

CZ 11040

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.67.040 of the Lincoln Municipal Code
 2 relating to special parking requirements to delete special parking requirements for rooming and
 3 boarding houses and to revise the parking requirements for fraternities and sororities; and repealing
 4 27.67.040 Section of the Lincoln Municipal Code as hitherto existing.

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

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

8 **27.67.040 Parking Requirements; Special Conditions.**

9 An alphabetical list of uses with special parking requirements for this title are set out in
 10 Figure 27.67.040 at the end of this chapter. The following special parking requirements shall apply
 11 to the listed uses in place of the general parking requirements found in Section 27.67.020:

12 (a) ~~Fraternity, sorority, and rooming and boarding houses:-~~

13 ~~_____ (1) In the R-6 District:-~~

14 ~~_____ (i) Fraternities: One space/400 sq. ft. livable floor area, within 600 feet of the~~
 15 ~~building:-~~

16 ~~_____ (ii) Sorority, rooming or boarding house: One space/700 sq. ft. livable floor~~
 17 ~~area within 600 feet of the building.-~~

18 ~~_____ (2) In the R-7 and R-8 Districts:-~~

19 ~~_____ (i) Fraternities: One space/700 sq. ft. livable floor area, within 1,200 feet of~~
 20 ~~the building.-~~

21 ~~_____ (ii) Sorority, rooming or boarding house: One space/1,100 sq. ft. livable floor~~
 22 ~~area within 1,200 feet of the building.-~~

23 A fraternity or sorority shall provide 0.75 spaces per resident or 0.50 spaces per
 24 resident when the premises is within 600 feet of a university or college. Parking shall be provided
 25 either onsite or within 600 feet of the premises.

1 (b) Group homes: One space per three client or employee residents, plus two spaces per
2 three nonresident employees on the largest shift; provided, however, that no spaces shall be required
3 for client residents who will not possess motor vehicle operator's licenses. Appropriate documenta-
4 tion from the group home licensing agency shall be provided evidencing the non-possession of
5 motor vehicle operator's licenses by clients.

6 (c) Adult care centers: One space/ employee on the largest shift, plus off-street
7 loading/unloading area for one automobile per ten care receivers. Joint parking with another use is
8 acceptable if the adult care center and the other use have nonconcurrent parking demands.

9 (d) Nursing homes: One space/3 beds.

10 (e) Elderly or retirement housing: One space/dwelling unit.

11 (f) Mini-warehouses:

12 (1) Two spaces for manager's quarters;

13 (2) One space for every 200 storage cubicles to be located at the project office for
14 the use of clients; provided access lanes and roads to the storage area are twenty feet in width to
15 allow vehicles to unload and pass. If access lanes and roads are less than twenty feet in width,
16 parking at a rate of one space per ten storage cubicles shall be provided equally throughout the
17 storage area.

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

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

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

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

24 (k) Recreational uses:

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

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

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

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

31 (m) Churches, chapels, public schools, private schools having a curriculum equivalent
32 to a public elementary or public high school, and private business or commercial schools: One
33 space/50 sq. ft. in largest assembly hall as determined by the City.

34 (n) Gymnastic, karate, judo, dance, music, and other similar academies: One space for
35 every three students allowed per class session plus one space for every employee. In those instances

1 where two sessions of classes occur one after another, without at least one-half hour separation
2 between sessions, the maximum number of students allowed at both sessions shall be combined in
3 determining the amount of required parking per class session.

4 (o) Housing for the physically handicapped: (see also Section 27.63.215) One space/
5 dwelling unit.

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

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

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

11 (s) Warehouses:

12 (1) Warehouses with a floor area of 50,000 square feet or less: one space per every
13 1,000 square feet of floor area or a minimum of one space per employee on the largest shift. The
14 floor area shall be calculated based on the total floor area of all structures on the lot.

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

20 (3) If the number of spaces required by the building ratio is greater than required by
21 the employee ratio in (1) or (2) above, the additional parking spaces need not be provided physically,
22 but sufficient areas shall be reserved for to accommodate construction of the additional spaces. If
23 the Building Official finds at any time that the character of the use of the warehouse is such as to
24 require the full provision of parking facilities to be constructed, the Building Official shall report
25 this fact to the City Council which may, after holding a hearing of which the owner shall be notified,
26 require such additional parking to be installed.

27 (t) Hotels and motels: one space per room and one space per 100 square feet of
28 accessory uses.

29 (u) Restaurants and Social Halls: one space per 100 square feet.

30 (v) Dwellings for caretakers employed and residing on the premises: one space per
31 dwelling unit.

32 (w) Early childhood care facilities: One space/ employee on the largest shift, plus off-
33 street loading/unloading area for one automobile per ten care receivers. Joint parking with another
34 use is acceptable if the early childhood care facility and the other use have nonconcurrent parking
35 demands.

1 (x) Domiciliary Care Facilities: One space for every four residents based on the
2 maximum occupancy allowed by the lot area and two spaces for every three employees on the
3 largest shift.

4 (y) Sale of alcoholic beverages for consumption on the premises: Provide on site one
5 space per 100 square feet of gross floor area.

6 (z) Greenhouses located in the AG or AGR zoning districts: One parking space shall be
7 provided for each employee on the maximum shift.

8 (aa) Heritage Centers and Agricultural Attractions located in the AG zoning district: One
9 space shall be provided for every 200 square feet of floor area devoted to permanent retail and
10 service use. In addition, an overflow parking area shall be provided with three stalls for every acre
11 included within the special permit area. Parking may be provided on unpaved areas, except for ADA
12 accessible stalls.

13 (bb) Community Halls located in the AG zoning district: There shall be adequate parking
14 for vehicles compatible with the number of people using the facility.

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

19 (1) Six hundred square feet for the first 10,000 square feet of floor area;

20 (2) An additional 600 square feet for each additional 20,000 square feet of floor area.

21 (dd) Joint Parking. Uses that have nonconcurrent parking demand may join their parking
22 facilities so as to reduce aggregate parking requirements as follows:

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

33 (2) O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4 Zoning Districts. The uses shall be
34 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
35 include uses in adjacent O-2 districts and adjacent churches and chapels outside the above districts.

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

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

19 (ee) Data Center: Two (2) spaces per three (3) employees on largest shift, plus land shall
20 be reserved to provide required parking for office uses in the underlying zoning districts in the event
21 the Data Center is changed to another office use.

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

24 Section 3. That this ordinance shall take effect and be in force from and after passage
25 and publication in one issue of a daily or weekly newspaper of general circulation in the City,
26 according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2011:

Mayor

