

ORDINANCE NO. 2217

AN ORDINANCE AMENDING CHAPTERS 17-32, ACCESSORY BUILDINGS AND USES, AND
17-42 MOBILE HOME COMMUNITIES, TO REVISE OFF-STREET PARKING
REQUIREMENTS AND ADD BICYCLE PARKING REQUIREMENTS TO THE BROOMFIELD
MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF
BROOMFIELD, COLORADO:

Section 1. Chapter 17-32 – Accessory Building and Uses of the Broomfield Municipal Code is amended as follows:

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Chapter 17-32-040 – Off-street parking; required spaces

~~(A) Each new building or change of use, or addition to any use, shall provide off-street parking spaces as designated in this section:~~

<i>Building Type</i>	<i>Spaces Required</i>
Auto repair shop	1 for each 150 sq. feet of gross floor space or for each employee
Auto or truck implement and mobile home sales	1 for each employee
Animal hospital or kennel	1 for each employee
Boardinghouse or lodging house or tourist home	1 for each guest bedroom and resident family
Commercial recreation (not specifically mentioned)	1 for each 200 sq. feet of gross floor space or for each employee
Car wash	1 for each employee
Single-family and two-family residential dwelling	2 per dwelling unit
Multiple dwellings	
1 bedroom	1.5 per unit
2 bedroom	2 per unit
3 bedroom	2.5 per unit
4 bedroom	3 per unit
Each additional bedroom over 4	3 (plus ½ space per additional bedroom)
Gas station, service station	1 for each 150 sq. feet of gross floor space
Hotel, motel	1 per guest bedroom plus 1 space for each 3 employees
Membership building	1 for each 6 members
Mobile home park	2.2 per mobile home
Professional office in a residential building	1 per 100 sq. feet of floor space used by such office
Auditorium, stadium, theater, convention hall, or similar place of public use	1 for each 4 seats (bench capacity computed at 1 seat for each 20 inches)

Bowling alley	3 for each lane
Churches	1 for each 7 seats in principal place of assembly
Drive-in restaurant or stand	1 for each 25 sq. feet of floor space
Funeral home	1 for each 175 sq. feet of assembly room
Hospital	1 per bed
Manufacturing, processing, or bottling	1 for each 2 employees on maximum shift or not less than 1 for each 200 sq. feet of gross floor area
Medical office or clinic	1 for each 150 sq. feet of gross floor space
Offices and office buildings	1 for each 300 sq. feet of gross floor space
Private schools (commercial)	1 for each 50 sq. feet of gross floor space
Public library, gallery, museum	1 for each 300 sq. feet of gross floor space
Research institute or laboratory	1 for each 2 employees per maximum shift, or 1 for each 500 sq. feet gross floor area, whichever is greater
Restaurants, cafes, and drinking places	1 for each 150 sq. feet of gross floor space
Retail store, shop, bank	1 for each 200 sq. feet of gross floor space
Elementary, junior high school, and private schools (noncommercial)	1 for each ½ classroom or parking required for auditorium, whichever is greater
Senior high school	1 for each ¼ classroom, and parking required for auditorium
Warehouses and storage buildings	1 for each employee, or 1 for each 800 sq. feet gross floor area, whichever is greater
Child day care facility	1 per 2 staff employees or staff volunteers, 1 per 8 children, 1 per each child day care facility vehicle

(B) ~~Parking requirements for buildings containing more than one use shall be established by determining the required number of spaces for each separate use.~~

(C) ~~Compact spaces may comprise no more than 40% of all parking spaces provided. Compact spaces must be signed as compact parking spaces.~~

(A) Each new building or change of use, or addition to any use, shall provide off-street parking spaces for vehicles as designated in this section. “Parking Maximums” for all land use types are equal to 125% of the parking minimums shown in this table.

