Land Development Code Update

City Council / Planning Commission Workshop

March 25, 2019
PURPOSE OF MEETING

Request City Council and Planning Commission input on:
1. Self-Storage Proposal
2. Short-Term Rentals (STR)
3. Sign Regulations (Temporary Signs)
4. Proposed Zoning Districts
5. Parking and Loading Standards
THE WORK PLAN

1. Project initiation
2. Code Modules preparation and public review
3. Draft Code development and public review
4. Remapping of zoning Districts
5. Code completion and approval
1. SELF-STORAGE PROPOSAL
SELF-STORAGE PROPOSAL

• Previous regulations for enclosed facilities to be incorporated into new LDC
• Permitted:
  – Only in the CG Commercial General District (e.g., along Indiana Street, other streets to be determined)
  – As a Conditional Use
  – With a potential buffer when adjacent to residential uses (distance to be determined)
2. SHORT-TERM RENTALS
PROPOSAL FOR ARVADA STR

Guiding Principles

• Protect neighborhoods while accommodating an existing and desired activity in residential zoning districts
• Require licensing to ensure short-term rental accommodations are good neighbors and provide for a fair operating environment with hotels and other lodging providers
PROPOSAL FOR ARVADA STR

STR Proposal

- Allow STRs as an accessory use in all residential zone districts with:
  - The **entire house, unit or individual rooms** in:
    - A single-family detached dwelling and ADU on the property
    - A duplex where each owner of a duplex unit can have STR. If the duplex building is on one lot, only one unit in the duplex can be a STR.
    - A townhome
    - A multifamily condominium building. The owner of a unit can have a STR if allowed by HOA.
  - 1 additional off-street parking space is required for STR
  - STR can only be rented to one party at a time (one reservation)
PROPOSAL FOR ARVADA STR

• STR Requirements:
  – Limit of one STR per property. For example:
    • STR for either the principal residence or an ADU on a property
  – Renters in single-family detached house, duplex, townhome, or condominium unit can have STR with owner’s written permission
  – For multifamily apartment buildings:
    • Only the property owner may operate a STR (based on one STR per property); and
    • Renters cannot operate a STR.
  – STRs are subject to HOA regulations
PROPOSAL FOR ARVADA STR LICENSE

• **STR License Requirements:**
  – Be property owner or renter with authorization
  – Must identify which portions of the dwelling unit or property to be used for STR, for periods less than 30 days
  – Must meet parking requirements
  – Must self-certify that meets all applicable codes and safety standards (The unit may be inspected based on complaints.)
  – Pay the City’s Lodger’s Tax
  – Proof of liability insurance (usually up to $500,000)

• License not transferable and terminates on sale of property
• If whole house is rented, owner representative must be available to respond within one hour of complaint and have business located within 25 miles
• Permit can be revoked for cause
PROPOSAL FOR ARVADA STR LICENSE

Next Steps

Should the STR regulations move forward through either:

1. A separate ordinance (could be processed quicker); or
2. As part of the overall LDC update?
3. SIGN REGULATIONS
SIGN REGULATIONS – TEMPORARY SIGNS

Existing Condition

• An unlimited number of Yard Signs are permitted currently for residential buildings in single-family and multifamily residential districts. In commercial and industrial districts, two are permitted per access points.
• One larger sign (Site Sign) is permitted in commercial and industrial districts for each 600 feet of frontage. In single-family and multifamily districts, the property must be at least two acres in size to have a Site Sign.
• Yard Signs are limited to 60 days, Site Signs limited to 180 days.

