

NOTICE OF PUBLIC HEARING
BEFORE THE
CITY AND COUNTY OF BROOMFIELD

DATE: May 13, 2025
TIME: 6:00 p.m.
PLACE: Council Chambers, George Di Ciero City & County Building
 One DesCombes Drive
 Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

ORDINANCE NO. 2268

An ordinance to amend the Broomfield Municipal Code, Title 17-32 Accessory Buildings and Uses to revise the regulations for off-street and bike parking

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Chapter 17-32 - Accessory Buildings and Uses, of the Broomfield Municipal Code is amended as follows:

17-32-040 Off-street parking; required spaces.

- (A) Each new building or change of use, or addition to any use, shall provide off-street parking spaces for vehicles as designated in this section. "Parking Maximums" for all land use types are equal to 125% of the parking minimums shown in this table.

Land Use Type	Spaces Required (i.e. Parking Minimums)
Residential	All residential developments located outside Parking Reduction Areas that do not have on-street public parking or adequate space in driveways to meet minimum parking space dimensions, must provide 1 guest parking space for every 8 units unless otherwise stated in this code. This requirement is in addition to the applicable off-street parking requirements.
Single-family unit and two-family unit residential dwelling	2 spaces per dwelling unit
Accessory dwelling unit (ADU)	Parking requirements for principal use, plus 1 off-street parking space per ADU No minimum parking is required with the following exceptions: 1 parking space is required if no existing off-street parking is available (driveway, garage, etc.), the adjacent streets do not allow on-street parking, and the ADU is not located in a Parking Reduction Area.

Alternative detached (mobile home, micro home)	2 spaces per dwelling unit, plus 1 guest parking space per every 5 units
Multifamily	
1 bedroom/studio	1 space
2 bedroom	1.5 spaces
3 bedroom	2 spaces
>3 bedroom	2 spaces plus 0.5 spaces per additional bedroom
Income Aligned Multifamily *	
1 bedroom/studio	1 spaces
2 bedroom	1.25 space
3 bedroom	1.5 spaces
Senior Multifamily	0.7 spaces per dwelling unit
Senior support (nursing home, memory care, etc.)	1 space per 4 beds
Industrial	
Warehouse, self-storage	0.5 spaces per 1,000 square feet Gross Floor Area (GFA)
Industrial, industrial flex, manufacturing	0.8 spaces per 1,000 square feet GFA
Office	
General office	3 spaces per 1,000 square feet GFA
Research institute or laboratory	2.5 spaces per 1,000 square feet GFA
Medical or animal clinic/office	3.5 spaces per 1,000 square feet GFA
Medical	
Hospital	1 space per bed
Commercial, Retail	
Auto sales (new, used, RV, motorcycle)	2.25 spaces per 1,000 square feet GFA. Parking for vehicles for sale does not contribute toward parking maximums.
Auto repair shop	3 spaces per 1,000 square feet GFA. Parking for vehicles under repair does not contribute toward parking maximums.
Quick lubrication vehicle shop	5 spaces per 1,000 square feet GFA. Parking for vehicles being serviced on does not contribute toward parking maximums.
Gas station, service center, or convenience store	6 spaces per 1,000 square feet GFA
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	3 spaces per 1,000 square feet GFA
Recreational	
Bowling alley	3 spaces per lane
Commercial recreational (golf course, fun center, or similar)	Use parking study to determine requirements
Auditorium, stadium, theater, convention hall, or similar	Use parking study to determine requirements
Lodging	
Hotel, motel, conference center	1 space per room. For conference centers use a parking study to determine additional demand
Inn, boarding house, group home	Parking requirements for the principal use, plus 1 off-street parking space per bedroom
Food Service	
Restaurants, cafes, and bars	10 spaces per 1,000 square feet GFA
Drive-thru, fast casual restaurant, or stand	6 spaces per 1,000 square feet GFA and 8 spaces for drive-thru queue lane
Brewery, distillery	5 spaces per 1,000 square feet GFA

Institutional	
Church, funeral home, place of worship	1 space for each 4 seats in principal place of assembly
Day care facility	2 spaces per employee during max shift
Private school (Elementary, Middle, or High School)	1.5 spaces for each classroom and 1 space per 3 students
Museum, gallery	Use parking study to determine requirements

* For purposes of this Chapter 17-32, Income-Aligned Multifamily shall mean multifamily housing developments which comply with the City's Inclusionary Housing Ordinance (B.M.C. 17-76) through the provision of On-Site Affordable Units. To the extent a development is not 100% income aligned, then the above parking requirements shall be applied pro-rata based on the percentage of On-Site Affordable Units provided.

