

ORDINANCE NO. 749

AN ORDINANCE AMENDING TITLE 18 OF THE GOLDEN  
REVISED ORDINANCES OF 1965 CONCERNING LAND USE  
ZONING DISTRICT PARKING AND LOADING REQUIREMENTS  
AND REPEALING ORDINANCES IN CONFLICT THEREWITH:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. Chapter 18.36 of the Golden Revised Ordinances of 1965 is hereby repealed and re-enacted as follows:

CHAPTER 18.36

PARKING AND LOADING REQUIREMENTS

It shall be the intent of these requirements to provide for the parking, loading and unloading of vehicles on private property in order to alleviate the problem of providing such temporary vehicular storage on public thoroughfares whose primary function is the moving of vehicular traffic.

(1) 18.36.010 General Requirements

(A) No structure shall be erected, altered or added to, unless off-street parking space is provided by the owner of such structure in such minimum amount as is required by this chapter. An existing structure which may have inadequate off-street parking need not provide the minimum amount of off-street parking space hereinafter specified unless such structure is enlarged, or its use changed, in which event off-street parking in at least the amount specified for such enlargement only shall be furnished and, in the case of a change of use, the minimum amount shall be the additional number of spaces the new use will require in excess of the number of spaces the existing use would have required.

(B) Off-street parking areas shall be located on the premises containing the use for which they are required, or, if on other premises, the parking areas shall be held in unified ownership or control and located within 300 feet of the lot they serve in all residential districts and within 500 feet of the lot they serve in all residential-commercial, commercial, and industrial districts.

(C) An off-street parking space may be made available to the users of two or more structures which must have off-street parking by the requirements of this chapter, provided: a) The occupancies housed by such structures have uses which occur at different times of the day or week and are not normally in time conflict, e.g., a theater or night club may share off-street parking facilities with a retail food store and a church may share a common facility with an office building; b) a copy of a recorded agreement between the owners involved in such joint use is filed with the building official; c) such shared joint use for any given owner shall not exceed three-fourths of the total number of off-street parking spaces for which said owner is obligated by the requirements of this chapter; d) any future changes of any such joint usage arrangements shall be brought to the attention of, and receive the approval of, the building official.

(2) 18.36.020 Lot Design Criteria

Off-street parking areas shall meet the following design criteria:

(A) Ingress and egress lanes or driveways to or from off-street parking areas shall be so designed that vehicles enter upon or depart from public traffic ways in a direction approximately ninety degrees from the direction of traffic flow on the public way. Such lanes or driveways shall be not less than 10 feet in width nor more than 24 feet in width at the property line along the street and so located as to minimize traffic hazards and congestion.

(B) Off-street parking areas, excepting those serving single-family residences, shall be paved with asphalt, concrete or similar permanent surfacing and suitable curbs or barriers shall be provided to protect public sidewalks from vehicular intrusion as well as to prevent parking in areas where parking is not permitted.

(C) The Off-Street Parking Lot Standards, as established by the city engineer and approved by city council, shall govern the minimum dimensions of parking stalls, driveways, etc., used in laying out an off-street parking lot as well as the drainage, pavement markings and traffic control signs.

(D) An off-street parking lot which serves a residential-commercial, commercial, or industrial structure and which has five or more parking spaces shall be screened from any adjoining residentially zoned lot by a solid fence or wall at least four feet but no more than seven feet in height or by a buffer strip at least four feet wide planted with trees, shrubs or hedges forming a compact screen when fully grown and which shall be maintained in good condition at all times or replaced by a solid fence or wall as herein required.

(E) Driveways parallel to public sidewalks shall be separated from such walks by a landscaped area not less than eight feet in width or a solid wall at least three feet in height.

(F) Wheel or bumper guards shall be located so that no part of any vehicle shall intrude on pedestrian ways or come in contact with walls, fences or plantings.