<i>Land Use Type</i>	<i>Spaces Required (i.e. Parking Minimums)</i>
Residential	
Single-family and two-family residential dwelling	2 spaces per dwelling unit
Accessory dwelling unit (ADU)	Parking requirements for principal use, plus 1 off-street parking space per ADU
Alternative detached (mobile home, micro home)	2 spaces per dwelling unit, plus 1 guest parking space per every 5 units
Multifamily	
1 bedroom/studio	1 space

2 bedroom	1.5 spaces
3 bedroom	2 spaces
>3 bedroom	2 spaces plus 0.5 spaces per additional bedroom
Income Aligned Multifamily*	
1 bedroom/studio	1 spaces
2 bedroom	1.25 space
3 bedroom	1.5 spaces
Senior Multifamily	0.7 spaces per dwelling unit
Senior support (nursing home, memory care, etc.)	1 space per 4 beds
Industrial	
Warehouse, self-storage	0.5 spaces per 1,000 square feet Gross Floor Area (GFA)
Industrial, industrial flex, manufacturing	0.8 spaces per 1,000 square feet GFA
Office	
General office	3 spaces per 1,000 square feet GFA
Research institute or laboratory	2.5 spaces per 1,000 square feet GFA
Medical or animal clinic/office	3.5 spaces per 1,000 square feet GFA
Medical	
Hospital	1 space per bed
Commercial, Retail	
Auto sales (new, used, RV, motorcycle)	2.25 spaces per 1,000 square feet GFA. Parking for vehicles for sale does not contribute toward parking maximums.
Auto repair shop	3 spaces per 1,000 square feet GFA. Parking for vehicles under repair does not contribute toward parking maximums.
Quick lubrication vehicle shop	5 spaces per 1,000 square feet GFA. Parking for vehicles being serviced on does not contribute toward parking maximums.
Gas station, service center, or convenience store	6 spaces per 1,000 square feet GFA
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	3 spaces per 1,000 square feet GFA
Recreational	
Bowling alley	3 spaces per lane
Commercial recreational (golf course, fun center, or similar)	Use parking study to determine requirements
Auditorium, stadium, theater, convention hall, or similar	Use parking study to determine requirements
Lodging	
Hotel, motel, conference center	1 space per room. For conference centers use a parking study to determine additional demand

Inn, boarding house, group home	Parking requirements for the principal use, plus 1 off-street parking space per bedroom
Food Service	
Restaurants, cafes, and bars	10 spaces per 1,000 square feet GFA
Drive-thru, fast casual restaurant, or stand	6 spaces per 1,000 square feet GFA and 8 spaces for drive-thru queue lane
Brewery, distillery	5 spaces per 1,000 square feet GFA
Institutional	
Church, funeral home, place of worship	1 space for each 4 seats in principal place of assembly
Day care facility	2 spaces per employee during max shift
Private school (Elementary, Middle, or High School)	1.5 spaces for each classroom and 1 space per 3 students
Museum, gallery	Use parking study to determine requirements

* For purposes of this Chapter 17-32, Income-Aligned Multifamily shall mean multifamily housing developments which comply with the City's Inclusionary Housing Ordinance (B.M.C. 17-76) through the provision of On-Site Affordable Units. To the extent a development is not 100% income aligned, then the above parking requirements shall be applied pro-rata based on the percentage of On-Site Affordable Units provided.

(B) Parking Reduction Areas. Off-street parking requirements for certain land uses are eligible for reductions to the extent the property is within a Parking Reduction Area as set forth on the Broomfield Parking Reduction Area Map dated December 5, 2023.

Parking Reduction Area Off-Street Parking Requirements	
Land Use Type	Eligibility
Residential	
Single-family and two-family residential dwelling	Not Eligible
Accessory dwelling unit	Not Eligible
Alternative detached (mobile home, micro home)	Not Eligible
Multifamily, Income Aligned Multifamily and Senior Multifamily	Eligible
Senior support (nursing home, memory care, etc.)	Eligible
Industrial	
Warehouse, self-storage	Not Eligible
Industrial, industrial flex, manufacturing	Eligible
Office	
General office	Eligible
Research institute or laboratory	Eligible
Medical or animal clinic/office	Eligible
Medical	
Hospital	Not Eligible

