

*City of*

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**BEATRICE**

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*Nebraska*

**ZONING ORDINANCE**

**ARTICLE NINE  
OFF-STREET PARKING**

**LAST UPDATED – SEPTEMBER 2014**

# ARTICLE NINE – OFF-STREET PARKING

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## 901 Purpose

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. These 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.

## 902 General Applications

A site development plan for an off-street parking facility shall be prepared and submitted to the building official for review and approval prior to the issuance of a building permit. Before approving any off-street parking facility layout, the building official shall ensure that the requirements set forth in this Article are satisfied and that the spaces provided are usable and meet standard design criteria.

Nothing in this Article shall prevent the voluntary establishment of an off-street parking facility to serve any existing use, provided that all requirements are complied with.

Off-street parking spaces required herein shall be utilized solely for the parking of passenger automobiles or light trucks of less than one (1) ton capacity of employees, occupants, or customers and such spaces shall not be used for the storage or display of materials or products or the repair or dismantling of any materials.

### A. Applicability

Off-street parking shall be provided for any new building constructed, for new uses or conversions of existing buildings, for enlargements of existing structures, or if the use of any buildings, structure or premises is changed which will have the effect of increasing the need for parking spaces.

### B. Exemptions

Any use within the Central Business District (CBD) is exempt from the off-street parking requirements provided by Section 903. Any off-street parking facility constructed in the CBD District after the effective date of this Ordinance must comply with the design standards set forth in this Article.

A site development plan for off-street parking is not required for single-family dwellings.

## 903 Schedule of Off-Street Parking Requirements

Off-street parking for each use shall be provided in accord with the minimum requirements set forth in Table 9-1.

**A. Computation**

1. When a computation of required parking results in a fraction of .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 Beatrice at the time the use is established.

**B. Combination of Uses**

Where there is a combination of uses for an off-street parking facility, agreements may be made between uses which generate parking demands at different times in such a manner that the requirements of more than one use may be met by the same space. Provided, the parking demand for each such use involved is in fact met. Such agreements shall be approved by the building official and kept on file. The building official shall be contacted within three business days at such time the parking agreement is terminated or any changes to the agreement have been made. At such time the building official shall determine if the intent of this Article has been maintained. The city council may at any time terminate a parking agreement when it is determined that the intent of this Article has not been met.

**TABLE 9-1: OFF-STREET PARKING REQUIREMENTS**

Use Types	Parking Requirement
<b>Agricultural Uses</b>	
Horticulture	1 space per 1,000 square feet of sales area
Crop Production	No Requirement
Animal Production	No Requirement
Commercial Feedlots	No Requirement
Livestock Sales	1 space per 200 square feet of consumer sale area
<b>Residential Uses</b>	
Single-Family Detached	2 spaces per dwelling unit
Single-Family Attached	2 spaces per dwelling unit
Duplex	1.5 spaces per dwelling unit
Townhouse	1.5 spaces per dwelling unit
Multiple-Family	1.5 spaces per dwelling unit
Group Residential	1 space per resident
Mobile Home Residential	2 spaces per dwelling unit

Mobile Home Subdivision	2 spaces per dwelling unit
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**Civic Uses**

Administration	1 space per 300 square feet
Cemetery	No Requirement
Clubs	1 space per 500 square feet
College/University	8 spaces per classroom plus one space per employee
Convalescent Services	1 space per 4 beds
Cultural Services	1 space per 1,000 square feet
Day Care (Limited)	1 space per employee plus 1 space or loading stall for each 10 persons licensed capacity
Day Care (General)	1 space per employee plus 1 space or loading stall for each 10 persons licensed capacity
Detention Facility	1 space per employee on largest shift
Elderly Care Facility	1 space per 4 beds
Elderly Housing Facility	1.5 spaces per dwelling unit
Emergency Residential	1 space per 2 persons licensed capacity
Group Care Facility	1 space per 4 persons licensed capacity
Group Home	1 space per 4 persons licensed capacity
Guidance Services	1 space per 300 square feet
Hospital	1 space per bed patient capacity
Maintenance Facilities	See Schedule A
Park and Recreation	No Requirement
Postal Facilities	See Schedule A
Primary Education	2 spaces per classroom
Public Assembly	1 space per 4 persons licensed capacity
Religious Assembly	1 space per 4 persons licensed capacity in largest worship space
Safety Services	1 space per employee on largest shift
Secondary Education	8 spaces per classroom plus 1 space per employee on largest shift
Utilities	1 space per employee on largest shift

