

## SECTION 28 PARKING STANDARDS

## Section Contents

## GENERAL

2801	Intent .....	28-2
2802	General Provisions .....	28-2
2802.01	Additional Parking for Expansion of Use	
2802.02	Change of Land Use/Tenant Finish	
2802.03	Mixed Use Parking	
2802.04	Phasing of Parking	
2802.05	Joint-Use Parking	
2802.06	Off-Site Parking	
2802.07	Location of Parking Areas	
2802.08	Parking Area Uses	

## PARKING PLAN

2803	Parking Plan Requirements .....	28-4
2804	Design Standards for Parking Spaces .....	28-5
2804.01	Space and Aisle Dimensions	
2804.02	Usable Parking Spaces	
2804.03	Back-out Parking	
2804.04	Semi Tractor-Trailer Parking	
2804.05	Marking of Parking Spaces	
2805	Design Standards for Parking Areas .....	28-9
2805.01	Access	
2805.02	Acceleration/Deceleration Lanes	
2805.03	Off-Street Loading Area	
2805.04	Marking Traffic Flow	
2805.05	Grading	
2805.06	Surfacing	
2805.07	Landscape Islands	
2805.08	Buffering	
2805.09	Lighting	

## MINIMUM REQUIREMENTS

2806	Minimum Requirements for Off-Street Parking – General Provisions .....	28-11
2806.01	Uses Not Specified	
2806.02	Excessive Surplus Parking	
2806.03	Parking Space Calculation	
2806.04	Accessible Parking	
2806.05	Floor Area Calculation	
2806.06	Compact Car Parking	
2807	Minimum Requirements for Off-Street Parking – Specific Use .....	28-12

## 2801 Intent

Off-street parking areas shall be required in all districts as an accessory use to buildings and uses newly constructed, restored, changed, or substantially extended or expanded. Except as provided in other sections of this Resolution, off-street parking areas shall be in accordance with this Section 28.

## 2802 General Provisions

### 2802.01 Additional Parking for Expansion of Use

Nothing in this section shall prevent the extension of, or addition to, a building, structure or use into an existing parking area provided the same amount of parking spaces taken by the extension or addition is provided by an enlargement of the existing parking area, or if additional parking is found elsewhere in accordance with these regulations herein; and provided the total number of spaces required for all uses on the lot are met.

### 2802.02 Change of Land Use/Tenant Finish

Prior to approval of "Tenant Finish" permits, by the Douglas County Building Division, the applicant shall demonstrate that adequate parking exists for the proposed land-use change. The square footage of all tenant finish areas shall be identified by each use proposed. When proposed uses, resulting from tenant finish changes, require more parking than exists, the applicant shall be required to revise the SIP to increase the number of parking spaces consistent with the requirements herein. Failure to provide this parking will result in the denial of the proposed land-use change and tenant finish permit.

All additional parking and other improvements, as shown on the revised Site Improvement Plan (SIP), shall be completed in the field prior to approval of any final inspection or certificate of occupancy issuance, as applicable.

### 2802.03 Mixed-Use Parking

In the case of mixed uses within a single center or within a single building, or of collective parking for several buildings or uses on two or more contiguous parcels, except for shopping centers over 100,000 square feet, the total requirements for off-street parking facilities shall be the sum of the requirements for each of the various uses separately. Off-street parking facilities for one use shall not be construed as provided for under Planned Developments, or as otherwise permitted under Sections 2802.05 and 2802.06, herein. *(Amended 3/26/24)*

Unified shopping centers with over 100,000 square feet of total combined floor area, which may be either in a single structure or several structures within a single unified development, and which may include various kinds of uses shall be required to provide a minimum parking ratio of 4 1/2 spaces per 1,000 square feet of total combined floor area. (*Amended 3/26/24*)

#### 2802.04 Phasing of Parking

Required off-street parking areas may be phased along with proposed phased development. Areas required for parking, but not immediately improved, shall be reserved for such future parking.

Undeveloped future parking areas shall be reseeded with a grass mix, acceptable to the staff planner, until said area is fully developed into a parking surface. The area shall be reseeded at the same time as the initial phase development.

#### 2802.05 Joint-Use Parking

Where it is "desired" to share the use of parking spaces between two or more uses, the use of such parking spaces shall be predicated upon the proven fact that the use will not require said parking spaces at simultaneous times. Only where it can be shown that the uses have substantially different operation hours shall shared parking arrangements be approved.

