

DENVER WEST ARCHITECTURAL CONTROL COMMITTEE
PARKING ADDENDUM
Adopted March 27, 2013

The required number of parking spaces for any use within a final site plan shall be the sum total of the requirements for each individual use calculated separately using the parking ratios established in a comprehensive parking plan for each Planning Area based on the following Required Parking Ratios table. Parking for uses located in a given parcel on the Official Development Plan shall be provided within that parcel unless otherwise approved by the Architectural Control Committee at the time of the final site plan approval.

REQUIRED PARKING RATIOS

USE	DESCRIPTION	RATIO
AIRPORT (Commercial)	Daily airplane arrivals and departures of 2 to 1,000	8.5 spaces/plane movement
AMUSEMENT PARK	Facilities with amusement rides, entertainment, and similar activities	5.0 spaces/1,000 s.f. of amusement area
AMUSEMENT CENTER	Indoor facility with games, entertainment and similar facilities	5.0 spaces/1,000 s.f. of gross floor area
AUTO SALES	Facilities for sale of new or used auto, boat, truck, trailer, camper, motor home, RV's or motorcycles	0.5 spaces/1,000 s.f. of gross floor area
AUTO SERVICES Car Wash Gas Station Repair, Lube and Oil Service	Facilities for the cleaning of vehicles Facility for dispensing motor fuels with service Facilities providing general vehicle service without fuel dispensing	1.0 spaces/wash bay 3.0 spaces/site plus 2.0 spaces/service bay 2.0 spaces/service bay
BANKS (with drive-in and walk-in facilities)	Facilities with vehicle and pedestrian service	4.0 spaces/1,000 s.f. of gross floor area
BOWLING CENTERS	Facilities with bowling lanes, lounges and snack bars	4.5 spaces/bowling lane
CAMPGROUND	Facilities for outdoor, overnight camping	1.0 spaces/camp site
CHILD CARE FACILITY	Facility providing daily care of children	3.0 spaces/1,000 s.f. of gross floor area plus 1.0 spaces/facility vehicle
CHURCHES/SYNAGOGUE	Assemblies/places of worship	0.5 spaces/seat
COMMERICAL (GENERAL)	Single store on a single lot. Not part of a Shopping Center	4.0 spaces / 1,000 s.f. of gross leasable floor area
CONTRACTOR SHOPS	Office and workshops for construction uses	5.0 spaces/1,000 s.f. of gross floor area
DANCE/EXHIBITION HALL	Assemblies, exhibition halls and similar uses	0.3 spaces/occupant
DISCOUNT STORES	Free standing facilities that offer few services, centralized cashiering, variety of product sales	3.5 spaces/1,000 s.f. of gross floor area
FLEA MARKET	Outdoor sales area for multiple vendors	1.5 spaces/seller space
FURNITURE/CARPET STORES	Facilities for carpet and furniture sales	1.5 spaces/1,000 s.f. gross floor area
GOLF COURSES	Public or private golf courses	4.0 spaces/golf hole

**REQUIRED PARKING RATIOS
(Continued)**

USE	DESCRIPTION	RATIO
HAIR SALON/BARBER SHOP	Facility for hair care	1.5 spaces/service chair
HARDWARE/PAINT OR HOME IMPROVEMENT, LUMBER YARD, EQUIPMENT RENTAL	Free standing facilities that offer hardware, lumber, garden tools and home improvement supplies	2.5 spaces/1,000 s.f. of gross floor area
HOSPITAL	Facilities offering medical or surgical care (not including clinics or nursing homes)	2.0 spaces/bed
HOTEL/MOTEL WITH CONVENTION AREA OR ANCILLARY SERVICES	Places of lodging providing sleeping rooms, restaurants, lounges, meeting rooms and banquet rooms	1.5 spaces/room
HOTEL/MOTEL	Places of lodging with ancillary facilities that will accommodate small groups only	1.0 spaces/room
INDUSTRIAL LIGHT, PARK, MANUFACTURING OR LABORATORY	A mix of facilities for light industrial, research, service and warehouse facilities	1.5 spaces/1,000 s.f. of gross floor area
JUNK YARD STORAGE AND/OR DISMANTLING OF VEHICLES OR EQUIPMENT	Facilities for the sales building	4.0 spaces/1,000 s.f. of gross floor area
KENNEL	Facilities for the keeping of animals indoors	2.0 spaces/1,000 s.f. of gross floor area
LANDFILL	Facility for disposal of waste	4.0 spaces/site
MARKET (Convenience)	Market facilities with high customer turnover, open 15 to 24 hours/day, short-term parking	7.0 spaces/1000 s.f. of gross floor area
MARKET (Supermarket)	Market facilities for sales of a complete assortment of food and food preparation items	5.0 spaces/1,000 s.f. of gross floor area
MEDICAL MARIJUANA BUSINESS	Medical Marijuana facilities	4.0 spaces/1,000 s.f. of gross floor area
MORTUARY	Facilities for burial preparation and/or services	4.0 spaces/1,000 s.f. of gross floor area plus 0.3 spaces/seat
MOVIE THEATER	Indoor cinemas showing motion pictures	0.3 spaces/seat
NURSERIES/GREENHOUSE	Facilities for the sale of lawn and garden supplies including trees	1.0 spaces/1,000 s.f. of display area