Issue

• The size, number, and duration of temporary signs (i.e., election signs) permitted
4. PROPOSED ZONING DISTRICTS
ZONING DISTRICT LAYOUT

• Zoning Districts are a key organizing element in new LDC
• Section with zoning districts will have:
  – District name
  – Purpose statement
  – Graphics illustrating building types and setbacks
  – Dimensional standards (keyed to the graphic)
  – Reference to other standards in the new LDC
PROPOSED RESIDENTIAL DISTRICTS

• RA Residential / Agricultural
  ➔ Replaces: Agricultural (A-1) zoning district
  – Purpose:
    • Provide “semi-rural” countryside or estate character on large lots
    • Allow agriculture, greenhouses, stables
  – Key dimensional standards change:
    • Reduced lot area minimum from 5 acres to 1 acre
PROPOSED RESIDENTIAL DISTRICTS

• RN Residential Neighborhood
  ➔ Replaces: Residential Countryside Estate (R-CE), Residential Estate (R-E), Residential Low Density (R-L), Residential Small Lot, Low Density (R-SL), One & Two-Family Residence (R-I), Mixed-Use Industrial, Commercial, Office & Residential (NC-MU-C), PUD-R
  – Purpose:
    • Protect the character of established neighborhoods by tailoring site dimensions
  – Six subdistricts:
    • RN-32.5 Larger lots with minimum size of 32,500 sf. Single-family detached only.
    • RN-12.5 Minimum lot size of 12,500 sf. Single-family detached only.
    • RN-7.5 Minimum lot size of 7,500 sf. Single-family detached only.
    • RN-6 Minimum lot size of 6,000 sf. Single-family detached only.
    • RN-4 Minimum lot size of 4,000 sf. Single-family detached only.
    • RN-D Minimum lot size of 9,000 sf. for duplexes and 6,000 sf. for single-family.
PROPOSED RESIDENTIAL DISTRICTS

• **R6 Single-Family Residential**
  ➔ New district for greenfield/infill
  
  — **Purpose:**
  • Provide for a variety of housing types with max. density of 6 du/ac.
  
  — **Housing types permitted:**
  • Single-family: Urban, Small General, General, Small Suburban, Suburban, Estate
  • Duplex, Townhome, Multiplex
  
  — **Key dimensional standards:**
  • Vary according to housing type
HOUSING PALETTE

Small Urban

Lot area: 2,000 sf. min.
Lot width: 30 ft. min.

Urban

Lot area: 3,800 sf. min. (alley access)
4,000 sf. min. (street access)
Lot width: 40 ft. min.

Small General

Lot area: 4,000 sf. min. (alley access)
5,000 sf. min. (street access)
Lot width: 40 ft. min. (alley access)
50 ft. min. (street access)
HOUSING PALETTE

General, Small Suburban, Suburban, Estate

General: Lot area – 6,000 sf. min., Lot width – 60 ft. min. (70 ft. for corner lot)
Small Suburban: Lot area – 7,500 sf. min., Lot width – 70 ft. min. (80 ft. for corner lot)
Suburban: Lot area – 10,000 sf. min., Lot width – 80 ft. min. (90 ft. for corner lot)
Estate: Lot area – 21,780 sf. min. (0.5 acre), Lot width – 100 ft. min.

Duplex

Duplex lot area: 9,000 sf. min.
Duplex lot width: 75 ft. min. (85 ft. for corner lot)
HOUSING PALETTE

Townhome

Multiplex
• **R13 Medium Density Residential**
  - New district for greenfield/infill. *Replaces: Residential, Medium Density (R-MD) and Residential, Multi-Family (R-M)*
  - **Purpose:**
    - Provide for a variety of housing types with max. density of 13 du/ac.
  - **Housing types permitted:**
    - Single-family: Small Urban, Urban, Small General, General, Small Suburban
    - Duplex, Townhome, Multiplex, Multifamily
  - **Key dimensional standards:** Vary according to housing type
PROPOSED RESIDENTIAL DISTRICTS

• R24 High-Density Density Residential
  ➔ New district for greenfield/infill. *Replaces: Residential, Multi-Family (R-M)*
  ➔ Purpose:
    • Provide for a variety of housing types with max. density of 24 du/ac.
  ➔ Housing types permitted:
    • Single-family: Small Urban, Urban, Small General, General, Small Suburban
    • Duplex, Townhome, Multiplex, Multifamily
  ➔ Key dimensional standards: Vary according to housing type
COMMERCIAL AND MIXED-USE DISTRICTS

