

City of Scottsbluff, Nebraska
Monday, January 10, 2022
Regular Meeting

Item New Bus5

Public Hearing - Ordinance Text Change

Zoning Text Change to Chapter 25 Article 22 regarding Off-Street Parking.

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ARTICLE 5: OFF-STREET PARKING/LOADING

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§ 25-5-1 SPACES; REQUIRED; WHEN; NUMBER.

Whenever a lot or tract of land shall be used for any of the following purposes, the owner or occupant shall provide and maintain off-street motor vehicle parking spaces as follows.

Land Use Parking Spaces

Land Use

Parking Spaces

Auction house

One space per 15 square feet gross floor area

Bowling alley

Six spaces per lane

Church, mortuary, sports arena, and theater

One space per four seats

Club (residential), hotel, and rooming house

One space per two guest rooms

Dance hall, skating rink, and lodge hall

One space per 100 square feet area

Fraternity, sorority, and dormitory

One space per two occupants

General commercial use

One space per 500 square feet gross floor area

Hospital
 One space per patient bed
 Motel
 One space per guest room
 Nursing home
 One space per two patient beds
 Offices
 One space per 400 square feet gross floor area
 Residential uses (except as provided below)
 One space per dwelling unit
 Residential - multi-dwelling unit
 One and one half-spaces per family
 Residential - multi-family
 One space per dwelling unit
 Low income, elderly, or handicapped occupants
 Residential - condominium
 One space per apartment, plus one guest parking space for each five apartments
 Residential - townhouse (except as provided above)
 Two spaces per dwelling unit
 Residential - cluster houses
 Two spaces per dwelling unit
 Restaurant and bar
 One space per three seats
 Retail store and shopping center
 One space per 250 square feet gross floor area
 Wholesale, warehousing, and manufacturing
 One space per 1000 square feet gross floor area
 Provided, in a C-1 District, no off-street parking spaces are required
 A fractional requirement of one-half or more requires an additional space; a fractional requirement less than one-half does not

§ 25-5-2 EXCEPTIONS.

If the Planning Commission finds from evidence submitted to it that fewer parking stalls than this article otherwise requires are needed for a lot or tract of land used for wholesale, warehousing, or manufacturing purposes, the Planning Commission may grant a permit to construct a facility that meets the actual need though less than generally required by this article. No off-street parking spaces are required for dwelling units or residential uses in a Central Business District (C-1) District.

(Ord. 3639, passed - -2000; Ord. 4152, passed - -2015)

§ 25-5-3 INCREASED USE; MOVED BUILDING.

If a building or structure required to have an off-street parking facility is increased in size, either by increasing the number of units by 15% or more, or by increasing the building size by 15% or more, additional off-street parking spaces shall be provided. If a building or structure is moved from one lot or tract of land to another, parking facilities must be provided to the same extent required for the construction of a new building or structure. (Ord. 3639, passed - -2000)

§ 25-5-4 LOCATION.

An off-street parking facility must be provided by the owner or person in possession of the premises which the facility is to serve, and shall be situated on the premises to be served by the facility. Provided, the Planning Commission may issue a special permit:

- (A) For two or more lots or tracts of land to be served by one facility; or
- (B) For a facility to be developed or used on a lot or tract of land (although such development or use otherwise would be prohibited by this chapter) for the purpose of serving an adjoining lot or tract of land in respect of which a special permit for a facility could be issued.

(Ord. 3639, passed - -2000)

§ 25-5-5 SETBACK AREA.

A required off-street parking facility may not be placed in a front or side street building setback area, except as herein provided. A required off-street parking facility may be placed in a front street building setback area in Planned Business Center Districts.

(Ord. 3639, passed - -2000)

§ 25-5-6 STALLS.

Off-street parking stalls, designed so that each stall can function independently of any other stall, shall meet the following minimum requirement:

Type	Width	Stall	Maneuvering Width
90 degree	10 feet	18 feet	26 feet
60 degree	10 feet	20 feet	20 feet
45 degree	9.5 feet	19 feet	14 feet
30 degree	9.5 feet	16 feet	12 feet

Parallel

(Ord. 3639, passed - -2000)

§ 25-5-7 BACK-OUT PARKING.

Back-out parking onto a public street is permitted only for single- and two-family dwellings.

(Ord. 3639, passed - -2000)

§ 25-5-8 PUBLIC ALLEY.

A public alley may be used as part of the maneuvering space requirement if the adjacent parking facilities are designed to utilize it as such.

(Ord. 3639, passed - -2000)

§ 25-5-9 SURFACE.

All off-street parking facilities, including approaches, loading, storage, sales, rental, service and maneuvering areas, shall be surfaced with concrete, asphalt, asphaltic concrete, or brick and shall be maintained with materials sufficient to prevent mud, dust, or loose material except as provided below:

(1) Sites within the A, AR, and R-1B Districts are exempt from this requirement.

(2) In residential areas, all parking spaces and driveways used for parking shall be paved, including driveways that lead to paved parking spaces.

(3) In M-1 and M-2 Districts, the paving requirement for parking and loading areas serving industrial uses is not required. The approach from the public right-of-way plus an additional ten (10) foot of driveway on private property must be paved. In addition, disability accessible parking spaces must be paved.

~~All-weather surfacing is required on all off-street parking, loading, storage, sales, rental, and service areas for motor vehicles, including service stations and used car lots.~~

(Ord. 3639, passed - -2000)

§ 25-5-10 DRAINAGE.

Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties. Parking lot design which discharges water onto public right-of-way is subject to review and approval by the Stormwater Specialist.

~~Drainage, meeting specifications approved by the Planning Commission, shall be provided for an off-street parking facility.~~

(Ord. 3639, passed - -2000)

§ 25-5-11 BUMPER CURBS.

A raised bumper curb, not less than six inches high and not less than six inches wide, shall be provided not less than 30 inches inside and parallel to the property line of any lot or tract of land abutting a public street on an off-street parking facility now existing or hereafter established.

(Ord. 3639, passed - -2000)

§ 25-5-12 WALKWAYS.

If a walkway is provided on an off-street parking facility between a building and parking stalls, it must be at least 36 inches in width.

(Ord. 3639, passed - -2000)

§ 25-5-13 FENCE AND SCREEN.

A solid fence or suitable screen, not less than 48 inches in height, shall be constructed and maintained on an off-street parking facility parallel and adjacent to any line of the lot which is a common boundary line with any adjoining lot that is in an R District.

(Ord. 3639, passed - -2000)

§ 25-5-14 LIGHTING.

If lighting is provided for an off-street parking facility, it shall be so constructed that the lights shine away from residential areas and public streets.

(Ord. 3639, passed - -2000)

§ 25-5-15 CERTIFICATE OF OCCUPANCY; CONDITION TO ISSUANCE.

A certificate of occupancy may not be issued for any building or structure until all off-street parking facility requirements have been met and are ready for use.

(Ord. 3639, passed - -2000)

§ 25-5-16 USES.

An off-street parking facility may be used only for parking automobiles; no sales activity, dead storage, repair work, dismantling, or servicing of any kind may be conducted on such a facility. Provided, if the number of off-street parking spaces provided on a lot or tract of land in an area zoned for commercial use exceeds the number of such spaces required in this article, merchandise may be offered for sale and sold on such excess spaces, and a truck used to haul such merchandise may be parked on such spaces during hours when the merchandise is being offered for sale.

(Ord. 3639, passed - -2000)

§ 25-5-17 OFF-STREET LOADING FACILITIES.

Each retail trade, retail or wholesale market, warehouse, supply house, wholesale and manufacturing business, hotel, hospital, laundry or dry cleaning establishments, or both, and any other place at which large amounts of goods are received or shipped, must have adequate off-street loading and unloading facilities. For each building having 10,000 square feet of gross floor area, one off-street loading space at least ten feet wide, 14 feet high, and 40 feet long, must be provided on the premises. One additional such off-street loading space must be provided for each additional 40,000 square feet of gross floor area. No encroachment may be made on a public right-of-way.

(Ord. 3639, passed - -2000)