

PARKING REQUIREMENT COMPARISONS

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|-----------------------------------|--|---|--|--|---|---|---|---|
| SINGLE-FAMILY | N/A | 1 per du | 2 per du | 2 per du | 2 per du | 2 per du (Can be accommodated in garage or driveway, plus 2 guest spaces per du) | Lot width > 40' = 1 space Lot width < 40' = 2 spaces | 2 per du |
| MULTI-FAMILY | Studio – 1.5 per du 1B – 1.5 per du 2B+ – 2 per du 1 guest space per 5 du | Studio – 1.1 per du 1 B – 1.5 per du 2B – 1.7 per du 3B – 2.0 per du Plus guess | Studio – 1.1 per du 1B – 1.5 per du 2B – 1.7 per du 3B – 2.0 per du Guest – 1 per 3 du | Studio – 1.0 per du 1B – 1.5 per du 2B+ - 2 per du | 1B – 1.5 per du 2B – 2 per du 3B – 2.5 per du 4B – 3 per du ½ space for each bedroom over 4 | Studio – 1 per du 1B – 1.5 per du 2B/3B – 2 per du 4B – 2.5 per du Guest - 1 per 5 du | Studio – 1.5 per du 1B – 1.5 per du 2B – 1.75 per du 3B – 2.0 per du 4B+ - 2.5 per du | No Change Studio – 1.5 per du 1B – 1.5 per du 2B+ – 2 per du 1 guest space per 5 du |
| ACCESSORY DWELLING UNIT | N/A | 1 per du | | | | | 0.75 per tenant plus 1 additional space if du is owner occupied | 1 per du |
| GAS STATION | 2 per service bay | | 1 per employee on maximum shift, plus 3 per bay or stall | 1 per employee | 1 per 150 sq. ft. | 1 per cashier or attendant, plus 2 for each grease rack or similar facility | | Remove and use: Auto Repair / Body Shop |
| SERVICE STATION/ AUTO LUBE CENTER | 2 per service bay | 1 per 200 sq. ft | 1 per bay or stall | 1 per employee plus 3 per service bay | | | Low Intensity Repair Service 2 per 1,000 sq. ft. | Remove and use: Auto Repair / Body Shop |
| AUTO REPAIR / BODY SHOP | 2 per repair bay | 1 per 200 sq. ft of building area plus adequate space for vehicle storage | 1 per employee on maximum shift, plus 3 per bay or stall | 1 per employee plus 3 per service bay | 1 per 150 sq. ft. or each employee | 1 per each 1.5 employees, plus 1 per 150 GFA or repair or maintenance space | 5 per 1,000 sq. ft. | 1 per 200 sq. ft. |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|-------------------------------------|---------------------------------|--|---|--|-------------------|---|-----------------------|---|
| AUTOMOBILE SALES | 1 per 100 sq. ft of office area | 1 per 400 sq. ft of office space plus adequate space for vehicle storage and display | 1 per 1,000 sq. ft. of auto display area, plus 1 space per 450 sq. ft of office space | 1.5 per 1,000 sq. ft. of indoor display area plus 3 spaces per service bay , plus 1 space per employee on maximum shift. | 1 per employee | 1 per each 1.5 employees, plus 1 per 150 GFA or repair or maintenance space, plus 1 per 600 GFA of showroom, indicating the location of any and all customer parking, vehicular storage and outdoor display areas | | 1 per 400 sq. ft. of office space plus adequate space for vehicle storage and display |
| AUTOMOTIVE STORAGE YARD | N/A | 1 per 400 sq. ft of office space | 3 spaces | | | | | No Change. Category not added. |
| CAR WASH – SELF SERVE | 1 per bay | 1 per bay or stall | 1 per bay or stall | | | 1 drying space and 2 stacking spaces per washing module. | | 1 drying space per bay plus stacking |
| CAR WASH – AUTOMATIC (full service) | 5 per bay | | | 1 per employee plus 1 per bay or stall plus adequate space for pull-out and drive aisles | 1 per employee | 1 parking space per washing module plus 1 drying space and 2 stacking spaces per washing module. | | No change 5 per bay |
| BANK | 1 per 300 sq. ft. | 1 per 400 sq. ft. | 1 per 250 sq. ft plus stacking | 3.5 per 1,000 sq. ft of GFA plus 1 per employee plus stacking | 1 per 200 sq. ft. | 1 per 300 sq. ft. | 3.5 per 1,000 sq. ft. | No change 1 per 300 sq. ft. |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|-----------------------------------|---|-------------------|---|--|---------------------------|--|----------------------|---|
| RESTAURANTS | Consumption inside a building – 1 per 100 sq. ft. Consumption outside of building – 1 per 50 sq. ft. Dining & Drinking - 1 per 75 sq. ft. | | | | 1 per 150 sq. ft. | Take Out Dining: 1 per 60 sq. ft with a minim of 10 spaces | | Modify to combine all categories into one called: Restaurants (fast food, standard sit down). 1 per 100 sq. ft. |
| SIT DOWN – served at table | | 1 per 100 sq. ft. | 1 per 100 sq. ft. | 1 for 3 seats or 12 per 1,000 sq. ft of GFA whichever is greater | | 1 per 3 seats | 10 per 1,000 sq. ft. | |
| FAST FOOD or Drive In or Take Out | | 1 per 100 sq. ft. | 1 per 100 sq. ft. | 10 per 1,000 sq. ft of GFA plus stacking | Drive in: 1 per 25 sq. ft | 1 per 3 seats plus stacking | 15 per 1,000 sq. ft. | |
| Outdoor Food Seating | | | 1 per 200 sq. ft. | | | May be provided without a requirement for additional parking if 1/3 the floor area of the indoor seating area. | | May be provided without a requirement for additional parking if 1/3 the floor area of the indoor seating area. |