**REQUIRED PARKING RATIOS
(Continued)**

USE	DESCRIPTION	RATIO
OFFICE General	Facilities for general office work	4.0 spaces/1,000 s.f. of gross leasable floor area
Governmental or Medical	Facilities that house city, state, county or federal agencies or; Facilities that provide diagnostic and out-patient care	4.0 spaces/1,000 s.f. of gross floor area
Parks	Subdivisions or PD's containing general office and supporting services such as banks, savings and loan, restaurants, and service stations in a park or campus setting	2.5 spaces/1,000 s.f. of gross floor area
Post Office	Facility for mail distribution and pickup	6.0 spaces/1,000 s.f. of gross floor area
RACE TRACK	Supporting facility for conducting races such as auto, dog or horses	0.3 spaces/seat
RESIDENTIAL Single Family	Single Family detached or duplex	2.0 spaces/dwelling
Multi Family	Three or more attached dwelling units: Studio and 1-bedroom 2-bedroom 3 or more bedrooms	1.0 space plus guest 1.5 space plus guest 2.0 space plus guest
Mobile Home	Mobile home within a park	2.0 spaces/mobile unit plus guest
Guest Parking	Common parking available to public	0.5 space/unit
Low Income	Facility for low/moderate income elderly	0.75 spaces/dwelling unit
Group Living Quarters Elderly	Facility for persons over 60 years of age without medical care	0.5 space/bed plus 1.0 space/facility vehicle
Others	Facility for group living quarters for other than elderly	0.7 space/bed plus 1.0 space/facility vehicle
Health Care Facility	Facilities for the care of the elderly or infirm	0.3 space/bed
RESTAURANT (Fast food, family, high turnover)	Eating establishments with turnover rates of less than 1 hour	10.0 spaces/1,000 s.f. of gross floor area
RESTAURANT (Full service, low turnover)	Eating establishments with turnover rates over 1 hour	12.5 spaces/1,000 s.f. of gross floor area
SCHOOLS (Public or Private)	Facilities for Grades K to 8 Facilities for grades 9 to 12 Facilities for grades above 12	0.1 spaces/seat 0.25 spaces/seat 1.0 spaces/seat
SHOPPING CENTERS	An integrated group of commercial establishments planned, developed, owned or managed as a unit	4.0 spaces/1,000 s.f. of gross leasable floor area

**REQUIRED PARKING RATIOS
(Continued)**

USE	DESCRIPTION	RATIO
SPORTS CENTERS	Health clubs offering a variety of fitness activities Indoor firing ranges Roller or ice skating facilities Tennis or racquetball facilities	4.0 spaces/1,000 s.f. of gross floor area 1.5 spaces/firing stall 4.0 spaces/1,000 s.f. of gross floor area 4.0 spaces/1,000 s.f. of gross floor area
VETERINARIAN	Facilities providing health care for animals	3.0 spaces/1,000 s.f. of gross floor area
WAREHOUSE	Facilities devoted to the storage of various materials Mini-warehouses or self-storage facilities	1.0 spaces/1,000 s.f. of gross floor area 0.35 spaces/1,000 s.f. of gross floor area