

Memorandum



To: Planning Commission Members

CC:

From: Marcus Baker, City Planner

Date: 4/10/2008

Re: Revisions to the Zoning Ordinance, Section 7.06 Schedule of Minimum Off-Street Parking and Loading Requirements

Agenda Item 4D: Proposed Revisions to City of La Vista Zoning Ordinance - Section 7.06 Schedule of Minimum Off-Street Parking and Loading Requirements

Revisions have been made to the minimum parking and loading requirements in the Zoning Ordinance to eliminate uses that no longer appear in the code; to add parking requirements for uses that appear elsewhere in the code; and to revise requirements for uses that are creating an overabundance of parking or not enough parking. It is also suggested by City Staff that loading space requirements be eliminated.

The American Planning Association's Planners Advisory Service has been utilized to help determine appropriate minimum requirements for vehicle parking. Also, other cities' parking requirements in the region have been consulted. These revisions are shown in a final draft and are ready for Planning Commission review and recommendations.

Staff Recommendation Item 4D: Recommend approval of the proposed revisions with any added changes, if applicable.

Section 7.06 Schedule of Minimum Off-Street Parking and Loading Requirements

Uses	Parking Requirements	Loading Requirements
Adult Entertainment Establishments	One (1) space per <i>100 square feet of gross floor area; plus one (1) space per employee on peak shift.</i> 2 persons of licensed capacity	
<i>Amusement Arcades</i>	<i>One (1) space for each 100 square feet of gross floor area, in addition to one (1) space for each employee on the maximum shift</i>	
<i>Animal Specialty Services</i>	<i>One (1) space per 300 sq. feet of gross floor area</i>	
<i>Bowling Alleys</i>	<i>Four (4) spaces per alley</i>	
Bed and Breakfast/Boarding House	One (1) space per rental unit	
Churches, Synagogues, and Temples	One (1) space per 4 seats in main worship area	
<i>Social clubs, including or fraternal organizations</i>	One (1) space per 500 s.f. of gross floor area	
<i>College/University</i>	<i>One (1) spaces per every two (2) students of occupancy plus one (1) per employee.</i>	
Commercial Uses		
Agricultural Sales / Service	One (1) space per 500 s.f. of gross floor area	
Automotive Rental / Sales	One (1) space per 500 s.f. of gross floor area	
<i>Automotive Repair Services (ing)</i>	Three (3) spaces per repair stall	
Bars, Taverns, Nightclubs	<i>One (1) space per 100 square feet of gross floor area, including outside seating; plus one (1) space per employee on peak shift.</i> <i>Parking equal to 30% of licensed capacity</i>	
Body Repair	Four (4) spaces per repair stall	
Equipment Rental / Sales	One (1) space per 500 s.f. of gross floor area	

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Campground	One (1) space per camping unit
Commercial Recreation	One (1) space per 4 persons of licensed capacity
Communication Services	One (1) space per 500 s.f. of gross floor area
Construction Sales / Service	One (1) space per 500 s.f. of gross floor area
<i>Convenience Store with limited fuel sales</i>	<i>One (1) space per 200 s.f. of gross floor area; spaces adjacent to fuel pump are included in total number.</i>
Food Sales (limited)	One (1) space per 300 s.f. of gross floor area
Food Sales (general)	One (1) space per 200 s.f. of gross floor area
General Retail Sales Establishments	One (1) space per 200 s.f. of gross floor area
Laundry Services	One (1) space per 200 s.f. of gross floor area
Restaurants w/ Drive-thru	One (1) space per 150 s.f. of gross floor area; <i>plus five (5) stacking spaces for drive through window.</i>
Restaurants (General)	<i>One (1) space per four (4) seats or 1 per 100 square feet of gross floor area, including outside seating (whichever is greater); plus one (1) space per employee on peak shift.</i> <i>Parking equal to 40% of licensed capacity</i>
<i>Convalescent and Nursing Home Services</i>	One (1) space per 3 beds plus 1 per employee on the largest shift
<i>Day Child Care Center</i>	One (1) space per employee plus <i>(one)</i> 1 space or loading stall per each 10 <i>persons children of licensed capacity</i>
<i>Educational Uses, Primary facilities - Kindergarten, Elementary School, Junior High</i>	Two (2) spaces per classroom
<i>Educational Uses, Secondary Facilities - High School</i>	Eight (8) spaces per classroom plus 1 space per <i>teacher employee on largest shift</i>

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Funeral Homes and Chapels	Eight (8) spaces per reposing room
Group Care Facility	One (1) space per 4 persons of licensed capacity
Group Care Home	One (1) space per 4 <i>residents plus one additional space for each employee persons of licensed capacity</i>
Guidance Services	One (1) space per 300 s.f. of gross floor area
Health Club	One (1) space per 200 sq. feet of gross floor area, plus one space for each employee on peak shift.
Hospitals	One and one-half (1 1/2) spaces per 2 licensed beds; plus, .75 times the maximum number of employees during the largest shift.
Hotels and Motels	One (1) space per rental unit
Housing (Congregate)	
Assisted-living facilities	One (1) space per dwelling unit plus 1 space per employee on the largest shift
Duplex	Two (2) spaces per dwelling unit
Multi-family / Apartments / Condominiums	One (1) space per <i>bedroom sleeping unit—spaces to be sited in the general proximity of where the bedrooms sleeping units are located, plus, one (1) 0.5 additional space per apartment / condo (for 1 and 2 bedrooms sleeping units), and 1 1/2 spaces per apartment / condo (for 3 bedrooms sleeping units) to accommodate guest parking.</i>
Industrial Uses / Flex Space for Industrial	.75 times the maximum number of employees during the largest shift One (1) space per 3,000 sq. feet of gross floor area
Libraries	One (1) space 500 s.f. of gross floor area
Medical Clinics	Five (5) spaces per staff doctor, dentist, chiropractor One (1) space per 250 sq. feet of gross floor area
Mobile Home Park	Two (2) per dwelling unit
Offices and Office Buildings	One (1) space per 200 s.f. of gross floor area
Recreational Facilities	<i>One (1) space per four (4) occupants or, in the case of a nonstructural</i>

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facility, one (1) space per four (4) persons the facility is intended to accommodate

Residential (Single-family, attached and detached) Two (2) spaces per dwelling unit with 1 required to be enclosed

Roadside Stands Four (4) spaces per *establishment-stand*

Service-Oriented Establishments One (1) space per 200 s.f. of gross floor area

Special and Vocational Training One (1) space per 500 s.f. of gross floor area

Theaters, Auditoriums, and Places of Assembly One (1) space per 4 *seats; persons of licensed capacity*

Veterinary Establishments / Pet Health Services ~~Three (3) spaces per staff doctor~~ One (1) space for every 300 sq. feet of gross floor area

Wholesaling / Distribution Operations One (1) space per ~~2 employees on the largest shift~~ 5,000 sq. feet of gross floor area

Note: Approved Planned Unit Development (PUD) plans may reduce the minimum parking requirements if parking is shared among mixed uses or common uses.