

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-29**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO,
REPEALING AND RE-ENACTING SECTION 16.9.40 AND AMENDING SECTION 16.7.10 OF
CHAPTER 16 OF THE SEVERANCE MUNICIPAL CODE PERTAINING TO PARKING**

WHEREAS, the Town Council has determined that the Town's current regulations regarding parking, which set forth in Section 16.9.40 of the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are outdated and inadequate; and

WHEREAS, the Town desires to repeal Section 16.9.40 and enact a new Section 16.9.40, and to amend Section 16.7.10 of the Severance Land Use Code, to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to parking will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that enacting a new Section 16.9.40 of the Land Use Code and adding definitions regarding parking within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

WHEREAS, this ordinance is enacted pursuant to the Town of Severance's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town of Severance's police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. Section 16.9.40 "Parking," of Chapter 16, "Land Use Code," of the Severance Municipal Code is repealed in its entirety and re-enacted to read as follows:

Sec. 16.9.40 Parking.

(a) Design standards. The following design standards shall apply to all required off-street parking areas:

1. Any off-street parking area shall be designed so that vehicles may exist without backing onto a public street unless no other practical alternative is available.
2. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way. Additionally, any vehicular overhang that encroaches or extends onto any pedestrian access shall be designed to ensure a minimum five-foot (5') pedestrian access is maintained.
3. Any off-street parking area with greater than twenty (20) spaces shall provide internal landscaping islands. All parking lot landscaping shall be in addition to other required site landscaping. Landscaping islands shall be placed at both ends of each row of parking. The required amount of internal landscaping islands shall be as follows:

(a) No more than ten (10) parking spaces in a row shall be permitted without a landscaped island;

(b) Landscape islands shall be the size of one standard parking space;

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- (c) Landscape islands shall contain a minimum of one (1) deciduous shade tree and three (3) shrubs. An additional shade tree and additional shrubs shall be required for each two hundred (200) square feet of landscaped islands;
 - (d) Landscape island area shall be in addition to an internal pedestrian accessway as required in this section; and
 - (e) Parking lots with greater than one hundred (100) spaces shall be broken into smaller parking blocks that meet the standards above.
 - 4. Any off-street parking area with more than one drive aisle shall provide and maintain internal pedestrian accessways. No parking space shall be more than ten (10) spaces or 100 feet, whichever is closer, from an internal pedestrian accessway.
 - 5. All off-street parking areas shall maintain an eight-foot (8') perimeter buffer. This perimeter buffer shall be in addition to other required site landscaping. The buffer shall be designed to provide a visual break throughout the calendar year with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. The buffer area shall include, at a minimum:
 - (a) two (2) deciduous shade trees for each fifty (50) linear feet; plus
 - (b) three (3) shrubs for each ten (10) linear feet of buffer.
 - 6. The following parking design standards shall apply to the Town Core and Development Node zone districts:
 - (a) Parking shall not be placed in locations that interrupt the storefront continuity along sidewalks
 - (b) Parking shall be placed behind buildings on the ground level or completely above or below the first floor of a building to the maximum extent possible. Any parking that is not able to be placed behind buildings or completely above or below the first floor of the building shall be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices;
 - (c) Parking shall be accessed from the rear of the property on parcels with alleys or rear access easements. If parking is to be accessed from the front property line, parking access shall be consolidated to the maximum extent possible;
 - (d) For parcels without rear or side access, driveways serving on-site parking should be avoided on Harmony Road. When necessary, such driveways should be minimized in width and provide adequate visibility for pedestrians.
 - (b) Shared off-street parking. Shared off-street parking may be used when there are opportunities to support parking demand through shared off-street parking for compatible uses (such as a theater and an office building, which would have staggered peak hours). Shared parking shall only be utilized when approved by the Town in a site plan or development agreement.
 - (c) Adjacent on-street parking. In order to promote a pedestrian scale, to encourage an environment of safety and to maximize land use efficiency and land devoted to parking in the Town Core land use district, parking may be satisfied using adjacent on-street parking

or shared rear-lot parking areas. On-street parking shall only be counted towards minimum parking standards as specified in Table 01.

- (d) Parking requirements. For uses not included in the following list, the review process shall determine the appropriate parking requirements.

