

#### 10-4-9: PARKING REQUIREMENTS:

A. Scope: Parking spaces shall be provided as set forth herein. Every effort shall be made to minimize the amount of impervious surface that is created for parking purposes.

B. Parking Required: The objective is to provide only the amount of parking that is actually needed for a particular use or type of use approved in the development. It shall be the responsibility of the applicant to demonstrate the amount of parking needed. The following parking standards shall be used by the county as guidelines for development. Parking that exceeds the amount indicated may be permitted only after the applicant submits a parking study for comparable uses which demonstrates that a higher demand can be anticipated. If a specific use is not indicated herein, the applicant shall provide a parking study in conjunction with the applicable development application to demonstrate the amount of parking required.

1. The specific amount of parking required within an SPA zone district shall be established by the adopted SPA plan.
2. Expansion of existing commercial, office and industrial uses within the EC and EI zone districts shall provide additional parking commensurate with the present on site parking ratio, unless it can be demonstrated by the developer or the director that a different parking standard or no additional parking is appropriate.
3. There shall be one parking space per studio/efficiency dwelling unit, plus one guest parking space for every five (5) units provided.
4. There shall be one space per bedroom, or a minimum of two (2) parking spaces per single-family, two-family or multi-family dwelling unit.
5. There shall be a maximum of three and one-half (3.5) off street parking spaces per each one thousand (1,000) square feet of retail commercial space; provided, however, structured parking can exceed this amount.
6. There shall be a maximum of three and one-half (3.5) off street parking spaces per each one thousand (1,000) square feet of office space; provided, however, structured parking can exceed this amount.
7. There shall be a maximum of one parking space per sleeping unit in a hotel or lodge, plus one space for each employee working during nighttime hours, except in a town, resort or village center where joint parking opportunities shall be taken into consideration.

C. Parking Lot Design And Location: The following design standards shall be complied with within any zone district in which parking is being provided for other than one single-family detached dwelling unit on a lot of record:

1. All parking lots shall be designed and located in accordance with the policies of the general plan and the regulations provided herein. In no instance shall large expanses of asphalt parking be permitted. In situations where an extensive amount of parking is required, the parking shall be divided into smaller parking lots.
2. On street parking and parking along the principal circulation roads within a private development shall either be parallel to the curb or with a parking angle of up to but not to exceed sixty degrees (60°). Perpendicular parking along such areas shall be prohibited.
3. The proposed development must provide paving in any parking area by one of the following methods:
  - a. Asphaltic concrete.

b. Cement concrete.

c. Penetration treatment of bituminous material and a seal coat of bituminous and mineral aggregate.

d. The equivalent of the above as recommended by the county engineer.

4. Parking areas shall be designed with a through circulation pattern if they include more than ten (10) parking spaces, unless there is suitable turnaround space at the end of the parking lot. While in certain instances on street parking will be permitted, public roads shall not be used as part of a parking lot circulation pattern.

5. Parking areas shall have a minimum grade (in any direction) of one percent (1%), a maximum grade of five percent (5%), and an average grade of two percent (2%).

6. Parking spaces and driveways shall be so arranged as to require ingress and egress from the lot to a road by forward motion of the vehicle.

7. Adjacent to any zoning district in which residential uses are permitted, automobile parking shall be screened, except when separated by a public road.

8. Any lights used to illuminate parking spaces shall fully comply with the lighting regulations of this title [30](#).

9. Except where a wall is required, a minimum six inch (6") high curb or bumper guard shall be utilized or employed so that no part of the vehicle shall extend over or beyond any property line.

10. Required parking spaces shall be adequately marked or defined. At least one clearly marked and appropriately situated handicapped parking space shall be provided for each commercial, institutional and public parking area.

11. Uncovered parking lots shall provide snow storage areas equal to ten percent (10%) of the uncovered parking lot surface area, unless otherwise approved by the BCC.

12. At least fifteen percent (15%) of the internal portion of a parking lot shall be landscaped. Such landscaping must be in accord with section [10-4-21](#) of this chapter.

D. Phased Parking Plan: In instances where the amount of parking required by a project cannot be clearly demonstrated, the county may require the implementation of a phased parking plan to avoid unnecessarily large parking lots. The additional parking will be permitted by the county as the need is demonstrated.

E. Designated Resort, Town And Village Centers: Within designated resort, town and village centers, efforts shall be made to minimize the amount of dedicated surface parking by such considerations as, but not necessarily limited to, structured parking where appropriate, on street parking on appropriate streets, and joint use of parking facilities. (Ord. 323, 3-9-1998)

F. Stacking Of Spaces: The stacking of parking spaces is not permitted, except in one-family and two-family dwellings, and single-family attached dwelling units where a parking space may be provided on the parking apron directly outside of the garage. Only one such space shall be permitted outside of each garage space. Stacking of two (2) or more spaces outside of the garage shall not be permitted. (Ord. 323, 3-9-1998; amd. 2004 Code)

G. Vehicle Storage Prohibited: On and off street parking shall not be used for the extended storage of motor homes, trailers, construction related equipment, tractor trailer trucks and other such vehicles. On and off site parking shall not be used for the purposes of sale, repair or dismantling or servicing of vehicles, equipment, materials or supplies.

H. Collective Action Relative To Parking: The joint use of parking spaces for two (2) or more buildings

or uses is encouraged, and in some instances may be required through an SPA plan when it can be shown that the peak use periods of each of the buildings is different. (Ord. 323, 3-9-1998)