

16.20.040.1: GENERAL PROVISIONS:

A. The off street parking requirements set forth in this section [16.20.040](#) are applicable to all properties with the Town’s jurisdiction.

B. Every building, or portion of a building hereafter erected shall be provided with parking space(s) as required in this title. Such parking space(s) shall be made permanently available. Within the CBD, HCPD, C-2 and C-1 zoning districts, parking lots or portions of parking lots, may be made available for temporary use by itinerant vendors provided that the parking is not required for use by the business located on the property, e.g. an office building that is open on Monday through Friday may on the weekends provide space in the parking lot for itinerant vendors. Failure to maintain required parking shall be cause for termination of a use or occupancy.

C. All off street parking, both in size and quantity, shall comply with all requirements of the Americans with disabilities act (ADA).

D. With the exception of the Central Business District (CBD) and Historic Overlay (HOZ) Zones, off street parking must be provided for any change of use, new construction, or additions based upon the requirements of section [16.20.040.2](#) of this chapter.

16.20.040.2: SPACES REQUIRED:

A. Number Of Off Street Parking Spaces: The number of off street parking spaces required shall be not less than as set forth in the following:

<u>Types Of Use</u>	<u>Minimum Space Requirement</u>
Assisted living	0.5 per dwelling unit and 1 per employee
Bank	1 per 200 square feet of service and office area plus stacking if a drive-thru is provided
Bed and breakfast	1 per guestroom and 2 manager/owner
Bowling center	4 per alley plus 50 percent of accessory uses
Church	1 per 4 fixed seats and/or 1 per 100 square feet for assembly
College	10 parking spaces/classroom
Daycare	1 per 10 clients plus 1 per employee
Government office	1 per 250 square feet
Greenhouse, retail	1 per 300 square feet office, 1 per 2,000 square feet sales under roof
Health club/spa	1 per 250 square feet
Hospital	1 per 250 square feet
Hotel/motel/inn	1 per guestroom

Library	1 per 300 square feet plus 1 per 100 square feet of assembly
Manufactured home park	2 per unit
Manufacturing, light	1 per 300 square feet office, 1 per 500 square feet work area
Mortuary/funeral home	1 per 100 square feet of assembly area
Museum	1 per 400 square feet plus 1 per 100 square feet assembly
Nursing home	1 per 3 beds
Office (3)	1 per 300 square feet
Office, medical	1 per 200 square feet
Office, vet	1 per 200 square feet
Personal service, barber/hairstylist	1 per 150 square feet
Repair, vehicle	1 per repair bay
Residence, one bedroom and efficiency apartments	1.1 per unit
Residence, two bedroom apartment	1.5 per unit
Residence, three (or more) bedroom apartment	2 per unit
Residence, duplex	2 per unit
Residence, patio home	2 per unit
Residence, single-family	2 per unit
Residence, townhouse, condo	2 per unit
Restaurant, fast food	1 per 75 square feet of seating and assembly area plus stacking
Restaurant, standard	1 per 100 square feet of seating and assembly area
Restaurant/tavern	1 per 100 square feet of seating and assembly area plus 1 per 35 square feet dance floor
Retail, general	1 per 250 square feet of sales and service area
Retail, large goods	1 per 600 square feet of sales and service area
School, K-8	2 per classroom plus 1 per employee
School, 9-12	1 per 4 students plus 1 per employee
Stadium/sports arena	1 per 2 employees plus 1 per 2 fixed seats plus 1 per 100 square feet of assembly area
Theater	1 per 4 fixed seats
Vehicle, sales	1 per 300 square feet sales area plus 1 per 2,000 square feet under roof
Vehicle, service station	1 per 200 square feet of convenience store area, plus pump stacking

Warehousing	1 per 300 square feet office plus 1 per 2,000 square feet storage under roof
Wholesale sales and storage	1 per 300 square feet office plus 1 per 750 square feet storage

