

**Zoning Code  
Chapter 11**

**Parking Standards**

**Article 1. General Conditions, §§ 11-010–11-050**

**Article 1. General Conditions**

**Sec. 11-010. General Requirements.**

(1) **Application.** Off-street parking and loading regulations shall apply to all buildings and land uses established after December 13, 1988. At the time an existing land use or building use changes, a building expands, or an existing parking lot expands or is altered, the existing and any required additional off-street parking and loading areas must be brought into conformance with the regulations of this Chapter, subject to the provisions of Sections 8-410 through 8-480.

(2) **Required Plan.** Except for single and two family residences, all applications for a building permit or for a certificate of occupancy shall include a site plan drawn to scale and dimensioned indicating the location of off-street parking and loading spaces in compliance with this Chapter.

(3) **Reduction and Use of Parking or Loading Space.** Off-street parking facilities existing as of December 13, 1988 shall not be reduced to an amount less than that required under this Chapter for a similar new building or use. Off-street parking facilities provided to comply with this Chapter shall not be reduced below the Chapter requirements. Required parking or loading space shall not be used for storage of goods, trash disposal containers, or vehicles that are inoperable or for sale or rent, or any use other than the parking of vehicles.

(4) **Location of Parking.** Required off-street parking space shall be provided on the same lot as the principal building except as noted in Section 11-040 (5).

(5) **Buffers and screens.** Off-street parking areas of four or more spaces and loading areas on properties that are adjacent to any residential district shall be screened from the residential district by one or more of the following: an opaque fence per Section 4-540, a planting screen, a land berm of appropriate height or combination of the foregoing. Plans for a fence or landscaping screen shall be submitted for approval at the time of site plan application and shall be installed as part of the approved site improvements. Off-street parking for single and two family residences shall not be required to be screened.

(6) **Lighting.**

A. Maximum site illumination shall be regulated as follows:

1. Site illumination shall not exceed .4 foot-candles at ground level when measured at an adjoining residential property.
2. Lighting on the site and building shall be directed downward, and installed so as to prevent direct light from being detectable at the lot line of the site on which the light source is located.

B. Lighting structures shall be located within a safety island or around the perimeter of the parking area and shall not be placed as freestanding structures within the parking area.

C. Lighting as described in this Subsection shall not shine directly into the public right-of-way or onto any residential use. (Ord. No. 567, 12-13-88; Ord. No. 662, 11-23-99; Code of 2001)

**Section 11-020. Construction and Maintenance.**

(1) **Surfacing.** All off-street driving, loading, and parking areas shall have a paved surface. No vehicle may be parked and no property owner shall allow a vehicle to be parked off-street unless the vehicle is on and over an approved bituminous, concrete, brick, or decorative block surface that spans the entire vehicle. The definition of a “vehicle” in Minn. Stats. §169.011 is hereby adopted for the purpose of this ordinance and includes any conveyance with an axle. (Ord. 768, 11-25-2008).

(2) **Curbing.** All off-street driving, loading, and parking areas shall be constructed with poured-in-place concrete curb except for single and two family residences.

(3) **Striping.** All parking stalls shall be marked with white or yellow painted lines not less than four inches wide except for single and two family residences.

(4) **Traffic Safety Islands.** Traffic safety islands shall be installed at the ends of each parking tier. Additional traffic safety islands may be required to maintain safe and orderly flow of traffic within the parking lot.

(5) **Boulevard Parking.** The boulevard portion of the street right-of-way shall not be used for parking except for improved driveways serving single and two family residences.

(6) **Required Setbacks for Parking Areas, Aisles, and Driveways.** No parking area, aisle, or driveway shall be provided in the following setback areas measured to the lot line except for driveways needed to cross the setback area to provide access to a public right-of-way.

	<b>RESIDENTIAL</b>	<b>BUSINESS</b>	<b>INDUSTRIAL</b>
<b>FRONT YARD</b>	30 ft.	30 ft.	40 ft.
<b>SIDE YARD</b>	5 ft. (15 ft. if zoned R-3A or R-3B and abutting on R-1 or R-2 zoned property)	5 ft. (25 ft. if abutting residentially zoned property)	5 ft. (60 ft. if abutting residentially zoned property)
<b>REAR YARD</b>	5 ft. (15 ft. if zoned R-3A or R-3B and abutting an R-1 or R-2 zoned property)	5 ft. (25 ft. if abutting residentially zoned property)	5 ft. (60 ft. if abutting residentially zoned property)
<b>SIDE STREET YARD</b>	30 ft.	30 ft. *15 ft. by Special Use Permit	40 ft. (60 ft. if across from residentially zoned property) *20 ft. by Special Use Permit

\* May be allowed by the City Council by approval of a Special Use Permit in accordance with the

standards of Section 8-130 and where it is determined no adverse impact would be created and would be compatible with the planned and existing characteristics of the surrounding streets and land uses.  
(Ord. No. 756, 2-26-08)

(7) **Parking Space and Aisle Standards.** All parking spaces and aisles shall comply with the minimum standards specified in this Subsection.

<b>Standard Parking</b>			
ANGLE	CURB LENGTH	STALL LENGTH	AISLE WIDTH
(DEGREES)	(FEET)	(FEET)	(FEET)
90	9.0	18	24
60	10.5	18	18*
45	12.5	18	16*

<b>Handicapped Parking</b>			
ANGLE	CURB LENGTH	STALL LENGTH	AISLE WIDTH
(DEGREES)	(FEET)	(FEET)	(FEET)
90	12.0	18	24
60	13.5	18	18*
45	15.5	18	16*

\* All angle parking requires one-way aisles.

(8) **Driveway and Curb Cut Standards.**

- A. In all districts except R-1 and R-2 and in all multiple family residential, commercial, and industrial uses, no driveway entrances shall be less than fifty feet from any right-of-way line of a street intersection.
- B. For single and two family residences located in R-1 and R-2 districts, no driveway entrances shall be less than twenty feet from any right-of-way line of a street intersection.
- C. Parking stalls may not obstruct access to enclosed parking spaces and be counted toward the minimum number of parking stalls required, except for single and two family residences.
- D. The distance between driveways on the same parcel for single family and two family residences shall be no less than forty feet.
- E. In all other cases, the distances between driveways shall be no less than fifty feet.
- F. Driveways shall intersect streets at a ninety degree angle.
- G. No property under common ownership and used as a single unified use shall be entitled to more than two curb cuts or access points unless a site plan or site plan amendment for a greater number is approved by the City Council.
- H. No curb cut or access point shall be created directly into any street of collector status or greater unless approved by the City or County.
- I. In all commercial and industrial districts, direct access shall be directed away from local streets.
- J. The minimum and maximum widths for curb cuts and driveways shall be as follows:

<b>Single and Two Family Residences</b>			
Driveways			
Minimum	14	Maximum	30
Curb Cuts			
Minimum	14	Maximum	24

<b>Other Residential</b>			
Driveways & Curb Cuts			
One Way		Two Way	
Minimum	14	Maximum	18
Minimum	24	Maximum	30

<b>Non Residential</b>			
Driveways & Curb Cuts			

One Way		Two Way	
Minimum	14	Maximum	24
		Minimum	24
		Maximum	36

(9) **Circulation.** Except in the case of single and two family residences:

- A. Parking areas shall be designed so that circulation between parking stalls or aisles occurs within the designated parking lot and does not depend upon a public street or alley.
- B. Parking area designs that require backing into the public street shall be prohibited.

(10) **Drive-Thru Facilities.** Commercial uses containing drive-in or drive-up facilities shall be permitted only by issuance of a Special Use Permit. Such special use shall be considered in accordance with Section 8-130 and the following standards:

- A. The drive-thru facility does not negatively impact traffic on public rights-of-way.
- B. A stacking lane shall be provided with a minimum of four spaces per lane in addition to the number of required parking spaces.
- C. The stacking lane shall be a minimum of twelve feet wide.
- D. The vehicle stacking lane shall not extend beyond the street right-of-way line.
- E. The vehicle stacking lane shall be delineated so that vehicles waiting in line will not unreasonably interfere with the primary driving, entrance, exit, and parking facilities on site. Employee-only designated parking may be considered in an effort to comply with this condition.
- F. Any pedestrian walkway that is adjacent to or crosses the stacking lane must be marked and clearly indicated with signage or painted crosswalk.
- G. The drive-thru use may be limited so as not to unreasonably interfere with adjacent and nearby uses. Limits of use may include, but is not limited to, prohibition of certain uses that may be inappropriate due to their demand on parking and stacking needs, such as fast food establishments.
- H. The following hours of operation shall be imposed:
  - 1. For properties abutting R-1, R-1A and R-2: Sunday – Thursday 7:00 AM – 9:00 PM and Friday – Saturday 7:00 AM – 10:00 PM.
  - 2. For properties abutting all other zoning districts: Sunday – Thursday 6:00 AM – 11:00 PM and Friday – Saturday 6:00 AM – 12:00 PM.
 The City Council may impose different hours of operation based upon specific characteristics of adjacent and nearby uses.
- I. Any menu/ordering signage interior to the site with an intercom shall not be audible from residentially zoned property and if illuminated shall be directed away from residentially zoned property.
- J. Fencing and or landscaping may be required to shield head-light illumination from adjacent and nearby areas.

(Ord. No. 759, 05-13-2008)

**Sec.11-030. Minimum Number of Off-Street Parking Spaces Required.**

(1) **Computing Requirements.** In computing the number of parking or loading spaces required the following rules shall govern:

- A. Floor space shall mean the gross floor area of the specific use calculated on the basis of the exterior floor area dimensions of the building, structure or use, multiplied by the number of floors, minus ten percent.
- B. When determining the number of off-street parking spaces, fractional results of one half or more shall require another space.
- C. Except as provided for under joint parking and shopping centers, if a structure contains two or more types of use, the area of each use shall be calculated separately in determining the total number of off-street parking stalls required.

(2) **Handicapped Parking.** For all uses where automobile parking spaces are provided except single and two family residences, at least one space per fifty spaces or any fraction thereof shall be provided for the use of the handicapped, and shall be identified for such use in accordance with Sections 29-38 through 29-30. Such parking shall be located as close as practicable to a building entrance providing adequate ingress for the handicapped into the main lobby or corridor of the building. A continuous, permanently designated pathway at grade shall be provided which links the parking spaces to the building entrance. Such pathway shall be made of concrete, asphalt paving, or similar permanent material with a slip-resistant surface, at least 48 inches wide and with a slope not to exceed one vertical to twenty horizontal. See Minnesota State Building Code, Chapter 1240.1900, for information regarding handicapped parking symbols and signage.

(3) **Number of Spaces Required.**

LAND USE	NUMBER OF SPACES	UNIT OF MEASURE
A. Single Family	2.0	Dwelling unit
B. Two Family	2.0    1 enclosed	Dwelling unit
C. Townhouses	2.0    1 enclosed +1.0    visitor parking +.5      visitor parking	Dwelling unit Each unit up to 10 units Each unit over 10 units
D. Multi-family	2.0      1 enclosed +1.0    visitor parking +.5      visitor parking	Dwelling unit Each unit up to 10 units Each unit over 10 units
E. Boarding and lodging houses	2.0	4 beds
F. Residential developments restricted to the elderly	1.0      .5 enclosed +1.0    visitor parking +.25    visitor parking	Dwelling unit Each unit up to 10 units Each unit over 10 units

G. Sanitarium, convalescent home, rest home, nursing home	4.0 +1 +1 +1	Per structure 3 beds Doctor Employee on maximum shift
H. Churches & synagogues	1.0 or 1.0	3 seats 5 ft. pew length
I. Schools 1. Elementary, Junior High  2. Senior High Grades 9-12  Grades 10-12	1.0 +1  1.0 +1 1.0 +1	per classroom Every 50 students  per classroom Every 4.5 students per classroom Every 3.5 students
J. Auto/Motor Fuel Stations*	4.0	Minimum *Facilities designed for sale of items other than automotive products or parts shall be required to provide additional parking in compliance with other applicable sections of this Chapter.
K. Auto repair, auto sales, trailer	6.0. +1.0  +2.0 +1	Minimum For every 500 ft. floor space over 1,000 sq. ft. Service Bay Employee

LAND USE	NUMBER OF SPACES	UNIT OF MEASURE
L. Banks	1.0	200 sq. ft. of gross floor area
M. Beauty shops, barber	2.0 +1	Chair or tanning bed
N. Bowling alleys	5.0	Lane
O. Car Wash (in addition to 1. Automatic drive-through  2. Self-service	2.0 +1  10.0 +1	Minimum Per attendant  Minimum Per attendant
P. Cinemas and theaters	1.0	Every 3 seats
Q. Clinics (including, but not	3.0 +1 +1	Minimum Doctor/employee 200 sq. ft. floor space

R. Convenience stores	1.0	200 sq. ft. floor space
S. Day care (other than home	1.0 +1	Employee 6 children
T. Furniture/appliance stores	1.0 +1	400 sq. ft. floor space Employee
U. Hospitals	1.0 +1 +1	2 beds Each employee on major shift Every 2 doctors on staff
V. Hotels and motels	1.0 +1 +1	Dwelling unit 10 units Employee
W. Libraries, museums, post	10.0 +1	Minimum 150 sq. ft. of floor space in excess of 2,000 sq. ft.

LAND USE	NUMBER OF SPACES	UNIT OF MEASURE
X. Manufacturing or processing	1.0 or 1 +1	Each employee on major shift 350 sq. ft. floor space whichever is greater Each company vehicle on premises
Y. Municipal administration	1.0	200 sq. ft. of floor space
Z. Nightclubs/bars	1.0	50 sq. ft. of floor space
AA. Office buildings professional office	1.0	200 sq. ft. of floor space
BB. Restaurants		
1. Drive-in & fast food	1.0	65 sq. ft. of floor space
2. Sit-down full service:		
3. Sit-down full service:	1.0	60 sq. ft. of floor space
nightclubs/bars	1.0	50 sq. ft. of floor space
CC. Other retail & service establishments	1.0	200 sq. ft. of floor space
DD. Shopping centers/mixed use commercial facilities	5.5	1,000 sq. ft. of floor space
EE. Supermarkets	1.0	180 sq. ft. floor space

FF. Undertaking establishments	20.0 +1	Chapel/parlor Employee
GG. Warehouse & wholesale	1.0 or 2.0 (whichever is greater) +1	1,000 sq. ft. floor space For every 3 employees For each company vehicle
HH. Office/warehouse (30% or more office or showroom space, but not exceeding 65% office or showroom space)	1.0	300 sq. ft. of floor space

(Ordinance No. 567, 12-13-88; Code of 2001)

**Sec. 11-040. Special Circumstances.**

(1) ***Proof of Parking for Delayed Construction.*** The City may approve a proof of parking plan that proposes to install initially only a portion of the required parking but that demonstrates that the full complement of required parking could be installed on the property in accordance municipal standards at a later date as determined by the City.

(2) ***Condition of Proof of Parking.*** In all instances where proof of parking is permitted, a legal instrument which is satisfactory to the City as to form and manner of execution shall be entered into by the parties concerned for a proof of parking agreement. Such instrument must be filed with the City and recorded with Ramsey County.

(3) ***Ridesharing and Car Pooling.*** The City recognizes the benefit of ridesharing and car pooling. Therefore, any organization or business that encourages its employees to rideshare or offers car pooling to its employees, may submit a proof of parking plan to the City for approval per Section 11-040 (1).

(4) ***Other Uses.*** Other uses or unique circumstances not specifically mentioned here shall be determined on an individual basis. Factors to be considered shall include: size of building, type of use, number of employees, peak demand hour, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. The applicant shall be responsible for collecting, assimilating and presenting the data to support of the request. The data must be documented to the City's satisfaction.

(5) ***Joint Facilities.*** The City may approve a special use permit for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites if the total number of spaces provided is less than the sum of the total required for each business had they provided them separately. The City shall not approve such a permit unless the following conditions exist:

A. No more than fifty percent of the parking facilities required for a theater, bowling alley, dance hall, bar or restaurant may be supplied by the off-street parking facilities provided by types of use specified as primarily daytime in Section 11-040 (5) D.

B. No more than fifty percent of the off-street parking facilities required in this Section 11-040 (5) D as primarily daytime uses may be supplied by the parking facilities provided by the following nighttime or Sunday uses: auditoriums incidental to public or parochial schools, churches, bowling

alleys, dance halls, theaters, bars, or restaurants.

C. No more than eighty percent of the parking facilities required by this section for churches or for auditoriums incidental to public or parochial schools may be supplied by the off-street parking facilities provided by uses specified in Section 11-040 (5) D as primarily daytime.

D. For the purpose of this section, the following may be determined by the City Council to be primarily daytime uses: banks, business offices, manufacturing, wholesale and similar uses.

(6) **Conditions Required for Joint Use.** The following conditions shall apply in all instances in which joint use of parking is permitted:

A. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located adjacent to such parking facilities.

B. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

C. A legal instrument, satisfactory to the City as to form and manner of execution, shall be executed by the parties concerned for joint use of off-street parking facilities and filed with the City. Such instrument also shall be recorded with Ramsey County.

(7) **Setback exception.** Joint or combined parking facilities or adjoining parking facilities on separate lots as authorized and when constructed adjacent to a common lot line separating two or more parking areas are not required to observe the parking area setback from the common lot line. (Ord. No. 567, 12-13-88; Code of 2001)

**Sec.11-050. Off-Street Loading/Unloading.**

(1) **Location.**

A. All loading/unloading areas shall be off-street and located on the same lot as the building or use to be served.

B. All loading/unloading space curb cuts shall be located a minimum of fifty feet from the intersection of two or more street right-of-ways.

C. All loading/unloading spaces serving an industrial use shall not be located closer than 100 feet to a residential district.

D. All loading/unloading spaces shall be in the side or rear yards.

E. All loading/unloading docks and vehicular doors shall be, when facing a public right-of-way, fifty feet or more from said right-of-way.

F. Each loading/unloading space shall be located so that it will not block or interfere with any traffic flow.

G. On the same premises with commercial or industrial uses that require the shipping or receiving of goods or supplies, loading/unloading space shall be provided as follows:

2.0 spaces	Up to 10,000 sq. ft. floor space
+1.0 space	Each additional 15,000 sq. ft. floor space

(2) **Accessory Use, Parking and Storage.** Any space allocated as a required loading/unloading space or access drive shall not be used for the storage of goods, inoperable vehicles or snow and shall not be included as part of the space required for off-street parking. (Ord. No. 567, 12-13-88; Code of 2001)