

**ARTICLE 10
OFF-STREET PARKING, SOLID WASTE COLLECTION, AND PUBLIC SIDEWALKS**

11-1001. OFF-STREET PARKING

For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, off street parking in the form of private garages, carports or open areas made available exclusively for that purpose shall be provided. However, off-street parking is not required in the C-1, Central Business District. The parking area provided for each car space shall be designed so that each space can function independently of any other space and shall meet the following minimum requirements:

11-1002. OFF-STREET PARKING, PUBLIC ALLEYS

A public alley only may be used as part of the maneuvering space required.

11-1003. OFF-STREET PARKING, ONE AND TWO FAMILY DWELLINGS

For all one and two family dwellings there shall be provided two off-street parking spaces for each family unit, such parking areas to be located on the same lot as the main building or buildings, or in a community garage in the same block. Parking in zone R-1 may be head-in from a public street.

11-1004. OFF-STREET PARKING, OTHER USES

The following table shall be used as a guideline by the Planning Commission and City Council in determining the number of off-street parking spaces required of the land use as listed:

<u>LAND USE</u>	<u>NUMBER OF SPACES</u>
Hospitals	.40 - 1.2/bed
Nursing Homes	.20 - .40/bed
Day Care	.75 - 1/employee
Industrial	.33 - .5/employee
<u>LAND USE</u>	<u>NUMBER OF SPACES</u>
Commercial Recreation	
Indoor	5 - 7/1000 gfa
Outdoor	.25 - .35/patron
Bowling	4 - 5/1000 gfa
Auditorium (Churches, Theaters, etc.)	30% of seating capacity
Taverns, Dancing	8 - 12/1000 gfa
Restaurants	
Sit-Down	8 - 11/1000 gfa
Fast-food	10 - 17/1000 gfa
Medical/Dental/Veterinary Clinic	3.5 - 5.5/1000 gfa
Wholesale, Warehouse	.33 - .5/employee
Office	
Bank/Insurance	2.5 - 3.3/1000 gfa
General Office	2.0 - 3.5/1000 gfa
Motor Vehicle Sales and Service	2.0 - 3.5/1000 gfa
Retail	
General	3 - 5/1000 gfa

Shopping Center	3 - 5.5/1000 gfa
Hotels, Motels	.3 - 1/sleep. unit

gfa = gross floor area

11-1005. SIDEWALKS, REQUIRED

All sidewalks shall be installed in conformance with City of Kimball specifications for grade and thickness. Handicap provisions for sidewalks must conform to State of Nebraska Statutes 72-1101 through 72-1124.

11-1006. ADDITIONAL PARKING REGULATIONS

All off-street parking spaces shall be paved with a Portland Cement, asphaltic concrete, paving brick or brick, the thickness of which shall be determined by the Zoning Administrator or designee due consideration being given to the likely use of the facility by heavy vehicles and the anticipated degree of use

Any off-street parking lot in C-1, C-3, and R zones must be hard surface. All required parking spaces, as defined in this Article, for passenger vehicles shall be paved in any zone. The minimal parking lot surface material in all zones shall be gravel, except C-1, C-3 and R zones.

Required off-street parking areas for three (3) or more automobiles, excluding private residential use, shall have individual spaces marked for hard surface parking lots, and shall be so designed, maintained, and regulated that no parking nor maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without moving another.

All such parking areas shall be ready for use upon occupying a building except that the Zoning Administrator or designee may permit a delay, not to exceed six months, for parking surface in case of adverse weather conditions. Head-in parking from a public street or highway, excluding alleys, shall not be permitted. Ingress and egress shall be by means of paved driveways constructed in accordance with City of Kimball standards based on zoned occupancy as follows:

- R-1 through C-3, maximum width of 24 feet.
Except one and two family dwellings are exempted
from a maximum width requirement
- C-4 through C-6, minimum width of 30 feet.
maximum width of 35 feet.
- I-1 through I-2, minimum width of 30 feet.
maximum width of 40 feet.

No signs shall be permitted within the required parking areas except those necessary for the orderly parking thereon.

All parking areas, drives leading thereto, curb and drainage facilities shall be approved by the Zoning Administrator or designee, except those in R-1 district. The back of the curb of a paved parking area shall not be closer than three feet to a property line unless wheel stops are placed and maintained at the three foot line. R-1 driveways may be adjacent to and parallel with property lines. R-3 and other multi-family parking shall not be established in the required front yard setback or the front yard and side street setback on a corner lot except that parking motor vehicles shall be permitted in customary driveways of single and two-family dwellings.

The maximum number of driveways shall be one per forty feet of lot frontage.

The minimum distance between driveways shall be 12 feet except in Zones R-1 and R-3.

Spaces for the Handicapped shall be in accordance with Nebraska Statutes Section 72-1101 through 72-1124. Any lights used to illuminate the parking areas shall be so arranged to direct light away from any adjacent premise in a residential district.

The Board of Adjustment may permit the paving of fewer than the required number of spaces in cases where the immediate occupant of the premises clearly shows that fewer spaces are needed at that time provided that additional spaces sufficient to fully meet these regulations must be available for improvement and use at such time as the need may arise in the opinion of the City Council. The location and layout of both the initial spaces and the ultimate required spaces shall be shown on an accurate plan endorsed by the Board of Adjustment and kept on file by the Zoning Administrator or designee.

11-1007. SOLID WASTE COLLECTION FACILITIES

Solid waste collection shall be as specified in the City of Kimball Municipal Code. Space shall be provided on the property, but not in the required front yard or side-yard setback areas, for an adequate number of solid waste containers as determined by the City Sanitation Department. Such space shall be free of any restraints from other utilities or parked vehicles and must be maintained accessible to collection trucks. In the event the property is served by a commercial solid waste disposal firm, placement of the collection containers must be approved by the City. However, this regulation is not intended to restrict the temporary placement of roll-out containers moved to the curb or alley for solid waste collection purposes.

11-1008. PUBLIC SIDEWALKS

Public sidewalks are required on both sides of all streets unless differently specified by the City Council or hereafter enacted amendment to the Municipal Code.

Sidewalks shall be placed in the dedicated street right-of-way adjacent to the curb. Residential sidewalks shall not be less than four (4) feet wide. Commercial sidewalks shall be of the width specified elsewhere in the Municipal Code.

11-1009. PERMIT REQUIRED

Off-street parking within the corporate boundary shall be allowable only by permit from the City Zoning Administrator. A permit is required for all creation, improvements, or alterations. The application form shall include, but is not limited to, the following:

- (1) The name and address of the applicant;
- (2) A description of the parking lot location and street name;
- (3) A statement that the applicant is the titleholder or the titleholder's agent of the property, and a description of such property;
- (4) A scale drawing of the proposed parking lot for which a parking permit is requested, including adjacent property lines, present and proposed sidewalks, and access from all streets and alleys. Drawing should designate appropriate measurements, including ingress and egress locations, landscaping, parking layout, plan for handling storm water drainage, lighting, and surface material (type, depth & subsurface preparations);
- (5) A statement of the off-street parking lot needs and purposes for the permit.

A permit fee will be required if the request is not part of a construction building permit, and will be based on the value of improvements according to the Building Department Fee Schedule as adopted by the City Council.

11-1010. LANDSCAPING & SCREENING

Each unenclosed hard surface parking facility over 6,000 square feet shall provide interior landscaped area equal to no less than 5 percent of the total paved area of the parking facility. All vision clearance shall be met according to Article 11-905.

A landscaping plan must be submitted with an off-street parking permit application for all hard surface lots. Such plan shall be drawn to scale, include the entire lot or tract and shall show ground covers such as seeded or sodded areas, shade trees, shrubs and any walls or fences. Such areas and facilities as loading docks, trash bins and outside storage yards shall be screened by such trees, shrubs and fences to the extent that the appearance of the premises from adjacent streets and property is attractive and pleasing. The purpose and intent of such landscaping is to provide shade and greenery, soften architectural lines, provide maximum absorption of surface water and present an attractive appearance. Large parking lots shall be divided down into sections as appropriate for the type and size of the development.

The adequacy of the landscape plan shall be reviewed and determined by the Zoning Administrator and other City Departments as appropriate. An applicant may appeal a denial of a landscape plan to the Board of Adjustment if he/she feels that the denial is unreasonable and the Board of Adjustment shall have the final approval or denial authority. Compliance with the landscape and screening plan, as approved, is mandatory and any failure to carry out all details of said plan shall be deemed a violation of the building permit and inspection procedure.

Any commercial or industrial district parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four 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 Zoning Administrator.

11-1011. LANDSCAPING MAINTENANCE

The property owner is responsible for maintenance and/or replacement of the landscaping according to the permitted landscape plan. Dead and dying plants shall be replaced by the owner. No buildings, storage of materials, or parking shall be permitted within the landscaped area, and the landscaped area shall be maintained and kept free of all debris, rubbish, weeds and tall grass.

11-1012. LIGHTING REQUIREMENTS

Lighting is required for all new off-street parking lots unless an exemption is given by the Zoning Administrator, and the purpose of the exemption be filed with the building permit. All lighting requirements will be based upon the National Electric Code and the table below.

(a) Open Parking Facilities

General Parking and Pedestrian Area				Vehicle Use Area (only)		
Level of Activity	Lux (Minimum on Pavement)	Footcandles (Minimum on Pavement)	Uniformity Ratio (Average: Minimum)	Lux (Minimum on Pavement)	Footcandles (Minimum on Pavement)	Uniformity Ratio (Average: Minimum)
High	10	0.9	4:1	22	2	3:1
Medium	6	0.6	4:1	11	1	3:1
Low*	2	0.2	4:1	5	0.5	4:1

(b) Covered Parking Facilities

Day Areas	Lux (Average on Pavement)	Footcandles (Average on Pavement)	Night		
			Lux (Average on Pavement)	Footcandles (Average on Pavement)	Uniformity Ratio (Average: Minimum)
General Parking and Pedestrian areas	54	5	54	5	4:1
Ramps and corners					
Entrance areas	110	10	54	5	4:1
	540	50	54	5	4:1

* This recommendation is based on the requirement to maintain security at any time in areas where there is a low level of nighttime activity.

11-1013. VACANT LOTS

A vacant lot is not permitted to be used as a parking lot unless the code requirements are met for the creations of off-street parking.

11-1014. EXEMPTIONS

All off-street parking lots in existence at the time of the passage of this ordinance (**6-17-2003**) shall be considered prior existing, non-conforming parking lots. These lots shall be allowed to remain provided the use of the facility for which they are intended does not change in zoning classification and they are maintained in good condition, free of all weeds, trash, other debris, and water pools or puddles.

Additional off-street parking stall required by expansion, modification, alteration or change of use shall meet the newly adopted standards.