

**TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO
ORDINANCE NO. 07 (SERIES 2019)**

**AN ORDINANCE REPEALING AND RE-ADOPTING
SECTION 17.24.060 OF THE GYPSUM MUNICIPAL CODE
REGARDING MINIMUM OFF-STREET PARKING SPACES**

WHEREAS, the Town of Gypsum, Colorado (“Town”), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982; and

WHEREAS, pursuant to Article 1.3 of the Charter, the Town has all power of local self-government and home rule and all power possible for a home rule municipality to have under the Constitution and laws of the State of Colorado; and

WHEREAS, the Town Council has, by Ordinance, adopted Title 17 of the Gypsum Municipal Code (“Code”) regarding the subdivision of property including design requirements; and

WHEREAS, the Town Council has determined that revising on-site parking requirements is necessary to promote efficient design of development projects.

NOW THEREFORE, be it ordained by the Town of Gypsum, Colorado, that Section 17.24.060 of Chapter 17.24 of the Gypsum Municipal Code is amended:

SECTION 1. Repeal and Readoption of Section 17.24.060 of the Gypsum Municipal Code. Section 17.24.060 of the Gypsum Municipal Code is hereby repealed and readopted in its entirety as set forth in Exhibit A, attached hereto and incorporated herein.

SECTION 2. Public Inspection. Copies of this ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

SECTION 3. Public Hearing. A public hearing on this Ordinance shall be held on the 13th day of August, 2019, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

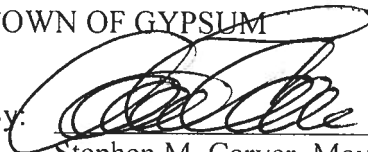
SECTION 4. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 13th day of August, 2019, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Blvd., Gypsum, Colorado.

SECTION 5. Severability. If any provision of this Ordinance shall be or become invalid or unenforceable, the remainder of the provisions shall not be affected thereby, and each and every provision shall be enforceable to the fullest extent permitted by law.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 9TH DAY OF JULY, 2019.

TOWN OF GYPSUM

By: _____


Stephen M. Carver, Mayor

Attest:

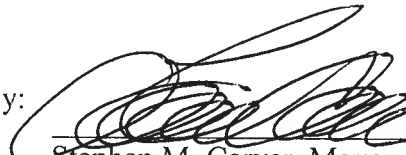

Danette Schlegel, Town Clerk



INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 13TH DAY OF AUGUST, 2019, BY A VOTE OF 6 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By:


Stephen M. Carver, Mayor

Attest:


Danette Schlegel, Town Clerk



(S E A L)

Exhibit A

Section 17.24.060

17.24.060 - Minimum off-street parking requirements.

(a) Parking spaces will be provided for each use in the following sizes and amounts:

(1) *Minimum parking space dimensions:*

		Width	Length
a.	Outside, uncovered spaces:	Ten feet	20 feet
b.	Inside, covered spaces:	Nine feet	18 feet

Off-street parking for compact cars may take up to 10% of the required parking spaces in a parking area with 10 or more spaces. The minimum size of a compact car parking space is 8 feet by 16 feet.

- c. if compact spaces are approved, designated areas shall be clearly marked by above-grade signage for small or compact cars only.
- d. Off-street spaces for parallel parking shall be a minimum of 22 feet by 9 feet.
- e. Where required, all ADA parking requirements shall be met.

- (2) *Parking cannot dominate yard:* Residential driveway and parking areas may not exceed 30 percent of unimproved lot area.
- (3) *Residential—Studios and one bedroom:* A minimum of two spaces per unit for studios and one-bedroom units. There is also a requirement for an additional one guest parking space per every eight units in addition to the owner's parking spaces. Required guest parking shall not be used for storage of vehicles, boats, campers, etc. A separate, screened area shall be provided if the developer desires this type of storage.
- (4) *Residential—Two-bedroom multifamily units:* A minimum of three spaces per unit for two-bedroom multifamily units. There is also a requirement of an additional one guest parking space per every eight units, in addition to the owner's parking spaces. Required guest parking shall not be used for storage of vehicles, boats, campers, etc. A separate, screened area shall be provided if the developer desires this type of storage.
- (5) *Residential—Single family, duplex and multifamily:* A minimum of four spaces per unit for all single-family, duplex and multifamily units, up to three bedrooms per unit. An additional one space per bedroom for any unit with more than three bedrooms, regardless of the zoning. Spaces located in front of garages can be counted only if the spaces are assigned this type of storage.
- (6) *Multi-family or commercial/residential mixed projects with ten (10) or more residential units with parking pass and enforcement procedures:* Multi-family and commercial/residential mixed projects with parking passes, when management of the parking passes and

enforcement is provided by a property owner's association or property management company, are eligible for the following reduced parking space requirements. Projects that do not initiate or fail to continue parking pass and enforcement procedures will be in violation of this Section. Each day that a violation occurs shall constitute a separate offense.