No off-street parking, required for any use for the purpose of complying with the provisions of this Resolution, shall be included as part of an off-street parking area similarly required for another use without an approved and recorded "Joint-Use Parking Agreement". The recordation location of such agreement shall be noted on the SIP. Any proposed changes to the agreement shall require approval by the Director. (*Amended 3/26/24*)

#### 2802.06 Off-Site Parking

2802.06.1 Off-street parking facilities for any use shall be provided and located on the same lot as the use or uses they are intended to serve except as permitted in 2802.06.2 herein.

2802.06.2 If sufficient parking spaces cannot be accommodated on the lot for any use, off-site parking may be used provided such parking area is within 400 feet of the nearest point of the specific use.

2802.06.3 Each off-street parking area accessory to a principal use shall be located in a zone district which allows non-residential parking.

## 2802.07 Location of Parking Areas

- 2802.07.1 Required off-street parking shall not be located within 20 feet from the right-of-way line.
- 2802.07.2 Parking shall not be permitted closer than 10 feet from the side and rear property lines unless the building setback requirement is less than 10 feet. When the parking will be contiguous and accessible to parking on adjacent lots, the parking may extend to the property line. Otherwise, there shall be adequate buffering of the parking from off-site views. *(Amended 3/26/24)*
- 2802.07.3 Multifamily parking areas shall not be located within the front setback.
- 2802.07.4 Accessible parking spaces shall be dispersed and located in accordance with the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

## 2802.08 Parking Area Uses

Parking areas shall not be used for outdoor product storage, enclosed container storage, seasonal sales areas or any other use except customer and employee vehicle parking, unless such use is approved and specifically identified on the site improvement plan.

## 2803 Parking Plan Requirements

The site plan exhibit (*per Section 2707*) shall serve as the parking plan. The information noted below shall be included on the site plan exhibit. No land shall be used for parking until a Site Improvement Plan is approved by the Director. The plan must contain the following minimum information: *(Amended 3/26/24)*

- 2803.01 Number, location and size of parking stalls
- 2803.02 Widths of aisles and islands
- 2803.03 Type of surfacing (*see Section 2805.06 herein*)
- 2803.04 Location of streets and curb cuts
- 2803.05 Location of traffic directional arrows, signage, and markings
- 2803.06 Location of loading areas

## 2804 Design Standards for Parking Spaces

### 2804.01 Space and Aisle Dimensions

The following tables establish minimum parking lot space, island, and aisle dimensions. The illustrations show typical parking configurations.  
*(Note: Off-Street parking spaces shall not be situated at an angle less than 45 degrees, except parallel parking shall be permitted.)*

#### 2804.01.1 Recreational Vehicle Parking

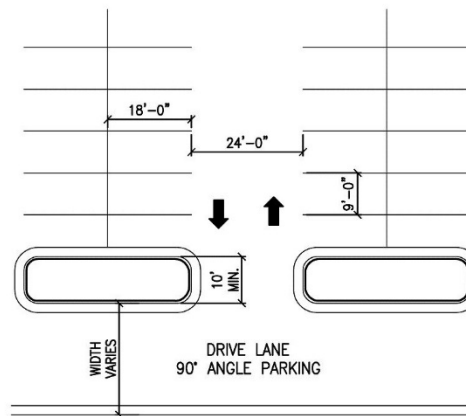
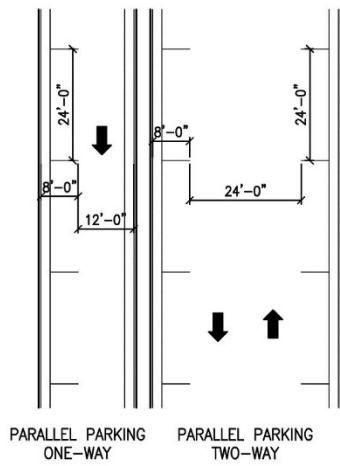
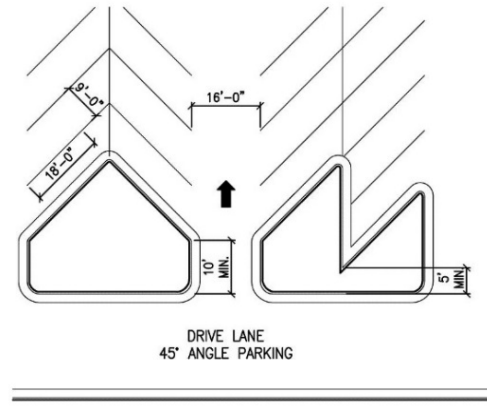
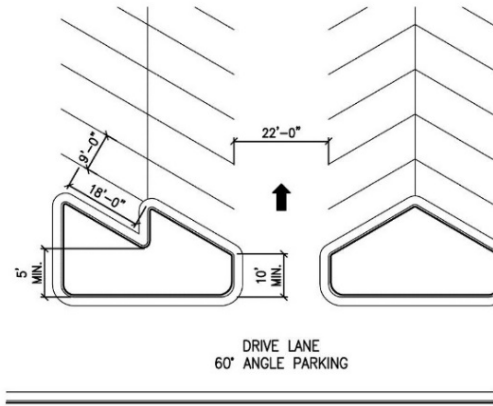
<b>Recreational Vehicle Parking</b>	
Spaces and aisle widths shall be adequately sized to accommodate the recreational vehicle's length, width and turning radii.	

#### 2804.01.2 Accessible Parking *(Amended 12/18/12)*

Accessible parking spaces shall be designed in accordance with the requirements of the Building Code, as amended and adopted by Douglas County. Multi-family projects which need to re-stripe accessible parking spaces, based on units leased/sold, shall be required to submit a modification request (see Section 2714) to the County for evaluation of parking lot and landscape layout.

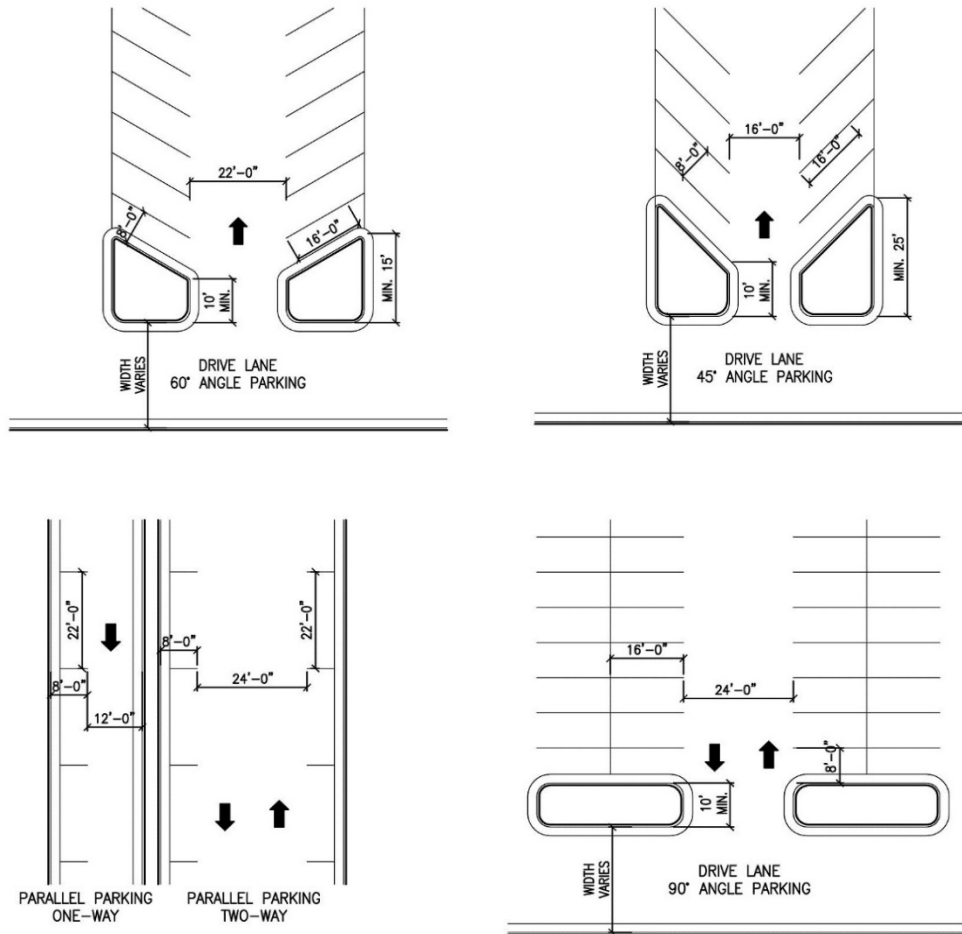
#### 2804.01.3 Full-size Car Parking

Angle	0° (parallel)	45°	60°	90°
Width	8'	9'	9'	9'
Length	24'	18'	18'	18'
Aisle Width	12' (one-way) 24' (two-way)	16'	22'	24'



2804.01.4 Compact Car Parking (Amended 3/26/24)

Angle	0°	45°	60°	90°
Width	8'	8'	8'	8'
Length	22'	16'	16'	16'
Aisle Width	12' (one-way) 24' (two-way)	16'	22'	24'



#### 2804.02 Usable Parking Spaces

Any parking space which in the judgment of the Planning Division is unusable due to maneuverability difficulties or which does not have clear access shall not be considered in the total number of available parking spaces on the property.

#### 2804.03 Back-Out Parking

Except for one- and two-family dwellings, or where back-out parking already exists as of the date that this Resolution is adopted, all parking areas shall be designed so that vehicles exiting from the parking area will not be required to back out across any sidewalk or public right-of-way.

#### 2804.04 Semi Tractor-Trailer Parking

For those uses which cater to the parking of semi tractor-trailers, designated off-street parking spaces shall be required for each such vehicle located on any parcel. The use of regular automobile parking

spaces or automobile circulation aisles for semi tractor-trailer parking is prohibited.

All parking spaces designated for semi tractor-trailer parking shall be at least 12 feet in width and 60 feet in length. All aisles shall be at least 50 feet in width. The Planning Division may require special design provisions based upon the overall site layout and parking area design. No backing maneuvers shall be allowed in the public right-of-way.

## 2804.05 Marking of Parking Spaces

### 2804.05.1 General

Parking spaces shall be marked and maintained on the pavement and any other directional markings/signs shall be installed and maintained as required by the approved parking plan.

### 2804.05.2 Stall Dimensioning

- Striping

All striping shall be painted white or yellow; accessible striping may be blue. All painted striping shall be 4" or less in width. In the event striping in excess of 4" in width is proposed, the minimum stall width dimension (*in accordance with Section 2804.01*) shall be increased by the same amount of stripe width increase. (*Amended 12/18/12*)

- Width

Striping shall be applied such that the parking stall width (*as specified in Section 2804.01*) is measured from center of stripe to center of stripe; and center of stripe to face of curb.

- Length

The total required length of each stall (*as specified in Section 2804.01*) shall be measured and striped from face of curb to end of the line; or from the end of the line to center of stripe (*used to create double loaded parking rows*).

The use of wheel stops shall be specifically prohibited unless a waiver is granted on a case-by-case basis. They may be allowed for good cause shown, such as when curbs are not provided. When parking overhangs are proposed, their dimension shall be in addition to the minimum stall length per above.

### 2804.05.3 Compact Car Parking



Compact car parking areas or spaces shall be clearly labeled or otherwise distinguished from full-sized parking areas or spaces. Compact parking areas shall be fully segregated from full sized areas by landscape islands or other hardscape improvements approved by the staff planner.

2804.05.4 Accessible Parking (*Amended 12/18/12*)

Accessible parking shall be identified in accordance with the requirements of the Building Code, as amended and adopted by Douglas County.

2805 Design Standards for Parking Areas

2805.01 Access

Each required off-street parking area shall have adequate access to a public street or other thoroughfare. Alleys, where utilized, shall only be used as secondary means of access to a lot or parcel. See the Douglas County Roadway Design and Construction Standards Manual for more information.

2805.02 Acceleration/Deceleration Lanes

In all districts, any use providing access to an arterial street, (*existing or planned*). Collector street or frontage road to C-470 or I-25 may be required to provide acceleration and/or deceleration lanes.

2805.03 Off-Street Loading Area

A loading area shall be provided in an amount necessary by the owner and shall not be used to supply off-street parking spaces. The loading area shall not occupy, nor intrude into, any fire lane and shall not be located in setback areas. No backing maneuvers shall be allowed in the public right-of-way.

