



Boulder County
Community Planning &
Permitting Department
Publications

Access and Parking Requirements for Agricultural Properties

Community Planning & Permitting
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303-441-3930
Email: planner@bouldercounty.org
Website: www.bouldercounty.gov

Access and Parking Requirements for Agricultural Properties

This document provides an overview of transportation requirements related to access and parking for agricultural properties. These requirements apply to activities such as Farm Events, Accessory Agricultural Sales, Demonstration Farm or Farm Camps, and Educational Tours that may not necessarily require a review process through Community Planning & Permitting. Consult the Boulder County Land Use Code for complete requirements.

Except for the recommended number of parking spaces, each item listed below is a requirement. However, this list is not exhaustive. For a complete list of requirements, consult the *Boulder County Multimodal Transportation Standards*. Contact Development Review Team – Access and Engineering at transdevreview@bouldercounty.org or 303-441-3930 for more information.

Requirements

The attached drawings are generalized for illustrative purposes; every parcel has site-specific constraints and factors to consider that may require design alternatives. Please contact the Transportation Department for site-specific design questions.

Trip Generation

- A Transportation System Impact Analysis (TSIA) is required of all new development and redevelopment projects that forecast future trip-making of 30 or more total trips per day on an annual average. Future trip generation estimates should include trips that will continue to be generated by the existing use plus additional trips generated by the proposed use.
- Each zoning district has Land Use review process requirements for uses that generate traffic volumes above a certain threshold. See Land Use Code Article 4-100.

Access Geometry (see Drawings 1-2)

- **Culverts:** If necessary, 18" or equivalent capacity RCP or CMP in public ROW with 12" cover (6" for concrete pipe); outside ROW must maintain historic flow.
- **Paving:** Minimum 4" Aggregate Base Course Class 6 gravel.
- **Number of access points:** Typically, there shall be only one access point per lot. More than one access point per lot shall require approval by the County Engineer.
- **Access points near intersections:** There are minimum spacing requirements for private accesses (i.e., driveways) in relation to the nearest cross street (refer to Standard drawing 12 of the Boulder County Multimodal Transportation Standards).

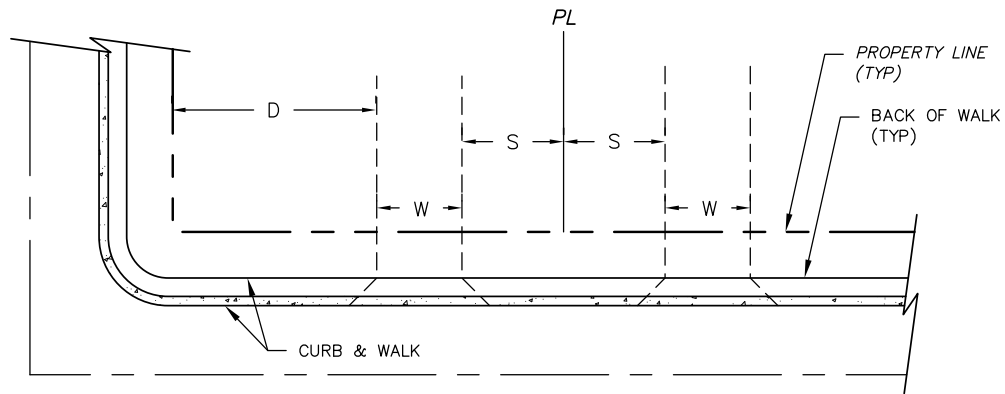
Parking (see Drawing 3)

- **Parking spaces:** Public Works recommends a minimum of 1.5 spaces/productive acre, with an optimum ratio of 5 spaces/productive acre.
- **Land Use Code parking requirements** (see Land Use Code Article 4-516): Electric vehicle service equipment or electric vehicle supply equipment ("EVSE"), also referred to as a charging station, must be provided for new or expanded parking lots that total 15 or more automotive parking spaces. On-site installation may not be required if a more suitable location is appropriate; for cases in which on-site installation is not required, the applicant shall be subject to the Electric Vehicle Charging Fund standards, as adopted by the Board of County Commissioners.
- **ADA compliant accessible parking:** For lots with fewer than 25 spaces, 1 ADA Van stall is required. For lots with 25-50 spaces, 1 ADA stall and 1 ADA Van stall are required.
- **Bicycle parking:** 1 bicycle parking space is required for every 10 vehicular parking spaces. One rack is considered 2 bicycle parking spaces.

Emergency Features (see Drawing 4)

Turnarounds: For fire safety purposes, a turnaround is required if the rear of the structure is located more than 150 feet from the road. The center of the turnaround must be located a minimum of 50 feet from the front of the structure and a maximum of 150 feet from the rear of the structure.

Pull-outs: A pull-out is required every 400 feet along single-lane driveways.



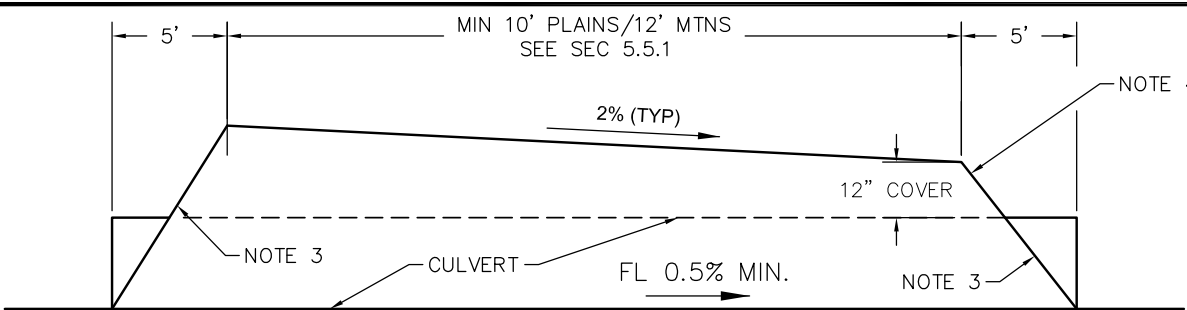
ACCESS ONTO LOCAL AND COLLECTOR STREETS

ACCESS WIDTHS (W)		
	PLAINS	MOUNTAINS
RESIDENTIAL (1-LANE)	10'-16'	12'-18'
PRIVATE ROAD (2 LANE)	18'	18'
	WITH CURB/GUTTER	WITHOUT CURB/GUTTER
COMMERCIAL	20'-30'	16'-26'

SETBACK DISTANCES		
	FRONT SETBACK (D)	SIDE SETBACK (S)
LOCAL	50'	MIN. SIDE SETBACK AS PER ZONING CLASS
COLLECTOR	100'	
ARTERIAL	200'	20'