Commercial, Retail	
Auto sales (new, used, RV, motorcycle)	Not Eligible
Auto repair shop	Not Eligible
Quick lubrication vehicle shop	Not Eligible
Gas station, service center, or convenience store	Not Eligible
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	Eligible
Recreational	
Bowling alley	Not Eligible
Commercial recreational (golf course, fun center, or similar)	Not Eligible
Auditorium, stadium, theater, convention hall, or similar	Not Eligible
Lodging	
Hotel, motel, conference center	Not Eligible
Inn, boarding house, group home	Not Eligible
Food Service	
Restaurants, cafes, and bars	Eligible
Drive-thru, fast casual restaurant, or stand	Eligible
Brewery, distillery	Eligible
Institutional	
Church, funeral home, place of worship	Eligible
Day care facility	Not Eligible
Private school (Elementary, Middle, or High School)	Eligible
Museum, gallery	Not Eligible

- (C) Within designated Parking Reduction Areas, for eligible land uses, Parking Maximums are set to the minimum off-street parking requirements for non-Parking Reduction Areas and Parking Minimums as set forth above are reduced 20%.
- (D) Parking requirements for buildings containing more than one use shall be established by determining the required number of spaces for each separate use.
- (E) Fractional Spaces. If the calculation of required parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 or greater rounded up to the next whole number.
- (F) Legacy Zone Districts. Properties previously located in Adams County, Boulder County, Jefferson County, and Weld County and incorporated into the City and County of Broomfield as of November 15, 2001, may have retained the legacy county zoning in place prior to incorporation. To the extent specific regulations relating to parking for vehicles or bicycles are included in legacy county zoning, typically through a specifically adopted planned unit development or other site development plan, such specific zoning shall apply, or the property owner may comply with the current Broomfield Municipal Code. To the extent general zoning parking requirements are referenced in legacy county zoning, such references shall be interpreted to mean the Broomfield Municipal Code.

~~(DG)~~ **Handicap Accessible** parking spaces **complying with the Americans with Disabilities Act (ADA) for accessibility** must be provided at the following minimum rates. ~~for nonresidential projects:~~ **The number of accessible parking spaces must be considered separately for each parking structure (lot or garage), not based on the total number of parking spaces provided on a site. This requirement does not apply to single family residential, duplexes, or townhomes that utilize private parking associated with each unit or residence.**

<i>Total Parking Spaces in Lot or Garage</i>	<i>Minimum Required Number of Accessible Spaces</i>
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 spaces
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000

~~(E)~~ ~~Handicap-accessible parking for multi-family residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA), and International Building Code (IBC), as amended.~~

~~(F-H)~~ **Handicap Accessible** parking spaces **meeting the requirements of the Americans with Disabilities Act for accessibility** shall be as close as possible to principal disabled **accessible** entrances, and for multi-building developments or shopping centers, be dispersed in a manner to ensure easy access and to minimize the travel distance ~~for disabled persons.~~

~~(IG)~~ *Electric Vehicle Parking Space Requirements.* Electric vehicle parking spaces shall be provided consistent with the requirements of Chapter 15-33, the Broomfield Electric Ready and Solar Ready Code.

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17-32-070 - Off-street parking; ~~access requirements~~ **design requirements.**

~~Unobstructed access to and from a street shall be provided for all off-street parking spaces. Space size and aisle widths shall be as follows:~~

<i>Type of Parking</i>	<i>Minimum Width (Rectangular)</i>	<i>Minimum Length (Rectangular)</i>	<i>Minimum Aisle Width</i>
Standard	9 feet	19 feet	0-60 degrees - 18 feet 61-90 degrees -

*Bold type indicates new material to be added to the Broomfield Municipal Code.
Dashes through words indicate deletions from the Broomfield Municipal Code.*

			25 feet
Compact	8 feet	15 feet	0-60 degrees - 18 feet 61-90 degrees - 25 feet
Handicapped	13 feet	19 feet	0-60 degrees - 18 feet 61-90 degrees - 25 feet

(A) Access. Unobstructed access to and from a street shall be provided for all off-street parking spaces. Access should be per the current Broomfield Engineering Standards and Specifications at the time of development or modification.

