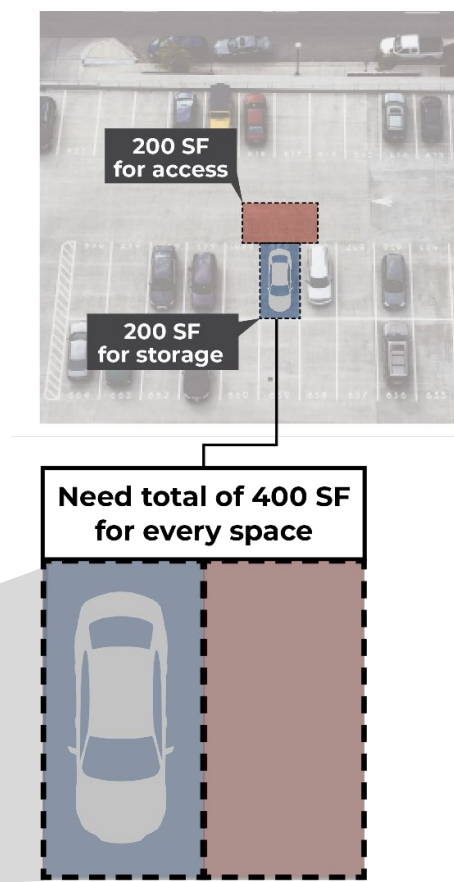
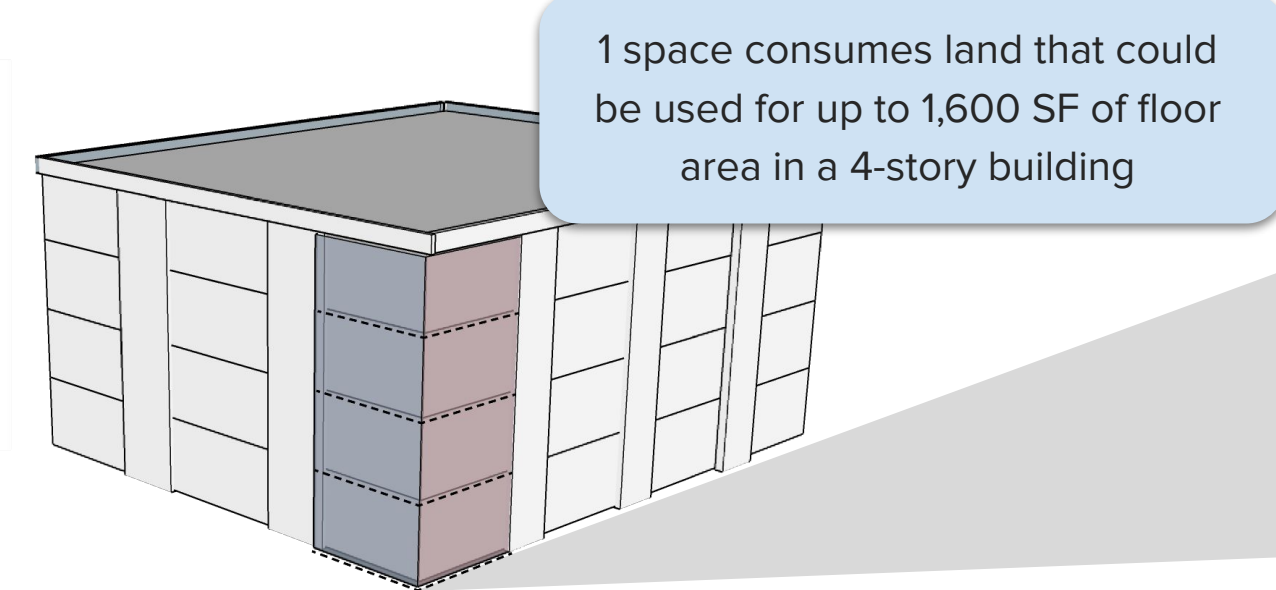


Minimum off-street parking requirements for multi-unit projects

The repealed code proposed to reduce the minimum parking requirements for smaller units in apartment buildings.

The amount of parking required on site has a significant impact on the capacity for housing on a site. Each parking space consumes about 400 square feet. If the code requires 2 spaces per unit, that's 800 square feet of site area.



Why not put parking in a garage and build housing on top?

This may solve the physical problem, but it creates a financial problem. While a surface parking space costs about \$5,000 to build, a space in a structured garage can cost \$20,000-\$40,000 per space. This cost often renders a project financially infeasible except in areas with the highest rents.



Surface Parking
"\$5,000 / space"



Tuck Under
"\$20,000 / space"



Structured/Underground
"\$20,000 - \$40,000 / space"