**Office Uses**

General Offices	1 space per 300 square feet
Medical Offices	1 space per 200 square feet
Financial Offices	1 space per 300 square feet

**Commercial Uses**

Agricultural Sales/Service	See Schedule A
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Automotive Rental/Sales	See Schedule A
Auto Services	3 times service capacity
Body Repair	4 spaces per repair stall
Equipment Rental/Sales	See Schedule A
Equipment Repair	See Schedule A
Vehicle Storage	NA
Bed and Breakfast	1 space per room
Building Maintenance	1 space per 500 square feet
Business Support Services	See Schedule A
Business/Trade Schools	1 space per 4 students
Campground	1 space per camping unit
Cocktail Lounge	1 space per 150 square feet
Commercial Recreation	1 space per 4 person capacity
Communication Services	1 space per 500 square feet
Construction Sales & Service	See Schedule A
Consumer Services	1 space per 200 square feet of customer service area
Convenience Storage	1 space per 10 storage units
Food Sales (Limited)	1 space per 300 square feet of sales area
Food Sales (General)	1 space per 200 square feet of sales area
Funeral Services	1 space per 4 person capacity in parlor + 1 space per employee and per vehicle maintained on site
General Retail Services	1 space per 200 square feet of sales area
Kennels	1 space per employee
Laundry Services	1 space per 200 square feet of customer service area
Liquor Sales	1 space per 200 square feet of sales area

**Commercial Uses**

Lodging	1 space per unit
Personal Improvement	1 space per 200 square feet
Personal Services	1 space per 200 square feet
Pet Services	1 space per 300 square feet
Research Services	1 space per 500 square feet
Restaurants (Drive-In)	Greater of 1 space per 40 square feet of dining area or 1 space per 150 square feet of gross floor area
Restaurants (General)	1 space per 2.5 person capacity in dining area
Stables	1 space per employee
Surplus Sales	See Schedule A

Veterinary Services	1 space per 500 square feet
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**Parking Uses**

Surface Parking	NA
Parking Structure	NA

**Industrial Uses**

Custom Manufacturing	See Schedule A
Light Industry	See Schedule A
General Industry	See Schedule A
Heavy Industry	See Schedule A
Recycling Collection	1 space per employee
Recycling Processing	1 space per employee
Resource Extraction	1 space per employee on largest shift
Salvage Services	See Schedule A
Warehousing	See Schedule A
Construction Yards	See Schedule A

**Transportation Uses**

Aviation Facilities	To be determined by Building Official
Railroad Facilities	No Requirement
Transportation Terminal	No Requirement
Truck Terminal	See Schedule A

**Miscellaneous Uses**

Broadcasting Tower	No Requirement
Construction Batch Plant	1 space per employee
WECS	No Requirement
Landfill (Non-Putrescible)	To be determined by Building Official
Landfill (Putrescible)	To be determined by Building Official

**TABLE 9-1: OFF-STREET PARKING REQUIREMENTS**

**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 Rental, Sales, Display or Service Area	1 space per 500 square feet.
Outdoor Rental, 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.

## **904 Parking Facility Location**

### **A. General**

1. Parking is permitted within any enclosed structure when the structure conforms to the requirements of the zoning district where it is located.
2. Parking is prohibited in every zoning district in the area between the street and the sidewalk or property line.
3. The vehicle shall not encroach on a public sidewalk or the public right-of-way. A sidewalk is considered to be public when it parallels a public right-of-way and is considered a required sidewalk.

### **B. 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 for multi-family or group residential uses shall be at least six feet from any main building.
3. Off-street parking for any residential use shall not be located within a required front yard or street side yard.

### **C. Non-residential Parking**

1. Location: Off-street parking for non-residential uses shall be located on the same lot or site as the use or shall be situated within three hundred (300) feet of the lot(s) on which the use or uses to be served by said off-site parking facility, measured along the nearest pedestrian walkway from the off-street parking facility to the nearest part of the lot where the use is located. The off-street parking facility must be located within the Office, Limited Commercial, General Commercial, Central Business, Light Industrial, or General Industrial Zoning Districts.
2. Use: The off-street parking facility shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials, or supplies.