Marking Traffic Flow

Parking, which is designed for one-way traffic, should be clearly indicated as such by the use of a sign or arrow designating the direction of traffic flow and by the word: "One-Way".

2805.05 Grading

All off-street parking areas shall be properly graded. The County Engineer must approve the drainage and storm water detention design.

## 2805.06 Surfacing

Each off-street parking area which is accessory to any principal use other than a single family dwelling located on a lot in excess of 10,000 square feet in size shall be surfaced with bituminous concrete, portland cement concrete, or similar material approved by the County Engineer and the Director. *(Amended 3/26/24)*

## 2805.07 Landscape Islands *(Amended 2/23/05)*

2805.07.1 All parking areas in excess of 40 spaces shall have at least one interior landscaped island per 20 spaces. Each island shall be, at a minimum, the size of two full size parking spaces and be landscaped in accordance with *Section 2708.03 herein*. These areas may be designed as water-quality facilities.

2805.07.2 All parking areas in excess of 120 spaces shall have at least one island per 15 spaces. Each island shall be, at a minimum, the size of two full size parking spaces *(or as otherwise permitted in Section 2805.07.4 herein)* and be landscaped in accordance with *Section 2708.03 herein*. These areas may be designed as water-quality facilities.

2805.07.3 All parking areas in excess of 500 spaces shall have at least one island per 10 spaces. Each island shall be, at a minimum, the size of two full size parking spaces *(or as otherwise permitted in Section 2805.07.4 herein)* and be landscaped in accordance with *Section 2708.03 herein*. These areas may be designed as water-quality facilities.

2805.07.4 The distribution of the required islands shall be based upon the site-specific design. Islands may be aggregated to meet site-specific needs for screening, buffering, water conservation, or water-quality. The required islands need not be physically located at each interval noted *(i.e., 20, 15, or 10 spaces)*. Generally, all required islands *(or aggregated square footage equivalent)* shall be located internal to the parking area and shall not be distributed to the perimeter landscape areas.

2805.07.5 If a parking lot is located adjacent to the street, buffering shall be in accordance with *Section 2708.01 herein*.

## 2805.08 Buffering

2805.08.1 When a parking lot is located adjacent to the street, buffering shall occur in accordance with Section 2708.01 of the Douglas County Zoning Resolution, amended.

2805.08.2 A landscape buffer of at least 30' in width shall be required between any residential use, except for multifamily as a USR in LI, and non-residential parking facility. The buffer shall be in accordance with Section 2708.01 of the Douglas County Zoning Resolution, amended.

2805.09 Lighting

All lighting used to illuminate off-street parking areas shall be arranged as to reflect light glare away from abutting properties and abutting streets. *(Refer to the Lighting section of this Resolution.)*

2806 Minimum Requirements for Off-Street Parking – General Provisions

2806.01 Uses Not Specified

In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a similar use shall apply. The applicant may request a ratio other than as required by Sections 2806.01 and 2807 herein. The applicant shall submit citations of similar, existing built uses in other jurisdictions (*Planning, Public Works and Law Enforcement Divisions*) may be required as well.

In the case of any discrepancies, the decision of the Director shall rule. The decision may be appealed to the Board of Adjustment. *(Amended 3/26/24)*

2806.02 Excessive Surplus Parking

Parking shall not be provided in quantities greater than 10% above the required minimum, as noted in Section 2807 herein, without prior approval as noted below.

2806.02.1 The Director may allow parking at a rate up to 125% of the required minimum for good cause shown. It shall be incumbent upon the applicant to provide compelling and acceptable reasons for said additional parking. Each request will be evaluated on a case-by-case basis based upon the scale and impacts of the request. *(Amended 3/26/24)*

2806.02.2 The Director may allow parking at a rate in excess of 125% of the required, on a case-by-case basis upon the scale and impacts of the request, for good cause shown. The applicant shall make said

request in writing. The request shall include documentation from one or more acceptable industry publications justifying the request, such as: *(Amended 3/26/24)*

- ITE – Institute of Traffic Engineers
- ULI – Urban Land Institute
- ICSC – International Conference of Shopping Centers
- APA – American Planning Association
- Or similar as accepted by the Director

2806.02.3 Approval of parking quantity increases as noted above may require a significant increase *(above the minimum required level)* in either or both landscape area and planting density.

