

SECTION 20. OFF-STREET PARKING REQUIREMENTS

Subdivision

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20.01 PURPOSE: The purpose of 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.

20.02 SCOPE OF 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.

20.03 GENERAL PROVISIONS:

- A. Application: For the purposes of this Ordinance, the off-street parking provisions of this section shall apply to all motorized vehicles including, but not limited to, passenger automobiles, trucks, vans and motorcycles, unless otherwise specified herein.
- B. Site Plan: All applications for a building or an occupancy permit in all zoning districts shall be accompanied by a site plan drawn to scale and dimension indicating the location of off-street parking and loading spaces in compliance with the requirements set forth in this Section. All site plans for single family homes shall provide for the location of a two (2) stall garage in compliance with this Ordinance, whether or not construction is intended.
- C. 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 Section shall not be reduced in number or size, unless said number or size exceeds the requirements set forth herein for a similar new use.

- D. Change of Use or Occupancy of Land: No change of use or occupancy of land already dedicated to a parking spaces, driveways, 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 this Section.
- 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 this Section.
- F. Disability-Accessible Parking: Disability-accessible parking spaces shall be provided as applicable pursuant to Minnesota Statutes 168.021, as may be amended.

20.04 OFF-STREET PARKING RESTRICTIONS:

- A. Except where otherwise allowed as exterior storage or in a zoning district, or as provided in Subd. 20.04.C below, trucks of more than twelve thousand (12,000) pounds in gross vehicle weight or greater than thirty (30) feet in length, and contracting or excavating equipment may not be parked, stored or otherwise located on any property within the City unless being used in conjunction with a temporary service benefiting the premises.
- B. No motor vehicle repair work of any kind shall be permitted in conjunction with exposed off-street parking facilities, except for minor repairs of vehicles owned by the occupant or resident of the principal use for which the parking space is intended. No exterior storage of car parts are allowed at any time.
- C. For detached single family uses in residential zoning districts, the off-street parking of vehicles greater than twelve thousand (12,000) pounds in gross vehicle weight or greater than thirty (30) feet in length and contracting or excavating equipment may be allowed as an interim use permit pursuant to Section 5 of this Ordinance, provided that:
 - 1. The property fronts on an improved public street which is determined by the City Engineer to be capable of carrying the vehicles in question without undue damage.
 - 2. The type of vehicle to be parked does not create an unreasonable safety

hazard to neighboring residents or the public utilizing the street(s) servicing the property.

3. The site upon which the vehicle is parked has adequate space to allow turning movements and parking which does not result in the backing of vehicles from or onto the public street.
4. The parking of such vehicles does not adversely affect neighboring property owners as it relates to noise.
5. The parking of such vehicles is screened from neighboring properties and the public right-of-way to the extent determined as necessary by the City Council in compliance with Section 15.07 of this Ordinance.
6. The provisions of Section 5 of this Ordinance are considered and determined to be satisfied.

20.05 PARKING AREA DESIGN:

A. Calculating Space.

1. **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 be hereinafter modified, and where a gross floor area calculation is specified.
2. **Computation:** When determining the number of off-street parking spaces, any fraction of a number shall constitute an additional space.
3. **Places of Public Assembly:** 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 eighteen (18) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining parking requirements.
4. **Snow Storage in Parking Stalls:** Provision shall be made in the parking area for adequate snow storage or removal in order to ensure that the required number of spaces are available at all times during the year.
5. **Use of Required Area:** Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or

storage of inoperable vehicles unless approved by the Zoning Administrator.