**3. Improvements:**

- (a) The off-street parking facility shall comply with the provisions of this Article.
- (b) The individual parking spaces in any off-site parking facility shall be delineated either by properly anchored wheel stops in the case of gravel or crushed rock surfacing or by painting of stripes and installation of curb or wheel stops in the case of asphalt or concrete surfacing. Said curbs or wheel stops shall prevent the overhanging of vehicles beyond property lines or parking spaces.
- (c) If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling unit or residential district.

- 4. Stall accessibility:** Each required parking stall shall be individually and easily accessible based on good engineering practice. No motor vehicle shall be required to back onto any public street or sidewalk to leave any parking stall.

**905 Parking for Persons with Disabilities**

**A. Number of Parking Stalls Required**

Each off-street parking facility shall provide the number of parking spaces set forth in Table 9-2 designed and designated for use by people with disabilities. Off-street parking facilities shall comply with the Americans with Disabilities Act (ADA). Off-street parking facilities for single-family, duplex, and mobile home residential uses are exempt from this requirement.

**B. Location of Disabled Accessible Parking Spaces**

Accessible parking spaces serving a particular building or use shall be located on the shortest accessible route of travel from the parking area to an accessible entrance. In off-street parking facilities which do not serve a particular building or use, accessible parking shall be located on the shortest accessible route of travel to an accessible entrance of the off-street parking facility. In buildings or uses with multiple accessible entrances with adjacent parking areas, accessible parking spaces shall be dispersed and located closest to the accessible entrances. A route of travel shall be barrier free to an accessible building or use entrance and shall not require users to walk or wheel behind parked vehicles.

**C. Signage**

Signage of accessible parking spaces shall be designated as reserved by a sign showing a symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

**TABLE 9-2**  
**ACCESSIBLE PARKING REQUIREMENTS**

<b>Number of Stalls</b>	<b>Number of Required Accessible Spaces</b>	<b>Number of Stalls</b>	<b>Number of Required Accessible Spaces</b>
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
151-200	6		100 stalls over 1000

**906 Off-Street Parking Design Standards**

**A. Dimensions and Markings**

1. Standard parking stalls shall be 9 feet wide and 18 feet long. Accessible spaces shall have a minimum width of 12 feet.
2. Off-street parking facilities may provide up to 25% of their total stalls as designated compact stalls. Compact parking stalls shall be a minimum of 8.5 feet wide and 16 feet long.
3. All parking stalls in an off-street parking facility shall be appropriately and individually striped for channelization and movement of vehicles.

**B. Pavement and Drainage**

1. After the effective date of this ordinance, any new residential dwelling units built or moved onto a lot or any building converted into a residential dwelling unit shall have all driveways and parking areas constructed of asphalt, concrete, brick or concrete pavers, which shall extend to the street, except if the adjacent street has no curb or gutter, the driveway shall at a minimum extend to the property line.
2. All residential type dwellings shall use no more than fifty (50) percent of the front yard including city right-of-way and no more than sixty (60) percent of the combined side and rear yard for parking. All lots with more than one (1) frontage i.e. corner lots, shall conform to the above fifty (50) percent requirement to be determined by front yard area as defined by the street address. Existing hard surfaced parking areas exceeding fifty (50) percent of the front yard area and sixty (60) percent of the combined side and rear yard area on the effective date of this ordinance shall be exempt from the percentage limitations until the existing hard surface parking area is removed.
3. Off-street parking facilities or drive surfaces on the interior of a lot shall be composed of material other than dirt, grass or weeds, as identified below:
  - a. Concrete.
  - b. Asphalt.

- c. Bricks.
  - d. Concrete pavers.
  - e. Aggregate (but not pea gravel, sand or other aggregates symmetrical or round in nature less than one and one-half (1½) inches in diameter).
  - f. Fractured concrete.
  - g. Cinders.
  - h. Other similar dust-free materials approved by the Building Official.
  - i. All of the above materials (except a and b above) shall be contained within a suitable barrier of sufficient height e.g. (landscape timber, railroad ties, landscaping blocks, lumber, but excluding tires) that retain the material, and shall conform to the abutting surface topography, sufficiently anchored to resist movement, and must retain the parking surface materials from spreading into the street, alleys, or abutting vegetative areas.
  - j. Entire parking or driveway surface shall be evenly surfaced or covered so that at no time is the underlying dirt visible.
4. Off-street parking facilities, driveways, and drive surfaces shall be maintained in good condition and shall be free of all weeds, grass, other vegetation, dirt, trash, or debris.
  5. Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties.