• MX-N Mixed-Use Neighborhood
  ➔ New district. Replaces: Professional Office (P-1), Neighborhood Business (B-1), General Business (B-2)
  – Purpose:
    • Accommodate existing residential-form buildings for residential and commercial uses and allows new commercial/mixed-use/residential
  – Housing types permitted:
    • Duplex, Townhome, Multiplex, Multifamily
  – Key dimensional standards:
    • Min. lot area of 6,500 sf. and min. width of 60 ft.
    • Frontage zone with minimum and maximum setbacks
    • Max. height of 35 ft. with height transition zone
FRONTAGE ZONE
HEIGHT TRANSITION ZONE

Transition Zone
with the same Maximum Height as the Residential District and is:
• 25 ft. in MX-N
• 30 ft. in MX-S
• 45 ft. in MX-U and MX-T

Outside of Transition Zone,
building height can be the maximum allowed in the zoning district

Maximum Height in Residential District (e.g., 28 ft.)

Residential District
Zoning District Boundary
New Development (in mixed-use district)

Note: In MX-U, maximum height can be 80 ft. if proposed building is 250 ft. from a residential zoning district boundary.
COMMERCIAL AND MIXED-USE DISTRICTS

• **MX-S Mixed-Use Suburban**
  
  ➔ New district. Replaces: *Professional Office (P-1), Neighborhood Business (B-1), General Business (B-2), PUD-R, PUD-BPR, PUB-BP*
  
  – **Purpose:**
    • Mixed-use zoning district at a suburban neighborhood scale
  
  – **Housing types permitted:**
    • Single-family: Small Urban, Urban, Small General (as a transition)
    • Duplex, Townhome, Multiplex, Multifamily
  
  – **Key dimensional standards:**
    • Min. lot area of 6,500 sf. and min. width of 60 ft.
    • Frontage zone with minimum and maximum setbacks
    • Max. height of 35 ft. with height transition zone
COMMERCIAL AND MIXED-USE DISTRICTS

• MX-U Mixed-Use Urban

⇒ New district. Replaces: Professional Office (P-1), General Business (B-2), Intensive Business (B-4), PUD-R, PUD-BPR, PUB-BP

– Purpose:
  • Mixed-use zoning district at a medium density with an urban character (e.g., at major intersections on Wadsworth Blvd.)

– Housing types permitted:
  • Single-family: Small Urban, Urban (as a transition)
  • Duplex, Townhome, Multiplex, Multifamily

– Key dimensional standards:
  • No minimum lot area or width
  • Frontage zone with minimum and maximum setbacks
  • Max. height of 65 ft. – 80 ft. more than 250 ft. from residential district
COMMERCIAL AND MIXED-USE DISTRICTS

• MX-T Mixed-Use Transit

⇒ New district. Replaces: Professional Office (P-1), General Business (B-2), Intensive Business (B-4), PUD-R, PUD-BPR, PUB-BP

  – Purpose:
    • Higher density mixed-use zoning district located within ½ mile of transit
  – Housing types permitted:
    • Townhome, Multiplex, Multifamily
  – Key dimensional standards:
    • No minimum lot area or width
    • Frontage zone with minimum and maximum setbacks
    • Max. height TBD with height transition zone, possible height overlay zones in appropriate areas
COMMERCIAL AND MIXED-USE DISTRICTS

• **Olde Town Districts**
  ➔ Existing seven subdistricts remain with minor modifications:
  • OT-E Olde Town East subdistrict
  • OT-EY Olde Town East Yukon subdistrict
  • OT-GV Olde Town Grandview subdistrict
  • OT-OW Olde Town Wadsworth subdistrict
  • OT-RN Olde Town Residential Neighborhood subdistrict
  • OT-RR Ralston Road subdistrict
  • OT-W Olde Town Webster subdistrict
COMMERCIAL AND MIXED-USE NEIGHBORHOODS

• **CG Commercial General**
  ➔ New district. Replaces *Professional Office (P-1), Neighborhood Business (B-1), General Business (B-2), PUB-BP*
  
  – **Purpose:**
    • Provide for retail, office and service uses
  
  – **Key dimensional standards:**
    • Min. lot area of 10,000 sf. and min. width of 60 ft.
    • Setbacks are similar to those in the existing zoning districts
    • Max. height of 35 ft.
INDUSTRIAL

• **IL Industrial Light**
  ➔ New district. Replaces *Light Industrial (I-1), New Communities, Industrial & Office (NC-I/OF), PUD-I*
  
  – **Purpose:**
    • Zoning district for light industries, office and research uses
  
  – **Key dimensional standards:**
    • No minimum lot area or width
    • Max. height of 40 ft.
INDUSTRIAL

• IG Industrial General
  ➔ New district. Replaces Heavy Industrial (I-2), Clear Creek Sub-District A (CC-A)
  – Purpose:
    • Zoning district for heavy industries, heavy logistics centers, storage yards
  – Key dimensional standards:
    • No minimum lot area or width
    • Max. height of 40 ft.
OPEN SPACE

• **OS Parks and Open Space**
  ➔ New district. *Replaces Conservation (C-1)*
  – Purpose:
    • For public parks, open space, cemeteries, nature preserves, recreation facilities, waterways, trails, protected floodplains. Primarily for large-scale public open space and parks.
  – Key dimensional standards:
    • No minimum lot area or width
    • Max. height of 35 ft.
• **PUD Planned Unit Development**
  
  – **Purpose:**
    * For unique and innovative projects that don’t fit into one of the base districts and the project meets specified criteria
  
  – **Criteria:** Project must meet three of the following:
    * No other zoning district would apply
    * Project provides for unique approach to assist economic development or housing opportunities
    * Project is of superior quality
    * Project implements or supports elements of an adopted City plan (e.g., Comprehensive Plan, Urban Renewal Plan)
  
  – **Existing PUDs:**
    * Some existing PUDs may be retained due to their unique attributes
5. PARKING AND LOADING STANDARDS
PARKING AND LOADING STANDARDS

Proposed changes to minimum parking requirements

• Revised approach utilizing:
  – Bedrooms vs. units for multifamily
  – Square footage of building vs. number of employees, seats, etc.
• Parking requirements organized according to Land Use Table
• Changes in parking based on analysis of other local suburban communities and projects in Arvada
## Table 3-2-2-2.A.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Parking Requirement (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Housing Types</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>2 sp. / du</td>
<td>2 sp. / du</td>
</tr>
<tr>
<td>Two-Family or Townhome</td>
<td>2 sp. / du</td>
<td>2 sp. / du</td>
</tr>
<tr>
<td>Multiplex</td>
<td>efficiency units: 1.25 sp. / du</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 BR units: 1.5 sp. / du</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 BR units: 2 sp. / du</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3+ BR units: 2.25 sp. / du</td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td>efficiency units: 1.25 sp. / du</td>
<td>2.2 sp. per dwelling unit if central parking areas are used;</td>
</tr>
<tr>
<td></td>
<td>1 BR units: 1.5 sp. / du</td>
<td>2 sp. per dwelling if no central parking area is used + .5 sp. centrally located for guest parking</td>
</tr>
<tr>
<td></td>
<td>2 BR units: 2 sp. / du</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3+ BR units: 2.25 sp. / du</td>
<td></td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>2 sp. / du</td>
<td></td>
</tr>
<tr>
<td><strong>Clustered Housing Types</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Micro Home</td>
<td>1.25 sp. / du</td>
<td></td>
</tr>
<tr>
<td>Cottage</td>
<td>2.25 sp. / du</td>
<td></td>
</tr>
<tr>
<td>Cluster Duplex</td>
<td>1.75 sp. / du</td>
<td></td>
</tr>
</tbody>
</table>
## Table 3-2-2-B. Special Residential Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Parking Requirement (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assisted Living Facilities / Congregate Care</td>
<td>1 sp. / 4 beds</td>
<td>1 sp. / 5 beds</td>
</tr>
<tr>
<td>Boarding, Lodging, or Rooming House</td>
<td>1 sp. / BR</td>
<td>—</td>
</tr>
<tr>
<td>Group Home for Developmentally Disabled, Elderly, or Mentally Ill Persons</td>
<td>5 sp. / group home</td>
<td>1 sp. / 4 beds</td>
</tr>
<tr>
<td>Group Home for Juvenile Offenders</td>
<td>5 sp. / group home</td>
<td>1 sp. / 4 beds</td>
</tr>
<tr>
<td>Group Home, Not Specified Above</td>
<td>5 sp. / group home</td>
<td>1 sp. / 4 beds</td>
</tr>
<tr>
<td>Live-Work Unit</td>
<td>3 sp. / du (one may be on-street)</td>
<td>—</td>
</tr>
<tr>
<td>Nursing Home</td>
<td>1 sp. / 4 beds</td>
<td>1 sp. / 5 beds</td>
</tr>
</tbody>
</table>