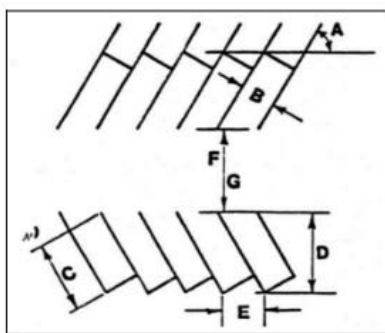
(B) Landscaping. Parking Lot Landscaping should be consistent with B.M.C. Chapter 17-70.

(C) Parking Stall Dimensions. All off-street parking spaces shall meet the minimum size requirements as indicated in the table below.

Standard Vehicle

Parking Angle A	Stall Width B	Stall Length C	Stall Depth D	Curb Length E	Two-Way Drive Aisle Width F**	One-Way Drive Aisle Width G**
90	9 ft	19 ft	19 ft	9 ft	24 ft	24 ft
60	9 ft	19 ft	21 ft	10.4 ft	24 ft	20 ft
45	8.5 ft	20 ft	20.2 ft	12 ft	20 ft	15 ft
30	8.5 ft	20 ft	17.4 ft	17 ft	20 ft	15 ft
0	8 ft	23 ft	8 ft	23 ft	20 ft	12 ft

**** Identified fire lanes must meet the requirements of the North Metro Fire Rescue District. Additional width may be necessary.**



(D) Parallel Parking (0°). Parallel Parking should not be placed in the following locations:

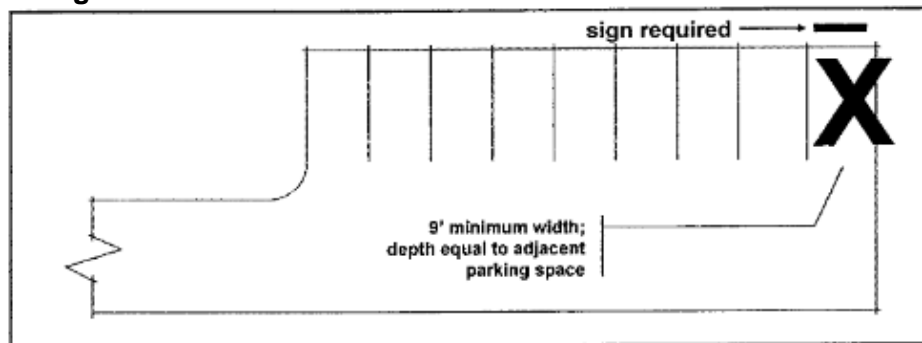
- (1) Within twenty (20) feet of an intersection or crosswalk, and should not interfere with North Metro Fire Rescue District's emergency vehicle fire lane turning requirements when applicable.
- (2) Within ten (10) feet of public or private driveway including alley, and should not interfere with North Metro Fire Rescue District's emergency vehicle fire lane turning requirements when applicable.
- (3) Within fifteen (15) feet of a fire hydrant.
- (4) Within thirty (30) feet of flashing beacon signal, and stop or yield sign.

(E) Vehicular Overhang. For perpendicular stalls (90°) adjacent to attached sidewalks the following shall apply:

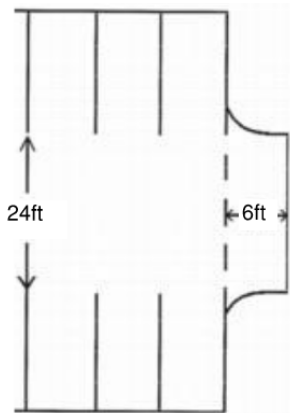
- (1) Curb stops are required in stalls adjacent to sidewalks less than 7 feet wide.
- (2) All sidewalks adjacent to perpendicular stalls must be a minimum of 6 feet wide.

(F) Dead End Parking. Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided. Below are two options that can be used for turnarounds (designated fire lane dead-end turnarounds must meet the specifications of North Metro Fire Rescue District):

- (1) **Parking Stall Turnarounds.** Stall turnaround must be identified with a sign or surface graphic and marked, "No Parking," using approved signage (see figure below). The use of accessible parking spaces as the required turnaround is not permitted and space cannot be counted towards your required spaces identified in B.M.C. 17-32-040. Turnarounds should not be used for snow storage.