### **C. Landscape and Screening Requirements**

Unless otherwise noted, each unenclosed off-street parking facility of over three thousand (3,000) square feet shall comply with the following regulations:

1. Each unenclosed off-street parking facility shall provide a minimum landscaped buffer of six (6) feet along any portion of such off-street parking facility abutting or encroaching upon a street.
2. Each off-street parking facility that abuts a residential district shall provide a ten (10) foot landscaped buffer along its common property line with the residential district.
3. Any off-street parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four (4) feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the Building Official.
4. Each unenclosed off-street parking facility of over four thousand five hundred (4,500) square feet within a street yard shall provide interior landscaped area equal to no less than five (5) percent of the total paved area of the parking facility. Parking facilities within the LI or GI Districts shall be exempt from this requirement.
5. Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in this Article.

#### **D. Entrances, Exits, and Maneuvering**

1. Adequate access to each off-street parking facility shall be provided by means of clearly defined and limited driveways or access points. Such driveways shall be designed to direct non-residential traffic away from residential areas.
2. Off-street parking facilities other than driveways for single-family, duplex, or mobile home residential uses must permit vehicles to enter streets in a forward position.
3. All off-street parking facilities must provide adequate internal room for safely maneuvering in and out of parking spaces without encroaching on public streets, walks, or alleys; and so that any vehicle may be parked and unparked without moving another vehicle.
4. Off-street parking facilities or driveway entries from a paved street shall have the curb ground or removed the entire width of the parking or driveway. A drive surface installed to the property line shall have the curb ground or sawed out the entire width of the drive surface.

#### **E. Safety Features**

1. Off-street 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.
3. Parking in an off-street parking facility shall not interfere with the thirty (30) foot vision triangle.

#### **F. Maintenance**

All off-street 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 and maintained in a state of good repair.

### **907 Off-Street Loading**

Required off-street loading areas shall not be construed as being part of any required off-street parking facility.

#### **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 in Table 9-3.

**TABLE 9-3  
OFF-STREET LOADING REQUIREMENTS**

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

**C. Design Standards**

1. Each loading space shall be at least ten (10) feet wide by fifty (50) feet long, with a vertical clearance of at least fourteen (14) feet. However, the Building Official may modify this size requirement in specific instances, based on the needs and character of an individual use.
2. Paving of loading spaces and access areas shall be permanent, durable, and dustless.
3. Off-street loading areas are subject to the landscaping and buffering requirements for off-street parking facilities set forth in this Article.

**908 Parking for Personal Vehicles**

**A. Applicability**

This section permits the parking of personal vehicles on a lot in a residential district subject to specific conditions. Personal vehicles shall include but not limited to passenger cars, vans, pick-up trucks, motorcycles, and trailers twenty (20) feet and under in length.

**B. Location of Parking**

1. Parking is permitted within any enclosed structure when such structure conforms to the regulations of the zoning district where it is located.
2. Parking is permitted outside of an enclosed structure in the side yard behind the line of the required front yard setback or in the rear yard.
3. Parking is permitted outside of an enclosed structure within the required front yard setback, subject to the following conditions:

- (a) The parking surface shall be composed of asphalt, concrete, brick, or concrete pavers and shall be adjacent to the driveway.
- (b) The vehicle is parked perpendicular to the front curb; and
- (c) The vehicle does not encroach on the public right-of-way.

## **909 Parking for Recreational Vehicles**

### **A. Applicability**

This section permits the parking of recreational vehicles on a lot in a residential district subject to specific conditions. Recreational vehicles shall include but not limited to recreational vehicles, race cars, trailers over twenty (20) feet in length, and boats.

### **B. Location of Parking**

1. Parking is permitted within any enclosed structure when such structure conforms to the regulations of the zoning district where it is located.
2. Parking is permitted outside of an enclosed structure in the side yard behind the line of the required front yard setback or in the rear yard, subject to the following conditions:
  - (a) The parking surface shall be composed of asphalt, concrete, brick, or concrete pavers and shall be adjacent to the driveway;
  - (b) The vehicle is parked perpendicular to the front curb; and
  - (c) The vehicle does not encroach on public right-of-way.

### **C. Maintenance and Storage of Recreational Vehicles**

1. The vehicle shall be maintained in a clean, well-kept state.
2. If the vehicle is equipped with liquefied petroleum gas containers, 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. The vehicle may be used only by non-paying guests for a maximum of three consecutive days or fourteen days during any calendar year.

(Ord. No. 12-018, Sec. 3-11, 4-2-12)