- a. Studios and one bedroom units – A minimum of two spaces per unit for 50% of these units, and one space per unit for remaining 50% of the units.
 - b. Two bedroom units – A minimum of three spaces per unit for 50% of these units and two spaces per unit for the remaining 50% of the units.
 - c. Three bedroom units – A minimum of four spaces per unit for 50% of these units and three spaces per unit for the remaining 50% of the units.
 - d. Four bedroom units or more – A minimum of five spaces per unit for 50% of these units and four spaces per unit for the remaining 50% of the units.
 - e. In addition to the above requirements, the following parking requirements apply:
 - i. For projects with an odd number of one type of residential unit, the greater parking space requirement is applied to the odd unit. For example, a project with three studio units would require five parking spaces (two parking spaces applied to two units and one parking space applied to the remaining one unit).
 - ii. One additional guest parking space is required for every twelve residential units or portion thereof.
 - iv. In a commercial/residential mixed project, commercial parking spots may also be used to fulfill the residential guest parking requirements.
- (7) *Mobile homes*: A minimum of two spaces per mobile home.
 - (8) *Recreational vehicle*: A minimum of one space per campsite in an RV park.
 - (9) *Lodgings (hotels, motels, lodges, boarding houses, and similar facilities)*: A minimum of one space per room plus one space for every 20 rooms for employee parking.
 - (10) *Office space*: A minimum of one space per 250 square feet.
 - (11) *Retail and service commercial*: A minimum of one space for every 350 square feet of floor area, except storage. (See Section 17.24.060(a)(13) below).
 - (12) *Warehouse storage*: A minimum of one space per employee (minimum of four, unless applicant can provide sufficient justification that four employee spaces are not needed) and one space for every 1,250 square feet of storage area.
 - (13) *Combination storage*: If a project is a combination of storage, commercial and service offices, a minimum of one space for every 350 square feet of floor area will be required, if there is even a remote possibility that the storage could be converted into commercial or service office space.
 - (14) *Commercial/light industrial (excluding retail, service and warehouse storage)*: A minimum of one space per each employee (minimum of four per each business or office) plus one space per every 450 square feet of floor area.
 - (15) *Vehicle repair or maintenance facility (no overnight vehicle storage)*: A minimum of one space per 100 square feet of retail or office floor area, plus three spaces per service bay.
 - (16) *Restaurant and tavern*: A minimum of one space for each employee, minimum of four spaces, plus one space for every four seats or 100 square feet of eating area, whichever is greater.
 - (17) *Bowling alley*: A minimum of two spaces per bowling lane, plus the additional spaces required for the restaurant and/or bar pursuant to Section 17.24.060(a)(16).
 - (18) *Auditorium and public assembly (Movie theatre, churches, funeral homes, etc.)*: A minimum of one space per 100 square feet of floor area used for seating or assembly.

- (19) *Public and health facilities (except auditorium and public assembly):* A minimum of one space per 300 square feet of floor area (except storage area); or one space per every two patient beds, plus one space per every three full-time employees, plus one space per staff doctor; whichever is greater.
- (20) *Industrial:*
 - a. *Manufacturing facility:* One space per 1,250 square feet of floor area.
 - b. *Wholesale, warehouse, rail or truck freight terminals:* One space per 2,250 square feet of floor area, in addition to one space per employee.
- (21) *More than one use:* In those cases where a lot is to be occupied by more than one of the above uses, the minimum off-street parking requirement shall equal the sum of the requirements of each of the individual uses.
- (22) *New use or change in use:* Whenever there is a new use or change in use, the parking requirements for the proposed use must be met, without violating the parking space requirement for the total project.
- (23) *Owners of two or more uses:* Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking spaces when the hours of operation do not overlap. The owners must present evidence to the Town Planning Department sufficient to show that the request will not result in shortage of parking at any time.
- (24) *Use restrictions:* Required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks used in the conducting of the business or use. These types of spaces shall be an additional requirement and shall be considered on an individual basis.
- (25) *Snow removal storage:* Adequate space on the property shall be provided for storage of snow removed from pedestrian ways, vehicular ways, parking or loading areas. If snow removal is planned to be stored in parking areas, additional parking spaces may be required beyond the minimums listed in this Section 17.24.060.
- (b) The parking requirements listed in this Section are the minimum required. The Town's Planning Department, at its discretion, may require additional parking spaces if warranted.
- (c) A site plan, drawn to scale of one inch equals 20 feet or to a scale approved by the Town's Planning Department, shall accompany all applications for building permits. This site plan shall indicate how the off-street parking and loading requirements are to be fulfilled; traffic circulation patterns, including access for deliveries and emergency services; drainage; snow storage; landscaping and irrigation; lighting and signage; grades of driveways; structures; locations; existing and proposed contours; geologic hazards; and location and size of existing and proposed utility connections.