Change: Revised numbers for Assisted Living and Nursing Home

Change: Use of Group Home instead of beds
### Table 3-2-2-C. Hospitality, Recreation, and Entertainment Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Parking Requirement (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement, Outdoor</td>
<td>3 sp. / 1,000 sf. (GFA + active outdoor area)</td>
<td>—</td>
</tr>
<tr>
<td>Bar / Tavern / Night Club</td>
<td>5 sp. / 1,000 sf.</td>
<td>1 sp. per 3 seats at design capacity</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>2 sp. + 1 sp. per guest room</td>
<td>2 sp. + 1 sp. per guest room (guest parking may be in tandem on site)</td>
</tr>
<tr>
<td>Brew Pub / Distillery Pub / Limited Winery</td>
<td>5 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Campground / RV Park</td>
<td>1 sp. / designated campsite or RV space</td>
<td>—</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>1 sp. / guest room</td>
<td>1 sp. per room</td>
</tr>
<tr>
<td>Recreation and Amusement, Indoor</td>
<td>5 sp. / 1,000 sf.</td>
<td>Amusement Enterprises: 5.5 sp. / 1,000 sq. ft. Recreation Center: 1 sp. / 300 sf.</td>
</tr>
<tr>
<td>Recreation, Outdoor (playing courts and fields)</td>
<td>2 sp. / tennis, racquetball, or shuffleboard court + 5 sp. / basketball court + 25 sp. / play field</td>
<td>—</td>
</tr>
<tr>
<td>Recreation, Outdoor (pools, ice-skating)</td>
<td>8 sp. / 1,000 sf. pool or ice skating surface</td>
<td>—</td>
</tr>
<tr>
<td>Recreation, Outdoor (golf course or miniature golf)</td>
<td>5 spaces per hole</td>
<td>Mini Golf: 2 spaces per hole Golf Course: 6 spaces per hole</td>
</tr>
<tr>
<td>Recreation, Outdoor (not listed above)</td>
<td>3 sp. / 1,000 sf. of playground or other active outdoor recreation area + 1 sp. / picnic table</td>
<td>—</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Generally: 5 sp. / 1,000 sf. Fast-Food with Drive-Through: 6 sp. / 1,000 sf.</td>
<td>General: 1 sp. per 3 seats Fast-Food: 1 sp. per 4 seats</td>
</tr>
<tr>
<td>Stables and Riding Academies, Commercial</td>
<td>1 sp. / 2 horses + 1 sp. / seat in arena</td>
<td>—</td>
</tr>
<tr>
<td>Theater</td>
<td>5 sp. / 1,000 sf.</td>
<td>1 sp. per 4 seats</td>
</tr>
</tbody>
</table>
## Table 3-2-2-2.D. Commercial Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Parking Requirement (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Generally (Free-Standing Use)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Day Care / Training</td>
<td>4 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Animal Hospital (Large Animal)</td>
<td>2.5 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Art Studio / Makerspace</td>
<td>2.5 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Auction House or Yard</td>
<td>1 sp. / 250 sf. GFA used for office</td>
<td>—</td>
</tr>
<tr>
<td>Kennel</td>
<td>2.5 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Office, General or Professional</td>
<td>3 sp. / 1,000 sf.</td>
<td>3 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>Retail Sales and Services, Type 1 or Type 2</td>
<td>5 sp. / 1,000 sf.</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>Workshop</td>
<td>2 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Veterinary Offices or Clinics</td>
<td>3 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td><strong>Commercial Centers (Combinations of Commercial Uses in Multi-Tenant Buildings Over 10,000 sf. in GFA)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10,000 to 50,000 sf. GFA</td>
<td>5 sp. / 1,000 sf.</td>
<td>4 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>50,001 to 250,000 sf. GFA</td>
<td>4.5 sp. / 1,000 sf.</td>
<td>4.5 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>250,000+ sf. GFA</td>
<td>4 sp. / 1,000 sf.</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
</tbody>
</table>

