

## **ARTICLE XXXVI. Off-Street Parking**

### **§ 205-239. Purpose.**

The off-street parking regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

### **§ 205-240. General applications.**

- A. Applicability. Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures.
- B. Exemptions. Any use within the CBD Central Business District bounded by Jefferson Street on the east, Adams Street on the west, Third Street on the north and Lincoln Street on the south is exempt from the off-street parking requirements provided by § 205-241. Any off-street parking facility constructed in the CBD District after the effective date of this chapter must comply with the design standards set forth in this article.

### **§ 205-241. Schedule of off-street parking requirements.**

- A. Parking facilities for each use shall be provided in accord with the minimum requirements set forth below.
- B. Computation.
  - (1) When a computation of required parking results in a fraction of 0.5 or greater, the requirement should be rounded up to the next whole number.
  - (2) Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.
  - (3) When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code in effect for the City of Papillion at the time the use is established.

<b>Use Type</b>	<b>Number of Spaces</b>
<b>Agricultural Use Types</b>	
Horticulture	1 space per 1,000 square feet of sales area
Crop production	No requirement
Animal production	No requirement

Confined animal feeding operations	No requirement
<b>Residential Use Types</b>	
Single-family residential (detached or attached)	2 spaces per dwelling unit
Duplex, two-family, or townhouse residential	2 spaces per dwelling unit
Multifamily residential	1.5 spaces per efficiency or one-bedroom unit; 2 spaces per two-bedroom unit; 2.5 spaces for 3 or more bedroom units; 1 space per 2 units for elderly housing
Downtown residential	1 space per dwelling unit
Retirement residential	1 space per independent living unit, 0.5 spaces for assisted living units
Group residential	1 space for each 2 residents
Mobile home residential	2 spaces per dwelling unit
<b>Civic Use Types</b>	
Administration	1 space for 500 square feet
Cemetery	No requirement
Clubs	1 space per four-person capacity of combined area of spaces devoted to social activities, events, and food service.
Convalescent services	1 space for 4 beds
Cultural services	1 space per 500 square feet of public area
Day-care services	1 space per ten-person capacity, plus 1 space per employee of largest shift
Emergency residential services	0.5 spaces for each person capacity plus 1 space per employee of largest shift.
Group care facility	1 space per four-person capacity, plus 1 space per employee of largest shift
Group home	1 space per four-person capacity, plus 1 space

	per employee of largest shift
Guidance services	1 space per 300 square feet
Health care	1 space per 300 square feet, plus 1 space per employee of largest shift
Hospitals	1 space per 2 beds
Maintenance facilities	See Schedule A below
Parks and recreation	Requirement determined by program for each facility.
Postal facilities	See Schedule A below
Primary education	1 space per employee of largest shift, plus 10 stalls for visitors
Public assembly	1 space per four-person capacity
Religious assembly	1 space per four-person capacity in largest assembly area
Safety services	1 space per employee of maximum shift, plus 1 stall per 1,000 square feet
Secondary education	1 space per employee of maximum shift, plus 1 space for each three 11th and 12th grade students
Transitional Living Facility	1 space per four-person capacity, plus 1 space per employee of largest shift
Utilities	1 space per employee of maximum shift
<b>Commercial Use Types</b>	
Agricultural sales/service	See Schedule A below
Auto rental and sales, auto auction lots, equipment rental and sales	See Schedule A below
Auto service*	4 times service capacity
Body repair*	5 spaces per repair stall

Business support services	1 space per 500 square feet
Equipment repair	2 spaces for each service stall or unit of capacity
Bed and Breakfast	1 space per leasable unit plus two stalls for resident owners.
Business support services	See Schedule A below.
Campground	1 space per camping unit
Cocktail lounge	1 space per 200 square feet
Commercial recreation	1 space per four-person capacity
Communication services	See Schedule A below
Construction sales and service	See Schedule A below
Consumer services	1 space per 300 square feet; ATM's are included as drive-through facilities
Convenience storage	1 space per 20 storage units**
Equipment sales/service	See Schedule A below
Food sales (limited)	1 space per 250 square feet
Food sales (convenience or general)	1 space per 200 square feet
Funeral services	1 space per 3 person capacity of primary public space.
Garden Center	1 space per 500 square feet
Liquor sales	1 space per 200 square feet
Lodging	1 space per unit
Personal services	1 space per 300 square feet
Pet services	1 space per 500 square feet
Recreational vehicle sales and storage	See Schedule A below

