

NOTICE OF PUBLIC HEARING ON
THE ADOPTION OF AN AMENDMENT TO THE ZONING ORDINANCES
IN SERGEANT BLUFF, IA

You are hereby notified that the Planning & Zoning Commission will hold a Public Hearing at 5:30 p.m. on Tuesday, January 3, 2017, in the City Hall Council Chambers, 401 4th Street, Sergeant Bluff, IA, to hear public comments on proposed amendments to Article 7: Parking Requirements, Section 7.02: adding Mall or Multi-Use Parking requirements to the Zoning Ordinances of Sergeant Bluff. The proposed amendments will be available at City Hall during regular office hours for review by the public, and available on the web at: <http://www.cityofsergeantbluff.com/>

All interested persons are urged to comment, either in person, by agent or attorney, or in writing.

Danny Christoffers, P&Z Secretary

Section 7.02 Off-Street Automobile Storage

- 7.02.01 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.
- 7.02.02 Off-street automobile storage or standing space shall be provided with vehicular access to a street or an alley.
- 7.02.03 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.
- 7.02.04 All parking spaces for single-family, two-family, and multi-family dwellings, rooming and boarding houses, convalescent homes, and mobile homes shall be paved with asphalt or concrete.
- 7.02.05 In Districts RS150, RS80, and RG60 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 and Zoning 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.
- 7.02.06 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.
- 7.02.07 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 a calculation for classrooms and another for assembly areas.
- 7.02.08 The parking requirements herein do not apply to the BGC Central General Business District.
- 7.02.09 All off-street parking conditions shall meet the ADA requirements in Section 7.05 of this Ordinance.
- 7.02.10 In District MF-1, any multi-family development shall provide additional guest parking in addition to all required parking per Section 7.03. Said guest parking shall be added as follows:

5 - 10 units	10 – 20 units	Over 20 units
+6 guest parking spaces	+10 guest parking spaces	Add one additional space for each 10 units over 20 units

7.02.11 Mall or Multi-Use Parking shall be calculated using the following formula: Type B Occupancy gross square footage shall require 1 parking space per 250 square feet, + Type A Occupancy gross square footage shall require 1 parking space per every 3 persons of licensed occupancy capacity.

Exception: If Occupancy types are unknown, the parking spaces shall be calculated at a rate of 4.5 spaces per 1,000 gross square feet OR the assumption that 80% of the gross floor area will be Type B and 20% of the gross floor area will be Type A, and the above mentioned formula shall be calculated with those statistics.

DEFINITIONS

Mall – For the purpose of this code, a Mall shall mean a group of at least four commercial buildings, either physically connected or not, who share a common required parking lot.