories/Fraternities/Sororities | One space per each two beds |

USE

MINIMUM PARKING REQUIREMENTS

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| 19. | Offices | One space per three hundred square feet of gross floor area, plus one space for each office-owned/leased vehicle |
| 20. | Offices, Medical/Dental | Four spaces for each doctor or dentist on duty during the busiest shift |

21.	Restaurants	One space per each three seats (designed seating capacity)
22.	Eating Establishments with No Seating	One space per 60 square feet of gross floor area with a minimum of 10 spaces
23.	Bars/Nightclubs	One space per each two persons (design capacity)
24.	Mortuaries	One space per each five persons (designed seating capacity)
25.	Libraries, Museums, Art Galleries and Similar Uses	One space per 1,000 square feet of gross floor area
26.	General Retail Sales	One space per each 200 gross square feet sales area (includes employee parking)
27.	Showroom Sales (e.g., furniture/appliance)	One and one-half spaces per 1,000 gross square feet (includes employee parking)
28.	Plant Nurseries or Greenhouses	One space per 1,000 gross square feet of indoor display, retail and greenhouse area open to the public
29.	Service/Repair Business (e.g., animal hospitals, dry cleaners, and small item repair shops)	One space per each 300 square feet of gross of gross floor area (includes employee parking)
30.	Laundromats	One space for each three washing or drying machines, whichever is greater
31.	Beauty/Barber Shops	Three spaces per operator station (includes employee parking)
32.	Vehicle Sales (e.g., automobile dealerships, used car sales and recreational vehicle sales)	Parking equal in area to ten percent of the gross display area

USE

MINIMUM PARKING REQUIREMENTS

33.	Automobile Care Establishments	
	a. Oil, Lube and Muffler Shops & Tire Sales/Mounting	One space per employee on the largest shift, plus two per service bay (service bay is not a parking space)
	b. Automobile Service or Repair	One space per employee on the largest shift, plus

Station	two spaces per service bay, plus one space for each vehicle used in operation of the use (service bay or pumping area is not a parking space)
c. Car Wash, Full Serve	One space per employee, plus one drying space per washing stall, plus two stacking spaces per washing stall (washing bay is not a parking space)
d. Car Wash, Self Serve	Two stacking spaces for each washing stall and one drying space for each washing stall (washing bay is not a parking space)
34. Wholesale Business	One space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in operation of the business
35. Warehousing	One space per employee on the largest shift, plus one space for each vehicle used in operation of the business
36. Industrial/Manufacturing	One space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in operation of the business

USE

MINIMUM PARKING REQUIREMENTS

37. All Uses in Downtown Area (see Chapter 12, Definitions and Limitations)	
Reuse, Remodel of Existing Structure within Existing Building Envelope	No Requirement
New Construction Replacing and Entirely within Building Envelope which Existed as of September 30, 1991	No Requirement

Addition to Existing Structure Outside of Existing Building Envelope and Other New Construction

Per Land Use listed in 1 through 36 above for the added or new square footage only; must provide spaces within 500 feet (*).

* NOTE: Any permanent, existing public or private parking which is available within 500 feet of the proposed construction may be counted towards the total parking requirement. Unless the Administrator determines that he has sufficient parking data, the applicant shall, at the time of application, collect parking data and survey information sufficient for the Administrator to determine if off-site parking is "available".

I. Variances - In unusual circumstances, the standard parking requirement may not be appropriate. The Administrator shall have the authority to vary the parking requirement, either upward or downward, if one or more of the following circumstances exists:

1. Expected automobile ownership or use patterns of employees, tenants, or other users varies from what is typical in the community or typical for the use.
2. The parking demand varies throughout the day in relation to parking supply.
3. The nature of operational aspects of the use warrants unique parking arrangements.
4. Actual parking practice in the community demonstrates that the parking standard may be too high or too low.

J. Appeals - The Board of Appeals may, after reviewing the appeal of an administrative decision or the standards of this section, according to the criteria listed in section 5-5-1 I., authorize variances from the provisions of Section 5-5-1.

Add the following definitions to Chapter 12, Definitions and Limitations:

DESIGN CAPACITY

The maximum occupancy load of a building as defined and determined by the Uniform Building Code (U.B.C.) in Chapter 33 and Table 33A.

ELDERLY OR DISABLED PERSONS HOUSING, DEPENDENT

A facility for the dependent care of persons 55 years or older and/or physically disabled persons which provides a wide range of support services including personal medical care. This typically includes nursing homes, rest homes, and convalescent centers.

ELDERLY OR DISABLED PERSONS HOUSING, INDEPENDENT

Multifamily dwelling units occupied by persons 55 years or older and/or physically disabled persons which provides for independent living. While some facilities may be provided (e.g. laundry facilities and common recreation rooms), no medical/nursing services or facilities are provided.

ELDERLY OR DISABLED PERSONS HOUSING, SEMI-INDEPENDENT

Multifamily dwelling units similar to apartments, for persons 55 years or older and/or physically disabled, but including special support services such as central dining and limited medical care. May also include laundry services, meal preparation, room cleaning and transportation for routine appointments and other needs.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of August, 1993.

PASSED on SECOND READING this 1st day of September, 1993.

ATTEST:

City Clerk

President of City Council