**Change:** Reorganization of number of spaces required
# Table 3-2-2-2.E. Community, Civic, Educational, and Institutional Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Required Parking (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance Services</td>
<td>3 sp. / 1,000 sf. + 1 sp. / ambulance</td>
<td>—</td>
</tr>
<tr>
<td>Cemetery</td>
<td>1 sp. / employee + 1 sp. / acre</td>
<td>—</td>
</tr>
<tr>
<td>Crematorium</td>
<td>1 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Day Care, Adult or Child</td>
<td>4 sp. / 1,000 sf.</td>
<td>1.5 sp. per employee</td>
</tr>
<tr>
<td>Funeral Home / Mortuary</td>
<td>4 sp. / 1,000 sf.</td>
<td>1 sp. per 4 seats</td>
</tr>
<tr>
<td>Hospital</td>
<td>5 sp. / 1,000 sf.</td>
<td>1 sp. per each 2 beds</td>
</tr>
<tr>
<td>Medical Office</td>
<td>4 sp. / 1,000 sf.</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>Public Lands, Parks, or Buildings</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Place of Assembly</td>
<td>5 sp. / 1,000 sf.</td>
<td>1 sp. per 4 seats</td>
</tr>
<tr>
<td>School, Kindergarten, Elementary, or Middle</td>
<td>1.75 sp. / classroom</td>
<td>2 sp. per classroom plus 1 sp. per 3 fixed seats in largest assembly hall</td>
</tr>
<tr>
<td>School, High</td>
<td>1 sp. / employee + 1 sp. / 10 students</td>
<td>1 sp. per 4 students at design capacity</td>
</tr>
<tr>
<td>School, Vocational or Trade</td>
<td>1 sp. / employee + 1 sp. / 1,000 sf. classroom area</td>
<td>1 sp. per 2 students</td>
</tr>
<tr>
<td>University or College</td>
<td>1 sp. / employee + 1 sp. / 1,000 sf. classroom area</td>
<td>1 sp. per 2 students</td>
</tr>
</tbody>
</table>

**Change:** Use of square footage

**Change to all schools:** Updated and includes employees
## Table 3-2-2-2.F.
**Industrial, Processing, Recycling, Storage, and Disposal Land Use Parking Standards**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Required Parking (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery / Winery / Distillery</td>
<td>3 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
</tbody>
</table>
| Heavy Industry                        | 2 sp. / 1,000 sf.                   | If < 3,000 sq. ft.: 3 sp. / 1,000 sq. ft.  
If 3,000—5,000 sq. ft.: 2 sp. / 1,000 sq. ft.  
If 5,000—10,000 sq. ft.: 1 sp. / 750 sq. ft.  
If >10,001 sq. ft.: 1 sp. / 1,250 sq. ft. |
| Light Industry                        | 3 sp. / 1,000 sf.                   | If < 3,000 sq. ft.: 3 sp. / 1,000 sq. ft.  
If 3,000—5,000 sq. ft.: 2 sp. / 1,000 sq. ft.  
If 5,000—10,000 sq. ft.: 1 sp. / 750 sq. ft.  
If >10,001 sq. ft.: 1 sp. / 1,250 sq. ft. |
| Recycling Drop-Off (attended)         | 1 sp. / employee                    | —                                 |
| Resource Extraction (minerals)        | 1 sp. / employee                    | —                                 |
| Resource Extraction (oil and gas)     | 1 sp. / employee during drilling or reworking operations; 1 sp. thereafter | —                                 |
| Salvage Yard                          | N/A                                 | —                                 |
| Self-Storage                          | 1 sp. / 10,000 sf., but not less than 5 sp. | 1 sp. per 10,000 sq. ft. GFA or a minimum of 5 spaces, whichever is more |
| Storage Yard                          | N/A                                 | —                                 |
| Waste Removal Fleet Storage and Administration | 1 sp. / 1,000 sf.                   | —                                 |
| Waste Transfer Station                | 1 sp. / per employee                | —                                 |

**Change:** Consolidated and simplified
### Table 3-2-2-2.G. Motor Vehicle Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Required Parking (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fueling / Service Station</td>
<td>5 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Heavy Logistics Center</td>
<td>0.2 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Motor Vehicle Repairs and Service, Heavy</td>
<td>1 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Motor Vehicle Repairs and Service, Light</td>
<td>3 sp. / service bay (not including space within bay)</td>
<td>—</td>
</tr>
<tr>
<td>Motor Vehicle Storage</td>
<td>1 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Motor Vehicle Towing Services</td>
<td>1 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Motor Vehicle Wash</td>
<td>2 sp. / 1,000 sf. retail, office, and waiting area</td>
<td>—</td>
</tr>
<tr>
<td>Parking Lot (Surface or Structured)</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Vehicle / Equipment Sales or Rentals</td>
<td>3 sp. / 1,000 sf.</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
</tbody>
</table>

Change: Revised
# Table 3-2-2-2.H.
Utility and Wireless Telecommunications Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Required Parking (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities, Major</td>
<td>1 sp. / 1,000 sf.</td>
<td>—</td>
</tr>
<tr>
<td>Utilities, Minor</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Data Center</td>
<td>Greater of 0.5 sp. / 1,000 sf. or 2 sp. / employee</td>
<td>—</td>
</tr>
<tr>
<td>Overhead Power Lines (110 kV or more)</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Radio or Television Transmission Tower</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Freestanding Towers</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Other Telecommunications Facilities</td>
<td>N/A</td>
<td>—</td>
</tr>
</tbody>
</table>
## Table 3-2-2-2.I. Agricultural Land Use Parking Standards

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Required Parking (Proposed)</th>
<th>Minimum Required Parking (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Agriculture, Community</td>
<td>N/A</td>
<td>—</td>
</tr>
<tr>
<td>Greenhouses / Nurseries (with retail sales)</td>
<td>5 sp. / 1,000 sf. of building or covered area used for retail sales</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
<tr>
<td>Greenhouses / Nurseries (without retail sales)</td>
<td>1 sp. / 2,500 sf. of greenhouses</td>
<td>5 sp. / 1,000 sf.</td>
</tr>
</tbody>
</table>

Change: Revised based on greenhouse type
NEXT STEPS
NEXT STEPS

• Community Open House #4, Code Module 2 cont’d – Thursday, April 4, 6:00 – 8:00 p.m., City Hall atrium
• Advisory Committee, Code Module 3 – Thursday, May 16, 6:00 – 8:00 p.m.
• City Council / Planning Commission Workshop, Code Module 3 – June 10
CONTINUED PUBLIC OUTREACH AND ENGAGEMENT

– Community open houses
– Website – AdvanceArvada.org
– Social media and newsletters
Questions?