(G) Off-street parking lots located on corner lots shall be so designed as to avoid the impairment of sight distance of drivers using the contiguous public streets. For purposes of this chapter "impairment of sight distance" shall be defined as that condition under which a driver will have less than 150 feet of sight distance to observe on-coming traffic in the circumstance where the driver must stop before entering the intersection.

(3) 18.36.030 Number of Off-Street Parking Spaces Required

The following schedule shall determine the number of off-street parking spaces required to serve a particular use. Those uses not specifically enumerated shall be categorized by the building official on the basis of the closest similar use in the schedule.

(A) Residential Uses

1) Single family residence - each single family residence shall be provided with one parking space.

2) Multi-family residence - each dwelling unit shall be provided with 1.5 parking spaces for each unit that has one or two bedrooms and 2.0 parking spaces for each unit that has three or more bedrooms.

3) Dormitory, Boarding and/or Rooming House - 1.5 parking spaces shall be provided for each 3 occupants.

4) Nursing Homes, Child Care Centers - 1.5 parking spaces shall be provided for each 6 occupants.

(B) Commercial Uses

1) Office Buildings, Clinics, Financial Buildings - one parking space shall be provided for each 300 square feet of building gross floor area.

2) General Retail Stores - one parking space shall be provided for each 250 square feet of building gross floor area.

3) Restaurants, Bars, Theaters - one parking space shall be provided for each 3 seats or similar accommodations.

4) Hotels, Motels - one parking space shall be provided for each guest unit plus one parking space for each two employees.

5) Quick-serve Food Stores, Convenience Markets - one parking space shall be provided for each 150 square feet of building gross floor area.

(C) Industrial Uses

1) Manufacture, assembly or maintenance of products or other industrial use - one parking space shall be provided for each two employees.

(D) Public and Semi-Public Uses

1) Assembly Halls, Churches - one parking space shall be provided for each 4 seats or similar accommodations.

2) University or College Buildings, High Schools - one parking space shall be provided for each two students.

3) Junior High and Elementary Schools - one parking space shall be provided for each employee.

4) Hospitals, Sanitariums - one parking space shall be provided for each 3 beds plus one parking space for each 2 employees.

(4) 18.36.040 Off-Street Loading Areas

For all business and industrial uses housed in new construction, or housed in an addition to an existing building, off-street loading spaces shall be provided as follows: For a building or addition of less than 10,000 square feet no off-street loading space is required; for new floor area between 10,000 square feet and 25,000 square feet one off-street loading space is required plus one additional off-street loading space for each additional 25,000 square feet or major fraction thereof. An off-street loading space shall contain not less than 500 square feet with no one dimension less than 10 feet and shall occupy no part of any public street, alley, driveway or sidewalk.

(5) 18.36.050 Building Official Approval

In accordance with the provisions of Section 18.08.030 of this title the building official shall review and approve the plans for an off-street parking area and/or an off-street loading area prior to the issuance of a building permit for the structure served by said areas, and no permit shall be issued unless such plans conform to the requirements of this chapter.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Introduced, read and ordered published this 23rd day of October, 1975.

Adopted, approved and ordered published this 13th day of November, 1975.

\_\_\_\_\_  
David C. Crawford, Mayor

Attest:

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Sharon L. Bennetts, City Clerk

Approved as to form:

\_\_\_\_\_  
Daniel T. Moyle, Jr., City Attorney

I, Sharon L. Bennetts, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said City, held on the 23rd day of October, 1975, and by order of said City Council was published as a proposed ordinance as the law directs, and for more than seven days prior to its passage in the Outlook, legal newspaper; and that on the 13th day of November, 1975, the said proposed ordinance was read and passed by the City Council aforesaid, the said meeting being a regular meeting of said City Council, and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 14th day of November, A.D., 1975.

(S E A L)

Attest: \_\_\_\_\_  
Sharon L. Bennetts, City Clerk of the  
City of Golden, Colorado