

ORDINANCE NO. 1075 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 165 (LAND DEVELOPMENT-ZONING REGULATIONS) OF THE CITY CODE TO UPDATE OFF-STREET PARKING REQUIREMENTS

BE IT ENACTED by the City Council of the City of Nevada, Iowa, as follows:

SECTION 1. SECTION MODIFIED. Chapter 165 (Land Development – Zoning Regulations), Section 165.19 (Off-Street Parking) is hereby amended by updating the **highlighted, bold underlined** language:

165.19 OFF-STREET PARKING.

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

1. General Applications and Exemptions. Off-street parking shall be provided for any new building constructed, for new uses or conversions of existing buildings, or for enlargements of existing structures. Any use within the DC Downtown Commercial District other than Downtown Residential is exempt from the off-street parking requirements provided by subsection 2 below. Any off-street parking facility constructed in the DC District after the effective date of the Zoning Ordinance must comply with the design standards set forth in this section.

2. Schedule of Off-Street Parking Requirements. Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 165.19-1.

A. When a computation of required parking results in a fraction of 0.5 or greater, the requirement shall be rounded up to the next whole number.

B. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.

C. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code or other official determinations of occupancy in effect for the City of Nevada at the time the use is established.

TABLE 165.19-1: Minimum Off-Street Parking Requirements

Agricultural Use Types	
Horticulture	1 space per 1,000 1,500 square feet of sales area
Crop/Animal Production	No requirement
Residential Use Types	
Single-Family Residential	3 spaces per dwelling unit
Duplex Residential	2.5 spaces per dwelling unit

Townhouse Residential	2.5 spaces per dwelling unit
Multi-Family Residential	2.5 spaces per dwelling unit 1 Space per Studio; 1.5 Spaces per bed, 2.5 spaces per 2 bed, 3.5 spaces per 3 bed
Downtown Residential	2 spaces per dwelling unit
Group Residential	1 space for each resident
Mobile Home Residential	2 spaces per dwelling unit
Retirement Residence	2 spaces per independent living unit; 1.5 spaces per assisted living unit, plus one space per employee of the largest shift
Civic Use Types	
Administration	1 space for 300 square feet of gross floor area
Cemetery	No requirement
Clubs	1 space per 4 5-person capacity
College/University	1 space per three students
Convalescent Services	1 space for 4 beds
Cultural Services	1 space per 500 750 square feet of gross floor area
Day Care Services	1 space per 5 6 -person capacity + 1 space per employee of largest shift.
Group Care Facility	1 space per 4-person capacity + 1 space per employee of largest shift
Group Home	1 space per 4-person capacity + 1 space per employee of largest shift
Guidance Services	1 space per 300 square feet
Health Care	1 space per 300 square feet + 1 space per employee of largest shift
Hospitals	1 space per 2 beds
Maintenance Facilities	See Schedule A
Parks and Recreation	No requirement
Postal Facilities	See Schedule A
Primary Education	1 space per employee of largest shift + 10 stalls for visitors
Public Assembly	1 space per 4 5 -person capacity
Religious Assembly	1 space per 4-person capacity in largest assembly area
Safety Services	1 space per employee of maximum shift + 1 stall per 4,000 1,500 sq. ft
Secondary Education	1 space per employee of max shift + 1 space for each 3 11th and 12th grade students

Utilities	1 space per employee of maximum shift
Commercial Use Types	
Agricultural Sales/Service	See Schedule A
Auto Rental and Sales	See Schedule A
Auto Service *	4 times service capacity
Body Repair *	5 7 spaces per repair stall
Business Support Services	1 space per 500 750 square feet
Campground	1 space per camping unit
Cocktail Lounge	1 space per 200 400 square feet
Commercial Recreation	1 space per 4-person capacity
Communication Services	1 space per 500 750 square feet
Construction Sales	See Schedule A
Consumer Services	1 space per 200 750 square feet
Convenience Storage	1 space per 20 storage units **
Equipment Sales/Service	See Schedule A
Food Sales (All Types)	1 space per 200 400 square feet
General Retail Services	1 space per 200 400 square feet
Liquor Sales	1 space per 200 400 square feet
Lodging	1 space per unit
Personal Improvement	1 space per 200 300 square feet
Personal Services	1 space per 300 400 square feet
Pet Services	1 space per 500 400 square feet
Restaurants (Drive-in)	1 space per 50 150 square feet of customer service area
Restaurants (General)	1 space per 3 4-person capacity in dining area
Stables/Kennels	1 space per employee + 1 stall per 5,000 sq. ft. of site area
Surplus Sales	See Schedule A
Trade Services	1 space per 500 square feet
Veterinary Services	1 space per 500 square feet
Office Use Types	

Corporate Offices	1 space per 300 500 square feet
General Offices	1 space per 300 500 square feet
Financial Services	1 space per 300 500 square feet
Medical Offices	3 spaces per staff doctor or dentist
Miscellaneous Use Types	
Broadcasting Tower	See Schedule A
Non-Putrescible Landfill	See Schedule A
All Landfills	See Schedule A
Industrial Use Types	
Agricultural Industries	See Schedule A
Light Industry	See Schedule A
General Industry	See Schedule A
Heavy Industry	See Schedule A
Railroad Facilities	See Schedule A
Resource Extraction	1 space per employee on largest shift
Salvage Services	See Schedule A
Warehousing	See Schedule A
Construction Yards	See Schedule A

* Auto Service and Body Repair subject to other restrictions applicable under this chapter:

See Section 4: Use Types - “Vehicle Storage”; also

Section 6: Supplemental Use Regulations, “Outdoor Storage.”

** This standard may be reduced by up to 20% at the discretion of the Building Official, if site plan review demonstrates that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during the peak hours of operation.

Schedule A

This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics

Function of Element	Requirement
Office or Administration	1 space per 300 500 square feet
Indoor Sales, Display or Service Area	1 space per 500 750 square feet

Outdoor Sales, Display or Service Area	1 space per 2,000 3,000 square feet
Equipment Servicing or Manufacturing	1 space per 1,000 square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 square feet

SECTION 2. REPEALER. All ordinances or parts or ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved 1st Reading on this 24th day of November, 2025.

Passed and approved 2nd Reading on this 8th day of December, 2025.

Passed and approved 3rd and final Reading on this ___ day of ___, 2026.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk