

ORDINANCE NO. 9

Series 2015

AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE CONCERNING OFF STREET PARKING

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Section 9-3-3 of the Breckenridge Town Code is amended to read as follows:

9-3-3: AUTHORITY:

This chapter is adopted pursuant to: (a) the local government land use control enabling act, article 20 of title 29, Colorado Revised Statutes; (b) part 3 of article 23 of title 31, Colorado Revised Statutes (concerning municipal zoning powers); (c) section 31-15-103, Colorado Revised Statutes (concerning municipal police powers); (d) section 31-15-401, Colorado Revised Statutes (concerning municipal police powers); (e) the authority granted to home rule municipalities by article XX of the Colorado constitution; and (f) the powers contained in the Breckenridge town charter. The provisions of this chapter shall not be construed to limit the power of the town to utilize other methods authorized under state law or pursuant to other local government powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this chapter

Section 2. Section 9-3-6 of the Breckenridge Town Code is amended by the addition of the following definition:

STAGING AREA: A section of a driveway designed to allow vehicles to safely stop before entering the roadway. This is typically the first twenty feet of a driveway.

Section 3. The "Note" located immediately following the table in Section 9-3-8(B) of the Breckenridge Town Code is amended to read as follows:

Note: The required number of parking spaces shall be rounded up to the nearest whole number. Required residential spaces shall be rounded up based on the unit count if parking spaces are assigned.

Section 4. Section 9-3-8(C) of the Breckenridge Town Code is amended to read as follows:

C. Compliance With Parking Requirement Mandatory: No new development or change of use for which off street parking is required under this chapter may be approved unless compliance with the requirements of this section is achieved.

Section 5. Section 9-3-9 of the Breckenridge Town Code is amended to read as follows:

9-3-9: DESIGN STANDARDS FOR OFF STREET PARKING FACILITIES:

Each off street parking facility constructed pursuant to the requirements of this chapter shall conform to the following design standards:

- A. Compliance With Codes Required: The design and structural quality of all off street parking spaces and facilities required by this chapter shall conform to: 1) all applicable standards contained in this chapter; 2) the development code; 3) the Breckenridge street standards ordinance; and 4) other applicable town ordinances. Drainage facilities shall be constructed pursuant to the Breckenridge storm drainage standards and the town's water quality and sediment transport control ordinance.
- B. Width Of Parking Aisles: The following minimum aisle widths shall apply to all off street parking facilities within the town:

Angle Of Parking Stall	Aisle Width
45°	12'

60°	16'
75°	22'
90°	24'

C. Size Of Parking Stalls: The following minimum sizes shall apply to all off street parking stalls within the town:

	Length	Width	Height
30° _ 90° parking	18'	9'	n/a
Parallel parking	25'	8'	n/a
Enclosed parking	18'	9'	n/a
Stacked Parking	18'	9'	6'5"

D. Ingress And Egress: The ingress and egress provisions for off street parking spaces shall conform to the following standards:

1. Location Of Driveways: No portion of any entrance or exit driveway leading from or to a public street, highway or alley for the purpose of off street parking shall be closer than thirty feet (30') to an intersection point of two (2) or more public streets, alleys or highways. The intersection point shall be determined by the crossing of two (2) rights of way, curb lines, or two (2) physically established edges of the public street, alley or highway, whichever is most restrictive.
2. Width Of Driveways: The width of driveway connecting an off street parking area with a public street, alley, or highway shall not exceed twenty feet (20') at its intersection with the property line, curb line, right of way or the physically established edge of the public street, alley or highway, whichever is most restrictive.

Private driveways shall comply with the standards in the table below.

Private Driveway Standards

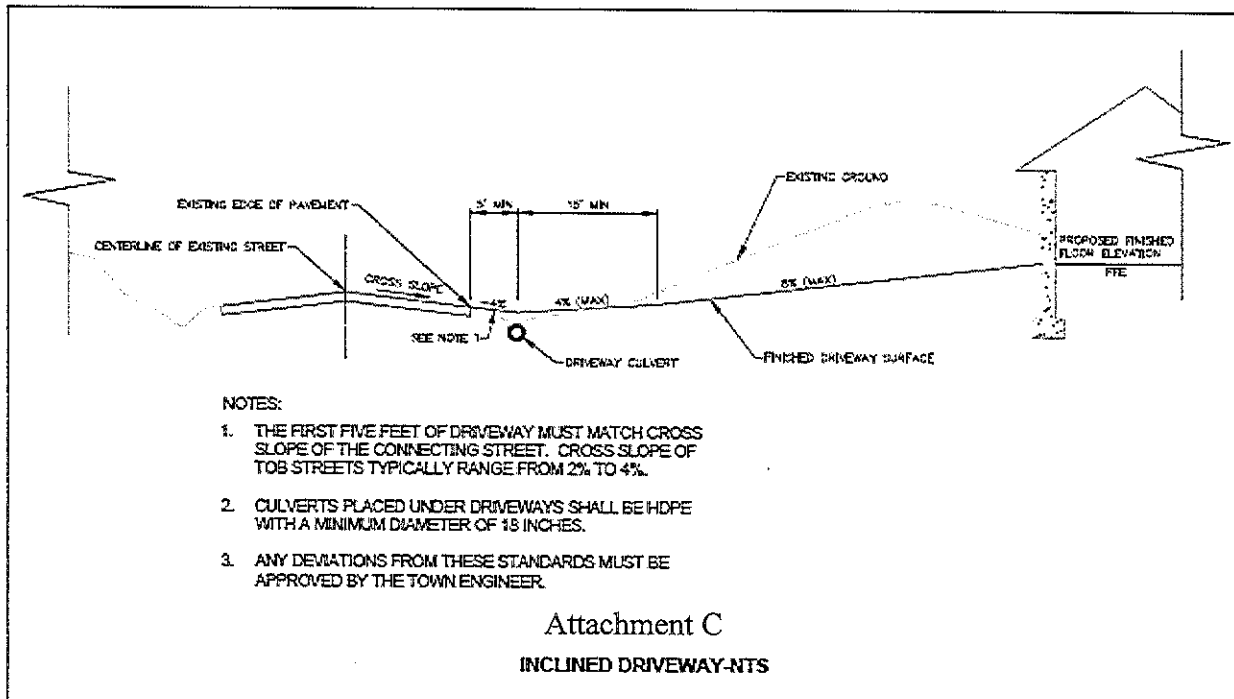
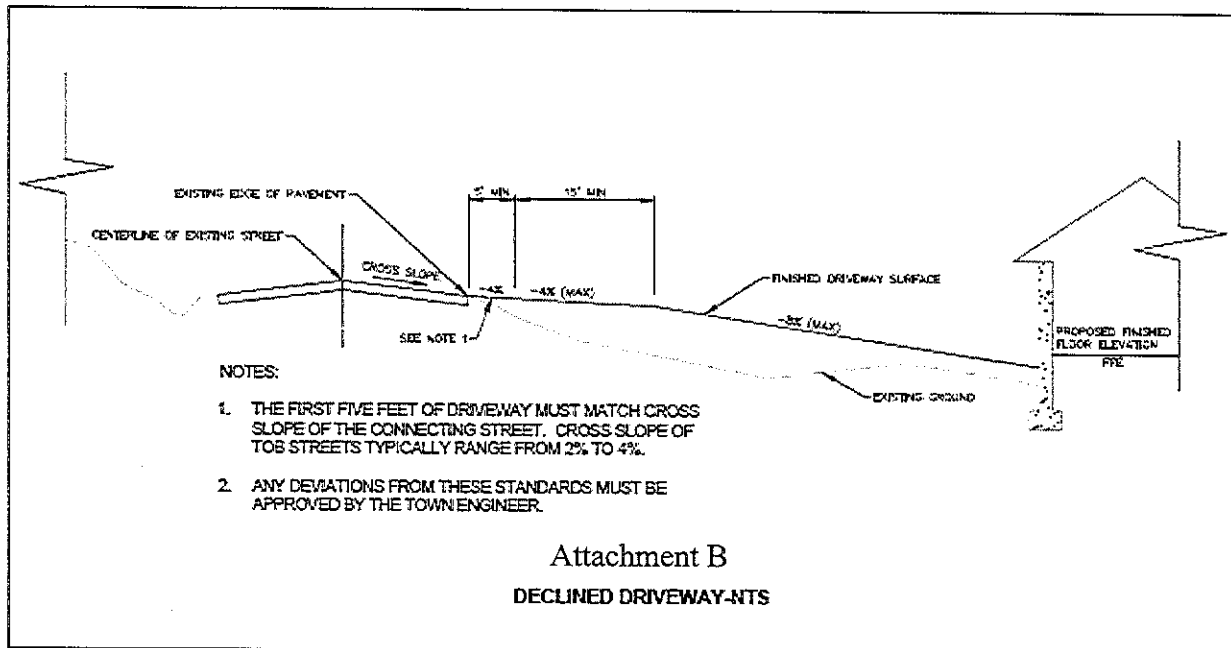
Design Element	1 & 2		
	Family Residential	Multi-family Residential	Commercial
Minimum Width- (ft.)	12	12	12
Maximum Width-including flares (ft.)	20	25	35
Maximum Slope (%)	8	8	8
Maximum Slope for first 20 feet from Road Edge (%)	4	4	4

3. Frequency Of Driveways: No two (2) driveways connecting a public street, alley or highway to an off street parking area shall be within thirty feet (30') of one another at their intersections with the property line, curb line, right of way line or the physically established edge of the public street, alley or highway, whichever is most restrictive. One driveway shall be allowed per lot unless otherwise permitted by the Town Engineer. Circular driveways consisting of two curb cuts onto a street are not permitted. Existing circular driveways or multiple driveways shall be reduced to one driveway curb cut as a condition of the issuance of a development permit for future development of the subject property in accordance with the following schedule: a) within the conservation district, whenever a class B minor development permit or higher is issued; and b) outside the conservation district, whenever a class D major development permit or higher is issued.
4. Angle Of Intersection: All driveways serving off street parking facilities shall intersect public streets and alleyways and other driveways at a ninety degree (90°) angle.
5. Accessibility: All off street parking stalls shall have legal, unobstructed access to a public street or alleyway.

6. Backing On To Public Street: Excepting single-family and duplex parking areas all other parking stalls shall be so designed, located and served by maneuvering lanes or spaces that their use will under no circumstances require a backing movement onto any public street.
7. Visual Clearance: All driveways leading to and from off street spaces that intersect possible pedestrianways shall be visually unobstructed for such distances as not to imperil pedestrians or interfere with vehicular traffic on the street.
- E. Lighting: All parking facilities containing ten (10) or more parking spaces shall have an average surface illumination of not less than 0.2 foot-candle or more than 1.5 foot-candles. All lights shall be designed, located and arranged so as to reflect the light away from adjacent streets and structures.
- F. Grades: The sustained surface grades for parking areas shall not exceed a minimum of one-half percent (0.5%) or a maximum of four percent (4%). Driveway grades shall not exceed a maximum grade of eight percent (8%). The first five feet of a driveway shall be graded to match the cross slope of the connecting street. For downhill sites, a twenty foot (20') staging area with a maximum grade of negative four percent (-4%) is required (Attachment B). For uphill sites, a twenty foot (20') staging area with the first five (5') feet matching the cross slope of the connecting road and the next fifteen feet (15') at a maximum grade of four percent (4%) is required (Attachment C).
- G. Heated Driveways: Driveway heat systems shall terminate at the property line. If the system extends into the public right of way, a separate zone must be created for that portion of the system and accommodations must be made to reduce the impacts of the melted drainage at the snow/melted interface. A revocable License Agreement acceptable in form and substance to the Town Attorney must be approved by the Town and executed prior to the issuance of a Certificate of Occupancy.
- H. Drainage: All off street parking facilities shall be graded for proper drainage so that all surface discharge is channeled to a natural or improved drainageway without causing nuisance or damage to other properties or the improvements thereon.
- I. Location: The location of all required off street parking facilities shall be as follows:
 1. Residential Uses: For residential uses, except residences located in buildings adjacent to the "Riverwalk" as defined in section 9-1-19-37A, "Policy 37 (Absolute) Special Areas", of this title, all required off street parking spaces shall be provided on the same property as the residential units they are intended to serve.
 2. Nonresidential Uses: Off street parking for nonresidential uses shall be placed totally on the same parcel of land as the use, unless a fee in lieu is paid to the Town as provided in Section 9-3-12.
 3. Parking Space Location: No parking space shall be located closer than five feet (5') from any public street, public alley, public pedestrianway or public right of way.
- J. Landscaping: A minimum of twenty five (25) square feet per parking stall shall be utilized for landscaping purposes. Any parking facility containing more than two (2) side by side loading spaces shall contain at least two hundred (200) square feet of landscaped area raised a minimum of six inches (6") above the parking surface for each two (2) side by side loading spaces. Landscaping shall be maintained according to the standards contained in the development code.
- K. Snow Stacking: All off street surface parking facilities shall provide a minimum of sixty (60) square feet of snow stacking space for each parking space. Such space shall be so located as to reasonably facilitate the snowplowing process. The snow stacking space shall be landscaped in such a manner as not to interfere with the snow stacking process.
- L. Signs: The placement of appropriate signs is encouraged according to the provisions of the Breckenridge sign ordinance. Parking lot and circulation directional signs must be approved pursuant to the town's sign ordinance. All signs relating to off street parking facilities shall be reviewed according to the development code.
- M. Paving:

1. Off Street Parking Spaces: All off street parking spaces shall be paved.
2. Driveways: All driveways shall be paved; provided, however, that any unpaved driveway which exists at the time of the adoption of this subsection M shall be paved as a condition of the issuance of a development permit for future development of the subject property in accordance with the following schedule: a) within the conservation district, whenever a class B minor development permit or higher is issued; and b) outside the conservation district, whenever a class D major development permit or higher is issued.

Section 6. The following two drawings are to be inserted into Chapter 3 of Title 9 of the Breckenridge Town Code following the map of the "Parking Service Area" (Attachment A):



Section 7. Except as specifically amended by this ordinance, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 8. The Town Council finds, determines, and declares that this ordinance is

necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

Section 9. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 28th day of April, 2015.

This ordinance was published in full on the Town of Breckenridge website on April 16, April 17, April 18, April 19 and April 20, 2015.

A public hearing on this ordinance was held on April 28, 2015.

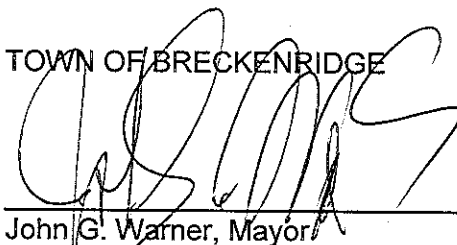
READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 28th day of April, 2015. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:



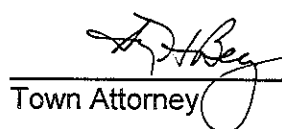
Helen Cospolich, Town Clerk

TOWN OF BRECKENRIDGE



John G. Warner, Mayor

APPROVED IN FORM



Town Attorney

4/28/15
Date

This Ordinance was published on the Town of Breckenridge website on April 30, May 1, May 2, May 3 and May 4, 2015. This ordinance shall become effective on June 3, 2015.

500-91\Off Street Parking Ordinance Amendment (04-15-15)(Second Reading)