

TOWN OF WINDSOR

ORDINANCE NO. 2018 – 1568

AN ORDINANCE AMENDING SECTION 16-10-30 OF THE *WINDSOR MUNICIPAL CODE* CONCERNING THE PARKING RATIOS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENTS

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the Town has in place a comprehensive system of land use regulations, intended to promote the public health, safety and welfare; and

WHEREAS, the current code language does not distinguish between the multifamily units and number of bedrooms contained within each dwelling, thereby does not account for the amount of people actually living in each unit; and

WHEREAS, this unilateral application of 1.5 parking units per dwelling, rather than by bedroom and number of residents per dwelling, does not account for existing residential, visitor, and overflow parking, particularly when on-street parking is unavailable; and

WHEREAS, the Town Board has given this proposed code amendment due consideration and concluded that its approval promotes the public health, safety and welfare while remaining consistent with achieving a safe, well planned community with spirit and pride.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Section 16-10-30 (a)(6) is hereby repealed, amended and replaced as follows:

(6) Determination of need. The number of parking spaces required shall be based upon the anticipated parking demand of individual uses and shall be as designated for specific uses and situations as follows:

<i>Use</i>	<i>Parking Requirements</i>
Single-family residence	2 spaces per dwelling unit
Multifamily dwelling residence*:	1 bedroom or studio - 1.5 parking spaces 2 bedroom - 1.75 parking spaces 3 bedroom - 2.0 parking spaces 4+ bedroom - 3.0 parking spaces
Public assembly facilities, provided for seated audiences (churches, theaters, auditoriums, etc.)	1 space for every three seats
Elementary schools (If the elementary school includes an auditorium, the auditorium requirement above shall govern if it is greater.)	2 spaces for every classroom
Junior and senior high schools	Auditorium requirement above or 1 space for every 5 students of maximum occupant capacity
Hospitals	1 space for every 2 beds
Clinics	5 spaces for every practitioner on the staff
Industrial uses	1 space for every 2 employees
Commercial office	1 space for every 300 square buildings feet of Gross Leasable Area (GLA)
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 250 square feet of GLA
Eating and drinking establishments	1 space for every 200 square feet of GLA, plus 1 space for every 2 employees, computed on the maximum service capacity
Hotel or motel	1 space for every room to be rented, plus 1 space for every 2 employees, computed on the maximum service capacity

*Multifamily development shall receive a credit towards the requirements of this sub-section on one (1) parking space for every twenty-five (25) feet of the subject lot's frontage on a public street which is designed to accommodate on-street parking. Such credit shall not exceed 10% of the total required parking of any one development.

Section 2. Section 16-10-30 (a) (7) is hereby repealed, amended and re-adopted to read as follows:

(7) Uses not enumerated. In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall convene a public hearing to determine the appropriate application of the parking requirements to the specific situation, applying the criteria set forth above and in keeping with sound land use planning principles.

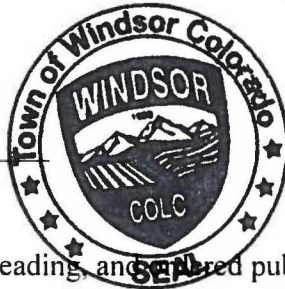
Introduced, passed on first reading, and ordered published this 24th day of September, 2018.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

Krystal Eucker
Krystal Eucker, Town Clerk



Introduced, passed on second reading, and ordered published this 8th day of October, 2018.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

Amanda Mehlenbacher
~~Krystal Eucker, Town Clerk~~
Amanda Mehlenbacher, Deputy Town Clerk