- (B) Parking Reduction Areas. Off-street parking requirements for certain land uses are eligible for reductions to the extent the property is within a Parking Reduction Area as set forth on the Broomfield Parking Reduction Area Map dated ~~December 5, 2023~~ **January 28, 2025**.

Parking Reduction Area Off-Street Parking Requirements	
Land Use Type	Eligibility
Residential	
Single-Family unit and two-unit family residential dwelling	Not Eligible
Accessory dwelling unit	Not Eligible
Alternative detached (mobile home, micro home)	Not Eligible
Multifamily, Income Aligned Multifamily and Senior Multifamily	Eligible
Senior support (nursing home, memory care, etc.)	Eligible
Industrial	
Warehouse, self-storage	Not Eligible
Industrial, industrial flex, manufacturing	Eligible
Office	
General office	Eligible
Research institute or laboratory	Eligible
Medical or animal clinic/office	Eligible
Medical	
Hospital	Not Eligible
Commercial, Retail	
Auto sales (new, used, RV, motorcycle)	Not Eligible
Auto repair shop	Not Eligible
Quick lubrication vehicle shop	Not Eligible
Gas station, service center, or convenience store	Not Eligible
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	Eligible
Recreational	
Bowling alley	Not Eligible
Commercial recreational (golf course, fun center, or similar)	Not Eligible
Auditorium, stadium, theater, convention hall, or similar	Not Eligible
Lodging	

Hotel, motel, conference center	Not Eligible
Inn, boarding house, group home	Not Eligible
Food Service	
Restaurants, cafes, and bars	Eligible
Drive-thru, fast casual restaurant, or stand	Eligible
Brewery, distillery	Eligible
Institutional	
Church, funeral home, place of worship	Eligible
Day care facility	Not Eligible
Private school (Elementary, Middle, or High School)	Eligible
Museum, gallery	Not Eligible

- (C) Within designated Parking Reduction Areas, for eligible land uses, Parking Maximums are set to the minimum off-street parking requirements for non-Parking Reduction Areas and **there are no parking minimums. ~~Parking Minimums as set forth above are reduced twenty percent.~~**
- (D) **Mixed Use Developments.** Parking requirements for buildings containing more than one use shall be established by determining the required number of spaces for each separate use.
- (E) Fractional Spaces. If the calculation of required parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 or greater rounded up to the next whole number.
- (F) Legacy Zone Districts. Properties previously located in Adams County, Boulder County, Jefferson County, and Weld County and incorporated into the City and County of Broomfield as of November 15, 2001, may have retained the legacy county zoning in place prior to incorporation. To the extent specific regulations relating to parking for vehicles or bicycles are included in legacy county zoning, typically through a specifically adopted planned unit development or other site development plan, such specific zoning shall apply, or the property owner may comply with the current Broomfield Municipal Code. To the extent general zoning parking requirements are referenced in legacy county zoning, such references shall be interpreted to mean the Broomfield Municipal Code.
- (G) Accessible parking spaces complying with the Americans with Disabilities Act (ADA) for accessibility must be provided at the following minimum rates. The number of accessible parking spaces must be considered separately for each parking structure (lot or garage), not based on the total number of parking spaces provided on a site. This requirement does not apply to single-unit-family residential, duplexes, or townhomes that utilize private parking associated with each unit or residence.

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8

401–500	9
501–1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000

- (H) Accessible parking spaces meeting the requirements of the Americans with Disabilities Act for accessibility shall be as close as possible to principal accessible entrances, and for multi-building developments or shopping centers, be dispersed in a manner to ensure easy access and to minimize the travel distance.
- (I) Electric Vehicle Parking Space Requirements. Electric vehicle parking spaces shall be provided consistent with the requirements of Chapter 15-33, the Broomfield Electric Ready and Solar Ready Code.
- (1) The location of all EV ready and EV installed spaces shall be noted on the site development plan or urban renewal site plan.
 - (2) The site development plan or urban renewal site plan shall include a note stating the total number of EV capable parking spaces consistent with Chapter 15-33, the Broomfield Electric Ready and Solar Ready Code to be verified at the time of Building Permit review and issuance.
 - (3) All non-single-unit family residential installations of electric vehicle charging spaces with an installed charger shall include signage identifying spaces as restricted parking for Electric Vehicles. If time limits or vehicle removal provisions are to be privately enforced, regulatory signage including parking restrictions shall be installed immediately adjacent to, and visible from the electric vehicle charging station.
 - (4) The property owner is not restricted from collecting a service fee for the use of an electric vehicle charger utilized at a required electric vehicle charging space made available to residents, employees, and visitors to the property.
 - (5) The property owner may limit the use of the electric vehicle charging space to ensure that it remains available for employees and customers of the business.
 - (6) Multifamily Residential Development offered for sale to individual homeowners (condominiums) shall provide one EV ready space per unit.
- (J) EV Installed parking spaces must comply with requirements from the International Building Code (IBC).
- (1) Broomfield counts parking spaces served by EV charging stations toward minimum parking requirements.
 - (2) Van-accessible parking spaces that are designed to accommodate a person in a wheelchair, served by an EV charging station, and are not designated as a parking reserved for a person with a disability under Colorado Title 42, section 42-4-1208, will be counted as two standard automobile parking spaces.
 - (3) One parking space served by an EV charging station must meet the ADA design standards for a van-accessible parking space. This space is not required to be designated (signed) as an “accessible parking space.”

17-32-050 Off-street parking; off premises.

In lieu of locating parking spaces required by this chapter on the lot which generates the parking requirements, such parking spaces may be provided on any lot or premises owned by the owner of the parking generator, within 300 feet of the property generating such parking requirements, for any business, commercial, or industrial use. Ownership in this regard may include participation in a parking district or other joint venture to provide off-street parking areas to the extent that each zoning requirement can be met by a proportionate or greater number of off-street parking spaces in the lot held in joint ownership.

17-32-060 Off-street parking; to be unobstructed.

All areas counted as off-street parking space shall be unobstructed and free of other uses.

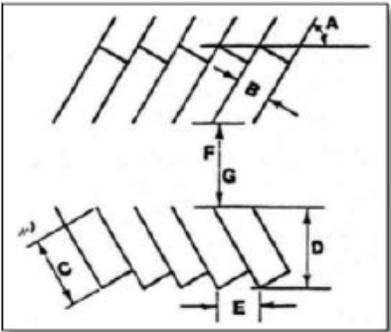
17-32-070 Off-street parking; design requirements.

- (A) Access. Unobstructed access to and from a street shall be provided for all off-street parking spaces. Access should be per the current Broomfield Engineering Standards and Specifications at the time of development or modification.
- (B) Landscaping. Parking Lot Landscaping should be consistent with B.M.C. Chapter 1770.
- (C) Parking Stall Dimensions. All off-street parking spaces shall meet the minimum size requirements as indicated in the table below.

Standard Vehicle

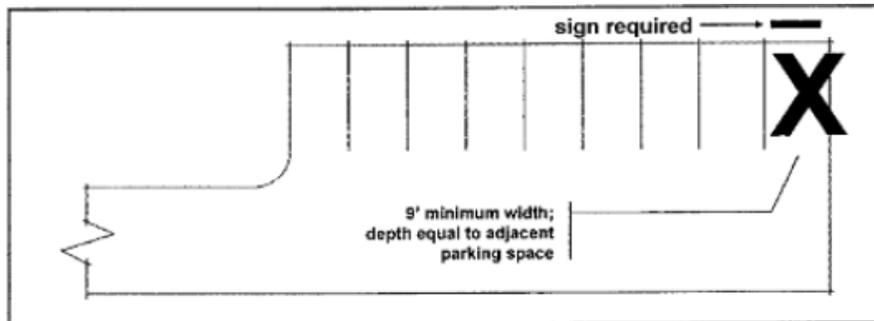
Parking Angle A	Stall Width B	Stall Length C	Stall Depth D	Curb Length E	Two-Way Drive Aisle Width F**	One-Way Drive Aisle Width G**
90	9 ft	19 ft	19 ft	9 ft	24 ft	24 ft
60	9 ft	19 ft	21 ft	10.4 ft	24 ft	20 ft
45	8.5 ft	20 ft	20.2 ft	12 ft	20 ft	15 ft
30	8.5 ft	20 ft <td 17.4 ft	17 ft	20 ft	15 ft	
0	8 ft	23 ft	8 ft	23 ft	20 ft	12 ft

** Identified fire lanes must meet the requirements of the North Metro Fire Rescue District. Additional width may be necessary.

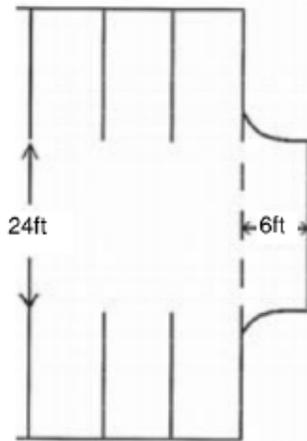


- (D) Parallel Parking (0°). Parallel Parking should not be placed in the following locations:

- (1) Within twenty feet of an intersection or crosswalk, and should not interfere with North Metro Fire Rescue District's emergency vehicle fire lane turning requirements when applicable.
 - (2) Within ~~ten~~ **20 (twenty)** feet of public or private driveway including alley, and should not interfere with North Metro Fire Rescue District's emergency vehicle fire lane turning requirements when applicable.
 - (3) Within fifteen feet of a fire hydrant.
 - (4) Within thirty feet of flashing beacon signal, and stop or yield sign.
- (E) Vehicular Overhang. For perpendicular stalls (90°) adjacent to attached sidewalks the following shall apply:
- (1) Curb stops are required in stalls adjacent to sidewalks less than seven feet wide.
 - (2) All sidewalks adjacent to perpendicular stalls must be a minimum of six feet wide.
- (F) Dead End Parking. Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided. Below are two options that can be used for turnarounds (designated fire lane dead-end turnarounds must meet the specifications of North Metro Fire Rescue District):
- (1) Parking Stall Turnarounds. Stall turnaround must be identified with a sign or surface graphic and marked, "No Parking," using approved signage (see figure below). The use of accessible parking spaces as the required turnaround is not permitted and space cannot be counted towards your required spaces identified in B.M.C. 17-32-040. Turnarounds should not be used for snow storage.



- (2) Parking Aisle Turnarounds. Aisle turnarounds must be provided with adequate backing and turnaround space. Turnarounds should not be used for snow storage. The required depth of the turnaround space shall be determined as follows:



- (G) Snow Storage. Provisions shall be made for designated snow storage areas within all off-street parking lots.
- (H) Tandem Parking. Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and no less than nine inches wide and thirty-eight feet long. Tandem parking stalls are only allowed for:
 - (1) Residential - single-unit family, duplex, and townhome uses. Where a garage is provided for an individual dwelling unit, tandem spaces in front of the garage are counted toward meeting off-street parking requirements for the dwelling unit.
 - (2) Multi-family residential uses - subject to the following conditions:
 - (i) The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
 - (ii) Tandem spaces shall not be used for guest parking.

17-32-080 Off-street parking and additional parking surface requirements.

