

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.67.040 of the Lincoln Municipal Code
2 relating to Parking Requirements; Special Conditions to adjust the parking for miniwarehousing; and
3 repealing Section 27.67.040 of the Lincoln Municipal Code as hitherto existing.

4 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

5 Section 1. That Section 27.67.040 of the Lincoln Municipal Code be amended to
6 read as follows:

7 **27.67.040 Parking Requirements; Special Conditions.**

8 The following special conditions shall apply to the listed uses in place of the parking re-
9 quirements found in Section 27.67.020:

10 (a) Fraternity, sorority, and rooming and boarding houses:

11 (1) In the R-6 District:

12 (i) Fraternities: One space/400 sq. ft. livable floor area, within 600 feet of the
13 building;

14 (ii) Sorority, rooming or boarding house: One space/700 sq. ft. livable floor
15 area within 600 feet of the building.

16 (2) In the R-7 District:

17 (i) Fraternities: One space/700 sq. ft. livable floor area, within 1,200 feet of
18 the building.

19 (ii) Sorority, rooming or boarding house: One space/1,100 sq. ft. livable floor
20 area within 1,200 feet of the building.

21 (b) Group homes: One space per three client or employee residents, plus two spaces per
22 three nonresident employees on the largest shift; provided, however, that no spaces shall be required
23 for client residents who will not possess motor vehicle operator's licenses. Appropriate documenta-

1 tion from the group home licensing agency shall be provided evidencing the nonpossession of motor
2 vehicle operator's licenses by clients.

3 (c) Adult foster care home: 2 spaces.

4 (d) The following uses have special parking demands or high traffic generation, and are
5 required to provide minimum parking as follows:

6 (1) Nursing care facilities: One space/3 beds.

7 (2) Housing for the elderly: One space/living unit.

8 (3) Miniwarehousing:

9 (i) ~~One space for each ten storage cubicles, equally distributed throughout~~
10 ~~the storage area. This parking requirement can be accomplished with the parking lanes as set forth~~
11 ~~in (iv) below;~~

12 ~~_____ (ii) Two spaces for manager's quarters;~~

13 ~~(iii) One space for every ~~twenty-five~~ 200 storage cubicles to be located at the~~
14 ~~project office for the use of clients; provided, -~~

15 ~~_____ (iv) Storage area parking may be provided by having access lanes and roads~~
16 ~~of such to the storage area are twenty feet in width to allow vehicles to unload and pass. If access~~
17 ~~lanes and roads are less than twenty feet in width, parking at a rate of one space per ten storage~~
18 ~~cubicles shall be provided equally throughout the storage area.~~

19 (4) Doctors' and dentists' offices: One space/225 sq. ft. of floor area.

20 (5) Drive-in restaurants: One space/40 sq. ft. of floor area.

21 (6) Bowling alleys: 4 spaces/lane (plus required parking for affiliated uses.)

22 (7) Auditoriums, theaters, grandstands, stadia, amphitheaters, and other places of
23 assembly: One space/50 sq. ft. of seating area plus parking for affiliated uses within 300 ft. of the
24 main use.

25 (8) Recreational:

26 (i) Racquetball and other court games: Four spaces/court (plus required
27 spaces for affiliated uses);

28 (ii) Swimming pools: One space/100 sq. ft. of water surface (plus parking for
29 affiliated uses) as determined by the city;

30 (iii) Golf courses: Two spaces/hole of course, plus parking for affiliated uses.

1 (9) Hospitals: One space/2.5 beds, plus one space/employee on the largest shift.

2 (10) Churches and chapels and schools and private schools having a curriculum
3 equivalent to a public elementary or public high school and private business or commercial schools:
4 One space/50 sq. ft. in largest assembly hall as determined by city.

5 (11) Other private schools:

6 (i) Adult and early childhood care facilities: One space/ employee on the
7 largest shift, plus off-street loading/unloading area for one automobile per ten care receivers. Joint
8 parking with another facility is acceptable if the adult or early childhood care facility and that
9 facility have nonconcurrent parking demands.

10 (ii) Gymnastic, karate, judo, dance, music, and other similar academies: One
11 space for every three students allowed per class session plus one space for every employee. In those
12 instances where two sessions of classes occur one after another, without at least one-half hour
13 separation between sessions, the maximum number of students allowed at both sessions shall be
14 combined in determining the amount of required parking per class session.

15 (12) Housing for the physically handicapped: (see also Section 27.63.215) One
16 space/living unit.

