

Section 550 - Zoning: off-street parking

550.01. Off-street parking. Subdivision 1. Grandfather. Off-street parking spaces and loading spaces may not be reduced in number unless that number exceeds the requirements set forth in this section for a similar new use. If a building, structure or use is damaged or destroyed by fire or other cause, it may be re-established according to subsection 520.03, but in so doing the number of off-street parking or loading spaces which existed must be retained and should plans be proposed for enlarging the floor area, seating capacity or other facilities which would affect the parking or loading requirements, the parking or loading spaces shall be enlarged accordingly.

Subd. 2. B-3 districts. Except in any B-2 district, and in any lot or parcel of a B-3 district which abuts upon a B-2 district, the owner or occupant of all parcels and lots in a B district shall provide such an off street parking area as is required by this code. B-2 and B-3 premises separated only by a public road are deemed to be abutting.

Subd. 3. Yards. Parking areas shall be subject to front yard setback requirements in accordance with the district in which such parking areas are located. Parking lots for nonresidential uses for more than six cars located in residential areas shall comply with yard setback requirements. Parking is allowed in driveways leading to garages, carports and legal parking areas. (Amended Ord. 99-823) One vehicle may be parked on the garage side yard on a residentially-zoned lot provided the vehicle is five feet or more from the property line.

There shall be no parking of vehicles in the rear yard, except for the following:

1. One vehicle can be parked next to a garage on an improved parking space in the rear yard.
2. If the lot does not have a garage in the rear yard, one vehicle may be parked on an improved parking space in the rear yard. (Amended Ord. 2002-873)

Subd. 4. Floor area. The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be all of the floor area of the various floors of a structure measured to the centers of all partitions, except those areas used for dead storage, building maintenance, office of building management, toilets or rest rooms, window show cases, dressing rooms, employees' cafe, conference rooms, or for building utilities. Functional uses within a building shall be divided by square feet for determining parking requirements upon filing of a verified floor plan.

Subd 5. Benches in places of public assembly. In stadiums, sport arena, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 22 inches of such seating facilities shall be counted as one seat for the purpose of this section.

Subd. 6. Parking space. Off-street parking space is defined as an area of land required by this code for vehicle parking which is adjacent to any residential dwelling unit. Such spaces shall not be less than nine feet in width and 20 feet in length; provided, however, that in any parking area which provides for contiguous parking for more than 25 vehicles, a portion of such area not exceeding 25% thereof may be designated, delineated, marked and used in dimensions of not less than eight feet by 16 feet provided such parking spaces are clearly marked as "compact cars."

Subd. 7. Residential parking facilities. Residential parking facilities may be used for the parking of automobiles and one truck not to exceed a 9000 pound rated capacity.

Subd. 8. Joint parking facilities. In all districts except R-1 and R-2 required off-street parking facilities may be combined and provided in one area provided that such facilities shall not thereby be diminished and said parking space is not greater than 350 feet from the entrance of the building being served.

Subd. 9. Number of vehicles. No more than three (3) passenger vehicles can be parked or stored outside an enclosed building at a single family residential home. For a duplex, six (6) passenger vehicles can be parked or stored outside. If there are three or more persons residing at a single family dwelling who have valid Minnesota driver's licenses showing the residence address, then the total number of passenger vehicles allowed to be parked outside is increased to a number equal to the number of licensed drivers residing at the property, plus one passenger vehicle. The provisions of this paragraph shall not apply during snow emergencies. If a single family residential home has a commercial vehicle, non-passenger vehicle or RV, the total number of vehicles parked outside the garage cannot exceed the limits listed above. (Added Ord. 2002-873)

Subd. 10. Coverage. Total parking and driveway area does not occupy more than 30 percent of the front yard and the average width of a driveway shall not be more than 24 feet. Repair or replacement of existing driveways shall be allowed irrespective of front yard coverage or width of said driveways. Expansion of existing dimensions shall not be allowable under the terms of Subd. 10. (Added Ord. 2002-873)

Subd. 11. Junk vehicles. The parking of any junk vehicle, as defined in Section 515.07 Subd. 93, for more than 30 days within any business district (B-1, B-2, B-3, or B-4), or industrial district (I-1 or I-2) is prohibited, including the parking of vehicles awaiting repair. The extension of no more than 150 days extension may be obtained for vehicles awaiting Sheriff's sale upon application to the City Planner and presentation of evidence sufficient to the Planner of intent to sell the vehicles at the Sheriff's sale. (Added Ord. 07-986)

550.03. Design and maintenance. Subdivision 1. Drainage. Driveways shall not exceed a grade of 4 percent and all parking lots except those for less than four vehicles shall be graded according to a drainage plan which has been approved by the city engineer and the governing watershed district. Catch basins, sumps, and underground storm sewers may be required and all such lots and driveways shall be surfaced with bituminous or portland concrete and installed with concrete curb and gutter. (Amended Ord. No. 95-755.)

Subd. 2. Lighting. Lighting used to illuminate an off-street parking area shall be shaded or diffused so as to reflect the light away from the adjoining property and away from abutting traffic.

Subd. 3. Distance. All off-street parking areas shall be so designed and constructed that no vehicle parked therein shall be less than one foot from the lot line nor less than two feet from the principal building.

Subd. 4. Fences. When a required off-street parking area for six cars or more is located adjacent to or within an R district, there shall be constructed and maintained a wall of suitable material of not less than three and one-half feet nor more than six feet in height to capture the vehicle light beams and muffle the vehicle noise. (Amended Ord. 99-823)

Subd. 5. Surface. Off-street parking areas for more than six vehicles shall be surfaced with asphaltic or portland concrete and each parking stall shall be kept clearly marked on the surface. All vehicles on residential lots must be stored on an improved surface. This improved surface shall be bituminous, concrete, or other hard surface material approved by the city to control dust and drainage. The improved surface must be below the entire vehicle. (Amended Ord. 2002—873)

Subd. 6. Landscape. Required yards must be landscaped.

Subd. 7. Uses not listed. The parking requirement for uses not listed in this subdivision may be established by the City based on the characteristics of the use and available information on parking demand for such use. (Added Ord. 96-787)

550.05. Required off-street parking. Subdivision 1. General rule. The minimum parking areas set forth in this subsection shall be provided and maintained by ownership, easement, or lease, for and during the life of the respective uses. The off-street parking area for a use shall be within 400 feet of a building entrance of the use being served by the parking. (Amended Ord. 96-787)

Subd. 2. One and two-family dwellings. At least one parking space for each dwelling unit of 1200 square feet or less and two parking spaces for each dwelling unit over 1200 square feet, plus one additional parking space for each two roomers accommodated. A garage will fulfill this requirement. A building permit may not be granted to convert a garage to living space unless other acceptable provisions are made to provide the required parking space.

Subd. 3. Boarding and rooming houses. At least two parking spaces for each three persons for which accommodations are provided for sleeping.

Subd. 4. Multiple dwelling. At least two parking spaces for each dwelling unit. (Amended Ord.No: 87-610)

Subd. 5. Home for the elderly. One-half space per dwelling facility based on design capacity.

Subd. 6. Motel, tourist home, motor hotel. At least one space for each dwelling unit or lodging room, plus one additional space for each eight units.

Subd. 7. School, nursery, elementary and junior high. At least one parking space for each classroom based on design capacity plus one additional space for each 100 student capacity.

Subd. 8. School, high school through college. At least one parking space for each seven students based on design capacity, plus one additional space for each two classrooms.

Subd. 9. Church, clubs. At least one parking space for each three and one-half seats based on the design capacity of the main assembly hall.

Subd. 10. Theater, ballfield, stadium. At least one parking space for each five seats of design capacity.

Subd. 11. Hospital. At least one and one-half parking spaces for each patient bed.

Subd. 12. Sanitarium, convalescent home, rest home, nursing home or institution. At least one parking space for each six beds for which accommodations are offered, plus one additional parking space for each 15 beds.

Subd. 13. Medical or dental clinic. At least three parking spaces for each staff doctor or dentist or one space for each one 150 square feet of gross floor area, whichever is greater.

Subd. 14. Restaurant - fast food, carry-out. At least one parking space for each 2.5 approved seats and one parking space for every 15 square feet of public service and counter area. (Amended Ord. 90-676 6/19/90) (Amended Ord. 96-787)

Subd. 15. Drive-in business, restaurant. Five parking spaces for the first service window plus two for each additional service window. (Amended Ord.No: 87-601)

Subd. 16. Bowling alley. At least five parking spaces for each alley, plus additional spaces as may be required herein for related uses such as a restaurant.

Subd. 17. Service station and auto repair. At least four off-street parking spaces per business plus two off-street parking spaces for each service stall. (Amended Ord. No: 87-601) (Amended Ord. 96-787)

Subd. 18. Retail store or service shop. At least one off-street parking space for each 200 square feet of floor area.

Subd. 19. Restaurants, cafes, bars, taverns, night clubs, cafeterias. At least one space for each three seats based on capacity design or where there is no design layout, one space for each 35 square feet of gross floor area. (Amended Ord. No: 87-601)

Subd. 20. Banks; offices; public office buildings. At least one parking space for each 250 square feet of gross floor area.

Subd. 21. Undertaking establishments. One parking space for each five seats or 35 square feet of seating area where there are no fixed seats, plus one parking space for each 250 square feet of floor area not used for seating.

Subd. 22. Furniture store, appliance store, wholesale and warehousing up to 6000 square feet of floor area. At least one parking space for each 400 square feet of floor area; over 6000 square feet at least one parking space for each 6000 square feet of floor area except warehousing.

Subd. 23. Open sales lots, lumber yards, auto sales, auto leasing. One parking space for each 2000 square feet of land up to the first 8000 square feet plus one parking space for each 4000 square feet of land up to a parcel of 24,000 square feet, plus one parking space for each 6000 square feet thereafter.

Subd. 24. Boat and marine sales, garden store, carpenter shop. Four parking spaces plus one for each 800 square feet of floor area over the first 1000 square feet. (Amended Ord. No: 87-601)

Subd. 25. Skating, dance hall, miniature golf, private clubs, ice arena. Ten parking spaces plus one additional space for each 200 square feet of floor area devoted to the principal use.

Subd. 26. Manufacturing, fabricating or processing of a product or material. Four off-street parking spaces plus one for each 300 square feet of floor area.

Subd. 27. Warehouse, storage, handling of bulk goods in structures over 6000 square feet. At least one space for each 2000 square feet of gross floor area.

Subd. 28. Health or fitness center. One parking space for each 225 square feet of floor area. (Added Ord. No: 87-601)

Subd. 29. Carry-out and Delivery Restaurant. At least one off-street parking space for each 200 square feet of floor area plus enough off-street parking for each employee at peak operating time. (Added Ord.No:87-610)

Subd. 30. Handicapped Multiple Dwelling. At least 3/4 of a parking space for each dwelling unit.

Subd. 31. Hotel. At least one space per room plus one space per each 4.5 persons of capacity in other facilities. (Added Ord. 97-795)

550.07. Off-street loading and unloading areas. Subdivision 1. Location. All required front yard or parking areas shall be off-street and shall be located on the same lot as the building or use to be served. A loading berth shall not be located less than 25 feet from the intersection of two street rights-of-way; nor less than 50 feet from a residential district unless within a building. Loading berths shall not occupy the required front yard set-back space.

Subd. 2. Size. Unless otherwise specified in this code, a required loading berth shall be not less than ten feet in width, 25 feet in length and 14 feet in height, exclusive of aisle and maneuvering space.

Subd. 3. Access. A required loading berth shall include a maneuvering area located on private property so designed as to be easily accessible to a driveway leading to a public right-of-way.

Subd. 4. Surfacing. Loading berths and accessways shall be improved with a durable material to control the dust and drainage according to a plan approved by the city engineer.

Subd. 5. Accessory use. Space allocated as a loading berth or access drive so as to comply with the terms of this subsection shall not be used for the storage of goods, inoperable vehicles or be included as a part of the space requirements necessary to meet the off-street parking area.

Subd. 6. Setback: The setback for a loading dock may be reduced if the following conditions exist:

1. The rear yard of a loading dock abuts a public right-of-way of 30 feet or greater in width;
2. The loading dock is 50 feet from a residential structure;
3. The loading dock abuts a municipal boundary or a public right-of-way that abuts a municipal boundary; and,
4. A lot in a B district has a loading dock abutting the rear yard of a site, in which case the rear yard setback may be adjusted to accommodate the loading facilities. (Added Ord. 2013-1062)

550.09. Required loading berths. The areas of loading berths set forth in the subsection are required in the uses listed.

a) Non-residential uses having 5000 square feet of floor area or more not included as part of b) or c) below. 4000 to 20,000 square feet floor area, one loading berth; for each additional 10,000 square feet of floor area or fraction thereof above one-fourth, one additional loading berth.

b) Retail sales, office, public administration buildings, hospitals, schools, hotels and similar uses. For such a building having 5000 to 10,000 square feet of floor area, one off-street loading berth.

c) Manufacturing, fabrication, warehousing, storing, servicing, and similar establishments. For such a building having 5000 to 30,000 square feet of floor area, one loading berth 50 feet in length.

d) Manufacturing, fabrication processing and warehousing. For buildings having over 30,000 square feet, loading facilities shall be provided at the ratio of one loading berth 50 feet in length for each 50,000 additional square feet plus one loading berth 25 feet in length for each 100,000 square feet.