

## **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 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 shall 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>	
<b>Animal Production</b>	No requirement
<b>Confined animal feeding operation (CAFO)</b>	No requirement
<b>Horticulture</b>	1 space per 1,000 square feet of sales area

<b>Livestock sales</b>	See Schedule A below
<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
Group residential	1 space for each 2 residents
Manufactured home residential	2 spaces per dwelling unit
Mobile home park	2 spaces per dwelling unit
Mobile home subdivision	2 spaces per dwelling unit
Retirement residential	1 space per independent living unit, 0.5 spaces for assisted living units, 0.25 spaces for dependent living units
<b>Civic Use Types</b>	
Administration	1 space for 500 square feet
Assisted Living	0.5 spaces per assisted living unit
Cemetery	No requirement
Clubs	1 space per four-person capacity of combined area of spaces devoted to social activities, events, and food service.
College and university facilities	See Schedule B below
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

Detention facilities	See Schedule B below
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
Hospital	1 space per 2 beds
Intermediate care facility	1 space per four-person capacity, plus 1 space per employee of largest shift
Maintenance facilities	See Schedule A below
Nursing facility	1 space per four-person capacity, plus 1 space per employee of largest shift
Parks and recreation services	Requirement determined by program for each facility.
Postal facilities	See Schedule A below
Primary educational facilities	1 space per employee of largest shift, plus 10 spaces for visitors
Public assembly	1 space per four-person capacity in largest assembly area
Religious assembly	1 space per four-person capacity in largest assembly area
Safety services	1 space per employee of maximum shift, plus 1 space per 1,000 square feet
Secondary educational facilities	1 space per employee of maximum shift, plus 1 space for each three 11th and 12th grade students

Skilled Nursing Services	1 space per 4 beds
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 and service	See Schedule A below
Automotive auction lots	See Schedule A below
Automotive rental and sales	See Schedule A below
Auto services*	3 spaces per repair stall
Bed-and-breakfast	1 space per leasable unit plus two spaces for resident owners
Body repair*	4 spaces per repair stall
Body art services	1 space per 300 square feet
Business support services	1 space per 500 square feet
Business or trade schools	See Schedule B below
Campground	1 space per camping unit
Cocktail lounge	1 space per 100 square feet (including outside seating but excluding restrooms, hallways, storage areas, kitchen area, and service area)
Commercial recreation	4 spaces per alley (bowling) 2 spaces per court (tennis or racquet ball) See Schedule B (other indoor sports) 50 spaces per 9 holes (golf) 1 space per 100 SF of water surface (swimming pool)

	<p>2 spaces per court (tennis or other court games)</p> <p>1.5 spaces per hole (mini-golf)</p> <p>See Schedule B (other outdoor sports)</p> <p>1 space per 4 seats (theater)</p> <p>1 space per 4 persons capacity (other indoor entertainment uses)</p> <p>Smaller of 1 space per 4 seats or 50 SF of seating area (outdoor spectator uses)</p> <p>1 space per 400 SF of seating area (other outdoor entertainment uses)</p>
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
Equipment rental and sales	See Schedule A below
Equipment repair services	2 spaces for each service stall or unit of capacity
Food sales (limited)	1 space per 300 square feet
Food sales (convenience or general)	1 space per 200 square feet
Funeral services	1 space per 4 person in largest assembly area
Garden Center	1 space per 500 square feet
Gun sales	1 space per 250 square feet
Kennels	1 space per employee, plus 1 space per 5,000 square feet of site area
Laundry services	1 space per 300 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
Research services	1 space per 500 square feet
Restaurant (drive-in/drive-through or fast-food)	1 space per 50 square feet of dining and ordering areas (including outdoor seating area)
Restaurant (general)	1 space per 4 person capacity in dining area
Restricted (or Sexually Oriented) 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)	See Schedule A below
Stables and/or riding academies	1 space per employee, plus 1 space per 5,000 square feet of site area
Storage (Convenience)	1 space per 300 SF of office, with a minimum of 3 spaces per facility**
Storage (Limited Access)	1 space per 300 SF of office plus 1 space per 10,000 SF of storage area
Surplus sales	See Schedule A below
Tobacco sales	1 space per 250 square feet
Trade services	See Schedule A below
Travel centers, truck stops	1 space per 200 square feet
Vehicle storage (short-term)	See Schedule A below
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
Medical offices	1 space per 200 square feet
<b>Transportation Use Types</b>	
Aviation facilities, railroad facility, transportation terminal, and truck terminal	See Schedule B below
<b>Miscellaneous Use Types</b>	
Alternative energy production devices	See Schedule B below
Amateur radio tower	See Schedule B below
Communications tower	No requirement
Construction batch plant	See Schedule A below
Landfill (nonputrescible solid waste disposal)	No requirement
Landfills (putrescible and nonputrescible solid waste disposal)	No requirement
Wind energy conservation system (WECS)	No requirement
<b>Industrial Use Types</b>	
Construction yards	See Schedule A below
Custom manufacturing	See Schedule A below
Light industry	See Schedule A below
General industry	See Schedule A below
Heavy industry	See Schedule A below
Recycling collection	See Schedule A below

Recycling processing	See Schedule A below
Resource extraction	1 space per employee on largest shift
Salvage services	See Schedule A below
Vehicle storage (long-term)	See Schedule A below
Warehousing (enclosed or open)	See Schedule A below

NOTES:

\*Auto service and body repair subject to other restrictions applicable under this chapter: see §§ 205-20LL 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.