| BARS, TAVERNS & NIGHT CLUBS | Dining & Drinking - 1 per 75 sq. ft. -If dancing/entertainment - 1 per 50 sq. ft. | 1 per 100 sq. ft. | 1 space per 3 seats, plus 1 per employee on maximum shift | 1 per 3 seats or 12 spaces per 1,000 sq. ft of GFA, whichever is greater | 1 per 150 sq. ft. | 1 per 3 seats | 10 per 1,000 sq. ft. | Modify category to remove delineation for dancing/entertainment. One standard for entire category: Bars, Taverns & Night Clubs 1 per 100 sq. ft. |
| CONVENIENCE STORE | 1 per 200 sq. ft. | 1 per 400 sq. ft. | | 5 per 1,000 sq. ft of GFA plus 1 per employee | | 1 per 250 sq. ft. | 2 per 1,000 sq. ft. | 1 per 300 sq. ft. |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|---|--|-------------------|-------------------|-----------------------------|-------------------|-------------------|---|--|
| MEDICAL OFFICE | 1 per 135 sq. ft. | 1 per 200 sq. ft. | 1 per 200 sq. ft. | 5 per 1,000 sq. ft. of GLA | 1 per 150 sq. ft. | 1 per 225 sq. ft. | 4.5 per 1,000 sq. ft. | 1 per 200 sq. ft. |
| GENERAL OFFICE | 4.5 per 1,000 sq. ft (1:222) plus 1 for each company vehicle | 1 per 400 sq. ft. | 1 per 200 sq. ft. | 4 per 1,000 sq. ft. of GLA | 1 per 300 sq. ft. | 1 per 300 sq. ft. | 3 per 1,000 sq. ft. or .75 per employee on the largest shift or 4.5 per 1,000 sq. ft if all additional spaces gained by the increased ratio are contained within a parking structure. | 1 per 300 sq. ft. |
| GENERAL RETAIL | 1 per 300 sq. ft. | 1 per 300 sq. ft. | 1 per 250 sq. ft. | 5 per 1,000 sq. ft. of GFA | 1 per 200 sq. ft. | 1 per 250 sq. ft. | 4 per 1,000 sq. ft. | No change. 1 per 300 sq. ft. |
| Retail – Large items (furniture, appliances, flooring, etc. | | | | 3.5 per 1,000 sq. ft of GFA | | 1 per 600 sq. ft. | | Add category: 1 per 600 sq. ft. |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|---|---------------------------------------|---|--|---|--|---|---|--|
| SHOPPING CENTER (Commercial Centers) | | Less than 10 acres - 1 per 250 sq. ft 10 acres or more - 1 per 300 sq. ft. | Less than 10 acres - 1 per 250 sq. ft. 10 acres or more - 1 per 300 sq. ft. | 4 per 1,000 of GLA minimum and 4.5 per 1,000 of GLA maximum | | Less than 150,000 GFA: -4 per 1,000 GFA 150,000-399,999 GFA: -3.8 spaces per 1,000 GFA 400,000 and greater GFA: -3.6 per 1,000 GFA | 5 per 1,000 sq. ft. | Add Category: Less than 150,000 sq. ft.: -1 per 250 sq. ft. 150,000-399,999 sq. ft.: - 1 per 275 sq. ft. 400,000 and greater sq. ft.: -1 per 300 sq. ft. |
| PLACE OF WORSHIP (Public Assembly) | 1 per 3 seats in primary meeting room | 1 per 4 seats | 1 per 4 seats | 1 per 3 fixed seats in the main assembly area, plus 5 per 1,000 sq. ft of loor area for other rooms used for assembly, plus required spaces for each additional use | 1 per 7 seats in principal place of assembly | 1 per 4 seats or 2 per 3 employees or 1 per 4 persons maximum occupancy where no fixed seats are provided. | 1 per 4 seats Or 2 per 3 employees Or 1 per 1,000 sq. ft. Whichever is greater | 1 per 4 seats in the main assembly area |
| Commercial Stable | | 1 per 5 stalls | 1 per 5 stalls | | | | | 1 per 5 stalls |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|-------------------------------|--|---|--|--|---|--|---|--|
| Golf Course | | 4 spaces per hole | 4 spaces per hole | 4 per hole plus 0.5 per employee on maximum shift. Additional spaces may be required for other uses (restaurant, retail, etc.) | | According to peak hour usage | .3 per person cap | 4 spaces per hole |
| CONSTRUCTION BUSINESS | 1 per 500 sq. ft. (under Contractors yards, business services) | 1 per 400 sq. ft. of office space plus adequate space for vehicle storage | 1 per 750 sq. ft. | | | 1 per 1.5 employees plus 1 per 1,500 sq. ft. used for outdoor display and storage | .75 per employee | No change 1 per 500 sq. ft. |
| SELF STORAGE (MINI WAREHOUSE) | 1 per 5,000 sq. ft. | None, but spaces are required for accessory uses | 1 per 100 units plus 1 per employee | 1 per 100 units or portion thereof, plus 1 per employee | | 1 per 1.5 employees (2 for resident caretaker) plus 3 spaces at registration area. | .75 per employee | 1 per 100 units plus 3 at registration area 2 for resident caretaker |
| WAREHOUSE W/ STORAGE | 1 per 1,000 sq. ft. | 1 per 1,000 sq. ft. | 1 per 1,000 sq. ft. | 1 per 1,000 sq. ft. plus 3 per 1,000 sq. ft of retail or office use, plus 1 per company vehicle | 1 per employee or 1 per 800 sq. ft. whichever is grater | 1 per 1.5 employees or 1 per 2,000 sq. ft. whichever is greater | .75 per employee | No change. 1 per 1,000 sq. ft. |
| Recreational Vehicle Park | | 1 per recreational vehicle space | | | | | | No change |
| Daycare Center, preschool | 1 per each employee plus 1 per five children | 1 per 400 sq. ft. | 1 per 400 sq. ft. plus loading space (10' x 20') | 1 per employee plus 1 per 6 children plus 1 per facility-owned vehicle, plus a passenger loading space | 1 per 2 staff employees or staff volunteers, 1 per 8 children, 1 per each child day care facility vehicle | 1 per 5 clients or students | 1 per 4 seats Or 2 per 3 employees Or 1 per 1,000 sq. ft. Whichever is greater | 1 per each employee plus 1 per 6 children plus 1 per facility-owned vehicle. Home Daycare – no employee parking required. |

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|-------------------------------------|----------------|--------------------------|--------------------|--------------------|-------------------|---------------|--|--------------------|
| Public Park and Recreation Services | | Determined by Park Board | | | | | 1 per 4 persons maximum rated capacity | No change |

- Fort Collins limits parking to a MAXIMUM number of parking spaces. It can be increased in the event that on-street or shared parking is not available on the land adjacent to the use.

STACKING REQUIREMENTS

| | CURRENT | CO. SPRINGS | EL PASO CO. | CASTLE ROCK | BROOMFIELD | AURORA | FORT COLLINS* | RECOMMENDED |
|--------------------------|------------------------------|-------------------------------------|-------------------------------------|-------------|------------|---|---------------|---|
| Bank teller lane | 4 spaces Teller or window | 70' Window (2.5) | 70' Window (2.5) | 3 spaces | None | 3 spaces At least 20 feet in length Measured from first point of service (menu board) | None | 3 spaces |
| Automated teller machine | 3 spaces Teller | | | | None | | None | 3 spaces |
| Drive-thru restaurant | 8 Order Box | 30' Order Box (2) 90' Window (6) | 30' Order Box (2) 90' Window (6) | 8 spaces | None | 7 spaces | None | 4 Order Box |
| Car wash – automatic | 6 Entrance | 40' bay or stall (2) | 40' bay or stall (2) | 0 | None | | None | Remove – Combine automatic and self service. Add Lube |
| Car wash – self service | 3 Entrance | 40' bay or stall (2) | 40' bay or stall (2) | 0 | None | 2 spaces | None | 3 Bay/stall |
| Non-manned gated entry | | | | | None | | None | 2 Code box, key reader or similar device |
| Quick lube & oil change | | | 40' bay or stall (2) | | None | | None | |