- (A) All vehicles, as defined in article II, section 102(88) of the Model Traffic Code, shall be parked in off-street parking spaces or areas as defined in this section, and no more than 20% of the total square footage of a residential lot can be used for off-street parking.
- (B) All open off-street parking spaces and access to such spaces from the street shall be surfaced with asphalt or concrete, unless otherwise provided in this section.
- (C) In residential areas (R-1, E-2, or PUD medium or low density residential) the minimum number of off-street parking spaces in the area between the front of a garage and the front lot line and access required by section 17-32-040 must be surfaced with asphalt or concrete.
- (D) In residential areas (R-1, E-2, or PUD medium or low density residential) additional parking area, beyond the minimum set forth in subsection (C) above, may be allowed in said residential zoning districts, for corner lots in the back yard so long as there is access from the street directly to the rear yard and, for all other lots in the area, between the garage and the closest side lot line as such area extends from the front lot line to the rear lot line, provided that:

- (1) Any surface on which a vehicle is driven or parked must be surfaced with asphalt or concrete or consist of rock or gravel at least three inches deep and must be kept free of vegetation; and
- (2) If necessary to prevent rock or gravel from spreading, a border is installed.
- (E) In rural and rural residential areas (A-1, RR, E-1, and E-3 districts), all open off-street parking and additional parking areas, including access to such areas, shall be surfaced with asphalt, concrete or rock or gravel at least three inches deep and must be kept free of vegetation.
- (F) Nothing in this section shall prevent the temporary parking of a vehicle on other areas of a residential lot for purposes of maintenance, provided that such period of time does not exceed one hour.

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17-32-130 Bicycle parking; required spaces.

- (A) Each new building or change of use, or addition to any use, shall provide bicycle parking as designated in this section.
- (B) Bicycle Spaces and Type Required. Bicycle parking facilities quantity and type shall be provided in accordance with the following table. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the bike rack classifications listed in this section.

Land Use Type	Spaces Required	
	Long-Term Bike Parking	Short-Term Bike Parking
Residential		
Single-unit family and two-unit family residential dwelling	No Spaces Required	No Spaces Required
Accessory dwelling unit	No Spaces Required	No Spaces Required
Alternative detached (mobile home, micro home)	No Spaces Required	No Spaces Required
Multi-unit family /Income Aligned Multi-unit family	1 space per 2 units. If parking areas include private garage parking spaces for individual units, the total number of garage parking spaces can be subtracted from the total number of units when calculating the total number of long-term bicycle parking spaces required.	1 space per 4 10 units and a minimum of 2 spaces at the primary building entrance
Senior Multi-unit family	1 space per 4 units. If parking areas include private garage parking spaces for individual units, the total number of garage parking spaces can be subtracted from the total number of units when calculating the total number of long-term bicycle parking spaces required.	1 space per 4 10 units and a minimum of 2 spaces at the primary building entrance
Senior support (nursing home, memory care, etc.)	No Spaces Required	1 space per 4 employees during a max shift

Industrial		
Warehouse, self-storage	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Industrial, industrial flex, manufacturing	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Office		
General office	1 space per 12,000 square feet of GFA. Minimum of 2 spaces. This requirement applies to an overall development, so in the case of multiple businesses sharing a location, one common space for shared bicycle parking can be dedicated to meet indoor bicycle storage requirements.	10% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Research institute or laboratory	No Spaces Required	10% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Medical or animal clinic/office	No Spaces Required	10% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Medical		
Hospital	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Commercial, Retail		
Auto sales (new, used, RV, motorcycle)	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and

		a minimum of 2 spaces at primary building entrances
Auto repair shop	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Quick lubrication vehicle shop	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Gas station, service center, or convenience store	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances
Retail center or standalone retail (regional retail, strip mall, box stores, pad sites, liquor store, bank, etc.)	No Spaces Required	5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement regardless of whether in a PRA or not and a minimum of 2 spaces at primary building entrances. For businesses over 40,000 square feet GFA, weather protected outdoor spaces are required at main employee entrances at a rate of 2 spaces for every 10 employees on a max shift.
Recreational		
Bowling alley	No Spaces Required	Minimum of 2 spaces at each building entrance.
Commercial recreational (golf course, fun center, or similar)	No Spaces Required	Minimum of 2 spaces at each building entrance
Auditorium, stadium, theater, convention hall, or similar	No Spaces Required	Minimum of 2 spaces at each building entrance
Lodging		
Hotel, motel, conference center	No Spaces Required	1 per 20 rooms. Minimum of 2 spaces at each building entrance
Inn, boarding house, group home	No Spaces Required	No Spaces Required 1 per 20 rooms. Minimum of 2 spaces at each building entrance
Food Service		
Restaurants, cafes, and bars	No Spaces Required	1 space for each 10 seats and a minimum of 2 spaces at each building entrance.

Drive-thru, fast casual restaurant, or stand	No Spaces Required	1 space for each 10 seats and a minimum of 2 spaces at each building entrance.
Brewery, distillery	No Spaces Required	1 space for each 10 seats and a minimum of 2 spaces at each building entrance.
Institutional		
Church, funeral home, place of worship	No Spaces Required	1 space for every 20 seats in the general assembly area
Day care facility	No Spaces Required	Minimum of 2 spaces at each building entrance
Private school (Elementary, Middle, or High School)	No Spaces Required	5 spaces per classroom. A minimum of 50% of spaces should be sheltered from weather
Museum, gallery	No Spaces Required	Minimum of 2 spaces at each building entrance

- (C) Fractional Spaces. If the calculation of required bicycle parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 or greater rounded up to the next whole number.
- (D) Classification of Facilities.
- (1) Short-term bicycle parking means a stand or other device constructed so as to enable the user to secure by locking the frame and one wheel of each bicycle parking therein. Racks must be easily usable with both U-locks and cable locks. Racks should support the bikes in a stable upright position so that a bike, if bumped, will not fall or roll down. Racks that support a bicycle primarily by a wheel, such as standard "wire racks," are not acceptable.
 - (2) Long-term bicycle parking means a locker, or a locked enclosure, or supervised area within a building or weather protected enclosure providing an extra layer of security for bicycles parked therein from theft, vandalism, and weather.
- (E) Location and Design of Bicycle Facilities.
- (1) Bicycle parking facilities should be located in highly visible, well lit areas to minimize theft and vandalism.
 - (2) Bicycle parking should be located in close proximity to the building's entrance.
 - (3) Bicycle parking facilities shall not impede pedestrian or vehicular circulation.
 - (4) For long-term bicycle parking areas, hanging racks are not permitted; doubledecker and roll-in racks are acceptable for space saving. Long-term bicycle parking areas are recommended, but not required, to have security cameras.
 - (5) For short-term bicycle parking areas, one u-rack is equivalent to two bicycle parking spaces.
 - (6) Paving is not required for short-term bicycle parking, but the outside ground surface shall be finished or planted in a way that avoids mud and dust. Racks must be anchored with concrete footings if mounting in unpaved areas.
 - (7) All racks shall comply with Association of Pedestrian and Bicycle Professionals guidance.

- (8) Bicycle parking facilities within vehicle parking areas shall be separated by a physical barrier, such as curbs, wheel stops, poles or other similar features, to protect bicycles from damage.
- (9) Bicycle rack spacing shall comply with Association of Pedestrian and Bicycle Professionals guidance and shall be spaced such that they allow cargo bicycles and other alternative bicycle designs as noted in the Association of Pedestrian and Bicycle Professionals guidance to be secured.

Section 4.

This ordinance is effective seven days after publication following final passage.

Staff is further instructed to review and bring forward to City Council revisions and potential updates relating to bike parking requirements in the Broomfield Municipal Code no less than every five years from the effective date of this ordinance.

Introduced and approved after first reading on April 8, 2025, and ordered published in full.

Introduced a second time and approved on May 13, 2025, and ordered published.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

*Bold type indicates new material to be added to the Broomfield Municipal Code.
Dashes through words indicate deletions from the Broomfield Municipal Code.*

Published in full in the Broomfield Enterprise on Sunday, April 13, 2025

Posted on the Broomfield Website Thursday, April 10, 2025