

COUNCIL BILL NO. 26

Series 2023

AN ORDINANCE AMENDING THE DEVELOPMENT CODE PERTAINING TO OFF STREET PARKING REQUIREMENTS.

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

Section 1. That section 9-3-8 of the Breckenridge Town Code, entitled "OFF STREET PARKING REQUIREMENT", be amended by adding the language underlined to the list of definitions and placed in alphabetical order, to read as follows:

A. *Within the Service Area:* In connection with the development of all property within the service area there shall be provided the following amount of off street parking:

Land Use Category	Number of Required Off Street Parking Spaces (Per TSF-GFA Unless Otherwise Noted); no additional parking shall be allowed.**
Residential:	
Single-family	1.1
Duplex or <u>Townhome</u>	1.1
Multi-family; efficiency, studio	1.1
Multi-family; 1 bedroom plus	1.1
Condominium; efficiency, studio	1.1
Condominium; 1 bedroom plus	1.1
Divisible unit	1.1
Lodging, hotel, motel	1.1
Dormitory	1.1
Commercial:	
Retail sale, commercial:	
General retail, commercial	1.4
Supermarket	2.5
Financial	1.9
Office:	
General office	1.4
Government office	2.2
Auto service station	3.0 per bay plus 1 per pump
Restaurant, sit down	3.5
Auditorium, theater	0.3 per seat
Church	0.5
Convention center	3.1

Library, museum	1.8
Medical/dental clinic	3.3
Commercial recreation	2.0

1 *TSF-GFA = 1,000 square feet of gross floor area. Note: If the required parking is less than one
2 (1) space, and for any fractional parking space required, the applicant shall be required to pay
3 the in lieu fee provided in section [9-3-12](#) of this chapter.

4 **For duplex and townhome units where the parking maximum would result in dedicated parking
5 spaces distributed unevenly across units, the allowed number of spaces may be rounded up to
6 the nearest number that would provide for an even distribution of parking spaces between units.

7 B. *Outside the Service Area:* In connection with the development of all property outside the
8 service area there shall be provided the following amount of off street parking:

Land Use Category	Minimum Required	Maximum Allowed
Residential:		
Single-family	2.0 per dwelling unit*	None <u>No maximum</u>
Duplex or Townhome	1.5 per dwelling unit <u>2 per dwelling unit</u>	None <u>No maximum</u>
Accessory apartment	1.0 per dwelling unit	None <u>No maximum</u>
Multi-unit residential and condominiums:		
Efficiency - studio	1.0 per dwelling unit	1.1 per dwelling unit
1 bedroom and larger	1.5 per dwelling unit	1.65 per dwelling unit
Divisible unit	+0.5 for each divisible room	+0.6 for each divisible room
Lodging, hotel, motel	1.0 per guestroom	1.1 per guestroom
Dormitory	0.5 per bed	0.6 per bed
Schools:		
Elementary and junior high	2 per classroom	2.2 per classroom
High school	1 per 4 students and faculty	1.1 per 4 students and faculty
College	1 per 4 students and faculty	1.1 per 4 students and faculty
Commercial:		
Retail sale, commercial and office	1 per 400 square feet GFA (minimum 2 per building)	1.1 per 400 square feet GFA
Construction - contracting	1 per 200 square feet	1.1 per 200 square feet
Manufacturing	1 per 400 square feet	1.1 per 400 square feet
Warehouse	1 per 1,000 square feet	1.1 per 1,000 square feet

Gas station/convenience market	1 per pump plus 1 per 250 square feet GFA	1.1 per pump plus 1.1 per 250 square feet GFA
Restaurants - sit down, breweries, and distilleries	1 per 125 square feet	1.1 per 125 square feet
Restaurants - drive-in	1 per 100 square feet GFA	1.1 per 100 square feet GFA
Supermarket/grocery store	1 per 250 square feet GFA	1.1 per 250 square feet GFA
Auditoriums - theaters	1 per 4 seats	1.1 per 4 seats
Churches	1 per 6 seats	1.1 per 6 seats
Convention center facility	By special review of the director and planning commission	By special review of the director and planning commission
Library and museum	1 per 500 square feet GFA	1.1 per 500 square feet GFA
Medical and dental clinics	1 per 300 square feet GFA	1.1 per 300 square feet GFA
Hospital	1 per 3 beds	1.1 per 3 beds
Commercial recreation indoor and outdoor	By special review of the director and planning commission	By special review of the director and planning commission
Recreation and leisure amenity club	No additional parking shall be required or allowed for a development that includes a recreation and leisure amenity club beyond the required residential or commercial parking, as applicable.	

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Section 4. 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 11th day of July, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 25th day of July, 2023.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

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By: _____

Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich, CMC,

Town Clerk