Restaurants (drive-in)	1 space per 50 square feet of customer service area
Restaurants (general)	1 space per two-person capacity in dining area
Restricted businesses	1 space per 200 square feet of sales space plus 1 space per person capacity of assembly spaces or customer service areas.
Retail services (limited)	1 space per 250 square feet
Retail services (large or mass)	1 space per 200 square feet
Stables/kennels	1 space per employee, plus 1 stall per 5,000 square feet of site area
Surplus sales	See Schedule A below
Trade services	1 space per 400 square feet
Travel centers, truck stops	1 space per 200 square feet
Veterinary services	1 space per 500 square feet
<b>Office Use Types</b>	
Corporate and General offices	1 space per 300 square feet
Data Center	1 space per employee of the largest shift plus 1 space per 10,000 square feet
Financial Services	1 space per 300 square feet of office space plus 1 space for 200 square feet of area devoted to customer use.
Medical offices	3 spaces per staff doctor or dentist
<b>Transportation Use Types</b>	
Aviation facilities, railroad facilities, truck terminal, transportation terminal	Parking requirement determined as part of approval of specific plans

<b>Miscellaneous Use Types</b>	
Broadcasting tower	No requirement
Nonputrescible landfill	No requirement
All landfills	No requirement
<b>Industrial Use Types</b>	
Agricultural industries	See Schedule A below
Light industry	See Schedule A below
General industry	See Schedule A below
Heavy industry	See Schedule A below
Railroad facilities	See Schedule A below
Resource extraction	1 space per employee on largest shift
Salvage services	See Schedule A below
Warehousing (enclosed or open)	See Schedule A below
Construction yards	See Schedule A below

NOTES:

\*Auto service and body repair subject to other restrictions applicable under this chapter: see §§ 205-20HH and 205-22J for vehicle storage; also, see §§ 205-202A(1) and 205-209 for outdoor storage.

\*\*This standard may be reduced by 20% at the discretion of the Planning Director, if site plan review demonstrates that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during the peak hours of operation.

## Schedule A

This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics.

Function of Element	Requirement
Office or administration	1 space per 300 square feet
Indoor sales, display or service area	1 space per 500 square feet
Outdoor sales, display or service area	1 space per 2,000 square feet
Equipment servicing or manufacturing	1 space per 1,000 square feet
Indoor or outdoor storage or warehousing	1 space per 5,000 square feet

### § 205-242. Adjustment for Special Use Permits and Mixed Use Projects.

- A. For uses subject to Special Use Permit approval, the Planning Commission and City Council may adjust the minimum requirements of this section, in order to provide design, usability, attractiveness, or protection to adjoining uses. Such adjustments may increase the amount of parking, or increase site development standards above the minimum requirements required by this Ordinance.
- B. In MU Mixed Use projects, different uses may have complementary parking requirements. This can result in a parking requirement that is less than the sum of parking required for each use and added separately. The Planning Director may authorize an adjustment to the total parking requirement for separate uses located as part of a common development, or for separate uses located on adjacent sites and served by common parking facilities. All parking facilities subject to the mixed use adjustment must be located in a common facility, equally accessible and usable to all served uses.

### § 205-243. Parking facility location.

- A. Residential parking.
  - (1) Off-street parking for residential uses shall be located on the same lot or site as the use.
  - (2) Off-street parking areas for any multi-family residential uses shall not be located within a required front yard or street side yard.
- B. Nonresidential parking. Off-street parking for nonresidential uses shall be located on the same lot or site as the use or within 300 feet of that use if the parking site is within a zoning

district that permits the off-street parking use type. Control of ownership or use rights to the remote off-street parking must be demonstrated as a condition of permission.

- C. Angle or 90 degree parking along and accessed directly from a public street may only be approved through issuance of a special use permit.

**§ 205-244. Parking for people with disabilities.**

- A. Each off-street parking facility shall provide the number of parking spaces set forth below designed and designated for use by people with disabilities. Every eighth parking space shall be van-accessible. Design criteria and dimensions shall be in accordance with *Federal Register, Volume 56, No 144*. Parking facilities for single-family, duplex, two-family, and mobile home residential uses are exempt from this requirement.
- B. Spaces designated for people with disabilities shall have a minimum width of 8 feet and an immediately adjacent access aisle of not less than 60 inches. Each handicapped space shall provide the shortest accessible route to an accessible building entrance, and shall not require users to walk or wheel behind parked cars. Such spaces shall be designated with an upright sign exhibiting the universal symbol for accessibility by the handicapped. All such spaces shall be designed in compliance with the standards of the Americans with Disabilities Act.
- C. Van accessible stalls: One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a minimum width of 96 inches and shall be designated as "Van Accessible."