17 (13) Domestic shelters: One space for every four residents based on the maximum
18 occupancy allowed by the lot area and two spaces for every three employees on the largest shift.

19 (14) Scrap processing operation or salvage yard. Six spaces, two spaces/acre of lot
20 area or one space/1,000 square feet of floor area, whichever is greater.

21 (15) Dwellings for members of a religious order: one space for every three residents.

22 (16) Warehouses:

23 (i) Warehouses with a floor area of 50,000 square feet or less: one space per
24 every 1,000 square feet of floor area or a minimum of one space per employee on the largest shift.
25 The floor area shall be calculated based on the total floor area of all structures on the lot.

26 (ii) Warehouses with a floor area of more than 50,000 square feet: one space
27 per every 1,000 square feet of floor area for the first 50,000 square feet of floor area and one
28 additional space per 2,000 square feet of floor area in excess of 50,000 square feet, or a minimum
29 of one space per employee on the largest shift. The floor area shall be calculated based on the total
30 floor area of all structures on the lot.

1 (iii) If the number of spaces required by the building ratio is greater than
2 required by the employee ratio in (i) or (ii) above, the additional parking spaces need not be
3 provided physically, but sufficient areas shall be reserved for to accommodate construction of the
4 additional spaces.

5 If the Building Official finds at any time that the character of the use of the
6 warehouse is such as to require the full provision of parking facilities to be constructed, the Building
7 Official shall report this fact to the City Council which may, after holding a hearing of which the
8 owner shall be notified, require such additional parking to be installed.

9 (e) Off-street Freight Loading Requirements. At the time of construction, alteration, or
10 enlargement of any commercial or industrial building having a floor area of 10,000 square feet or
11 more, and containing a use or uses which requires off-street freight loading, off-street freight loading
12 areas shall be provided on the premises to serve the use and maintained as follows:

- 13 (1) Six hundred square feet for the first 10,000 square feet of floor area;
- 14 (2) An additional 600 square feet for each additional 20,000 square feet of floor area.

15 (f) Joint Parking. Uses that have nonconcurrent parking demand may join their parking
16 facilities so as to reduce aggregate parking requirements as follows:

17 (1) B-5 District. The uses shall be located in the B-5 District and may include
18 adjacent churches or chapels located outside the B-5 District. Uses that have nonconcurrent parking
19 demand may join their parking facilities; however, the use having the largest floor area shall provide
20 4.5 parking spaces for every 1,000 square feet of floor area, and all other uses included in the joint
21 parking arrangement shall provide two parking spaces per 1,000 square feet of their floor area;
22 provided, however, that the number of additional spaces that would be required in the absence of
23 this paragraph need not be provided physically, but sufficient land shall be reserved in the event that
24 future uses may not have nonconcurrent parking demand. For the purpose of determining the
25 adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written
26 agreement between the city and all parties to such use.

27 (2) O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4 Zoning Districts. The uses shall be
28 located in the following zoning districts: O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4, and may
29 include uses in adjacent O-2 districts and adjacent churches and chapels outside the above districts.
30 The aggregate parking requirement shall be computed on the basis of providing the parking required

1 for that use or those uses having concurrent parking demand that have the largest parking demands
2 as determined by the parking matrix (§ 27.67.020) and any additional conditions in this chapter;
3 provided, however, that the number of additional spaces that would be required in the absence of
4 this paragraph need not be provided physically, but sufficient land shall be reserved in the event that
5 future uses may not have nonconcurrent parking demand. For the purpose of determining the
6 adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written
7 agreement between the city and all parties to such use.

8 (3) O-1 District. The uses shall be located in the O-1 District and may include
9 adjacent churches or chapels located outside the O-1 District. Uses that have nonconcurrent parking
10 demand may join their parking facilities. The aggregate parking requirement shall be computed on
11 the basis of providing the parking required for that use or those uses having concurrent parking
12 demands that have the largest parking demands as determined by the parking matrix and any
13 additional conditions in this chapter; provided, however, that the number of additional spaces that
14 would be required in the absence of this paragraph need not be provided physically, but sufficient
15 land shall be reserved in the event the future uses may not have nonconcurrent parking demand. For
16 the purpose of determining the adequacy of the joint parking arrangement, all such joint parking use
17 shall be authorized by a written agreement between the city and all parties to such use.

18 Section 2. That Section 27.67.040 of the Lincoln Municipal Code as hitherto existing
19 be and the same is hereby repealed.

20 Section 3. That this ordinance shall take effect and be in force from and after its
21 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2006:

Mayor