

SECTION 12-1200 PARKING REGULATIONS

12-1201 INTENT

All development proposals within unincorporated Arapahoe County shall make provisions for adequate off-street parking as an accessory use. Off-street parking areas shall provide adequate space for access, parking, vehicle and pedestrian circulation, and loading and unloading. They shall be safe, efficient, and attractive, and be designed in accordance with the following guidelines.

12-1202 LOCATION OF PARKING AREAS

12-1202.01 GENERAL LOCATION

All private parking areas created for the use of a building or use shall be placed on the same lot and within the same zone district as the building or use. All public parking facilities can function and be located independent of an associated use.

12-1202.02 MULTI-FAMILY

Unless specifically allowed, parking areas for multi-family housing should not be placed in the front setback. In those instances where parking is allowed in the front setback, landscaping, berming, or other forms of buffering and screening are required.

12-1202.03 TANDEM PARKING IN MULTI-FAMILY

Tandem parking spaces in multi-family shall not be counted towards the minimum required on-site parking spaces.

12-1202.04 ACCESSIBLE PARKING

All parking areas are required to provide accessible spaces in accordance with the American's with Disabilities Act (ADA).

12-1202.05 USE OF PARKING FACILITIES

- A. No designated off-street parking facilities shall be used for the repair, display, service, or sales of any good or service unless expressly and specifically approved by the County.
- B. No area required by the County for the use of private off-street parking shall be used by any party as a commercial parking lot.
- C. Any parking spaces designated for guest only shall be signed and enforced by the HOA.

12-1202.06 COMPACT CAR PARKING

Unless previously authorized on an approved site plan such as a Final Development Plan (FDP) or other Site Plan approved under prior versions of the Land Development Code, compact parking spaces are prohibited. Code sections related to compact parking spaces are included to help administer existing, grandfathered compact parking spaces. For such previously approved parking areas of 20 spaces or more, a maximum of 20 percent of the required parking spaces may be designated as compact.

12-1203 MARKING STANDARDS FOR PARKING SPACES

All parking spaces shall be marked and maintained on the pavement and any directional markings/signs shall be installed and maintained as required by the approved parking plan. Accessible parking shall comply with markings and signage requirements required under the Americans with Disabilities Act (ADA), 42 U.S.C. 12101 *et seq.*, as amended, and regulations promulgated under the

ADA, as amended. Signs shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

12-1204 DESIGN STANDARDS FOR PARKING AREAS

12-1204.01 ACCESS

Each required off-street parking area shall have adequate access to a public street or other thoroughfare. Alleys, where they are utilized, shall only be used as a secondary means of access to a lot or parcel.

12-1204.02 OFF-STREET LOADING AREAS

All off-street loading areas that face a public right-of-way shall be appropriately screened from view using a masonry wall, dense vegetated landscape, landscaped berm or other method as approved by Planning staff.

12-1204.03 LANDSCAPING

These landscape requirements apply to all parking lots, in accordance with the standards described herein.

- A. Interior landscaped parking islands shall not satisfy any of the minimum requirements for landscaping or open space. If the number or size of the parking islands exceeds County minimum requirements, the excess shall be credited towards the required landscaping or open space. The required interior landscaped area (planted islands) shall not be transferred to the parking lot perimeter. Distribution of required interior island plantings within the parking lot shall be approved based upon the specific design.
- B. Landscaping may not be required for a service parking lot that is typically screened from public view by fences, walls and/or buildings.
- C. Landscaped islands within parking lots shall meet the following requirements:
 1. All parking areas in excess of forty (40) spaces shall have at least one (1) interior landscaped island (minimum of 6 feet in width) per 40 spaces. Arapahoe County will require 10 square feet of landscaping per required parking stall, contained in an island with or without curbing.
 2. Any landscape island that is 6 ft. x 36 ft. or greater shall include a minimum of two (2) deciduous or coniferous trees, six (6) shrubs and/or acceptable groundcover. Any landscape island less than 6 ft. x 36 ft. shall include a minimum of one (1) deciduous or coniferous tree and three (3) shrubs and/or acceptable groundcover.
 3. Landscaped parking lot islands greater than 100 square feet in area shall have one additional shrub for each additional 15 square feet or fraction thereof, in area.
 4. When landscaped islands exceed 2000 square feet, plant materials quantities may be calculated at a rate of two (2) trees or five (5) shrubs, or an acceptable combination of trees and shrubs, for every 600 square feet of area in the island.
 5. Landscaped parking lot islands shall be located in such a manner as to divide and break up the expanses of paving.
 6. No landscaping within landscaped islands shall obstruct visibility of vehicles entering, maneuvering in, or exiting the parking lot.
 7. Plantings or other landscape elements in the sight distance triangle shall comply with the Arapahoe County Streetscape Guidelines in Section 18-100 herein.