B. Design.

1. Circulation: Traffic circulation systems shall be designed to accommodate anticipated traffic demands. Vehicular traffic generated by a use shall be channeled and controlled in a manner which will avoid congestion or interference with other vehicular transportation systems and pedestrians and which will avoid creating traffic hazards or excessive traffic. The adequacy of any proposed traffic circulation system to accomplish these objectives shall be determined by the City, which may require additional measures for traffic control as it may deem necessary, including but not limited to the following: directional signage, channelization, standby turn lanes, sidewalks, illumination and other facilities within the site to prevent a backup of vehicles on public streets.
2. Parking Space Size: All required off-street parking spaces shall comply with the minimum dimension requirements of Section 20.05.B.5 of this Ordinance.
3. Pedestrian Provision: All off-street parking areas shall be designed with due regard to pedestrian circulation. Off-street parking areas shall be designed such that vehicle and pedestrian circulation is accommodated in a safe, complementary, and orderly fashion.
4. Compact Car Spaces: Up to twenty (20) percent of the parking spaces in a parking lot may be permanently marked for compact cars only, provided that:
 - a. The parking lot contains forty (40) or more off-street parking spaces.
 - b. All compact car spaces are a minimum of eight (8) feet in width and sixteen (16) feet in length.
 - c. Signs and markings, as approved by the City, are placed and maintained in each compact car space.
 - d. All required off-street parking aisle widths are maintained.
 - e. The compact car stalls not displace preferred handicap parking stall locations.
 - f. The design, layout, and location of designated compact car spaces shall not encourage utilization by oversized vehicles and shall be subject to approval by the Zoning Administrator.
5. Dimensional Requirements: Unless otherwise specified in this Ordinance,

stall, aisle and driveway design for required off-street parking shall comply with the standards provided on page 20-6 of this Ordinance.

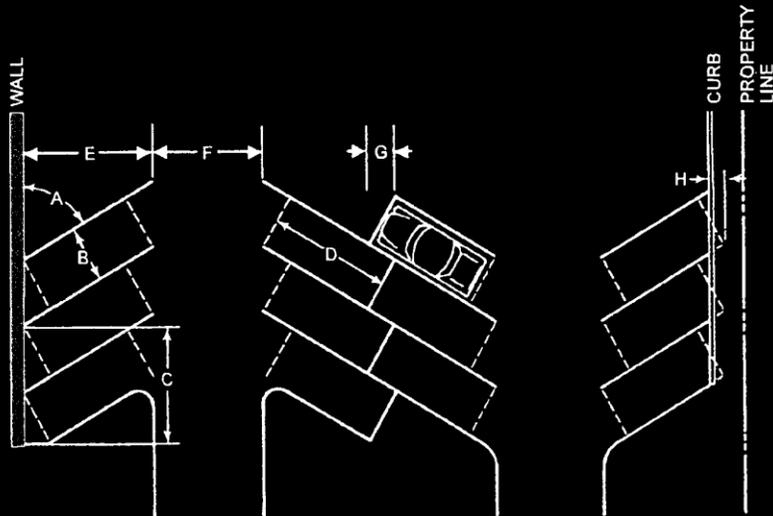
6. **Street Access:** Except as allowed by a conditional use permit or property subdivision, each off-street lot shall have access directly onto an abutting, improved and City accepted public street.
7. **Within Structures:** The off-street parking requirements may be furnished by providing a space so 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.
8. **Lot Circulation:** Except in the case of single 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 family dwellings, parking area design which requires backing into the public street is prohibited.
9. **Intersection Separation:** No curb cut access shall be located less than sixty (60) feet from the intersection of two (2) or more street rights-of-way. This distance shall be measured from the intersection of lot lines.
10. **Curb Cut Size:** No curb cut access shall exceed twenty-four (24) feet in width unless approved by the City Engineer.
11. **Side Yard Setback:** Except with special approval from the Zoning Administrator, curb cut openings shall be a minimum of five (5) feet from the side yard property line in all districts.
12. **Curb Cut Spacing:** Except for single family dwellings, driveway access curb openings on a public street shall not be located less than forty (40) feet from one another.

