

**CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER HULTIN
COUNCIL BILL NO. 15
ORDINANCE NO. 1767
Series 2023**

TITLE: AN ORDINANCE AMENDING ARTICLES V AND XI OF CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS, CONCERNING PARKING REQUIREMENTS FOR DEED-RESTRICTED AFFORDABLE HOUSING, AND MAKING CONFORMING AMENDMENTS THEREWITH

WHEREAS, the City of Wheat Ridge is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the “Council”), is authorized to adopt ordinances for the protection of the public health, safety, or welfare; and

WHEREAS, in the exercise of this authority, the Council adopted the Affordable Housing Strategy and Action Plan in January 2023 to establish a foundation and framework for the City to address affordable housing issues; and

WHEREAS, the Council finds it necessary to reduce the burden of developing income-restricted affordable housing within the City of Wheat Ridge.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Section 26-501.E.2 (Table 6) of the Wheat Ridge Code of Laws, the Schedule of Required Off-Street Parking, is hereby amended as follows:

Multi-unit residential	1.5 spaces per 1 bedroom unit <u>(0.75 spaces if deed-restricted affordable unit)</u>
	2.0 spaces per 2 or 3 bedroom unit <u>(1 space if deed-restricted affordable unit)</u>
	2.5 spaces per 4 or more bedroom unit <u>(1.25 spaces if deed-restricted affordable unit)</u>
	Plus 1 additional space for each 10 spaces shall be required as designated visitor parking.
	Such visitor parking shall not be used by residents for personal parking nor for storage of utility or recreation vehicles.

Section 2. Section 26-1109.B of the Wheat Ridge Code of Laws, the table regulating parking requirements for mixed use zone districts, is hereby amended as follows by adding a new use group in the appropriate alphabetical location within the table:

Use Group	Minimum Required Parking	Maximum Allowed Parking
<u>Residential, deed-restricted affordable</u>	<u>0.5 spaces per unit or 0.25 spaces per unit if within ¼ mile of a fixed guideway transit station or bus rapid transit</u>	<u>2.5 spaces per unit</u>

Section 3. Section 26-1109.F of the Wheat Ridge Code of Laws, concerning transit parking reductions in mixed use zones, is hereby amended as follows:

F. Transit parking reductions. Properties within the MU-C TOD sub-district may reduce minimum parking requirements by twenty (20) percent. **This reduction shall not apply to deed-restricted affordable dwelling units governed by subsection B above.**

Section 4. Section 26-1109 of the Wheat Ridge Code of Laws, concerning parking requirements in mixed use zones, is hereby amended as follows with the insertion of a new subsection K:

K. The community development director shall have authority to request that on-site visitor parking or loading areas be provided if there are no on-street parking spaces abutting the use or if the parking is predominantly provided in private garages.

Section 5. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect 15 days after final publication.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 0 on this 12th day of June 2023, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for June 26, 2023, at 6:30 p.m., as a virtual meeting and in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 7 to 0 this 26th day of June 2023.

SIGNED by the Mayor on this 28th day of June, 2023.



Bud Starker, Mayor

ATTEST:



Stephen Kirkpatrick, City Clerk

Approved as to Form



Gerald E. Dahl, City Attorney

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