12-1204.04 BUFFERING

- A. When a parking lot is placed between the public right-of-way and any structure, a berm or other approved visual screen (see Section 12-1204.04.02) shall be required between the right-of-way and the parking lot.

- B. Where a parking lot boundary adjoins a property zoned for any residential use, a minimum landscape buffer of 20 feet from such lot boundary shall be required. Grasses or other acceptable groundcovers, trees and shrubs shall be planted within the landscaped buffer area. In addition, one or more of the following may be required:
 - 1. An earthen berm with average side slopes no greater than 3:1
 - 2. A view-obscuring fence
 - 3. A decorative wall a minimum of three (3) feet in height
 - 4. A three (3') foot hedge

- C. Where planting is prohibited by the existence of an easement, additional setbacks for the parking lot will be required to provide for the landscaped buffer.

12-1204.05 LIGHTING

All lighting used to illuminate off-street parking areas shall be arranged as to reflect light glare away from abutting properties and abutting streets.

12-1204.06 USABLE PARKING SPACES

Any parking space which, in the judgment of the Planning Division or Engineering Services Division, is unusable due to maneuverability difficulties or which does not have clear access shall not be approved by Arapahoe County.

12-1205 PARKING PLAN REQUIREMENTS

All final development, subdivision development or administrative site plans must contain the following parking information as a minimum:

- 1. Number, location and dimension of parking stalls
- 2. Widths of drive aisle
- 3. Landscaping - type, location, and method of irrigation
- 4. Surface treatment for parking areas and sidewalks
- 5. Scale and north arrow
- 6. Location of adjacent public/private streets, points of access and property boundaries
- 7. Location of traffic directional arrows, signage and markings
- 8. Location of loading areas, accessible spaces, and other special features
- 9. Location of detention areas for drainage
- 10. Location, height and type of proposed lighting
- 11. Sight Distance Triangles at intersections

12-1206 DESIGN STANDARDS FOR PARKING SPACES

The following tables establish the minimum parking stall space and aisle dimensions for full size automobile spaces. As a general policy, off-street parking spaces situated at less than a 45-degree angle will not be permitted unless designated as parallel parking spaces.

[see Parking Stall Dimension Table]

PARKING STALL DIMENSION TABLE

FULL –SIZE AUTOMOBILE				
	Angle in Degrees 0/Parallel Parking	Angle in Degrees 45	Angle in Degrees 60	Angle in Degrees 90
Width	8'	8.5'	8.5'	9'
Length	20'	19'	19'	18'
Aisle Width 2-Way	20'	24'	24'	24'
Aisle Width 1-Way	18'	18'	18'	24'

AMERICANS WITH DISABILITIES ACT PARKING	
Number of Stalls	Parking areas shall provide the number of vehicle and van-accessible spaces required by the ADA. Currently, one van-accessible space is required for every six or fraction of six ADA spaces.
Access Aisle	ADA parking stalls shall provide an access aisle meeting ADA standards. Currently the required aisle width is five feet (5') and two (2) ADA spaces may share an aisle.
Width of Stall	Stall width shall meet current ADA standards. Standard ADA spaces shall be eight feet (8') in width and van-accessible spaces shall be eleven feet (11') in width.
Height/Length of Stall	18'
Note: ADA regulations may supersede the dimensional standards shown in this table. At the time of adoption, these standards meet the ADA requirements.	

12-1207 GENERAL PROVISIONS

A. USE NOT SPECIFIED

In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a similar use shall apply. In the case of any discrepancies, the decision of the Planning Division Manager shall apply.

B. PARKING SPACE CALCULATION

In calculating the required number of parking spaces, any fraction of a space shall equal one space.

C. PARKING REDUCTION REQUEST

As part of a land use application, the applicant may submit a request for a reduction in parking requirements to the Planning Manager. The Planning Manager may allow reductions up to 10% of total required parking through an administrative land use process.

D. PRIVATE STREETS

Private Roadways with parking restrictions also follow Section 12-1208.01 for additional parking requirements.