PARKING LOT DIMENSIONS TABLE

Angle of Parking (Degree)	Stall Width	Curb Length Per Car	Stall Depth	Aisle Width	Angle of Parking (Degree)	Stall Width	Curb Length Per Car	Stall Depth	Aisle Width
0	8'6"	23'0"	8'6"	12'0"	50	8'6"	11'2"	20'0"	12'6"
	9'0"	23'0"	9'0"	12'0"		9'0"	11'9"	20'5"	12'0"
	9'6"	23'0"	9'6"	12'0"		9'6"	12'5"	20'9"	12'0"
	10'0"	23'0"	10'0"	12'0"		10'0"	13'2"	21'0"	12'0"
20	8'6"	24'11"	14'6"	11'0"	60	8'6"	9'10"	20'9"	18'6"
	9'0"	26'4"	15'0"	11'0"		9'0"	10'5"	21'0"	18'0"
	9'6"	27'10"	15'6"	11'0"		9'6"	11'0"	21'3"	18'0"
	10'0"	29'3"	15'11"	11'0"		10'0"	11'6"	21'6"	18'0"
30	8'6"	17'0"	16'11"	11'0"	70	8'6"	9'0"	20'10"	19'6"
	9'0"	18'0"	17'4"	11'0"		9'0"	9'8"	21'0"	19'0"
	9'6"	19'0"	17'10"	11'0"		9'6"	10'2"	21'3"	18'6"
	10'0"	20'0"	18'3"	11'0"		10'0"	10'8"	21'3"	18'0"
40	8'6"	13'3"	18'9"	12'0"	80	8'6"	8'8"	20'3"	24'0"
	9'0"	14'0"	19'2"	12'0"		9'0"	9'2"	20'4"	24'0"
	9'6"	14'10"	19'6"	12'0"		9'6"	9'8"	20'5"	24'0"
	10'0"	15'8"	19'11"	12'0"		10'0"	10'3"	20'6"	24'0"
45	8'6"	12'0"	19'5"	13'6"	90	8'6"	8'6"	20'0"	24'0"
	9'0"	12'9"	19'10"	13'0"		9'0"	9'0"	20'0"	22'0"
	9'6"	13'5"	20'2"	13'0"		9'6"	9'6"	20'0"	22'0"
	10'0"	14'2"	20'6"	13'0"		10'0"	10'0"	20'0"	22'0"

Note: This table pertains to a wall to wall situation. In calculating dimensions, two (2) feet may be subtracted from each stall depth for each overhang and overlap. No subtraction for overlap is allowed for angles greater than sixty (60) degrees.

- A = Angle of Parking
- B = Stall Width
- C = Curb Length per Car
- D = Stall Length
- E = Stall Depth
- F = Aisle Width
- G = Overlap
- H = Overhang



13. Grade: The grade elevation of any parking area or driveways shall not exceed four (4) percent.
14. Driveway Access Minimum: Each property shall be allowed one (1) driveway access for each one hundred twenty-five (125) feet of street frontage. All property shall be entitled to at least one (1) driveway access. Single family uses shall be limited to one (1) driveway access per lot, except when the property exceeds the required street frontage per zoning district requirements, a second driveway access may be allowed by approval of the Zoning Administrator. Except as otherwise approved by the Zoning Administrator, single family uses shall not access arterial and collector streets. In cases where a lot does not have frontage upon a local street and where driveway access to arterial and collector streets is determined necessary by the Zoning Administrator, joint access through the use of shared curb cuts and access easements shall be utilized to the extent possible.
15. Surfacing.
 - a. Farmsteads, farming operations, and detached single family residential uses: Driveways and parking area shall be surfaced with materials suitable to control dust and drainage.
 - b. Other Uses:
 - (1) Except as otherwise determined by the City Council, all uses other than those specified in Subsection 15.a. above shall have customer parking areas and driveways which are surfaced with asphalt, concrete, cobblestone, or paving bricks.
 - (2) For legal, nonconforming uses existing upon the effective date of this Ordinance, at any time an improvement is made to property requiring a conditional use permit, interim use permit, variance, and/or building permit, all nonconforming design and surfacing of parking areas or driveways existing on the lot in question shall be brought into full compliance with this Subdivision.
 - (3) Plans for surfacing and drainage of driveways and stalls for parking areas of five (5) or more vehicles shall be submitted to the City Engineer for review and the final drainage plan shall be subject to written approval.
 - (4) For industrial uses which experience frequent heavy equipment utilization which could be expected to destroy or

damage required surfacing materials, an exemption to the surfacing requirements may be allowed by administrative permit provided that:

