

SECTION 21: OFF-STREET PARKING REQUIREMENTS.

- Subd. 1. Purpose. The regulation of off-street parking spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public, by establishing minimum requirements for off-street parking of motor vehicles in accordance with the utilization of various parcels of land or structures.
- Subd. 2. Application of Off-Street Parking Regulations. The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the City.
- Subd. 3. Site Plan Drawing Necessary. All applications for a building or an occupancy permit in all zoning districts shall be accompanied by a site plan drawn to scale and dimensioned indicating the location of off-street parking and loading spaces in compliance with the requirements set forth in this Section.
- Subd. 4. General Provisions.
- A. Floor Area. The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the buildings, structure or use times the number of floors, minus ten (10) percent, except as may hereinafter be provided or modified.
 - B. Reduction of Existing Off-Street Parking Space or Lot Area. Off-street parking spaces and loading spaces or lot area existing upon the effective date of this Ordinance shall not be reduced in number or size unless said number or size exceeds the requirements set forth herein for a similar new use.
 - C. Non-Conforming Structures. Should a non-conforming structure or use be damaged or destroyed by fire, it may be reestablished if elsewhere permitted in these zoning regulations, except that in doing so, any off street parking or loading space which existed before shall be retained.
 - D. Change of Use or Occupancy of Land. No change of use or occupancy of land already dedicated to a parking area, parking spaces, or loading spaces shall be made, nor shall any sale of land, division or subdivision of land be made which reduces area necessary for parking, parking stalls, or parking requirements below the minimum prescribed by these zoning regulations.
 - E. Change of Use or Occupancy of Buildings. Any change of use or occupancy of any building or buildings including additions thereto requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by these zoning regulations.
 - F. Off-street parking facilities accessory to residential use shall be utilized solely for the parking of licensed and operable passenger automobiles; no more than one (1) truck not to exceed gross capacity of twelve thousand (12,000) pounds; and recreational vehicles and equipment. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or equipment or for the parking of automobiles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments.

G. Calculating Space.

1. When determining the number of off-street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.
2. In stadiums, sports arenas, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-two (22) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements.
3. Except as provided for under joint parking and shopping centers, should a structure contain two (2) or more types of use, each use shall be calculated separately for determining the total off-street parking spaces required.
4. Proof of parking and/or joint parking may be provided in accordance with Subdivisions 9 and 10 of this Section.

H. Stall, Aisle and Driveway Design.

1. Parking Space Size and Aisle Design.

- a). *Regular Parking Spaces.* Handicapped parking spaces shall meet the minimum requirements of dimensions for regular parking spaces except that the width shall be one and a half times that of a regular space. Each regular parking space and drive aisle shall have the following minimum dimensions:

Table 1: Regular Parking Space Dimensions

Angle	Width*	Length*	Aisle
45 degrees	12'	18'	16'**
60 degrees	10'	18'	19.5'**
75 degrees	9'	19'	23'**
90 degrees	8.5'	18'	26'***
Parallel	20'	8'	22'

* Width measured parallel and length measured perpendicular to the drive aisle.

** One way aisles only.

*** Aisles which are not between two rows of 90 degree angle parking spaces may be 22 feet wide.

- b). *Compact Parking Spaces.* Compact parking spaces shall not exceed 33% of the total number of parking spaces. Compact stalls must be identified by appropriate signage consistent with applicable City sign ordinances or the Minnesota Manual on Uniform Traffic Control Devices. Compact stalls shall be distributed throughout the parking area so as to have reasonable proximity to the structure served but shall not have generally preferential locations such that their use by non-compact cars will be encouraged. Each compact parking space shall have the following minimum dimensions:

Table 2: Compact Parking Space Dimensions

Angle	Width	Length
45 degrees	10'	16'
60 degrees	8.5'	17.5'
75 degrees	8'	16.5'
90 degrees	7.5'	16'
Parallel	16'	8'

