

# LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 18, 2006 PLANNING COMMISSION MEETING

**P.A.S.:** County Change of Zone #05086 - "B" parking

**PROPOSAL:** Text amendment to amend :

County *Zoning Resolution*, Article 7.007, "B" Parking Regulations. .

**CONCLUSION:** This amendment would provide a specific parking requirement for ministorage facilities in the "B" Business District. This would reflect parking provisions existent in the Lincoln zoning ordinance today.

**RECOMMENDATION:**

Approval

## **ANALYSIS:**

1. The proposed zoning amendment would provide a specific parking requirement for "ministorage" use in the county "B" Business District.
2. This change was requested by the Lancaster County Board after they received a Board of Zoning Appeals request to adjust the parking for a miniwarehouse storage facility in the county. The basic district requirement of one space per 200 square feet was felt to be excessive for the use.
3. This amendment reflects the language currently in the Lincoln Zoning Ordinance.

## **Proposed Language:**

### **ARTICLE 7**

#### **"B" BUSINESS DISTRICT**

#### **7.007. Parking Regulations.**

1) Accessory parking spaces shall be provided on the lot in the amount of one space for each two hundred (200) square feet of floor area in the building or buildings on the premises. Single-family residential units shall provide one parking space per dwelling unit. Multiple family dwelling units shall provide 1.5 parking spaces per dwelling unit.

2) Notwithstanding the provisions of 7.007(1), the following uses have special parking demands or high traffic generation, and are required to provide minimum parking as follows:

(a) Miniwarehousing:

(i) Two spaces for manager's quarters plus one space for every 200 storage cubicles to be located at the project office for the use of clients;

(ii) Access lanes and roads that allow storage area parking shall be 20' in width to allow vehicles to unload and pass. If access lanes and roads are less than 20', parking at a rate of one space per ten storage cubicles shall be provided equally throughout the storage area.

Prepared by:

---

Mike DeKalb, AICP, 441-6370, [mdekalb@ci.lincoln.ne.us](mailto:mdekalb@ci.lincoln.ne.us)  
Planner  
December 30, 2005

**APPLICANT:** Marvin Krout, Planning Director, for the  
Lancaster Count Board  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

**CONTACT:** Mike DeKalb, 441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)