- (a) General public and employee access driveways and parking areas shall not be included in the exemption.
 - (b) At such time as the presence of heavy equipment is reduced or eliminated, the surfacing of exempted areas shall be completed in compliance with this Ordinance.
 - (c) All other performance standards related to parking and driveways shall be met.
 - (d) The provisions of Section 6 of this Ordinance are considered and determined to be satisfied.
16. Lighting: Any lighting used to illuminate an off-street parking area shall be hooded and so arranged as to reflect the light away from adjoining property, abutting residential uses, and public rights-of-way, and shall be in compliance with Section 15.10 of this Ordinance.
17. Required Screening: All open off-street parking areas of five (5) or more spaces shall be screened and landscaped from abutting or surrounding residential districts and uses, and the public right-of-way in compliance with Section 15.07 of this Ordinance.
18. Snow Storage: Adequate space for snow storage shall be provided on the site so as not to reduce the required minimum number of parking spaces. In those cases where excessive snow cannot be properly stored on site, it shall be immediately removed from the site.
19. Driveway Turn Around: In the case of single family dwellings which front on streets designated as collector, minor arterial, and principal arterial by the City's Comprehensive Plan, the installation of a vehicle turn-around space, immediately adjacent to the access driveway is allowed and may be required by the City Council. Where possible, said space shall be located away from the principal structure and shall be no closer than twenty (20) feet from the street surface. Said space shall not be utilized for parking or storage purposes.
20. Signs: No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot or driveway. All signs shall be in conformance with Section 31 of this Ordinance.

21. **Cart Storage:** Retail commercial uses exceeding fifty-five thousand (55,000) square feet in gross floor area may be required to provide ample space for the storage of customer service carts within off-street parking areas. The need and specific amount of required cart storage space shall be determined as part of site plan review. When required, cart storage areas shall not occupy required off-street parking space, shall be clearly delineated, and include facilities for cart confinement.

20.06 MAINTENANCE: It shall be the joint and several responsibility of the lessee and owner of the principal use, uses or buildings to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping and required screening.

20.07 LOCATION: All accessory off-street parking facilities as required by this Section shall be located and restricted as follows:

- A. Required accessory off-street parking shall be on the same lot under the same ownership or lease as the principal use being served, except under the provisions of Subd. 20.11 and 20.12 of this Section.
- B. Except for single family dwellings, 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.
- C. There shall be no off-street parking within fifteen (15) feet of any street surface.
- D. The boulevard portion of the street right-of-way shall not be used for parking.
- E. Required accessory off-street parking for non-residential uses shall not be provided in front yards (or in side yards in the case of a corner lot) in any residential district, except as allowed for model homes and temporary real estate offices by Section 19 of this Ordinance.
- F. In the case of single family dwellings, parking shall be prohibited in any portion of the front yard, 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 either concrete, asphalt or in cases of existing gravel driveways, gravel may be used for such additional parking. At any time an improvement is made to property requiring a building permit, all non-conforming surfacing of parking areas or driveways existing on the lot in question shall be brought into full compliance with this Section.
- G. With the exception of seasonal recreational equipment of limited size and weight, the same parking standards for seasonal recreational equipment shall apply as

outlined herein. In cases of seasonal recreational equipment of limited size and weight, the surfacing required herein shall not apply and the equipment may be parked over what is traditionally grass. Seasonal recreational equipment of limited size and weight may include boats, campers designed to be mounted on automotive vehicles, snowmobiles, boat trailers, motorcycle trailers and tent or travel trailers.

H. Violations may be enforced through tagging.

20.08 USE OF REQUIRED AREA: Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, repair work, storage of inoperable vehicles, and/or storage of snow.

20.09 NUMBER OF OFF-STREET PARKING 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.

USE	NUMBER OF PARKING SPACES REQUIRED
Subd. 1. Residential:	
Single Family Dwellings	Two (2) spaces.
Subd. 2. Institutional/Educational/Cultural:	
Auditoriums, Theaters, Religious Institutions, Sports Arenas	One (1) space for each four (4) permanent 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.
Community Center, Physical Culture Studio, Libraries, Museums	One (1) space for each three hundred (300) square feet of floor area.
Nursing Homes, Rest Homes	One (1) space for each four (4) beds.
Private or Private Non-Profit Baseball Fields	One (1) space for each eight (8) seats of design capacity.

School, Elementary and Junior High (Public or Private)	Three (3) spaces for each classroom. This requirement may be reduced at the Zoning Administrator's discretion to reflect facility use and/or parking policy. Adequate space shall be allowed for the dropping off and/or picking up of students as determined by the Zoning Administrator.
School, High School (Public or Private)	One (1) space for each two (2) students based on the design capacity. This requirement may be reduced at the Zoning Administrator's discretion to reflect facility use and/or parking policy. Adequate space shall be allowed for the dropping off and/or picking up of students as determined by the Zoning Administrator.
Subd. 3. Non-Residential:	
Animal Hospitals or Kennels	Five (5) spaces plus one (1) space for each five hundred (500) square feet of floor area over one thousand (1,000) square feet.
Automobile Washes:	Shall be determined by the type of automobile wash as listed below:
Automatic Drive Through Service	Five (5) spaces or one (1) per employee on maximum shift, whichever is greater.
Self-Service Car Wash	One (1) space per bay.
Motor Fuel Station Automobile Washes	One (1) space in addition to that required for the station.
Beauty or Barber Shops	Two (2) spaces for each beauty or barber chair.
Bowling Alleys	Five (5) spaces for each lane or alley, plus additional spaces as may be required herein for related uses contained within the principal structure.
Drive-In Convenience Food Establishment	One (1) space for each two and one-half (2.5) seats plus one (1) space for each fifteen (15) square feet of public service and counter area.
Drive-In Banks	One (1) space for every three hundred fifty (350) square feet of floor area.
Furniture Sales	One (1) space for each four hundred (400) square feet of floor area for the first twenty-five thousand (25,000) square feet, plus one (1) space for each six hundred (600) square feet thereafter.

Group Day Care Centers	One (1) space for each employee, plus one (1) space for each four (4) children of licensed capacity.
Manufacturing	One (1) space for each employee on the major shift or one (1) space for each three hundred fifty (350) square feet, whichever is greater, plus one (1) space for each company motor vehicle on the premises.
Medical, Chiropractic, or Dental Offices or Clinics	One (1) space for every two hundred (200) feet of floor area.
Motels, Hotels, Lodging or Boarding Houses	One (1) space per sleeping unit, plus one (1) space per day shift employee plus one (1) space for each forty (40) square feet devoted to meeting or banquet rooms.
Motor Fuel Stations	Four (4) spaces plus two (2) spaces for each service stall. Those facilities designed for sale of other items than strictly automobile products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Ordinance.
Office Buildings and Professional Offices, Other Than Any Area for Doctors, Chiropractors, or Dentists; Banks, Public Administration Offices	One (1) space for each two hundred fifty (250) square feet of floor area.
Restaurants, Private Clubs, Lodges, Food Dispensing Establishments (Except Drive-In Restaurants)	One (1) space for each forty (40) square feet of floor area of dining and bar area and one (1) space for each eighty (80) square feet of kitchen area.
Retail Commercial Uses, Except as Prescribed Herein	One (1) space for each two hundred (200) square feet of floor area.
Retail Sales and Service Business with 50 Percent or More of Gross Floor Area Devoted to Storage, Warehouses, and/or Industry	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.
Shopping Center	One (1) space for each two hundred (200) square feet of leasable floor area.
Truck Wash	Three (3) spaces plus one (1) space per bay.
Warehousing	One (1) space for each two (2) employees of the largest shift or one (1) space for each two thousand (2,000) square feet of floor area.
Subd. 4. Non-Specified Uses:	

For uses not specifically listed above, off-street parking requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association, and Institute of Transportation Engineers.

20.10 SPACE REDUCTIONS: Subject to the review and processing of an interim use permit as regulated by Section 5 of this Ordinance, the City may reduce the number of required off-street parking spaces and/or loading spaces when the use can demonstrate in documented form a demand which is less than required by this Ordinance. In such situations, the City may require land to be reserved for parking development should the use or needs change.

20.11 JOINT FACILITIES: The City Council may, after receiving a report and recommendation from the Planning Commission, approve an interim 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. Such a permit shall not be granted except when the following conditions are found to exist:

- A. Entertainment Uses: Up to fifty (50) percent of the parking facilities required for a theater, bowling alley, or other commercial recreational facilities may be supplied by the off-street parking facilities provided by type of uses specified as primarily daytime uses in Subd. 20.12.D.
- B. Night Time or Sunday Uses: Up to fifty (50) percent of the off-street parking facilities required for any use specified under Subd. 20.12.D below, as primarily daytime uses may be supplied by the parking facilities provided by the following uses which typically have their major parking demand occurring during night time or weekends; auditoriums incidental to a public or parochial school, churches, bowling alleys, theaters, or apartments.
- C. Schools, Auditorium and Church Uses: Up to eighty (80) percent of the parking facilities required by this section for a church, or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses specified under Subd. 20.12.D below as primarily daytime use.
- D. Daytime Uses: For the purpose of this section, the following uses are considered as primary daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair, service shops, manufacturing, wholesale and similar uses.

- E. Additional Criteria for Joint Parking: In addition to the preceding requirements, the following conditions are required for joint parking usage:
1. Proximity: The building or use 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, excluding public rights-of-way.
 2. Conflict in Hours: The applicant shall demonstrate in documented fashion 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. Written Consent and Agreement: A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Stearns County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within sixty (60) days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.

20.12 OFF-SITE PARKING:

- A. Any off-site off-street parking which is used to meet the requirements of this Ordinance shall be an interim use as regulated by Section 5 of this Ordinance.
- B. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.
- C. The parking lot is to be used only for the parking of passenger automobiles of employees, customers or guests of the person or firm controlling and operating the lot, said person to be responsible for its maintenance.
- D. The parking lot is not to be used for sales, repair work or servicing of any kind.
- E. Reasonable access from off-site parking facilities to the use being served shall be provided.
- F. No advertising sign or material is to be located on the property where the parking lot is located.
- G. All parking is to be kept back of the setback building line by barriers unless otherwise specifically authorized by the City Council.

- H. Except as provided below, the site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served or under public ownership.
- I. Except as provided below, off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the main public entrance of the principal use being served.
- J. Any use which depends upon off-site parking to meet the requirements of this Section 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.
- K. Compliance with off-street parking requirements provided through leased off-street parking may be approved by the City Council, subject to the following conditions:
 - 1. The lease shall specify the total number and location of parking spaces under contract and this number, when added to any on-site parking required, must be equal to the total number of parking spaces required.
 - 2. The lease instrument shall legally bind all parties to the lease and provide for amendment or cancellation only upon written approval from the City.
 - 3. The lease agreement shall incorporate a release of liability and any other provisions, as recommended by the City Attorney that are deemed necessary to ensure compliance with the intent of this Section.
- L. Any such other conditions as may be deemed necessary by the City Council to protect the welfare and character of the nearby land uses.

20.13 OFF-STREET BICYCLE AND MOTORCYCLE PARKING: Provisions shall be made for the off-street parking of bicycles and motorcycles in all multiple family and non-residential developments and uses. Plans for such facilities shall be reviewed and evaluated on an individual project or use basis as part of site plan review provisions of Section 10 of this Ordinance.