2. Within Structures. The off-street parking requirements may be furnished by providing a space so designed within the principal building or one (1) structure attached thereto; however, unless provisions are made, no building permit shall be issued to convert said parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Ordinance.
3. Except in the case of single and two family dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley. Except in the case of single and two family dwellings, parking area design which requires backing into the public street is prohibited.
4. No curb cut access shall be located less than forty (40) feet from the intersection of two (2) or more street right-of-ways. This distance shall be measured from the intersection of lot lines.
5. No curb cut accesses shall exceed twenty-four (24) feet in width unless approved by the City Council. All entrances serving two way traffic shall have a minimum width of 24' as well as two way travel lanes without parking spaces.
6. Curb cut openings and driveways shall be a minimum of five (5) feet from the side yard property line in all districts except that up to two single family homes on separate properties may be served by a shared driveway and curb cut. Proper cross access easements and a cooperative maintenance agreement must be filed with Hennepin County and the City Clerk before a shared driveway and curb cut will be permitted.
7. Driveway access curb openings on a public street except for single, two family and townhouse dwellings shall not be located less than forty (40) feet from one another.
8. Grade. The grade elevation of any parking area shall not exceed five (5) percent.
9. Curb Cuts. Each property shall be allowed one (1) curb cut access for each one hundred twenty-five (125) feet of street frontage. All property shall be entitled to at least one (1) curb cut. Single family uses shall be limited to one (1) curb cut access per property. These conditions shall apply unless otherwise granted approval by the City Council.
10. Surfacing. All areas intended to be utilized for parking space and driveways shall be surfaced with asphalt, concrete or equivalent material approved by the City

Council suitable to control dust and drainage. Plans for surfacing and drainage of driveways and stalls for five (5) or more vehicles shall be submitted to the City Council for review and final approval. Except for single family and two family dwellings, all parking stalls shall be marked with painted lines not less than four inches wide in accordance with the approved site and building plans.

11. Lighting. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining property abutting residential uses and public right-of-ways and be in compliance with Section 19, Subd. 9 of this Ordinance.
12. Signs. No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot. All signs shall conform to the Long Lake Sign Ordinance.
13. Residential Driveway Setback. In all single and two family districts, the area within five (5) feet of a side or rear lot line, shall not be paved and shall not be used for the storage of recreational vehicles. The area within five (5) feet of the lot lines must be landscaped with grass, plantings or vegetative ground cover.
14. Parking Lot Curbing and Landscaping. Except for single and two family districts, all open off-street parking shall have a perimeter portland cement curb barrier not less than 6" in height around the entire parking lot, said curb barrier shall not be closer than five (5) feet to any lot line except along the street right of way where a minimum of ten (10) feet is required unless otherwise stated for a specific zoning district. There shall be no off-street parking within ten (10) feet of any street right of way. Grass, plantings, vegetative ground cover, or surfacing material shall be provided in all areas bordering the parking area, and must be irrigated with an automatic sprinkler system.
15. Perimeter Tree Planting Requirements. The perimeter of parking areas for all commercial, industrial, institutional, and multiple family properties shall be planted with deciduous shade trees at least 3" in diameter at a number equal to 1 tree per 4 parking spaces, and spaced to provide maximum shading of the parking area.
16. Required Parking Lot Screening. All open, non-residential, off-street parking areas of five (5) or more spaces shall be screened and landscaped from abutting or surrounding residential districts in compliance with Section 19, Subd. 7 of this Ordinance.

Subd. 5. Maintenance. It shall be the joint and severally responsibility of the lessee and owner of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, landscaping, and required fences.

Subd. 6 Parking & Use Restrictions

1. The boulevard portion of the street right-of-way shall not be used for parking. The landscaped portion of a private property shall also not be used for the parking or storing of vehicles.

2. Head-in parking, directly off of and adjacent to a public street, with each stall having its own direct access to the public street, shall be prohibited.
3. In all residential districts, parking shall be prohibited in any portion of the property except designated driveways leading directly into a garage or one (1) open, surfaced space located on the side of a driveway, away from the principal use. Said extra space shall be surfaced with concrete or bituminous material.
4. Parking Lot Use. Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, storage of inoperable vehicles as regulated by Section 19, Subd. 14 of this Ordinance, and/or storage of snow.

Subd. 7. Number of Spaces Required. The following minimum number of off street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth:

- A. Animal Hospitals or Kennels. One space per 500 s.f. of floor area.
- B. Auto or Truck Repair Shop. Four (4) spaces for each service bay or service site.
- C. Barber/Beauty Salons & Spas. One space per service station plus one space per employee.
- D. Boarding House, Fraternity House, Sorority House. At least two (2) parking spaces for each three (3) persons for whom accommodations are provided for sleeping.
- E. Bowling Alley. At least five (5) parking spaces for each alley, plus additional spaces as may be required here-in for related uses contained within the principal structure.
- F. Car Wash. (In addition to minimum requirement of five spaces for stacking)
 1. Automatic Drive Through, Serviced. A minimum of ten (10) spaces, or one (1) space for each employee on the maximum shift, whichever is greater.
 2. Self-Service. A minimum of two (2) spaces.
 3. Motor Fuel Station Car Wash. Zero in addition to that required for the station.
- G. Church, Theater, Auditorium. At least one (1) parking space for each four (4) seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Ordinance.
- H. Clinics, Medical and/or Dental. One space per 250 s.f. of floor area.
- I. Community Centers, Private Clubs/Lodges and Post Offices. Ten (10) spaces plus one (1) for each one hundred fifty (150) square feet in excess of two thousand (2,000) square feet of floor area in the principal structure plus one space per vehicle stored on the premises.
- J. Day Cares. One space for every six children on any shift.

- K. Drive-In Banks and Other Establishments. One space per 350 s.f. of floor area plus five stacking spaces for each drive-through window or lane.
- L. Drive-In Convenience Food. At least one parking space for every two seats or one space per 40 s.f. of dining area, and one space for each 80 s.f. of kitchen area, plus five stacking spaces for the first pick-up window and two stacking spaces for each additional window.
- M. Fitness Centers. One space per 225 s.f. of floor area. If applicable, further parking restrictions apply for specific recreational uses, as outlined in this Section.
- N. Furniture Sales and Appliance Stores. One space per 400 s.f. of floor area for the first 25,000 s.f. and one space per 600 s.f. for floor area in excess of 25,000 s.f.
- O. Golf Driving Range or Archery Range. One space per golf tee and/or archery target.
- P. Libraries, Art Galleries and Museums. One space per 300 s.f. of floor area.
- Q. Managed Care Facilities or Assisted Living. Four (4) spaces plus one (1) for each three (3) beds for which accommodations are offered.
- R. Manufacturing, Fabricating, Processing of a Product or Material. One space for each 350 s.f. of floor area plus one space per company vehicle stored on the premises.
- S. Miniature Golf. One and a half spaces per golf hole.
- T. Motels, Motor Hotels, Hotels, and Bed and Breakfast Rentals. One (1) space per each rental unit plus one (1) space for each ten (10) units and one (1) space for each employee of any shift.
- U. Motor Fuel Station. At least four (4) off-street parking spaces plus two (2) off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Ordinance.
- V. Multiple Family Dwellings. At least two (2) free spaces per unit.
- W. Office Buildings, Professional Offices, Contractor's Offices, and the office portion of any mixed use building including office showrooms or office warehouses. One (1) space for each two hundred and fifty (250) square feet of floor area.
- X. Other Uses. Other uses not specifically mentioned herein shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.
- Y. Private Racquetball, Handball, and Tennis Courts. Not less than six (6) spaces per each court.

- Z. Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs. At least one (1) space for every two seats or one space for each forty (40) square feet of gross floor area of dining and bar area and one (1) space for each eighty (80) square feet of kitchen area.
- AA. Retail Sales and Service Business with Fifty (50) Percent or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry. At least eight (8) spaces or one (1) space for each two hundred (200) square feet devoted to public sales or service plus one (1) space for each five hundred (500) square feet of storage area; or at least eight (8) spaces or one (1) space for each employee on the maximum shift whichever is appropriate.
- BB. Retail Store and Service Establishment. At least one (1) off-street parking space for each three hundred (300) square feet of floor area.
- CC. Senior Housing. One and a half parking spaces per unit.
- DD. Shopping Centers. Equal to the sum of the parking required by the uses located in the Center.
- EE. Single Family and Two Family Homes. Two and a half (2.5) spaces per unit.
- FF. Townhomes. Two and a half (2.5) spaces per unit.
- GG. Undertaking Establishments. At least twenty (20) parking spaces for each chapel or parlor, plus one (1) parking space for each funeral vehicle maintained on the premises. Aisle space shall also be provided off the street for making up a funeral procession.
- HH. Warehousing and the warehouse part of any office/warehouse or showroom/warehouse and any contractor's shop. One space per 2,000 s.f. of floor area.

Subd. 8

Proof of Parking

Following the Planning Commission's recommendation, the City Council may authorize a reduction of the number of parking spaces for a particular use if the application is able to meet the following criteria:

- a. The application for reduction shall be accompanied by supporting data specifically applying to the particular use in question or showing a lesser national standard.
- b. The applicant must also provide each of the following:
 - 1) A detailed parking plan demonstrating that the parking otherwise required by this section can be provided on the site within the ordinance design standards;
 - 2) A covenant in recordable form, approved as to form and content by the city attorney, executed by the property owner, which covenant provides that the owner, on behalf of himself and his heirs, successors and assigns, will not use the area identified for expansion parking for any use except landscaping or to cause compliance with the off-street parking requirements of this Code.
- c. The City may order installation of previously excepted parking spaces at any time when, in the City's judgment, conditions indicate the need for such parking, and the property owner shall comply with such order.

Subd. 9. Joint Facilities.

A. The City Council may, after receiving a report and recommendation from the Planning Commission, approve a Conditional Use Permit for one (1) or more businesses to provide the required off-street parking facilities by joint use of one (1) or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately. When considering a request for such a permit, the Planning Commission shall not recommend that such permit be granted nor the Council approve such a permit except when the following conditions are found to exist:

1. Up to fifty (50) 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 uses specified as primarily daytime uses in Subd. 10.4 below.
2. Up to fifty (50) percent of the off-street parking facilities required for any use specified under Subd. 10.4 below as primary daytime uses may be supplied by the parking facilities provided by the following night time or Sunday uses; auditoriums incidental to a public or parochial school, churches, bowling alleys, dance halls, theaters, bars, apartments, or restaurants.
3. Up to eighty (80) percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses specified under Subd. 10, 4. below as primarily daytime uses.
4. For the purpose of this section the following uses are considered as primarily daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing wholesale and similar uses.

B. Conditions required for joint use:

1. 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 within three hundred (300) feet of such parking facilities.
2. The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
3. A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Register of Deeds, Hennepin County.

Subd. 10. Off Site Parking.

- A. Any off-site parking which is used to meet the requirements of this Ordinance shall be a conditional use as regulated by this Ordinance and shall be subject to the conditions listed below:
1. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.
 2. Reasonable access from off-site parking facilities to the use being served shall be provided.
 3. The site used for meeting the off-site parking requirements of this Ordinance shall be under the same ownership as the principal use being served or under public ownership.
 4. Off-site parking for multiple family dwellings shall not be located more than one hundred (100) feet from any normally used entrance of the principal use served.
 5. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the main entrance of the principal use being served. No more than one (1) main entrance shall be recognized for each principal building.
 6. Any use which depends upon off-site parking to meet the requirements of this Ordinance shall maintain ownership and parking utilization of the off-site location until such time as on-site parking is provided or a site in closer proximity to the principal use is acquired and developed for parking.