

19.52 - Off-street Parking and Loading

Chapter 19.52 - OFF-STREET PARKING AND LOADING

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19.52.010 Intent. These standards are to ensure that off-street parking areas are designed to be safe, accessible, convenient, and attractive. Off-street parking and loading areas should reduce traffic congestion, hazards and pedestrian and vehicular conflicts; protect neighborhoods from the effects of vehicular noise and traffic generated by more intense land uses and districts. Parking facilities shall accommodate the proportional needs generated by varying types of land uses. (Ord. 239-03: Ord. 015-00)

19.52.020 Minimum parking requirements. A. The off-street parking requirements in the Parking Requirements Table have been established to meet the expected typical parking demand for land uses. In cases not specifically addressed by these requirements, the Planning Director shall be authorized to determine parking requirements using the Parking Requirements Table as a guide. When the number of parking spaces required by this table results in a fractional space any fraction shall be counted as one (1) additional space.

B. The following off-street parking areas shall be provided in connection with the erection or increase by units or dimensions of any of the following buildings or structures: **(to view the parking requirements, open the PDF located at the bottom of this page)**

(Ord. 239-03: Ord. 141-02: Ord. 015-00: Ord. 1097-98)

19.52.030 Improvement of parking areas. All required parking areas shall be improved as follows:

- A. Where lights are required for nighttime parking, they shall not shine directly on adjacent properties;
- B. All entrances and exits to parking lots shall be clearly marked with white pavement markings or attractive signs clearly visible from the street;
- C. Entrances and exits to parking areas and/or facilities shall not be located closer than twenty-five feet (25') to the intersecting property lines at street intersections;
- D. All parking areas shall be paved with an asphaltic or concrete surfacing, and shall have appropriate bumper guards where needed. (Ord. 239-03: Ord. 015-00)

19.52.040 Size and location of off-street spaces. Size and location of off-street spaces shall be as follows:

- A. The required minimum area for an off-street parking space shall be nine feet wide by nineteen feet long (9' x 19') and the maximum area for driveway frontage shall be 20 feet. Driveway frontage in excess of 20 feet shall require written approval from the Public Works Director.
- B. Off-street parking spaces may be located on the same lot as the use for which they are provided or they may be located on one or several separate parcels located adjacent to the use which they serve.
- C. At least forty-five percent (45%) of the front yard of a lot shall be open space, except on irregular-shaped lots having less than thirty-five feet (35') of lot frontage.
- D. For residential land uses, required off-street parking shall not be located within the first fifteen feet (15') of a front yard setback (extending from the front yard property line). (Ord. 382-06: Ord. 239-03: Ord. 015-00)

19.52.050 Off-street loading requirements. Off-street loading spaces, each containing five hundred square feet with no one dimension less than ten feet, shall be required as an accessory use for new construction or major additions involving an increase in floor area, as follows: One off-street loading space for floor area between ten thousand square feet and twenty thousand square feet, plus one additional off-street loading space for each twenty thousand square feet or fraction thereof of floor area in excess of twenty thousand square feet; provided, no such loading space occupies any part of a public street, alley, driveway or sidewalk. (Ord. 239-03: Ord. 015-00)

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Source URL (retrieved on *Wed, May 16th 1:03pm*):

<http://www.cityofevans.org/municipalcode/1952-street-parking-and-loading>