

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1170 PARKING

Section 1170.01: LOCATION.....	1170-1
Section 1170.02: GENERAL PROVISIONS	1170-1
Section 1170.03: DESIGN AND MAINTENANCE OF OFF-STREET PARKING AREAS	1170-2
Subd. 1. Curbing and Landscaping	1170-2
Subd. 2. Space for 6 or More Cars	1170-2
Subd. 3. Maintenance	1170-2
Subd. 4. Determination of Area	1170-2
Section 1170.04: TRUCK PARKING IN RESIDENTIAL AREAS.....	1170-2
Section 1170.05: OTHER PARKING IN RESIDENTIAL AREAS	1170-2
Section 1170.06: OFF-STREET SPACES REQUIRED	1170-2
Section 1170.07: OFF STREET LOADING AND UNLOADING AREAS	1170-3
Subd. 1. Location	1170-3
Subd. 2. Size.....	1170-4
Subd. 3. Required Spaces	1170-4
Subd. 4. Access	1170-4
Subd. 5. Surfacing	1170-4
Subd. 6. Accessory Use.....	1170-4
Subd. 7. Retail.....	1170-4
Subd. 8. Noise	1170-4

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

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Section 1170.01: LOCATION. All accessory off-street parking facilities required herein shall be located as follows:

- (1) Spaces accessory to one and two-family dwellings on the same lot as the principal use served.
- (2) Spaces accessory to the multiple family dwellings on the same lot as the principal use served or within 200 feet of the main entrance to the principal building served.
- (3) Spaces accessory to uses located in a business, within 800 feet of a main entrance to the principal building served.
- (4) There shall be no off-street parking within 5 feet of any street right-of-way.
- (5) No off-street open space parking area containing more than 4 parking spaces shall be located closer than 5 feet from an adjacent lot zoned or used for residential purposes.

Section 1170.02: GENERAL PROVISIONS. The following general provisions shall apply throughout the City.

- (1) All off-street parking areas and driveways providing access to a public street shall be surfaced with an asphalt mat, Portland cement concrete or similar hard surfaced material. Such area shall be appropriately graded to encourage the drainage of all surface water accumulation. Such area shall be designed, arranged and marked to provide for orderly and safe loading, unloading, parking and storage of motor vehicles.
- (2) Existing access drives may be placed adjacent to property lines except those drives consisting of crushed rock, or other non-finished surfacing shall be no closer than five (5) feet to any side or rear lot line.
- (3) Each parking space shall not be less than nine (9) feet wide and twenty (20) feet in length.
- (4) Control of off-street parking facilities. When required, accessory off-street parking facilities are provided elsewhere than on the lot in which the principal use served is located, they shall be in the same ownership or control, either by deed or long-term lease, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with the City Council requiring the owner and his or her heirs and assigns to maintain the required number of off-street spaces during the existence of said principal use.

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

- (5) Use of parking area. Required off-street parking space in any District shall not be utilized for open storage of goods or for the storage of vehicles which are inoperable or for sale or rent.
- (6) Parking shall not be allowed in areas not designated for off-street parking.

Section 1170.03: DESIGN AND MAINTENANCE OF OFF-STREET PARKING AREAS.

Parking areas shall be designed so as to provide adequate means of access to a public alley or street. Such driveway access shall not exceed 30 feet in width and shall be so located as to cause the least interference with traffic movement.

Subd. 1. Curbing and Landscaping. All open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb not less than 5 feet from the side property line or a guard of normal bumper height not less than 3 feet from the side property line. When said area is for 6 spaces or more, a curb or fence not over 5 feet in height shall be erected along the front yard setback line and grass or planting shall occupy the space between the sidewalk and curb or fence.

Subd. 2. Space for 6 or More Cars. When a required off-street parking space for 6 or more cars is located adjacent to a Residential District, a fence approved by the Zoning Administrator shall be erected along the Residential District property line.

Subd. 3. Maintenance. It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the parking space accessways, landscaping and required fences.

Subd. 4. Determination of Area. A parking space shall not be less than three hundred (300) square feet per vehicle of standing and maneuvering area.

Section 1170.04: TRUCK PARKING IN RESIDENTIAL AREAS. No motor vehicle over 1 ton capacity bearing a commercial license and no commercially licensed trailer shall be parked or stored in a residential district or a public street except when loading, unloading, rendering a service, or having obtained a Conditional Use Permit. Recreation vehicles and pickups are not restricted by the terms of this provision.

Section 1170.05: OTHER PARKING IN RESIDENTIAL AREAS. Parking in residential areas (off-street and on-street) shall be limited to the use of the residents of those homes. Except for short term parking (eight hours or less) and guest parking, the number of vehicles parked on or in front of a residential lot shall not exceed double the number of persons residing on the premises who have valid driver's licenses.

Section 1170.06: OFF-STREET SPACES REQUIRED (ONE SPACE EQUALS 300 SQ. FT.) EXCEPT IN C-1 DISTRICT

- (1) One and two-family residences: 2 spaces per dwelling unit.
- (2) Multiple Dwellings: 2 spaces per dwelling unit.
- (3) Business and Professional Offices: 1 space for each 200 square feet of gross floor space.

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

- (4) Medical and Dental Clinics: 5 spaces per doctor or dentist, plus 1 space for each employee.
- (5) Hotel or Motel: 1 space per rental unit, plus 1 space per full-time employee.
- (6) High School: At least 1 parking space for each 4 students based on design capacity, plus 1 additional space for each classroom.
- (7) Colleges: At least 1 space for every 2 employees, plus 1 space for every car permitted to students by the college.
- (8) Hospital: At least 1 parking space for each 3 hospital beds, plus 1 space for each 4 employees, other than doctors, plus 1 parking space for each resident and regular staff doctor.
- (9) Drive-In Food Establishment: 1 space for each 15 square feet of gross floor space in building allocated to drive-in operation.
- (10) Bowling Alley: 6 spaces for each alley, plus additional spaces as may be required herein for related uses such as a restaurant.
- (11) Automobile Service Station: At least 2 off-street parking places, plus 4 off-street parking spaces for each service stall.
- (12) Retail Store: At least 1 off-street parking space for each 250 square feet of sales floor area.
- (13) Restaurants, Cafes, Bars, Taverns, Nightclubs: At least 1 space for each 3 seats based on capacity design.
- (14) Undertaking Establishments: 8 spaces for each chapel or parlor, plus 1 space for each funeral vehicle maintained on the premises shall also be provided for the street for making up a funeral procession.
- (15) Industrial, Warehouse, Storage, Handling of Bulk Goods: At least 1 space for each employee on maximum shift or 1 space for each 2,000 square feet of gross floor area, whichever is larger.
- (16) Uses not Specially Noted: As determined by the City Council following review by the Planning Commission.

Section 1170.07: OFF STREET LOADING AND UNLOADING AREAS. All loading areas shall meet the following requirements.

- Subd. 1. Location. All required loading berths shall be off-street and shall be located in the same lot as the building or use to be served. A loading berth shall be located at least 25 feet from the intersection of two street rights-of-way and at least 50 feet from a residential district unless within a building. Loading berths shall not occupy the required front yard space.

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

- Subd. 2. Size. Unless otherwise specified in this Code, a required loading berth shall be not less than 12 feet in width, 50 feet in length and 14 feet in height, exclusive of aisle and maneuvering space.
- Subd. 3. Required Spaces. These shall be determined by the City Council following review by the Planning Commission.
- Subd. 4. Access. Each required loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will least interfere with traffic.
- Subd. 5. Surfacing. All loading berths and accessways shall be improved with a durable material to control the dust and drainage.
- Subd. 6. Accessory Use. Any space allocated as a loading berth or maneuvering area so as to comply with the terms of this Ordinance 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. 7. Retail. In connection with any structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading space.
- Subd. 8. Noise. Where noise from loading or unloading activity is audible in a residential district, the activity shall terminate between the hours of 7:00 p.m. and 7:00 a.m. Where noise from vehicles not located in loading or unloading areas is audible, the noise shall terminate.