B. Parking Requirements For Bicycles:

1. Any commercial and industrial development shall include adequate bicycle parking spaces equal to five percent (5%) of automobile parking spaces.
2. All bicycle parking spaces shall be located within fifty feet (50') of the building entrance. Bicycle parking may be located in a building as long as the area is easily accessible to the bicycle.
3. Bicycle parking shall be provided in a well lighted and secure location that is in convenient proximity to the building or employee entrance. The location should be visible from employee work areas and shall not be farther than the nearest employee automobile parking space (excluding disabled parking).
4. Bicycle parking stalls shall be six feet (6') long and two feet (2') wide with an overhead clearance of seven feet (7'). All stalls shall have a five foot (5') accessible aisle.
5. The town of Taos may reduce or eliminate the number of bicycle spaces required when it is demonstrated that bicycle activity will not occur at the location. Such uses include, but are not limited to:
 - a. Motor vehicle service and repair establishments;
 - b. Personal storage; and
 - c. Agricultural uses.
6. If a use is determined to generate an increased volume of bicycle parking, the town of Taos may require additional bicycle parking spaces. Such uses include, but are not limited to:
 - a. Park;
 - b. Library;
 - c. Museum;
 - d. Health spa or fitness club; and

e. Commercial uses located along bike lanes or trails.

C. Parking Requirements For Uses Not Specified: Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the code administrator; and such determination shall be based upon the requirements for the most comparable use specified herein.

D. Drive-In Facilities: A traffic impact analysis must be performed by an engineer licensed in the state of New Mexico for all drive-in facilities.

E. Off Site Parking: A commitment for off site parking must be for a minimum of five (5) years and be reviewed by the commission at the end of the commitment period. Any time that the off site parking is not available for a duration of more than one month, the approval of off site parking is void, and the applicant must come to the commission with alternate parking arrangements.

F. Commission Review: The commission may modify the provisions herein set forth establishing required parking areas so long as the public health, safety and welfare is not adversely affected. Modification of parking space quantity within twenty percent (20%) of requirements may be acceptable to the commission at their discretion under guidelines established by the code administrator and adopted by the commission. (Ord. 04-05, 2004: Ord. 99-05, 1999)

16.20.040.3: PARKING PLAN REQUIREMENTS:

A. Parking Plan Required: The plan for proposed parking shall be submitted to the code administrator at the time of application for a building permit for the structure or use for which the parking area is required.

B. Contents Of The Parking Plan: The parking plans shall be drawn to scale and shall clearly indicate the proposed development, including the location, size and shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking areas and shall meet the design standards of section [16.20.030](#) of this chapter. (Ord. 04-05, 2004: Ord. 99-05, 1999)

16.20.040.4: DESIGN STANDARDS FOR OFF STREET PARKING:

Off street parking areas shall be designed to conform to the following minimum standards:

A. Minimum Area Of Spaces:

1. Parking stalls shall not be less than nine feet by eighteen feet (9' x 18') or otherwise comply with all ADA requirements.

2. Aisles for circulation shall not be less than:

- a. Twelve feet (12') wide for parallel parking, one-way traffic;
- b. Twenty four feet (24') wide for parallel parking, two-way traffic;
- c. Twelve feet (12') wide for thirty to forty degree (30_40°) parking and one-way traffic;
- d. Twenty two feet (22') wide for thirty to forty degree (30_40°) parking and two-way traffic;
- e. Sixteen feet (16') wide for sixty degree (60°) parking and one-way traffic;
- f. Twenty two feet (22') wide for sixty degree (60°) parking and two-way traffic; and
- g. Twenty four feet (24') wide for ninety degree (90°) parking.

B. Entrances And Exits:

1. The location of all entrances and exits shall be subject to the approval of the code administrator. Entrances and exists shall conform to the standards defined in the "Town Of Taos Access Management Manual";
2. Ingress and egress from required off street parking areas shall be so designed as to eliminate any necessity of backing from the parking area into any public right of way;
3. Circulation aisles within required off street parking areas shall be designated to eliminate any necessity of vehicles entering a public right of way when passing from one aisle to another;
4. In the case of required off street parking areas on interior lots having access to only one public right of way and having such narrow width as to permit only one aisle for both ingress and egress, said aisle shall be not less than twenty feet (20') in width and shall be terminated on the side of the parking area farthest from the "ingress-egress" point by a turning area having a minimum radius of twenty five feet (25');
5. All entrances, exits and parking stalls shall be clearly marked, and directional markings showing permissible traffic flow shall be placed in all aisles;
6. All entrance and exit from a facility on a state highway shall be designed to New Mexico state highway and transportation department standards and all required state driveway permits shall be obtained before construction of parking facility can commence.

C. Surfacing: Off street parking areas shall be paved or otherwise surfaced and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. Material used for surfacing parking areas shall be subject to approval by the code administrator and shall comply with all applicable ADA requirements.

D. Borders, Barricades, Screening And Landscaping:

1. Every parking area that is not separated by a fence from any street or alley upon which it abuts shall be provided with a suitable concrete curb or timber barrier not less than six inches (6") in height, located not less than two feet (2') from the border of the street or alley, and such curb barrier shall be required across any driveway or entrance to such parking areas other than the designated entrance and exit driveways.

2. All parking areas for multi-family, commercial, industrial and special uses abutting public right of way, except alley and access ways, shall provide a planting strip between the right of way and the parking area. When available, public right of way may be used for the planting strip. Screening will be comprised of native bushes and/or trees. Planting strips along public right of way shall be planted with large scale, high canopy, horizontally branching tree species, and a sight obscuring evergreen hedge.

3. All surface parking areas with more than ten (10) parking spaces shall provide interior landscaping complying with the following standards:

a. Interior landscaping shall be provided at the rate of twenty (20) square feet per parking space;

b. One tree shall be provided for every four (4) parking spaces; and

c. Existing and new trees shall be protected by bollards, high curbs, or other appropriate barriers sufficient to minimize damage.

E. Parking Lot Location:

Parking lots may be located to the sides and rears of lots.

For multi-family, commercial and special use properties, not located within the Central Business District (CBD) Zone or within the Historic Overlay Zone (HOZ) parking spaces may be located in front of a project, providing the following criteria are met:

The total parking space requirements for the type of use proposed by the applicant (as they are stated in Table 5-4.2 of the Town of Taos Land Use Development Code) may be placed between the property line and the front façade of the building subject to the following additional requirements:

- a) All handicapped parking must comply with all ADA Parking requirements.
- b) There must be enhanced pedestrian amenities within the project's parking lot which shall include the following:
 - i) Integrated pedestrian walkways within the remainder of the project's parking lot which are delineated by pavers and shall be a minimum of six feet (6') wide. Where this requirement conflicts with the provisions of the Town of Taos Landscaping Ordinance, the Landscaping Ordinance shall take precedence.
 - ii) A raised sidewalk (i.e a Speed Table) connection from Right of Way (ROW) to the main entrance of the building shall be provided. The sidewalk shall be a minimum of six feet (6') wide and provide a direct pedestrian connection to the entrance.
 - iii) The total landscaping required for the project shall be increased by 10% and the additional landscaping shall be placed in the project's front setback with a screening wall of no greater than three feet (3') in height. Screening walls shall be integrally colored material or finished with stucco and approved by the Code Administrator.
 - iv) The parking cannot exceed two rows of stalls plus an appropriate drive aisle.
 - v) Vehicles shown as inventory by automobile/pleasure craft dealerships shall not be construed as parking, and may be located behind the property line provided that there is a clear line of sight at all intersections and along the right-of-way.

F. Parking Striping And Signing:

1. Each required off street parking space and off street parking facility shall be identified by surface marking arrangement to provide for orderly and safe parking.
2. All marking including striping, directional arrows, lettering on signs, accessible space field color shall be properly maintained in highly visible condition at all times. (Ord. 04-05, 2004: Ord. 03-16, 2003: Ord. 99-05, 1999)