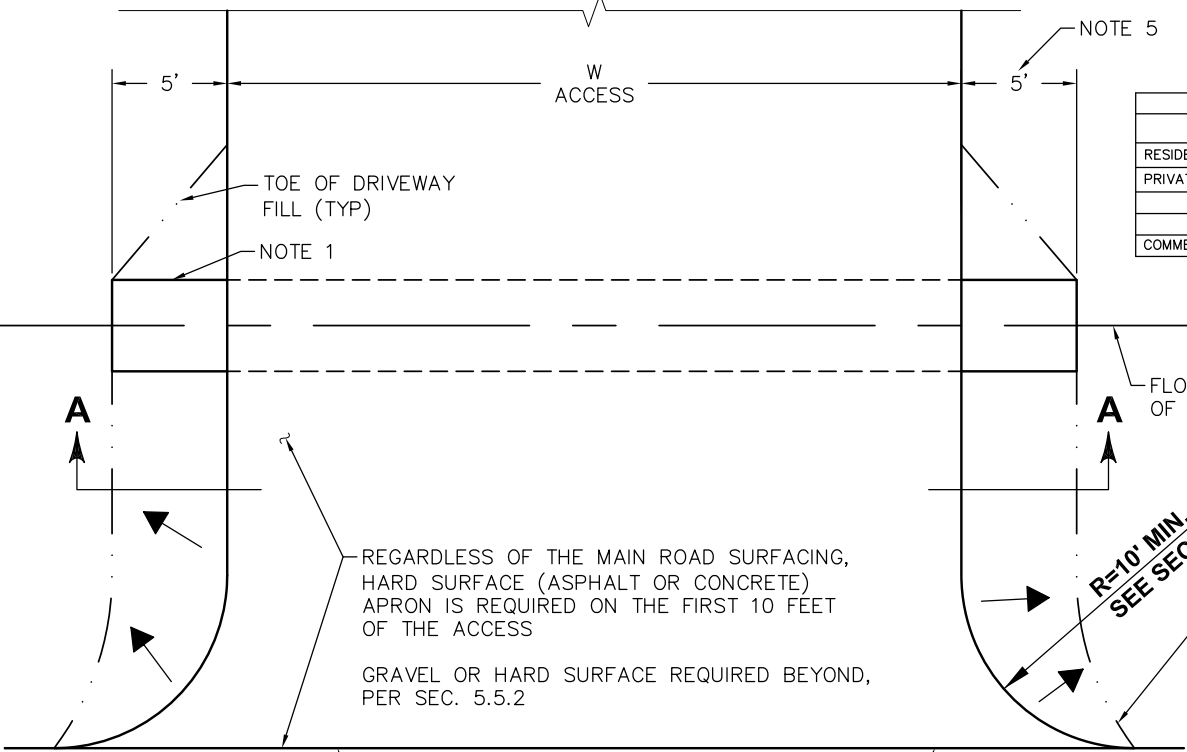
ACCESS DISTANCE AND WIDTH REQUIREMENTS





SECTION A-A

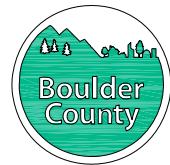
- NOTES:**
1. ALL CULVERTS SHALL BE 16 GAUGE CORRUGATED STEEL OR REINFORCED CONCRETE PIPE.
 2. SEE STANDARD DRAWING 15 FOR ACCESS PROFILES.
 3. SIDE SLOPES FROM ACCESS SHALL BE 2H:1V OR FLATTER.
 4. MAY BE REDUCED TO 6" COVER WITH REINFORCED CONCRETE PIPE.
 5. CULVERT LENGTH BEYOND EDGE OF ACCESS MAY VARY DEPENDING ON THE LOCATION OF THE MINIMUM 2H:1V TOE OF SLOPE.
 6. MINIMUM 2' HORIZONTAL CLEARANCE ON BOTH SIDES OF TRAVELWAY REQUIRED FOR ALL ACCESS TYPES.



ACCESS WIDTHS (W)		
	PLAINS	MOUNTAINS
RESIDENTIAL (1-LANE)	10'-16'	12'-18'
PRIVATE ROAD (2 LANE)	18'	18'
	WITH CURB/GUTTER	WITHOUT CURB/GUTTER
COMMERCIAL	20'-30'	16'-26'

ACCESS WITH ROADSIDE DITCH

NOT TO SCALE

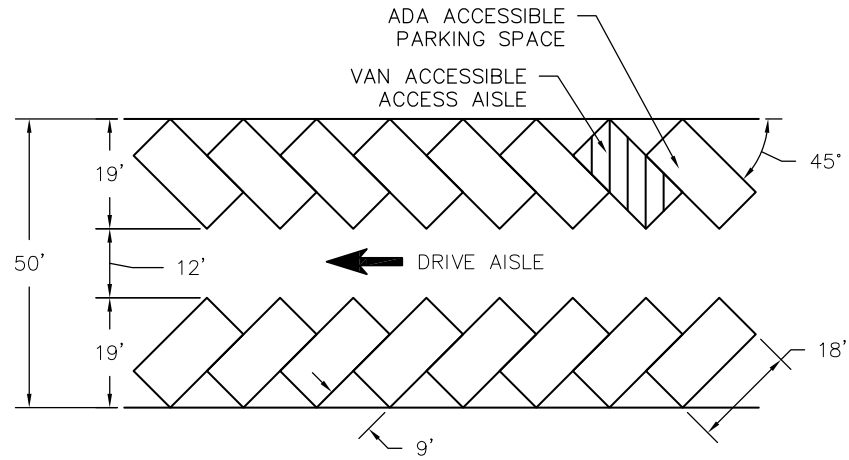


BOULDER COUNTY - PUBLIC WORKS

SHEET 2

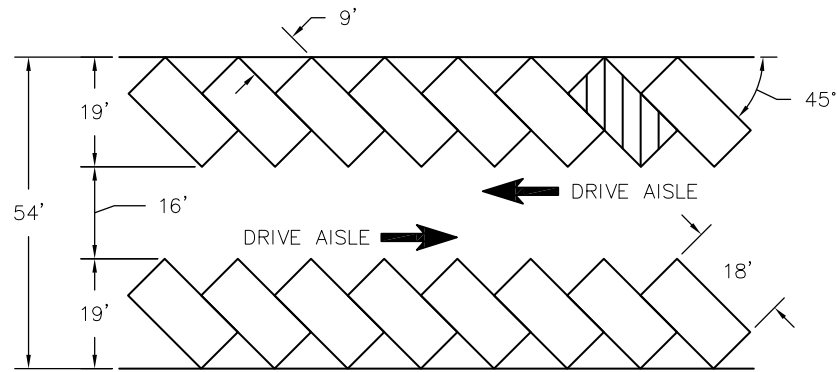
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ONE-WAY DRIVE AISLE

NOTE:
ALL PARKING SHALL
COMPLY WITH ADA
GUIDELINES CHAPTER 5,
SECTION 502.

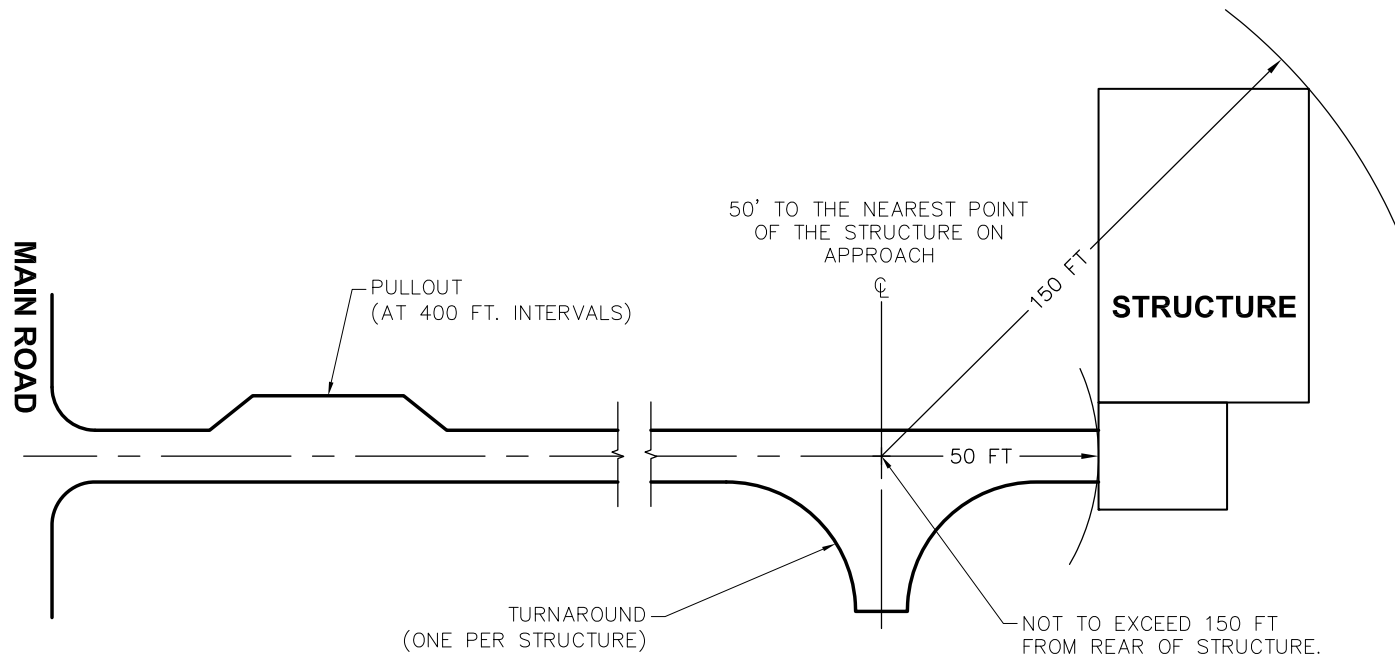


TWO-WAY DRIVE AISLE

PARKING LOT DIMENSIONS



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NOTE:

THE 50' DISTANCE FROM THE NEAREST POINT OF THE STRUCTURE SHALL BE MET IF BOTH DISTANCES CANNOT BE SIMULTANEOUSLY ACHIEVED DUE TO THE SHAPE OF THE STRUCTURE.



TYPICAL PULLOUT AND TURNAROUND LOCATIONS

NOT TO SCALE