<b>Function of Element</b>	<b>Requirement</b>
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

## Schedule B

Specific requirements shall be determined by the Planning Director. Requirements shall be based on parking requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the Board of Adjustment.

### **§ 205-242. Adjustment for Special Use Permits and Mixed Use and Planned Unit Development Projects.**

#### A. Special Use Permit.

- (1) Adjustment of parking amount. For uses subject to Special Use Permit approval, the Planning Commission and City Council may adjust the minimum requirements of this Article, in order to provide design, usability, attractiveness, or protection to adjoining uses. Such adjustments may increase or decrease the amount of parking required by § 205-241; provided, that such adjustment shall be based on parking requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Further, any adjustments may be accompanied by an increase off-street parking design standards above the minimum requirements required by this Ordinance.
- (2) Use of on-street parking. The Planning Commission may recommend and the City Council may approve a Special Use Permit to authorize the use of on-street parking to meet the requirements of § 205-241. Any use of on-street parking shall be in accordance with the

#### B. In MU Mixed Use and PUD Planned Unit Development 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 such adjustment shall 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 600 feet of that use if the parking site is within a zoning district that permits the off-street parking use type, measured from the nearest property line to the nearest point of the off-street parking facility. Control of ownership or use rights to the remote off-street parking shall be demonstrated as a condition of permission.

C. Parking accessed from a public street. Any parking facility with 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 spaces: 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 Spaces	Number of Required Accessible Spaces	Number of Spaces	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 spaces 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 Spaces	Required Bicycle Spaces
50-100	5
100-150	8
150-200	10
Over 200	10 spaces, plus 2% of total parking spaces

- 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 principal 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.**

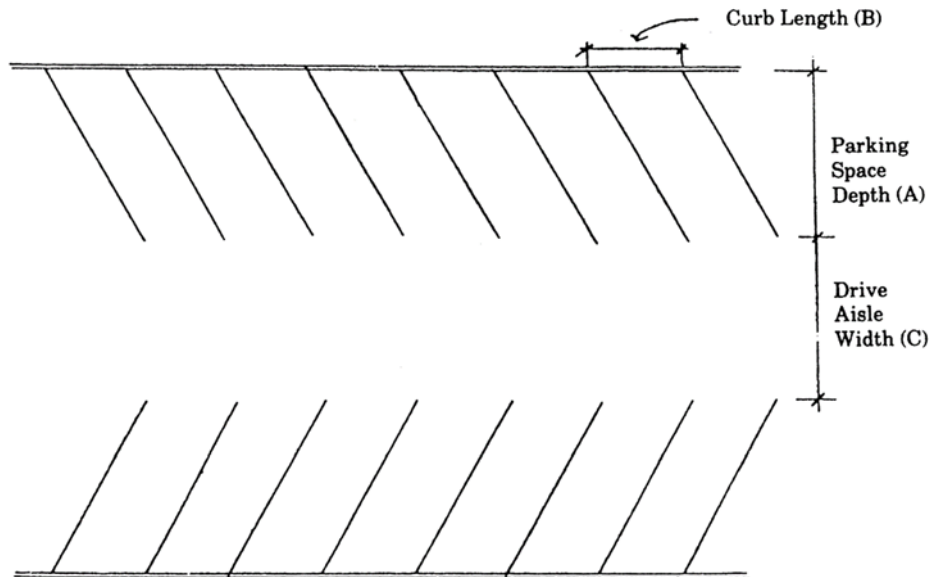
- A. Dimensions.

- (1) Standard parking spaces shall comply with the minimum dimensions specified in Table 205-246 and Figure 205-246. The standard parking space shall be at least nine feet wide and 18 feet long.

**Table 205-246: Off-Street Parking Dimensions**

Parking Pattern or Angle	Curb Length per Car (B) (Feet)	Parking Space Depth (A) (Feet)	Drive Aisle Width (C) (Feet)
0°	21.0	8.0	12.0
45°	12.7	19.0	13.0
60°	10.4	20.0	16.0
75°	9.3	19.7	22.0
90°	9.0	18.0	24.0

**Figure 205-246: Off-Street Parking Design Standards**



(2) Vehicle overhang. Where parking spaces lie adjacent to landscaped areas, the paved depth of the spaces may be decreased by two (2) feet to provide for a vehicular overhang area. The vehicular overhang area may not encroach into a required landscaped area or public sidewalk.