Table 01 - Parking Requirements

Use	Parking Spaces Required All Other Zones	Town Core and Multi-Use Development Nodes (-) denotes no change	
		Parking Spaces Required	On-Street Parking Credit
Single-family residence, attached and detached	2 spaces per dwelling unit	-	No
Townhome	2 spaces per dwelling unit	-	25% of the available on street parking directly adjacent to the proposed development
Multi-family residence			
1 bedroom or studio	1.5 spaces	1 space	25% of the available on street parking directly adjacent to the proposed development
2 bedrooms	2.0 spaces	1.75 spaces	
3 bedrooms	2.0 spaces	1.75 spaces	
4+ bedrooms	3.0 spaces	2 spaces	
Guest parking	1 space for every 5 units	1 space for every 5 units	
Public assembly facilities, provided for seated audiences (<i>places of worship, theaters, auditoriums, and similar uses</i>)	1 space for every 3 seats	-	-
Elementary schools (<i>if the school includes an auditorium, the auditorium requirement shall govern if it is greater</i>)	2 spaces for every classroom	-	-
Junior and senior high schools	Auditorium requirement or 1 space for every 5 students of maximum capacity	-	-
Hospitals	1 space for every 2 beds	-	-
Clinics	5 spaces for every practitioner on Staff	-	-
Industrial uses	1 space for every 1 employee, computed at any	-	-

	given time; plus 1 space per company vehicle		
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 200 square feet	1 space for every 300 square feet	50% of the available on street parking directly adjacent to the proposed development
Office	1 space for every 250 square feet	-	-
Eating and drinking establishments	1 space for every 150 square feet or 1 space for every 3 seats, whichever is greater; plus 1 space for every 1 employee, computed on the maximum service capacity	1 space for every 200 square feet or 1 space for every 4 seats, whichever is greater; plus 1 space per every 2 employees, computed on the maximum service capacity	50% of the available on street parking directly adjacent to the proposed development
Lodging	1 space for every room to be rented; plus 1 space for every 2 employees, computed on the maximum service capacity	-	-

(e) Accessible parking requirements.

Table 02 – Accessible Parking Requirements

Total Parking Spaces Required (per Table 01 above)	Minimum Number of Required Accessible Parking Spaces
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total
1,000 and over	20; plus 1 space for every 100 spaces over 1,000

For every eight (8) accessible parking spaces, there must be at least one (1) van-accessible space. In no event shall there be fewer than one (1) van-accessible spaces.

- (1) Accessible parking spaces shall be required for all retail, office, business, industrial and institutional uses and multi-family units, and similar uses.
- (2) Accessible parking spaces shall be designated with painted symbols and standard identification signs, as required by ADA requirements.

- (3) Accessible parking spaces shall be located as close as possible to the nearest accessible building entrance.
- (6) Accessible parking space dimensions. If these dimensions differ from the ADA Design Guidelines, the ADA Design Guidelines shall govern.
 - a. Parking spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with a five (5)-foot-wide access aisle.
 - b. Van-accessible spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with an eight (8)-foot-wide access aisle.
 - c. Accessible parking spaces that are parallel to an accessible pedestrian walkway may have the same dimensions as those for standard vehicles.
- (f) Parking space dimensions. Parking stalls for automobiles shall meet the following standards.
 - (1) All dimensions represent the minimum requirement for any required parking space and typical dimensions for spaces not designated as Accessible Parking Spaces.

Table 03 – Minimum Parking Dimensions

Parking Angle (A)	Stall Width (B)	Stall Depth to Curb (C)	Aisle (typical) Width (D)	Curb Length (E)
45°	9'	19.8'	13'	12.7'
60°	9'	21'	18'	10.4'
90°	9'	19'	23'	9'
0° (parallel)	9'	9'	12'	22'

- (2) Compact spaces. Up to forty percent (40%) of required parking spaces may be reduced to eight (8) feet in width by sixteen (16) feet in depth to allow for compact vehicles, provided signage and a plan for management of the spaces are provided as part of the review process.

Section 2. Section 16.7.10, “Definitions,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended by the addition of the following definitions, to be inserted alphabetically and to read as follows:

Adjacent On-Street Parking means on-street parking that is located directly next to a proposed development. At least 50% of the length of the proposed space must be within the dimensions of the proposed development to be eligible as an adjacent on-street space.

Company Vehicle means a vehicle that is used solely for the purposes of the business. It is assumed that the vehicle will be parked at the proposed development during off-hours of the business. Company vehicles do not include semitrucks or other large vehicles used for transportation of freight.

Maximum Service Capacity means the maximum number of patrons that may visit a restaurant or similar establishment at any given time, as set by the fire department or other public safety entities.

Pedestrian Accessway means a facility used for on-foot travel by patrons, including without limitation, sidewalks, crosswalks, pathways, whether or not located in the right-of-way.

Shared Parking means parking that is utilized by two (2) or more businesses in the vicinity.

Section 3. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 6. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 8th day of November, 2022.



TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

A handwritten signature in blue ink that reads "Leah Vanarsdall".

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

DocuSigned by:
A handwritten signature in blue ink that reads "Marshall Keith Martin".
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Hayashi & Macsalka, LLC, Town Attorney