**Table 205-244: Accessible Parking Requirements**

Number of Stalls	Number of Required Accessible Spaces	Number of Stalls	Number of Required Accessible Spaces
1-25	1	201-300	7
26-50	2	301-400	8
51-75	3	401-500	9
76-100	4	501-1,000	2% of total
101-150	5	1,001 and over	20, plus 1 for each 100 stalls over 1,000
151-200	6		

**§ 205-245. Bicycle parking.**

- A. Each parking facility providing 50 spaces or more shall provide parking accommodations for bicycles as provided below:

**Table 205-245: Bicycle Parking Requirements**

Number of Required Parking Stalls	Required Bicycle Spaces
50-100	5
100-150	8
150-200	10
Over 200	2 additional spaces for each 50 parking stalls

- B. Bicycle parking facilities shall include bicycle racks secured to prevent easy removal, bicycle lockers, or bicycle posts or bollards expressly designed for the secure storage.
- C. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking not reserved for use by disabled people.
- D. Bicycle parking should be located to prevent hazards or obstructions to the normal flow of pedestrians into a use.

**§ 205-246. Off-street parking design standards.**

A. Dimensions.

- (1) Standard parking stalls shall be nine feet wide and 18 feet long.

B. Pavement and drainage.

- (1) Off-street parking facilities shall be hard-surfaced (asphalt or concrete) and maintained with materials sufficient to prevent mud, dust or loose material. [Amended 10-6-1998 by Ord. No. 1275]
- (2) Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties or public rights-of-way. Parking lot design shall make maximum use of techniques that reduce the flow and velocity of stormwater, such as bioswales, grading, and on-site retention and detention.

C. Landscape and screening requirements. Landscape and screening requirements for parking facilities are set forth in § 205-233.

D. Entrances and exits.

- (1) Adequate access to each parking facility shall be provided by means of clearly defined and limited driveways or access points. Such driveways shall be designed to direct nonresidential traffic away from residential areas.
- (2) Parking facilities, other than driveways for single-family, duplex, two-family or mobile home residential uses, must permit vehicles to enter streets in a forward position.

E. Safety features.

- (1) Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility and shall not create blind, hidden or hazardous areas.
- (2) Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.

- F. Maintenance. All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris and litter; maintaining parking surfaces in sound condition; and providing proper care of landscaped areas.
- G. Adjustment. For uses subject to special use permit approval, the City Council, with the recommendation of the Planning Commission, may adjust the minimum requirements of this section in order to provide design, usability, attractiveness or protection to adjoining uses in a manner equal to or greater than the minimum requirements of this article.

**§ 205-247. Off-street loading.**

- A. Loading requirement. Any use which involves the receipt or distribution of freight, merchandise, supplies, vehicles or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading areas shall be designed to avoid undue interference with the public use of streets and sidewalks.
- B. Schedule of loading spaces. Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth below.
- C. Design standards.
  - (1) Each loading space shall be at least 10 feet wide by 50 feet long, with a vertical clearance of at least 14 feet.
  - (2) Paving of loading spaces and access areas shall be permanent, durable and free of dust.
  - (3) Off-street loading areas are subject to the landscaping and buffering requirements for parking facilities set forth in this article.

**Table 205-247: Off-Street Loading Requirements**

Gross Floor Area of Use (square feet)	Number of Required Loading Spaces
5,000 or less	None
5,001 to 25,000	1
25,001 to 75,000	2
Larger than 75,000	3

**§ 205-248. Stacking requirements for drive-through services.**

- A. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance as provided below.

**Table 205-248: Stacking Requirements for Drive-Through Services**

<b>Type of Operation</b>	<b>Minimum Stacking Space</b>
Financial Services with Drive-Up Tellers	4 vehicles per window or kiosk
Financial Services with Drive-Up ATM	4 vehicles per ATM station
Self-service or automatic car wash	Entrance: 4 vehicles per bay Exit: 1 vehicle per bay
Fast food restaurant and Coffee Shop*	Without menu boards: 4 vehicles in front of service windows With separate menu boards and service windows: A sum of 6 vehicles behind the menu board plus 2 behind the first service windows.
Drive-up pharmacies, dry cleaning, or other drive-up personal services	2 vehicles per service window
Gas stations	2 vehicles per pump
Gated parking lot, community entrance, or overhead door	1 vehicle per gate or door on local streets. 2 vehicles per gate or door on collector streets.

Note: Minimum vehicle lane shall be 12 feet. Vehicle length = 20 feet.  
\* May be increased based on Site Plan review.

