

**ORDINANCE 2018-23**

**AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING SECTION 17.39.030 E,  
ALTERNATIVE PARKING STANDARDS, OF THE FRUITA LAND USE CODE.  
(Application #2018-45)**

**WHEREAS**, the Fruita Planning Commission held a public hearing on October 9, 2018, regarding this issue and recommended approval of the proposed amendment, and

**WHEREAS**, a public hearing was held before the Fruita City Council on October 2, 2018, and November 6, 2018, regarding the proposed amendment.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

(Additions are shown in *bold and italics* and deletions are shown in ~~strikethrough~~)

**17.39.030 NUMBER OF OFF-STREET PARKING SPACES REQUIRED.**

E. Alternative Parking Standards

1. ~~Demand Analysis~~ *Design Exception Process*

An applicant may propose parking in amounts less than listed in Table 17.39.030. *A design exception committee comprised of the Community Development Director, Public Works Director, and City Engineer may allow the reduction in the amount of required parking spaces based on the findings by the applicant. The decision from the committee must be unanimous. The proposed reduction shall be considered based on lot size and restrictions, safety, proximity to public parking, and availability of on-street parking.* ~~by submitting a parking demand analysis to the Community Development Director for review and approval. The parking demand analyses must be based on the proposed use and provide an estimate of parking demand based on the number of employees, residents (if applicable), and customer/visitors who are likely to travel to the subject site by transportation mode: automobile, transit, and bicyclists and pedestrians. The Community Development Director may, at his or her discretion, request the applicant submits supplemental information prepared by a qualified professional, which may include but is not limited to examples from similar uses in other comparable communities. The analysis shall be reviewed concurrently with other pending proposed land use application(s), if any.~~

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
6<sup>th</sup> DAY OF NOVEMBER, 2018**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor