ATTACHMENT A

PARKING REQUIREMENTS:

C-2 (W. BROADWAY OVERLAY) ZONING
PER CITY OF OMAHA ZONING:
RESTAURANT (DRIVE-IN): 1 SPACE PER 100 SF
2,800 SF BUILDING/100 = 28 SPACES

REQUIRED TOTAL SITE PARKING: 28 STALLS
REQUIRED TOTAL SITE HANDICAP: 2 STALLS

PROPOSED TOTAL SITE PARKING: 28 STALLS
PROPOSED TOTAL SITE HANDICAP: 2 STALLS

ZONING REQUIREMENTS:

C-2 ZONING
FRONT YARD: 15 FEET
STREET SIDE YARD: 10 FEET
REAR YARD: 10 FEET
SIDE YARD: 5 FEET
MAX HEIGHT: 50 FEET
LOT COVERAGE: 60% MAX

OTHER ZONING REGULATIONS:

WEST BROADWAY OVERLAY
BUILD TO ZONE (SUPERSEDES SETBACKS):
5' MIN SETBACK FROM PROPERTY LINE
20' MAX SETBACK FROM PROPERTY LINE

REQUIRED FRONTAGE LANDSCAPING: 5' WIDE PROVIDED FRONTAGE LANDSCAPING: 5' WIDE

CURB CUTS:
FOR CORNER LOTS A MAX OF ONE CURB CUT PER FRONTAGE, REGARDLESS OF LENGTH.

WEST BROADWAY CURB CUTS SHALL NOT BE LESS THAN 75 FEET FROM THE INTERSECTING STREET CURB.

SIDE STREET CURB CUTS SHALL BE LOCATED NOT LESS THAN 28' ON AN UN-SIGNALIZED INTERSECTION FROM WEST BROADWAY.

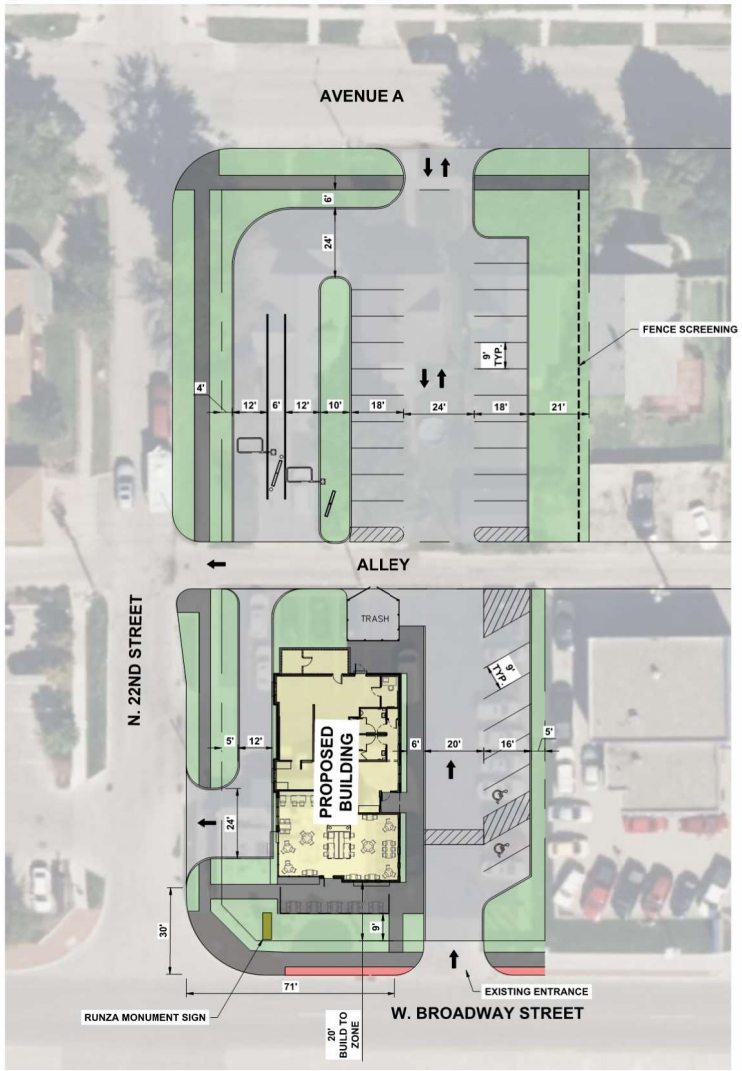
DRIVE THROUGH:
IN SITUATIONS WHERE DRIVE-THROUGH LANES ARE LOCATED IN FRONT OF BUILDINGS, THE DRIVE-THROUGH LANES SHALL BE SCREENED FROM ADJACENT PUBLIC STREET RIGHT-OF-WAY BY ONE OF THE FOLLOWING METHODS:

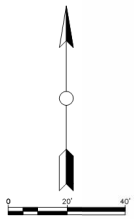
1. A MAXIMUM FOUR-FOOT MASONRY WALL, SUBJECT TO THE BASE MATERIALS LISTED IN CBMC SECTION '5.32A.080, ARCHITECTURE;
2. A VEGETATIVE WALL CAPABLE OF PROVIDING A SUBSTANTIALLY OPAQUE BARRIER AND ATTAINING A MATURE HEIGHT OF FOUR-FEET WITHIN THREE (3) YEARS OF PLANTING;
3. AN ARCHITECTURAL FEATURE ATTACHED TO THE BUILDING; OR
4. A COMBINATION THEREOF.

*LANDSCAPE PLAN WILL NEED TO BE PROVIDED TO MEET ALL LANDSCAPING REQUIREMENTS.

Table 8B-1.02: Minimum Parking Dimensions

Parking Lot Dimension				Parking Angle (θ)				
				Two-way Aisle			One-way Aisle	
				90°	60°	45°	60°	45°
Stall Projection			SP	18'-0"	15'-7"	12'-9"	15'-7"	12'-9"
Aisle Width			A	24'-0"	25'-10"	29'-8"	20'-4"	21'-6"
Base Module			M_1	60'-0"	57'-0"	55'-2"	51'-6"	47'-0"
Single Loaded Module			M_2	42'-0"	39'-0"	37'-7"	32'-6"	29'-5"
Wall to Interlock			M_3	60'-0"	55'-10"	52'-2"	49'-4"	44'-0"
Interlock to Interlock			M_4	60'-0"	53'-8"	49'-2"	47'-2"	41'-0"
Overhang			o	2'-6"	2'-2"	1'-9"	2'-2"	1'-9"
Stall Width	8'-6"	Width Projection	WP	8'-6"	9'-10"	12'-0"	9'-10"	12'-0"
		Interlock	i	0'-0"	2'-2"	3'-0"	2'-2"	3'-0"
	9'-0"	Width Projection	WP	9'-0"	10'-5"	12'-9"	10'-5"	12'-9"
		Interlock	i	0'-0"	2'-3"	3'-2"	2'-3"	3'-2"





INSINGER ENGINEERING

No.	Revision/Issue	Date

Project Name and Address
RUNZA RESTAURANT
2146 W BROADWAY ST.
COUNCIL BLUFFS, IA

Sheet Name: SITE PLAN
Date: 11/1/2023
Scale: 1" = 20'
Sheet: 1