- (2) **Parking Aisle Turnarounds.** Aisle turnarounds must be provided with adequate backing and turnaround space. Turnarounds should not be used for snow storage. The required depth of the turnaround space shall be determined as follows:



(G) Snow Storage. Provisions shall be made for designated snow storage areas within all off-street parking lots.

(H) Tandem Parking. Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and no less than 9' wide and 38' long. Tandem parking stalls are only allowed for:

- (1) Residential – single family, duplex, and townhome uses.** Where a garage is provided for an individual dwelling unit, tandem spaces in front of the garage are counted toward meeting off-street parking requirements for the dwelling unit.
- (2) Multi-family residential uses – subject to the following conditions:**
 - (i)** The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
 - (ii)** Tandem spaces shall not be used for guest parking.

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17-32-130 - Bicycle parking; required spaces.

(A) Each new building or change of use, or addition to any use, shall provide bicycle parking as designated in this section.

(B) Bicycle Spaces and Type Required. Bicycle parking facilities quantity and type shall be provided in accordance with the following table. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the bike rack classifications listed in this section.

Land Use Type	Spaces Required	
	Long-Term Bike Parking	Short-Term Bike Parking
Residential		
Single-family and	No Spaces Required	No Spaces Required

two-family residential dwelling		
Accessory dwelling unit	No Spaces Required	No Spaces Required
Alternative detached (mobile home, micro home)	No Spaces Required	No Spaces Required
Multifamily/Income Aligned Multifamily	1 space per 2 units. If parking areas include private garage parking spaces for individual units, the total number of garage parking spaces can be subtracted from the total number of units when calculating the total number of long-term bicycle parking spaces required.	1 space per 15 units.
Senior Multifamily	1 space per 4 units. If parking areas include private garage parking spaces for individual units, the total number of garage parking spaces can be subtracted from the total number of units when calculating the total number of long-term bicycle parking spaces required.	1 space per 15 units
Senior support (nursing home, memory care, etc.)	No Spaces Required	1 space per 4 employees during a max shift
Industrial		
Warehouse, self-storage	No Spaces Required	Minimum of 2 spaces at primary building entrances
Industrial, industrial flex, manufacturing	No Spaces Required	Minimum of 2 spaces at primary building entrances
Office		
General office	1 space per 12,000 square feet of GFA. Minimum of 2 spaces. This requirement applies to an overall development, so in the case of multiple businesses sharing a location, one common space for shared bicycle parking can be dedicated to meet indoor bicycle storage requirements.	Minimum of 2 spaces at primary building entrances
Research institute or laboratory	No Spaces Required	Minimum of 2 spaces at primary building entrances
Medical or animal clinic/office	No Spaces Required	Minimum of 2 spaces at primary building entrances
Medical		

Hospital	No Spaces Required	Minimum of 2 spaces at primary building entrances
Commercial, Retail		
Auto sales (new, used, RV, motorcycle)	No Spaces Required	Minimum of 2 spaces at primary building entrances
Auto repair shop	No Spaces Required	Minimum of 2 spaces at primary building entrances
Quick lubrication vehicle shop	No Spaces Required	Minimum of 2 spaces at primary building entrances
Gas station, service center, or convenience store	No Spaces Required	Minimum of 2 spaces at primary building entrances
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	No Spaces Required	Minimum of 2 spaces at primary building entrances. For businesses over 40,000 square feet GFA, weather protected outdoor spaces are required at main employee entrances at a rate of 2 spaces for every 10 employees on a max shift.
Recreational		
Bowling alley	No Spaces Required	Minimum of 2 spaces at each building entrance.
Commercial recreational (golf course, fun center, or similar)	No Spaces Required	Minimum of 2 spaces at each building entrance
Auditorium, stadium, theater, convention hall, or similar	No Spaces Required	Minimum of 2 spaces at each building entrance
Lodging		
Hotel, motel, conference center	No Spaces Required	Minimum of 2 spaces at each building entrance
Inn, boarding house, group home	No Spaces Required	No Spaces Required
Food Service		
Restaurants, cafes, and bars	No Spaces Required	Minimum of 2 spaces at each building entrance.
Drive-thru, fast casual restaurant, or stand	No Spaces Required	Minimum of 2 spaces at each building entrance.
Brewery, distillery	No Spaces Required	1 space for each 10 seats and