#### 2806.03 Parking Space Calculation

In calculating the required number of parking spaces, any fraction of a space shall require 1 parking space.

#### 2806.04 Accessible Parking *(Amended 12/18/12)*

Accessible parking shall be provided at the rate specified in the Building Code, as amended and adopted by Douglas County.

#### 2806.05 Floor Area Calculation

Required off-street parking for nonresidential land use shall be based on the total gross floor area of all floors in the principal structure.

#### 2806.06 Compact Car Parking

In parking areas with 20 spaces or more, a maximum of 40 percent of the required parking spaces may be designated for small or compact cars. Compact parking areas shall be fully segregated from full sized areas by landscape islands or other hardscape improvements approved by the staff planner.

### 2807 Minimum Requirements for Off-Street Parking – Specific Use

In places of public assembly in which patrons or spectators occupy benches, pews, or other seating facilities, each 20" of seating facilities shall be counted as 1 seat for the purpose of determining requirements for off-street parking facilities under this ordinance.

The minimum number of off-street parking spaces per specific use are required as listed below:

- 2807.01 Auditorium or similar place of public assembly – the greater of:
- 1 space per three fixed seats, or
  - 1 space per 150 square feet of floor area
- 2807.02 Bank/Credit Union/Savings & Loan
- 1 space per 300 square feet of floor area, plus
  - 6 stacking spaces per drive up window
- 2807.03 Bar/Lounge/Night Club, or similar place of assembly
- 1 space per three seats, plus
  - 1 space per employee on maximum shift
- 2807.04 Beauty Parlor/Barber Shop
- 2 spaces per operator station, plus
  - 1 space per employee on maximum shift
- 2807.05 Boarding House
- 1 space per bedroom, plus
  - 1 space per employee on maximum shift
- 2807.06 Bowling Alley
- 3 spaces per lane, plus
  - 1 space per employee, plus
  - additional spaces per each extra non-bowling use, as specified herein
- 2807.07 Car Dealership/Recreational Vehicles or Boats
- 1 space per 1,000 square feet of auto display area, plus
  - 1 space per employee on maximum shift
- 2807.08 Car Wash/Detail Shop
- 1 space per employee on maximum shift, plus
  - 2 spaces per bay or stall
- 2807.09 Church – the greater of:
- 1 space per three fixed seats, or
  - 1 space per 150 square feet of gross floor area

## 2807.10 Day Care/Nursery

- 1 space per each employee on maximum shift (*include overlap as applicable*), plus
- 1 space per facility owned vehicle, plus
- 1 space per eight children, plus
- for centers with student capacity equal to or greater than 25, sufficient area shall be set aside for dropping-off and picking up children in a safe manner that will not cause the children to cross the parking area or traffic drive lanes.

## 2807.11 Firing Range (Archery/Skeet/Rifle or Gun)

- 1 space per platform, plus
- 1 space per employee on maximum shift

## 2807.12 Fraternity/Sorority House

- 3 spaces per bedroom, plus
- 1 space per employee on maximum shift

## 2807.13 Funeral Home/Mortuary

- 1 space per 100 sq. feet of floor area open for public use

## 2807.14 Gas Station/Repair Garage

- 1 space per employee on maximum shift, plus
- 2 space per bay or stall, plus
- 2 spaces per pump island

## 2807.15 Gas Station Self Serve/Convenience Store

- 1 space per employee on maximum shift, plus
- 1 space per 250 square feet of convenience store area, plus
- 2 spaces per pump island

## 2807.16 Golf Course

- 5 spaces per hole, plus
  - 1 space per employee on maximum shift
- Miniature Golf/Driving Range
- 1 space per hole or platform, plus
  - 1 space per employee on maximum shift

2807.17 Group Home *(Amended 3/26/24)*

Youth: (18 years and younger)

- 2 spaces per home, plus
- 1 space per eight beds

Adult: (for persons under 60 years)

- 1 space per bedroom, plus
- 1 space per caregiver/employee

Elderly: (exclusive for persons 60 years or older)

- 0.5 space per bedroom, plus
- 1 space per caregiver/employee

## 2807.18 Hospital or similar health facility

- 1 space per two employees, plus
- 4 spaces for each 25 beds

## 2807.19 Hotel/Motel

- 1 space per guest room, plus
- 1 space per employee on maximum shift, plus
- parking spaces as required for associated uses such as restaurant, lounge, or conference rooms