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, shall 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. (Reserved.)**

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

A. Applicability. This section permits the parking of commercial vehicles (heavy), commercial vehicles (light), personal vehicles, recreational vehicles, and trailers on a single lot in a residential district subject to specific conditions. All such vehicles and trailers shall be operational and be currently registered. [Amended 10-6-1998 by Ord. No. 1275]

B. Hard surface parking. All parking of vehicles and trailers on a single lot in a residential district shall 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. Measurement of recreational vehicles and trailers.

(1) Height. Height shall be measured from the grade of the hard surface where the vehicle or trailer is parked to the top of the vehicle excluding the contents stored on a trailer and any appurtenances.

- (2) Width. Width shall be measured at the widest points of the vehicle or trailer and shall, if applicable, exclude side mirrors, the contents stored on a trailer, and any appurtenances.
- (3) Length. The length of a recreational vehicle or trailer shall be measured from the front of the unit to the rear of the unit. For recreational vehicles, the measurement of length shall exclude any hitch or appurtenance attached to the vehicle. For trailers, the measurement of the length shall exclude the tongue so long as the tongue attaches to the rear of the pulling vehicle at or near axle height. In contrast, tongues that attach to the pulling vehicle above the axle, such as “goose neck” type or “fifth-wheel” type tongues, shall be included in the measurement of length.
- (4) Appurtenances. For the purposes of measurement of recreational vehicle height, width, and length, appurtenances to recreational vehicles shall include air-conditioning units, bicycle racks, spare tires, or similar items. For the purposes of measurement of trailer height, width, and length, appurtenances to trailers shall include air-conditioning units, bicycle racks, spare tires, boats, ATVs, or similar items.

#### D. 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) Recreational vehicles and trailers.
  - (a) Only one recreational vehicle or trailer that does not exceed a length of 20 feet, or a height of 12 feet, or a width of 10 feet is permitted in the front parking zone. There shall be no limit to the number of recreational vehicles or trailer parked in the street side, interior side, or rear parking zones provided that each recreational vehicle or trailer does not exceed a length of 45 feet, or a height of 12 feet, or a width of 10 feet, but the same shall comply with all other city ordinances concerning nuisances and abandoned vehicle ordinances.
  - (b) No recreational vehicles or trailers that exceed a length of 45 feet, or a height of 12 feet, or a width of 10 feet shall be parked on any lot within the R-1, R-2, R-3, R-4 and MH Residential Zoning Districts, except for five days per calendar month to allow for unloading and loading, provided that any part of a day shall constitute one day for the calculation of the unloading and loading period.

(c) Any owner of a Class B or Class C motor home that exceeds a length of 20 feet, or a height of 12 feet, or a width of 10 feet may apply for a Special Designated Recreational Vehicle Parking Permit (SDRVPP) to allow such Class B or Class C motor home to continue to be legally parked on the residential lot occupied by said owner of the Class B or Class C motor home, provided that such motor home was titled prior to May 31, 2017 and the SDRVPP was obtained no later than December 1, 2017. The SDRVPP may be used to allow a subsequent Class B or Class C motor home to be stored by the original applicant for the SDRVPP on the same residential lot for which the original SDRVPP was issued. The SDRVPP shall not be transferrable to any subsequent owner of the motor home, any subsequent owner or occupier of the residential lot for which the SDRVPP was issued, or any residential lot owned or occupied by the permit holder other than the lot for which the SDRVPP was issued.

(5) Vehicle stacking. Personal and recreational vehicles may only be vertically stacked on a trailer when the vehicle(s) being stacked, including the trailer, can safely and legally be transported as cargo. Only one set of stacked vehicles, including the trailer, shall be permitted in the front parking zone. A set of stacked vehicles, including the trailer, that meet this requirement may be considered one vehicle for the purpose of parking requirements.

E. Location of parking of commercial vehicles (heavy), commercial vehicles (light), personal vehicles, recreational vehicles, and trailers. (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) For any recreational vehicle or trailer over 20' in length, the full width and length of such recreational vehicle or trailer, as defined in § 205-249C, shall be entirely contained within the rear, street side, or interior parking zone(s) where such vehicle or trailer is parked. No portion of such recreational vehicle or trailer that is included in the measurement of length or width may encroach into the front parking zone.

(3) Front parking zone. The front parking zone is defined as the area between the front lot line and the front building line of the principal structure.

(4) Rear parking zone. The rear parking zone is defined as the area between the rear lot line and the rear building line of the principal structure.

(5) 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 principal 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 principal structure.
- (6) 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 principal structure excluding any portion of the interior side yard that is included in the front or rear parking zones.
- F. [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 shall be maintained in a clean, well-kept state.
  - (2) The owner, user, or operator of any recreational vehicles equipped with liquefied petroleum gas containers shall ensure that such containers shall meet the current standards of the Interstate Commerce Commission, the United States Department of Transportation or the American Society of Mechanical Engineers. Any valves shall be closed at all times that the vehicle is not in preparation for immediate use. Leaks in containers shall 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.
- G. 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)**

**§ 205-252. (Reserved)**