

**ORDINANCE NO. 12  
SERIES OF 2018**

**AN ORDINANCE OF THE BOARD OF TRUSTEES  
OF THE TOWN OF CARBONDALE, COLORADO  
APPROVING TEXT AMENDMENTS TO CHAPTER 17 OF THE  
CARBONDALE MUNICIPAL CODE (THE UNIFIED DEVELOPMENT CODE)  
CONCERNING OFF-STREET PARKING REQUIREMENTS**

WHEREAS, pursuant to Section 2.4.1.C.3.b of Chapter 17.02 of the Carbondale Municipal Code, the Town of Carbondale Planning Commission initiated an application to amend Chapter 17.04 (Use Regulations) of the Municipal Code to include revised off-street parking requirements for Assisted Living Facilities and Nursing Homes, all as more specifically set forth in the revised Table 5.8-1 attached hereto as **Exhibit A**; and

WHEREAS, whereas, after required public notices, the Planning and Zoning Commission held a public hearing on this application on January 25, 2018, after which the Planning and Zoning Commission recommended to the Board of Trustees that these amendments be approved; and

WHEREAS, after all required public notices, the Board of Trustees held a public hearing on this matter on February 27, 2018 and heard from Town staff and any other interested parties; and

WHEREAS, pursuant to Section 2.4.1.C.3.b of Chapter 17.02 of the Municipal Code, the Board of Trustees finds and determines that:

1. These proposed amendments will promote the public health, safety, and general welfare.
2. These proposed amendments are consistent with the Comprehensive Plan and the stated purposes of the Unified Development Code, as one of the goals of the Comprehensive plan is to prepare for an aging population with a housing supply to serve age cohorts ranging from recent retirees to the elderly. An implementation measure in the Comprehensive Plan encourages a range of public and private options including assisted living, continuing care community, cohousing with professional caregivers and “active neighboring.” The stated purposes of the Unified Development Code similarly suggest lessening congestion in the streets and facilitating the adequate provision of transportation, and these amendments will require appropriate standards for the number of off-street parking spaces required for assisted living facilities and nursing homes.
3. These proposed amendments are necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions,

including the encouragement of housing and care facilities for the aging population.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO:

The revised Table 5.8-1 set forth on Exhibit A is hereby adopted and approved, and Chapter 17.04 (Use Regulations) of the Carbondale Municipal Code shall be deemed amended accordingly upon the date that this Ordinance becomes effective.

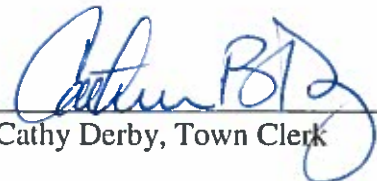
INTRODUCED, READ AND PASSED this 24th day of July, 2018.

THE TOWN OF CARBONDALE

By:

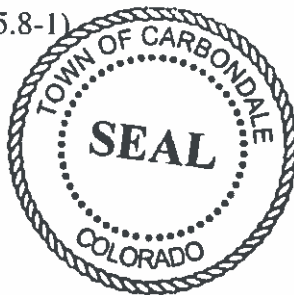
  
Dan Richardson, Mayor

ATTEST:

  
Cathy Derby, Town Clerk

Attachment (Exhibit A—revised Table 5.8-1)

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**Table 5.8-1:  
Number of Off-Street Parking Spaces Required: Schedule A**

Use Category	Use	Number of Spaces Required
<b>Residential Uses</b>		
<b>Household Living</b>	Dwelling, single family detached	1.25 per efficiency unit;
	Dwelling, duplex	1.5 per one-bedroom unit
	Dwelling, multifamily: Studio or 1 bedroom	1.5 per two-bedroom unit 800 SF or less
	Dwelling, multifamily: 2 or more bedrooms	1.75 per two-bedroom unit over 800 SF
	Mobile home park	1.75 per three-bedroom unit 900 SF or less 2.5 per three-bedroom unit over 900 SF
	Accessory dwelling unit	2 per ADU, may be reduced to 1 space only when there shall be reserved on the lot sufficient open space to accommodate the additional space should the Town, based on parking related complaints from nearby property owners, require said parking to be provided on the lot. The area reserved for the reserved parking space shall be included in the lot coverage calculation.
	Dwelling, live/work	1 per dwelling unit
<b>Group Living</b>	Group home, adult day care, <b>assisted living facility, nursing home</b>	1 per 400 SF GFA, and 1 additional space reserved for pickup and delivery of adults, per 800 SF GFA

**Assisted living facility**

**1 per unit for independent living unit + 1 per 3 beds for assisted living unit + 1 per 3 beds for memory care unit + 1 per employee on largest shift**

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**Nursing home**

**1 per 3 beds + 1 per employee on largest shift**