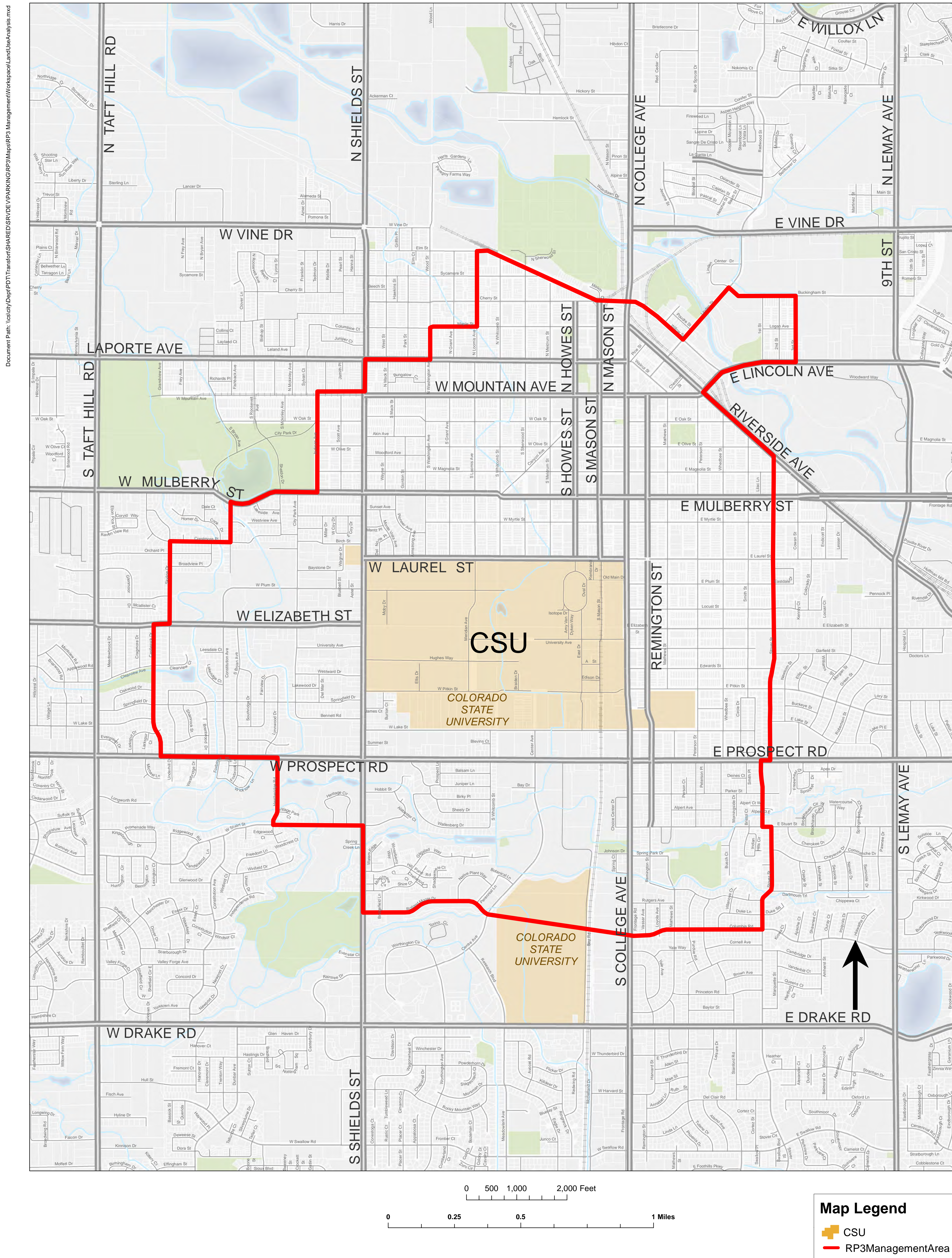
The zoning code currently requires a minimum of 1.5 to 3 off-street parking spaces for every dwelling unit in an apartment or condo building. The repealed code proposed to reduce the minimum parking required for 1 and 2 bedroom units.

UNIT SIZE	EXISTING CODE REQUIREMENT	PROPOSED CODE REQUIREMENT
1 or less bedrooms	1.5 spaces per unit	1 space per unit
2 bedrooms	1.75 spaces per unit	1.5 spaces per unit
3 bedrooms (no change)	2 spaces per unit	2 spaces per unit
4 or more bedrooms (no change)	3 spaces per unit	3 spaces per unit

Parking by Housing Type

Housing Type	Current Parking Requirements	Proposed Changes to Parking Requirements Under Repealed Code	Parking Reduction Incentive for Affordable Housing Under Repealed Code
Single-unit dwellings	1-2 spaces	No change	No change
Accessory Dwelling Units	N/A - new housing type	No additional parking required	No change
Duplexes & Multi-Unit Dwellings Studio or 1 Bedroom	1.5 spaces per unit	1 space per unit	0.75 spaces per unit
Duplexes & Multi-Unit Dwellings 2 Bedrooms	1.75 spaces per unit	1.5 spaces per unit	1 space per unit
Duplexes & Multi-Unit Dwellings 3 Bedrooms	2 spaces per unit	2 spaces per unit (no change)	1.25 spaces per unit
Duplexes & Multi-Unit Dwellings 4 or More Bedrooms	3 spaces per unit	3 spaces per unit (no change)	1.5 spaces per unit

RP3 Management Area



What is the RP3 program?

- The **Residential Parking Permit Program (RP3)** is designed to make Fort Collins neighborhoods **safe and pleasant places** to live, work and attend school by **managing/reducing on-street parking congestion**.
- The program helps to provide close and convenient on-street parking for residents by **reducing the volume and impact of non-resident vehicles** in neighborhoods.
- It protects residential streets by using a system that limits parking in a neighborhood to only those residents and their guests with permits during the posted time **limits and allows 2 hours of parking** once a day for non-residents.
- Each neighborhood in the program has its own unique parking requirements, and **solutions are tailored to each area** to take into account the neighborhoods' particular needs.

WE WANT
TO HEAR
FROM YOU!



What do you think is an appropriate indicator that there is not enough parking in your neighborhood?