



PARKING CODE UPDATES

Community Development - Planning Division

Off-Street Vehicle and Bicycle Parking Requirements

Vehicular Parking

In 2024, Broomfield updated Municipal Code requirements for off-street vehicle and bicycle parking. The intent of these parking requirements is to:

- Reduce the number of variance requests by developers related to vehicle parking
- Reduce parking requirements for developments located near transit
- Reduce overparking in new developments
- Modernize parking requirements, and
- Establish bicycle parking requirements

The update made a number of noteworthy changes to requirements, which include:

- The reduction to minimum parking requirements for most land uses
- The establishment of parking maximums for all land use types at 125% of the parking minimum
- The establishment of **Parking Reduction Areas** that reduce parking minimums by 20% for many land uses located near transit;
- Update technical design requirements for parking stalls and lots to meet 2024 best practices, and
- Introduction of short and long-term bicycle parking requirements

The updated off-street vehicle and bicycle parking requirements can be found in the Broomfield Municipal Code under [Chapters 17-32-040 - Off-street parking: required spaces through 17-32-130 - Bicycle Parking: Required spaces.](#)

A map of the areas in Broomfield subject to reductions in parking requirements for some land uses can be found by following the link to the [Parking Reduction Areas Map](#). The table that illustrates the specific land uses that are eligible for 20 percent reductions in parking requirements can be found in Broomfield Municipal Code Chapter 17-32-040 (B).

Bicycle Parking Requirements

For a number of years, Broomfield has requested that developers include bicycle parking spaces for a variety of land use types to support travel choice for residents and



visitors, but has lacked the ability to require it. The 2024 parking code update included requirements for bicycle parking. These requirements establish minimum expectations for new development.

The bicycle parking requirements include standards for appropriate locations for bicycle parking as well as information to establish a common understanding with developers for technical requirements including:

- bicycle storage spaces
- Security measures
- bicycle rack types
- weather protection

Information, design requirements, and tables illustrating the short- and long-term bicycle parking requirements for specific land uses can be found in the Broomfield Municipal Code [Chapter 17-32-130](#).

Additional information regarding the bicycle parking design, approved racks, and other relevant information referenced in the Broomfield Municipal Code can be found in the [American Pedestrian & Bicycle Professionals Essentials of Bike Parking](#).

Off-Street Vehicle and Bicycle Parking Calculator

Broomfield has created a [calculator tool](#) to assist in the calculations of off-street and bicycle parking requirements.

This calculator is intended to provide an estimate of parking requirement, but coordination with the Broomfield Planner assigned to individual projects is necessary to confirm the calculations.

To use the calculator, please download and make a copy of it.

Electric Vehicle (EV) Parking Requirements

In 2023, Broomfield adopted the Colorado Model Electric Ready and Solar Ready Code into the Broomfield Municipal Code. In addition to the parking requirements listed above, developers should review and apply the applicable EV parking requirements for new development proposals.

Information regarding EV parking requirements can be found in the [Broomfield Municipal Code, Chapter 15-33](#).