		a minimum of 2 spaces
Institutional		
Church, funeral home, place of worship	No Spaces Required	1 space for every 20 seats in the general assembly area
Day care facility	No Spaces Required	Minimum of 2 spaces at each building entrance
Private school (Elementary, Middle, or High School)	No Spaces Required	5 spaces per classroom. A minimum of 50% of spaces should be sheltered from weather
Museum, gallery	No Spaces Required	Minimum of 2 spaces at each building entrance

(C) Fractional Spaces. If the calculation of required bicycle parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 or greater rounded up to the next whole number.

(D) Classification of Facilities.

(1) Short-Term Bicycle Parking means a stand or other device constructed so as to enable the user to secure by locking the frame and one wheel of each bicycle parking therein. Racks must be easily usable with both U-locks and cable locks. Racks should support the bikes in a stable upright position so that a bike, if bumped, will not fall or roll down. Racks that support a bicycle primarily by a wheel, such as standard “wire racks,” are not acceptable.

(2) Long-Term Bicycle Parking means a locker, or a locked enclosure, or supervised area within a building or weather protected enclosure providing an extra layer of security for bicycles parked therein from theft, vandalism, and weather.

(E) Location and Design of Bicycle Facilities.

- (1) Bicycle parking facilities should be located in highly visible, well lit areas to minimize theft and vandalism.**
- (2) Bicycle parking should be located in close proximity to the building’s entrance.**
- (3) Bicycle parking facilities shall not impede pedestrian or vehicular circulation.**
- (4) For long-term bicycle parking areas, hanging racks are not permitted; double-decker and roll-in racks are acceptable for space saving. Long-term bicycle parking areas are recommended, but not required, to have security cameras.**
- (5) For short-term bicycle parking areas, one u-rack is equivalent to two bicycle parking spaces.**
- (6) Paving is not required for short-term bicycle parking, but the outside ground surface shall be finished or planted in a way that avoids mud and dust. Racks must be anchored with concrete footings if mounting in unpaved areas.**
- (7) All racks shall comply with Association of Pedestrian and Bicycle Professionals guidance.**

- (8) Bicycle parking facilities within vehicle parking areas shall be separated by a physical barrier, such as curbs, wheel stops, poles or other similar features, to protect bicycles from damage.**

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17-32-160 - Accessory dwelling units.

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~~(E) Parking. A minimum of one off-street parking space shall be required for an accessory dwelling unit. Such parking is in addition to the required parking for the principal dwelling unit. The off-street parking space shall be consistent with the requirements established in section 17-32-080 of the B.M.C. Intentionally deleted.~~

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Section 2. Chapter 17-42, Mobile Home Communities, of the Broomfield Municipal Code is amended as follows:

~~17-42-070 - Off-street parking.~~

~~Two off-street parking spaces per unit shall be provided, plus one guest space for each five units.~~

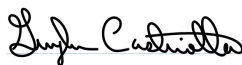
Note: All of the corresponding Sections within Chapter 17-42 starting with 17-42-080 are updated to reflect the new numbering with the deletion of section 070 so that the sections are in numerical order.

Section 3. This ordinance shall be effective January 1, 2024.

INTRODUCED for first reading on October 10, 2023, and ordered published in full.

INTRODUCED A SECOND TIME and approved on December 5, 2023, and further ordered published.

THE CITY AND COUNTY OF BROOMFIELD,
COLORADO



Mayor

ATTEST:



Office of the City and County Clerk



APPROVED AS TO FORM:

NCR

Nancy Rodgers

City and County Attorney

First Publication: October 15, 2023

Second Publication: December 10, 2023