12-1208 OFF-STREET PARKING BY LAND USE AND EQUIVALENCY UNIT

AUDITORIUM OR SIMILAR PLACE OF PUBLIC ASSEMBLY -THE GREATER OF:

- 1 space per three fixed seats, or
- 1 space per 100 square feet of floor area

BANK/CREDIT UNION/SAVINGS & LOAN

- 4 spaces per 1000 square feet of floor area, plus
- 6 stacking spaces per drive-up window

BAR/LOUNGE/NIGHT CLUB, OR SIMILAR PLACE OF ASSEMBLY

- 1 space per three seats, plus
- 1 space per employee on maximum shift

BEAUTY PARLOR/BARBER SHOP

- 3 spaces per operator, plus
- 1 space per employee on maximum shift

BOARDING HOUSE

- 1 Space per bedroom, plus
- 1 space per employee on maximum shift

BOWLING ALLEY

- 3 spaces per lane, plus
- 1 space per employee

CAR DEALERSHIP/RECREATIONAL VEHICLES OR BOATS SALES

- 1 space per 1,000 square feet of auto display area, plus
- 1 space per employee on maximum shift

CAR WASH/DETAIL SHOP

- 1 space per employee on maximum shift, plus
- 2 spaces per bay or stall

CHURCH (PLACES OF WORSHIP) - THE GREATER OF:

- 1 space per three fixed seats, or
- 1 space per 100 square feet of floor area

DAY CARE/NURSERY

- 1 space per 250 square feet, gross floor area

FIRING RANGE (ARCHERY/SKEET/RIFLE OR GUN)

- 1 space per platform, plus
- 1 space per employee on maximum shift

FRATERNITY/SORORITY HOUSE

3 spaces per bedroom, plus
1 space per employee on maximum shift

FUNERAL HOME/MORTUARY

1 space per 100 square feet of floor area open for public use
1 space per 333 square feet of office area

GROUP HOME

Youth: (18 years and younger)

2 spaces per home, plus
1 space per eight beds

Adult:

1 space per bedroom, plus
1 space per caregiver/employee

Elderly: (exclusive for persons 60 years or older)

.33 space per bedroom, plus
1 space per caregiver/employee

GAS STATION/REPAIR GARAGE

1 space per employee on maximum shift, plus
3 spaces per bay or stall

GOLF COURSE

2 spaces per hole, plus
1 space per employee on maximum shift

MINIATURE GOLF/DRIVING RANGE

3 space per hole or platform, plus
1 space per employee on maximum shift

HOSPITAL OR SIMILAR HEALTH FACILITY

1 space per two employees, plus
2 spaces for each bed, plus
5 spaces for loading and unloading

HOTEL/MOTEL

1 space per guest room, plus
1 space per employee on maximum shift, plus parking spaces as required for associated uses such as restaurant, lounge, or conference rooms

INDUSTRIAL USE: MANUFACTURING/PROCESSING/ASSEMBLY

1 space per 333 square feet of floor area, or
1 space per employee on maximum shift

INDUSTRIAL USE: LABORATORY- THE GREATER OF

1 space per 300 square feet of floor area, or
1 space per employee on maximum shift

LIBRARY/MUSEUM/GALLERY

1 space per 300 square feet of floor area

LUMBER YARD

1 space per 250 square feet of floor area in main sales building

MINI-STORAGE UNITS

1 space per 100 units, plus

1 space per employee, plus

MOBILE HOME PARK

2 spaces per mobile home, plus

1 guest parking space per four mobile home spaces

MOBILE HOME SALES

1 space per 1000 square feet of display area, plus

1 space per employee on maximum shift

MOTOR VEHICLE REPAIR/TIRE STORE

1 space per employee on maximum shift, plus

3 spaces per bay or stall

NURSING HOME, ASSISTED LIVING RESIDENCE, OR SIMILAR EXTENDED-CARE FACILITY

1 space per two employees, plus

1 space per two beds

OFFICE USES

4 spaces per 1000 square feet of floor area, plus

1 space for each company-related vehicle in addition to employee and customer parking

POST OFFICE OR SIMILAR PUBLIC BUILDINGS

1 space per 300 square feet of floor area, plus

1 space for each agency-owned vehicle

RECREATIONAL USES (I.E., SWIMMING POOLS, SKATING RINKS, HEALTH CLUBS, SPAS)

1/2 space per person based on UBC occupancy, plus

1 space per spectator seat

TENNIS/RACQUETBALL OR OTHER COURT GAMES

2 spaces per court, plus

1 space per employee on maximum shift

RESIDENCE

All residential development on private roads shall follow Section 12-1208.01 for additional parking requirements.

Single Family:

2 spaces per dwelling unit

Single Family Attached:

2 spaces per dwelling unit

0.25 guest space per unit

Multi Family Dwelling:

1.5 spaces per one bedroom unit,

2 spaces for two and three bedroom units.

2.5 spaces for four bedroom units, plus

0.25 guest space per unit

RESTAURANT

The greater of 1 space per three seats or 12 spaces per 1,000 square feet of G.F.A., plus

1 space for loading

Drive-in Restaurant

The greater of 1 space per 3 seats or 1 space per 100 square feet of floor area, plus

10 stacking spaces per drive-up window, plus

1 space for loading

RETAIL OR WHOLESALE (LARGE ITEMS I.E., FURNITURE, APPLIANCES ETC.)

1 space per 300 square feet sales area, plus

1 space per 1000 square feet of warehouse area, plus

1 space per employee on maximum shift

RETAIL/SERVICE ESTABLISHMENT

1 space per 250 square feet of floor area

6 stacking spaces per drive-up window

SCHOOLS- PRIVATE & PUBLIC

Preschool:

1 space per each employee, plus

1 space per five children, plus

5 stacking spaces for loading and unloading

Elementary School:

1 space per employee, plus

1 space per five seats in auditorium/assembly area

Middle School: the greater of-

1 space per ten students, or

1 space per five seats in auditorium or main assembly area

High School

1 space per employee, plus the greater of:

1 space per ten students, or

1 space per five seats in auditorium/main assembly area

College/University or Vocational School

1 per employee, plus

1 per 50 square feet of classroom area

THEATER

- 1 space per three seats, plus
- 1 space per employee on maximum shift

UTILITY FACILITY - MAJOR

To be determined through approval process

WAREHOUSING

- 1 space per 1,000 square feet of floor area, plus
- 1 space per 400 square feet of retail/wholesale/office area, plus
- 1 space per loading dock

12-1208.01 PARKING REQUIREMENTS ON PRIVATE ROADS

- A. Developments utilizing private roads with parking restricted to one side of the street shall be required to accommodate a minimum of one on-street parking space per dwelling unit. If the street configuration does not accommodate the required parking than an alternative shall be provided that meets the Design Requirements for Private Road Guest Parking (Section 12-1208.02 All requirements for off-street parking from Section 12-1208 apply).
- B. The on-street parking accommodation requirement may be modified through the provision for a Parking Reduction Request in Section 12-1207. All applicable Fire District and PWD Engineering requirements apply to parking requests.

12-1208.02 DESIGN REQUIREMENTS FOR PRIVATE ROAD GUEST PARKING

- A. Guest parking may be placed in pullouts, centralized parking lots, in driveways off of alleys or accommodated by a widening of the roadway.
- B. Guest parking shall conform to minimum dimensional requirements for full size parking spaces as described in this section.
- C. Guest parking shall otherwise conform to the requirements of the Land Development Code, Roadway Design and Construction Standards and Private Roadway Standards.

12-1209 ADDITIONAL INFORMATION

12-1209.01 TEMPORARY OR OVERFLOW FACILITIES

Arapahoe County will also consider proposals for parking areas designed to act as temporary or overflow facilities. These facilities would be designed to provide additional parking in areas that may experience peak parking requirements which exceed the capability of the existing parking area. The overflow area would be constructed so as to not create additional impervious surface that would promote additional water runoff. These facilities are required to be located on or adjacent to the site of the principle use.

12-1209.02 JOINT USE

Joint Use facilities are allowed for those sites where it is proven that hours of operation for the various uses are substantially different or staggered, the recommended number and configuration of spaces is met by all uses and facilities, and there is evidence of an agreement for joint use. A joint use parking agreement is required and must detail the terms of the agreement. All involved and affected parties must commit to the fact that the uses will not require the parking spaces at the same time. Should the terms of the agreements change, including hours of operation for facilities, or change in use, new agreements will be required to be submitted with the FDP/SDP amendment to allow the County to reevaluate the parking requirements.

12-1209.03 MIXED USES

In the case of mixed uses in a single parcel or within a single building, the total number of off-street parking spaces should be the sum of the need of each individual use.

12-1209.04 PHASING

Parking areas may be phased in conjunction with the phasing of the associated structure or use. All landscaping plans should be done with consideration of placement and configuration of parking areas at build-out.

12-1209.05 INCREASED OR DECREASED PARKING DEMAND

The number of off-street parking spaces or loading spaces may be increased or decreased proportionately when a building or use undergoes an increase or decrease in the gross floor area, number of dwelling units, seating capacity, number of employees, or other unit of measurement specified hereinafter as a means for determining required off-street parking requirements. These changes must be approved by the County in conjunction with the approval of changes made to any applicable Development Plans.