## 2807.20 Industrial Use – manufacturing/processing/assembly

- 1 space per 500 square feet of floor area, plus
- 1 space per company vehicle, plus
- 1 space per piece of construction equipment

Industrial Use – laboratory – the greater of:

- 1 space per 300 square feet of floor area, or *(Amended 3/26/24)*
- 1 space per employee on maximum shift, plus *(Amended 3/26/24)*
- If larger than 100,000 square feet, also include 6 spaces per employee over 300 employees

## 2807.21 Library/Museum/Gallery

- 1 space per 300 square feet of floor area

## 2807.22 Lumber Yard

- 1 space per 200 square feet of floor area in main sales building

## 2807.23 Mobile Home Park

- 2 spaces per mobile home, plus

- 1 guest parking space per 4 mobile home spaces

2807.24 Mobile Home Sales

- 1 space per 1,000 square feet of display area, plus
- 1 space per employee on maximum shift

2807.25 Motor Vehicle Repair/Tire Store

- 1 space per employee on maximum shift, plus
- 2 spaces per bay or stall

2807.26 Nursing Home or similar extended-care facility

- 1 space per two employees, plus
- 1 space per five beds, plus
- 1 space per visiting doctor/nurse

2807.27 Office Uses

- 1 space per 300 square feet of floor area, plus
- 1 space for each company-related vehicle in addition to employee and customer parking

2807.28 Post Office or similar public buildings

- 1 space per 300 square feet of floor area, plus
- 1 space for each agency-owned vehicle

2807.29 Recreational Uses (*e.g., swimming pools, skating rinks, health clubs, spas*)

- 1/2 space per person based on occupancy, plus
  - 1 space per spectator seat
- Tennis/Racquetball or other court games
- 2 spaces per court, plus
  - 1 space per employee on maximum shift

2807.30 Recreational Vehicle/Boat Storage Yards (*only with onsite caretaker/lease office*)

- 1 space per 100 RV/Boats, plus
- 1 space per employee

2807.31 Residence



Single-family detached:

- 2 spaces per dwelling

Single-family attached:

- 2 spaces per dwelling
- 0.75 guest space per unit

Large-lot (*A-1, LRR, RR, ER*)

- 8 spaces per lot

Multifamily dwelling: (*Amended 8/11/04*)

- 1.5 spaces per one bedroom unit,
- 2 spaces for two and three bedroom units,
- 2.5 spaces for four bedroom units, plus
- 0.25 guest space per unit

2807.32 Restaurant

- 1 space per three seats, plus
- 1 space per employee on maximum shift

Drive-in Restaurant

- 1 space per 100 square feet of floor area, plus
- 6 stacking spaces per drive-up window

2807.33 Retail or Wholesale (*large items e.g., furniture, appliances, floor covering, etc.*)

- 1 space per 300 square feet of floor area

2807.34 Retail/Service Establishment

- 1 space per 200 square feet of floor area
- 6 stacking spaces per drive-up window

2807.35 Schools – Private

Preschool:

- 1 space per each employee, plus
- 1 space per five children

Elementary School:

- 1 space per employee, plus
- 1 additional space per ten employees

Middle School: the greater of:

- 1 space per ten students, or
- 1 space per five seats in auditorium or main assembly area

High School:

- 1 space per employee, plus the greater of:
- 1 space per ten students, or

- 1 space per five seats in auditorium/main assembly area  
College/University, or Vocational School
  - 1 per employee, plus
  - 1 per 100 square feet of classroom area
- 2807.36 Shopping Center – 100,000+ square feet (*see Section 2802.04 for centers less than 100,000 square feet*)
- 4.5 spaces per 1,000 square feet of floor area
- 2807.37 Theater
- 1 space per three seats, plus
  - 1 space per employee on maximum shift
- 2807.38 Utility Facility – Major
- To be determined through the approval process
- 2807.39 Warehousing
- 1 space per 1,000 square feet of floor area, plus
  - 1 space per 400 square feet of retail/wholesale/office area, plus
  - 1 space per company vehicle
- Mini-storage Units
- 1 space per 100 units, plus
  - 1 space per employee