

PROPOSED AMENDMENTS TO THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS TO ELIMINATE MINIMUM PARKING REQUIREMENTS PER HB24-1304 (additions are underlined and deletions are ~~struck through~~)

**CHAPTER 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

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**4-15 PARKING, LOADING, AND CURB CUT REQUIREMENTS**

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**4-15-04 MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL**

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**4-15-04-03 SPACES REQUIRED**

In connection with every institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

<b>Use</b>	<b>Minimum Required Off-Road Parking Spaces</b>
Art galleries	1 space for each 300 sq. ft. of gross floor area
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Multifamily*	
Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Efficiency units	1 per unit
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Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

[\\*Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, as may be amended, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multi-family residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least](#)

50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), as may be amended, to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.

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#### **4-15-04-06 PARKING FLEXIBILITY OPTIONS AND ADJUSTMENTS**

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##### **4-15-04-06-02 PARKING ADJUSTMENTS**

1. Transportation Demand Management Study. The Development may receive additional reductions in required parking by providing a Transportation Demand Management Study (Study) that reviews multiple comparable projects in the region. The Study must be prepared by a traffic or parking professional. Additional parking reductions up to 25% of the total required off-road parking as recommended by the Study may be approved by the Director, based on the following criteria:

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##### 2. Multi-Family Residential Development and Certain Adaptive Re-Uses.

(a) Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, as may be amended, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multi-family residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least 50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), as may be amended, to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.

(b) In the event the County proceeds pursuant to C.R.S. § 29-36-104(1), as may be amended, the County may require that up to one off-road parking space be provided for each dwelling unit if all of the following requirements are met:

- (1) The housing development project is a new development project containing 20 or more dwelling units, or contains regulated affordable housing as defined in C.R.S. § 29-36-102, as may be amended.
- (2) Within 90 days after receipt of a complete application for the proposed housing development project, the County has published written findings that not imposing or enforcing a minimum off-road parking standard in

connection with the proposed housing development project would have a substantial negative impact on:

(i) Safe pedestrian, bicycle, or emergency access to the housing development project; or

(ii) Existing on- or off-road parking spaces within one-eighth mile of the housing development project.

(3) The findings required in subsection (b)(2) above must:

(i) Be supported by substantial evidence in support of such findings;

(ii) Include parking utilization data collected from the area within one-eighth mile of the housing development project;

(iii) Demonstrate that the County's implementation of strategies to manage demand for on-road parking in the area within one-eighth mile of the housing development project would not be effective to mitigate the substantial negative impacts contained in such findings; and

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

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## CHAPTER 11—DEFINITIONS

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### 11-02 WORDS, TERMS, AND PHRASES

The following listed words, terms or phrases are defined as follows.

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#### 11-02-08 ACCESSORY USE

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

#### 11-02-08-A ADAPTIVE RE-USE

The conversion of an existing structure from the use for which it was constructed to a new use by maintaining elements of the structure and adapting such elements to a new use.

#### 11-02-09 ADJACENT LOT

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

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**11-02-37 ANNUAL REPORT, SPECIAL SERVICE DISTRICT**

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County Community and Economic Development Department.

**11-02-37-A APPLICABLE TRANSIT PLAN**

An area designated by the map created pursuant to C.R.S. § 29-36-106, as may be amended.

**11-02-38 APPLICANT**

A person submitting an application for permit or approval, and may be referred to as the Permittee.

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