

ORDINANCE NO. 2023-9.1 (d)

AN ORDINANCE OF THE CITY OF BENNET, LANCASTER COUNTY, NEBRASKA, TO AMEND SECTION 7.02 OF THE ZONING ORDINANCE TO EXEMPT CERTAIN PARCELS IN THE FLEX DISTRICT FROM PARKING REQUIREMENTS AND TO REQUIRE A PARKING SITE PLAN FOR THE REMAINDER OF THE FLEX DISTRICT; TO REPEAL ANY CONFLICTING ORDINANCES; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNET, LANCASTER COUNTY, NEBRASKA:

Section 1. Section 7.02 of the Zoning Ordinance is hereby amended as follows:

Section 7.02 Off-Street Automobile Storage

1. Off-street automobile storage or standing space shall be provided on any lot on which any of the uses or similar uses found in Section 7.03.
2. Off-street automobile storage or standing space shall be provided with vehicular access to a street or an alley.
3. For purposes of computing the number of parking spaces available in a given area, the ratio of 250 square feet per parking space shall be used. Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
4. All parking spaces for single-family, two-family, and multi-family dwellings, rooming and boarding houses, convalescent homes, and mobile homes shall be either gravel or paved with asphalt or concrete.
5. In Districts R-1 and R-2 required off-street parking for residential uses shall be provided on the lot on which the use is located. In all other districts, if the vehicle storage space or standing space required in section 7.03 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Planning Commission and City Council, the City Council may permit such space to be provided on another off-street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
6. Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
7. Some uses may require two different use types to be calculated together in order to determine the total parking requirement, i.e. primary schools may require one calculation for classrooms and another for assembly areas.
8. The parking requirements herein do not apply to certain parcels within the Flex District, including parcels abutting Madison Street from Fir Street to Garden Street, parcels abutting Fir Street from Madison Street to Monroe Street, parcels abutting Garden Street from Madison Street to Monroe Street, and parcels west of Monroe Street from Fire Street to Garden Street; approval of a parking site plan by the zoning administrator shall be required for all other parcels in the Flex District.
9. All off-street parking conditions shall meet the ADA requirements in Section 7.05 of this Ordinance.

Section 2. All conflicting ordinances, or parts thereof, are hereby repealed.

Section 3. This Ordinance shall be published in book or pamphlet form within fifteen (15) days of passage and shall be available for inspection at the City Office.

Section 4. This Ordinance shall be in full force and effective from and after its passage and publication as provided by law.

SUSPEND
READINGS
(3/4 VOTE)

Sept 11, 2023

FIRST READING

SECOND READING

THIRD READING

PASSED AND APPROVED THIS 11th DAY OF September 2023.

Michele Lincoln
Michele Lincoln, City Clerk

Ryan Cheney
Ryan Cheney, Mayor