- B. The Planning Director may adjust these requirements for specific projects, provided that the applicant can present a traffic study prepared by a professional traffic engineer demonstrating that such reduction is appropriate to the function of the project. A reduction must also be recommended by the City Engineer.
- C. All drive-through services must provide adequate alternative runaround access for vehicles not in a drive-through queue.

**§ 205-249. Parking for commercial, personal, and recreational vehicles.**

- A. Applicability. This section permits the parking of commercial, personal and recreational vehicles on a single lot in a residential district subject to specific conditions. All vehicles must be operational and be currently registered. [Amended 10-6-1998 by Ord. No. 1275]
- B. Hard surface parking. All parking of vehicles on a single lot in a residential district must occur on a hard-surface connected by a hard-surface to a dedicated public right-of-way and/or alley. The paved parking shall not exceed the maximum impervious coverage limit for the lot.
- C. Number of vehicles
  - (1) Commercial vehicles (heavy). No heavy commercial vehicles shall be parked on any lot within the R-1, R-2, R-3, R-4 and MH Residential Zoning Districts, except for two occurrences during any 30-day period to allow for unloading and loading. Each occurrence shall not exceed 48 hours in duration. [Amended 10-6-1998 by Ord. No. 1275]
  - (2) Commercial vehicles (light). A total of two light commercial vehicles may be parked on a single residential lot as permitted within any parking zone.

- (3) Personal vehicles. There shall be no limit to the number of personal vehicles parked in the any parking zone, but the same shall comply with all other city ordinances concerning nuisances and abandoned vehicle ordinances.
- (4) Recreation vehicles. Only one recreation vehicle is permitted in the front parking zone. There shall be no limit to the number of recreation vehicles parked in the street side, interior side, or rear parking zones, but the same shall comply with all other city ordinances concerning nuisances and abandoned vehicle ordinances.
- (5) Vehicle stacking. Personal and recreational vehicles may only be vertically stacked when the vehicle(s) being stacked can safely and legally be transported as cargo. Only one set of stacked vehicles shall be permitted in the front parking zone. Stacked vehicles that meet this requirement may be considered one vehicle for the purpose of parking requirements.

D. Location of parking. (NOTE: Any exceptions previously granted for the parking of personal or recreational vehicles prior to the adoption of Ord. No. 1275 shall remain in full force and effect.) [Amended 5-7-1996 by Ord. No. 1215; 10-6-1998 by Ord. No. 1275]

- (1) Parking is permitted within any enclosed structure when such structure conforms to the regulations of its zoning district. [Amended 5-7-1996 by Ord. No. 1215]
- (2) Front parking zone. The front parking zone is defined as the area between the front lot line and the front building line of the primary structure.
- (3) Rear parking zone. The rear parking zone is defined as the area between the rear lot line and the rear building line of the primary structure.
- (4) Street side parking zone. The street side parking zone is defined as the area between the street side lot line and the street side building line of the primary structure excluding any portion of the street side yard that is included in the front or rear parking zones. Parking of vehicles within a required street side parking zone is prohibited except when such parking occurs:
  - (a) On a driveway that takes direct access from the street adjacent to the street side yard, or:
  - (b) Within the area between the street side yard setback and the street side yard building line of the primary structure.
- (5) Interior side parking zone. The interior side parking zone is defined as the area between the interior side lot line and the interior side building line of the primary structure excluding any portion of the interior side yard that is included in the front or rear parking zones.

E. [Amended 10-6-1998 by Ord. No. 1275] Special provisions for recreational vehicles. Where permitted, parking and storage of recreational vehicles are subject to the following conditions:

(1) Recreational vehicles must be maintained in a clean, well-kept state.

(2) Recreational vehicles equipped with liquefied petroleum gas containers must ensure that such containers must meet the current standards of the Interstate Commerce Commission, the United States Department of Transportation or the American Society of Mechanical Engineers. Any valves must be closed at all times that the vehicle is not in preparation for immediate use. Leaks in containers must be repaired immediately.

(3) Recreational vehicles shall not be used as a residence within any R-1, R-2, R-3, R-4 and MH Zoning District except by temporary nonpaying guests of the owner of the property for a maximum of three consecutive days or 20 days total during any calendar year.

F. The storage, keeping or abandonment of parts, including scrap metals, from motor vehicles or machinery, or parts thereof, is prohibited on any lot, parcel or tract of land or part thereof, situated within the zoning jurisdiction of the City of Papillion, except in enclosed buildings or garages or where otherwise permitted by this chapter.

**§ 205-250. (Reserved)**

**§ 205-251. (Reserved)**

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