

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2008 AGENDA**

Subject:	Type:	Submitted By:
ZONING TEXT AMENDMENTS — MINIMUM OFF-STREET PARKING REQUIREMENTS	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and an ordinance has been prepared for Council to consider amendments to Section 7.06 of the Zoning Ordinance regarding minimum off-street parking requirements.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approve.

BACKGROUND

A public hearing has been scheduled for Council to consider amendments to Section 7.06 of the Zoning Ordinance regarding minimum off-street parking requirements.

The proposed amendments have been made to the minimum parking and loading requirements for the following purposes:

- ◆ to eliminate uses that no longer appear in the code;
- ◆ to add parking requirements for uses that were not included but appeared elsewhere in the code;
- ◆ to revise the name of the use to match the name as it appears elsewhere in the code;
- ◆ to revise the parking calculations that were generating too much or too little parking;
- ◆ to eliminate the loading space requirements.

The American Planning Association's (APA) Planners Advisory Service was utilized to help determine the appropriate minimum requirements for vehicle parking. Also, the parking regulations for other cities within this area were reviewed for consistency and as a general measure.

Attached is a red-lined copy of each page of the Zoning Ordinance with the proposed amendments.

The Planning Commission held public hearings on April 17, May 15, and July 17, 2008, and recommended approval.

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

<i>Uses</i>	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>	
Bowling Alleys	Four (4) spaces per alley	
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	
College/University	One (1) spaces per every two (2) students of occupancy plus one (1) per employee.	
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	
Automotive <i>Repair Services</i> (ing)	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> Parking equal to 30% of licensed capacity	
Body Repair	Four (4) spaces per repair stall	
Equipment Rental / Sales	One (1) space per 500 s.f. of gross floor area	

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

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> Parking equal to 40% of licensed capacity
Convalescent and Home Services Nursing Home	One (1) space per 3 beds plus 1 per employee on the largest shift
Day-Child Care Center	One (1) space per employee plus (one) 1 space or loading stall per each 10 persons children of licensed capacity
Educational Uses, Primary facilities - <i>Kindergarten, Elementary School, Junior High</i>	Two (2) spaces per classroom
Educational Uses, Secondary Facilities - <i>High School</i>	Eight (8) spaces per classroom plus 1 space per teacher employee on largest shift

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

Funeral Homes and Chapels	Eight (8) spaces per reposeing room
Group Care Facility	One (1) space per 4 persons of licensed capacity
Group Care Home	One (1) space per 4 residents plus one additional space for each employee persons of licensed capacity
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 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 ½ spaces per apartment / condo (for 3 bedrooms sleeping units) to accommodate guest parking.
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	One (1) space per four (4) occupants or, in the case of a nonstructural

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

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 (excluding floor area used for keeping and caring for large farm animals.)*

**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.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 7.06 OF ORDINANCE NO. 848 (ZONING ORDINANCE); TO REPEAL SECTION 7.06 OF ORDINANCE NO. 848 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

SECTION 1. Amendment of Section 7.06. Section 7.06 of Ordinance No. 848 is hereby amended to read as follows:

Section 7.06 Schedule of Minimum Off-Street Parking Requirements

Uses	Parking Requirements
Adult Entertainment Establishments	One (1) space per 100 sq. feet of gross floor area; plus one (1) space per employee on peak shift.
Amusement Arcades	One (1) space for each 100 sq. feet of gross floor area, in addition to one (1) space for each employee on the maximum shift.
Animal Specialty Services	One (1) space per 300 sq. feet of gross floor area.
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.
Social clubs or Fraternal Organizations	One (1) space per 500 sq. feet of gross floor area.
Commercial Uses	
Agricultural Sales / Service	One (1) space per 500 sq. feet of gross floor area.
Automotive Rental / Sales	One (1) space per 500 sq. feet of gross floor area.
Automotive Repair Services	Three (3) spaces per repair stall.
Bars, Taverns, Nightclubs	One (1) space per 100 sq. feet of gross floor area, including outside seating; plus one (1) space per employee on peak shift.

Equipment Rental / Sales	One (1) space per 500 sq. feet of gross floor area.
Campground	One (1) space per camping unit.
Communication Services	One (1) space per 500 sq. feet of gross floor area.
Construction Sales / Service	One (1) space per 500 sq. feet of gross floor area.
Convenience Store with Limited Fuel Sales	One (1) space per 200 sq. feet of gross floor area; spaces adjacent to fuel pump are included in total number.
Food Sales (limited)	One (1) space per 300 sq. feet of gross floor area.
Food Sales (general)	One (1) space per 200 sq. feet of gross floor area.
General Retail Sales Establishments	One (1) space per 200 sq. feet of gross floor area.
Laundry Services	One (1) space per 200 sq. feet of gross floor area.
Restaurants w/ Drive-thru	One (1) space per 150 sq. feet of gross floor area; plus five (5) stacking spaces for drive through window.
Restaurants (General)	One (1) space per four (4) seats or 1 per 100 sq. feet of gross floor area, including outside seating (whichever is greater); plus one (1) space per employee on peak shift.
Nursing Home	One (1) space per 3 beds plus 1 per employee on the largest shift.
Child Care Center	One (1) space per employee plus (one) 1 space per 10 children.
Educational Uses, Primary facilities - Kindergarten, Elementary School, Junior High	Two (2) spaces per classroom.
Educational Uses, Secondary Facilities - High School	Eight (8) spaces per classroom plus 1 space per teacher.
Funeral Homes and Chapels	Eight (8) spaces per reposing room.

Group Care Home	One (1) space per 4 residents plus one additional space for each employee.
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 bedroom.
Industrial Uses / Flex Space for Industrial	One (1) space per 3,000 sq. feet of gross floor area.
Libraries	One (1) space 500 sq. feet of gross floor area.
Medical Clinics	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 sq. feet of gross floor area.
Recreational Facilities	One (1) space per four (4) occupants or, in the case of a nonstructural 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 stand.

Special and Vocational Training	One (1) space per 500 sq. feet of gross floor area.
Theaters, Auditoriums, and Places of Assembly	One (1) space per 4 seats.
Veterinary Establishments / Pet Health Services	One (1) space for every 300 sq. feet of gross floor area (excluding floor area used for keeping and caring for large farm animals.)
Wholesaling / Distribution Operations	One (1) space per 5,000 sq. feet of gross floor area.

SECTION 2. Repeal of Section 7.06 as Previously Enacted. Section 7.06 of Ordinance No. 848 as previously enacted is hereby repealed.

SECTION 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

SECTION 5. This ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED THIS 19th DAY OF AUGUST 2008.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk