

SECTION 16. GENERAL YARD, LOT AREA AND BUILDING REGULATIONS

Subdivision

- 16.01 Purpose
- 16.02 Height
- 16.03 Building Type and Construction
- 16.04 Yards
- 16.05 Minimum Floor Area Per Dwelling Unit
- 16.06 Minimum Floor Area; Commercial and Industrial Structures
- 16.07 Single Family Dwellings
- 16.08 Two Family, Townhouse, Quadraminium, Manor Home, Multiple Family Uses

16.01 PURPOSE: This section identifies yard, lot area, building size, building type and height requirements in each zoning district.

16.02 HEIGHT:

- A. Allowable Increases: Building heights in excess of those standards contained in the district provisions and any other sections of this Ordinance may be allowed through a conditional use permit, provided that:
1. Demonstrated need is established for the increase in height and said increase will not violate the intent and character of the zoning district in which the structure is located.
 2. The site is capable of accommodating the increased structure size.
 3. The potential increased intensity and size of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
 4. Public utilities and services are adequate.
 5. For each additional story over the district limitation or for each additional ten (10) feet above the maximum allowed per district, front and side yard setback requirements shall be increased by ten (10) percent.
 6. The construction does not limit solar access to abutting and/or neighboring properties.
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7. The provisions of Section 4 of this Ordinance are considered and satisfactorily met.

- B. Exceptions: Building height limits established for the respective zoning districts shall not apply to the following:
1. Belfries.
 2. Chimneys or flues.
 3. Church spires.
 4. Cooling towers.
 5. Cupolas and domes which do not contain usable floor space.
 6. Elevator penthouses.
 7. Flag poles.
 8. Monuments and statues - public and semi-public only.
 9. Parapet walls extending not more than three (3) feet above the limiting height of the building.
 10. Poles, towers and other structures for essential services.
 11. Necessary mechanical and electrical appurtenances.
 12. Farm buildings.
 13. Wind energy conversion system towers as regulated by Section 30 of this Ordinance.
 14. Antennas and antenna support structures as regulated by Section 29 of this Ordinance.
- C. No excluded roof equipment or structure element extending beyond the limited height of a building may occupy more than twenty-five (25) percent of the area of such roof nor exceed ten (10) feet unless otherwise noted.

16.03 BUILDING TYPE AND CONSTRUCTION:

- A. General Provisions:

1. Metal Buildings: No galvanized or unfinished steel, galvalum or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish such as corten steel or engineered designed roofs of less than two-twelve (2/12) pitch shall be permitted in any zoning district, except in association with farming operations or as allowed by this subdivision.
2. Quality: Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility and harmony with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties as intended by this Ordinance or adversely impact the public health, safety, and general welfare.
3. Finishes: Exterior building finishes shall consist of materials comparable in grade and quality to the following:
 - a. Brick.
 - b. Natural stone.
 - c. Decorative concrete block.
 - d. Cast in place concrete or pre-cast concrete panels.
 - e. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, cypress.
 - f. Curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design.
 - g. Glass curtain wall panels.
 - h. Stucco.
 - i. Vinyl.
 - j. Other materials as determined by the City Building Official but not including galvanized or unfinished metal.

B. Business and Industrial Uses and Zoning Districts:

1. For all uses within the B-1, B-2, B-3, and B-W Zoning Districts, all principal buildings which abut public rights-of-way, residential uses, and/or public areas, shall have a decorative front on such exposure which is comprised of at least fifty (50) percent of materials specified in Section 16.03.A.3.a-e. Any metal finish utilized in the building shall be a minimum of twenty-six (26) gauge steel. The roof slope shall be limited to a minimum slope of one-quarter (1/4) inch per foot.
2. Within the I-1 Zoning District, exterior finish of all buildings shall comply with Subd. 16.03.A.3 of this Ordinance.

3. In the I-2 Zoning District, all buildings constructed of curtain wall panels of finished steel, aluminum or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place, pre-cast concrete panels, or concrete block on wall surfaces abutting a public right-of-way, residential uses, or public areas. The required wall surface treatment may allow a maximum of fifty (50) percent of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design.
 4. The City may grant a deferment to the requirements of Subd. 16.03.B.2 and 16.03.B.3 of this Ordinance when a building or building addition will be constructed in more than one (1) phase. Any such deferment shall be processed as a conditional use permit pursuant to Section 4 of this Ordinance and shall be subject to the following:
 - a. The deferment shall be until the completion of construction or five (5) years, whichever is less.
 - b. Property owner shall provide the City with an irrevocable letter of credit for an amount one and one-half (1-1/2) the City Building Official's estimated cost of the required exterior wall treatment. The bank and letter of credit shall be subject to the approval of the City Council. The letter of credit shall assure compliance with this section of this Ordinance.
- C. Exceptions to the provisions of Subd. 16.03 of this Ordinance may be granted as a conditional use permit pursuant to Section 4 of this Ordinance, provided that:
1. The proposed building maintains the quality and value intended by the Ordinance.
 2. The proposed building is compatible and in harmony with other existing structures within the district and immediate geographic area.
 3. The provisions of Section 4 of this Ordinance are considered and determined to be satisfied.

16.04 YARDS: No lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this Ordinance. No required open space provided about any building or structure shall be included as part of any open space required for another structure.

- A. The following shall not be considered as encroachments on yard setback requirements:
1. Cantilevers up to ten (10) feet in width, and chimneys, window wells and

covers, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two and one-half (2-1/2) feet into a required yard setback.

- 2. Terraces, steps, decks, uncovered porches, stoops or similar features provided they do not extend above the height of the ground floor level of the principal structure or to a distance less than five (5) feet from a side or rear lot line. No encroachment shall be permitted in existing or required drainage and utility easements.
- 3. In rear yards, recreational equipment (non-vehicular), laundry drying equipment, arbors and trellises, detached outdoor living rooms and gazebos not exceeding five hundred (500) square feet, and air conditioning or heating equipment not exceeding established state noise levels, provided they are at a distance not less than ten (10) feet from any lot line. No encroachment shall be permitted in existing or required drainage and utility easements.

B. Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be no less than the average setback of the two (2) adjacent principal structures. If only one (1) adjacent lot is occupied by a structure, the minimum front yard shall be the average of the adjacent principal structure and the district minimum setback, but in no case shall a setback greater than the minimum established for the respective zoning district be required.

16.05 MINIMUM FLOOR AREA PER DWELLING UNIT: Except as otherwise specified in the zoning district provisions or allowed as a conditional use permit, single family homes as classified below shall have the following minimum floor areas per unit.

A. Single Family Dwelling Units: Except as otherwise specified in the zoning district provisions or allowed as a conditional use permit, single family homes as classified below shall have the following minimum floor areas per unit.

One Bedroom	720 square.
Two Bedroom	
Three Bedroom	

B. Multiple Dwelling Units: Except for elderly housing or as allowed by conditional use permit, living units classified as multiple dwelling shall have the following minimum floor areas per unit:

Efficiency Units	500 square feet
One Bedroom Units	700 square feet
More than one bedroom	

units - an additional
80 square feet for each
additional bedroom

- C. Elderly (Senior Citizen) Housing: Living units classified as elderly (senior citizen) housing units, except as allowed by conditional use permit, shall have the following minimum floor areas per unit:

Efficiency Units	440 square feet
One Bedroom	520 square feet

- D. Two Family Dwellings, Quadraminiums, Townhouses and Manor Homes: Except as otherwise specified in the zoning district provisions or allowed as a conditional use permit, two family dwellings, quadraminiums and townhouses, as classified below, shall have the minimum floor area per one bedroom unit:

Two Family Dwellings	650 square feet first floor above grade, plus 100 additional square feet for each additional bedroom
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Quadraminiums, Townhouses and Manor Homes	600 square feet first floor above grade, plus 100 additional square feet for each additional bedroom
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- E. Efficiency Apartments: Except for elderly (senior citizen) housing, the number of efficiency apartments in a multiple dwelling shall not exceed ten (10) percent of the total number of apartments. In the case of elderly (senior citizen) housing, efficiency apartments shall not exceed thirty (30) percent of the total number of apartments, except by conditional use permit.

16.06 MINIMUM FLOOR AREA, COMMERCIAL AND INDUSTRIAL STRUCTURES: Commercial and industrial buildings (principal structure) which are to be less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a conditional use permit as provided for in Section 4 of this Ordinance.

16.07 SINGLE FAMILY DWELLINGS: All single family detached homes shall:

- A. Be constructed upon a continuous perimeter foundation that meets the requirements of the State Uniform Building Code.
- B. Not be less than thirty (30) feet in length and not less than twenty-four (24) feet in

width over that entire minimum length. Width measurements shall not take account of overhang and other projections beyond the principal walls. Dwellings shall also meet the minimum floor area requirements as set out in this Ordinance.

- C. Have a minimum roof overhang of one (1) foot.
- D. Have an earth covered, composition, shingled or tiled roof or other comparable quality materials determined to be appropriate by the City Building Official.
- E. Receive a building permit. The application for a building permit in addition to other information required shall indicate the height, size, design and the appearance of all elevations of the proposed building and a description of the construction materials proposed to be used. The exterior architectural design of a proposed dwelling may not be so at variance with, nor so similar to, the exterior architectural design of any structure or structures already constructed or in the course of construction in the immediate neighborhood, nor so at variance with the character of the surrounding neighborhood as to cause a significant depreciation in the property values of the neighborhood or adversely affect the public health, safety or general welfare.
- F. Meet the requirements of the State Uniform Building Code.

16.08 TWO FAMILY, TOWNHOUSE, QUADRAMINIUM, MANOR HOME, MULTIPLE FAMILY USES:

- A. No single townhouse structure shall contain more than eight (8) dwelling units.
- B. Minimum unit lot frontage for townhouses shall not be less than twenty (20) feet.
- C. Subdivision of Two-Family Double Bungalows, Townhouse or Quadraminium Lots: The subdivision of base lots containing two-family dwellings, townhouses, or quadraminiums to permit individual private ownership of a single dwelling within such a structure is acceptable upon the approval of a conditional use permit, provided that:
 - 1. Two family, townhouses, and quadraminiums intended for owner occupancy shall be subdivided on an individual unit lot basis subject to approval of a conditional use permit.
 - 2. Prior to subdivision, such units shall fully comply with applicable provisions of the Uniform Building Code.
 - 3. Prior to a two-family double bungalow dwelling, townhouse, or quadraminium subdivision, the base lot must meet all the requirements of the zoning district.

4. Permitted accessory uses as defined by the zoning districts are acceptable provided they meet all the zoning requirements.
 5. A property maintenance agreement must be arranged by the applicant and submitted to the City Attorney for review and subject to the Attorney's approval. The agreement shall ensure the maintenance and upkeep of the structure and lots to meet minimum City standards. The agreement is to be filed with the County Recorder's Office as a deed restriction against the title of each unit lot.
 6. Separate public utility service shall be provided to each subdivided unit and shall be subject to the review and approval of the City Engineer.
 7. The subdivision is to be platted and recorded in conformance to requirements of the Subdivision Ordinance of the City.
- D. Subdivision of multiple family, two family duplex dwellings, manor homes and other such units:
1. The subdivision is to be platted and recorded in conformance with the requirements of the Subdivision Ordinance of the City as applicable.
 2. The subdivision shall comply with applicable cooperative or condominium laws of the State of Minnesota.

SECTION 17. PUBLIC PROPERTY/RIGHTS-OF-WAY

Subdivision

17.01 Coverage

17.02 Liability

17.01 COVERAGE: Excepting newsstands, the erection and/or placement of any structure in the public right-of-way or on City property by any person, or group other than a governmental unit shall be in compliance with applicable City regulations and shall require the processing of a conditional use permit in accordance with Section 4 of this Ordinance.

17.02 LIABILITY: As a condition of approval for the erection or placement of a structure in the public right-of-way, or on City property by any party other than a governmental unit, the applicant shall be required to demonstrate a significant need for such structure placement and that it will not interfere or conflict with the public use and/or purpose of the right-of-way. Additionally, the applicant shall hold harmless the City for any potential liability and shall demonstrate to the Zoning Administrator proof of adequate liability insurance.

SECTION 18. BUILDING RELOCATION

Subdivision

- 18.01 Review Process
- 18.02 Exemptions
- 18.03 Performance Standards
- 18.04 Performance Security

18.01 REVIEW PROCESS: The relocation of any building or structure onto a lot within the City shall be subject to the requirements, regulations and conditions of Section 4, conditional use permit of this Ordinance as well as Section 18.02 of this section.

18.02 EXEMPTIONS: The following are exempt from the provisions of this section:

- A. Relocations which occur solely within the confines of a single lot or parcel.
- B. Manufactured homes within manufactured home parks.
- C. Prefabricated and industrialized/modular buildings as defined by the State Building Code being relocated to their first permanent building site.

18.03 PERFORMANCE STANDARDS: The following performance standards shall apply:

- A. Upon relocation, the building shall comply with the applicable requirements of the State Building Code.
- B. The proposed relocated building shall comply with the character of the neighborhood in which it is being relocated as determined by the City Council.
- C. The relocated use will not result in a depreciation of neighborhood or adjacent property values.
- D. The relocated structure shall be similar to the market valuation of adjacent principal structures.
- E. The relocated structure shall be ready for occupancy within six (6) months from the date of location on the site.

18.04 PERFORMANCE SECURITY: A performance security shall be provided to the City

as specified in Section 4.06 of this Ordinance.

SECTION 19. MODEL HOMES/TEMPORARY REAL ESTATE OFFICES

Subdivision

19.01 Purpose

19.02 Procedure

19.03 Special Requirements

19.01 PURPOSE: The purpose of this section is to provide for the erection of model homes and temporary real estate offices in new subdivisions without adversely affecting the character of surrounding residential neighborhoods or creating a general nuisance. As model homes represent a unique temporary commercial use, special consideration must be given to the peculiar problems associated with them and special standards must be applied to ensure reasonable compatibility with their surrounding environment.

19.02 PROCEDURE: The erection of a model home(s) and temporary real estate offices shall require approval of an administrative use permit as may be issued by the Zoning Administrator.

19.03 SPECIAL REQUIREMENTS:

- A. Model homes and temporary real estate offices shall be allowed as provided for in the applicable zoning district in which they are located.
- B. Temporary parking facilities equal to four (4) spaces per model home dwelling unit or temporary real estate office shall be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the Zoning Administrator.
- C. Access from a temporary parking facility onto a local, residential street shall be minimized. Where this requirement is physically impractical, access shall be directed away from residential neighborhoods to the greatest extent possible.
- D. No model home or temporary real estate office shall incorporate outside lighting which creates a nuisance due to glare or intensity, as provided for in Section 15.10 of this Ordinance.
- E. All model home and temporary real estate office signage shall comply with the sign regulations as contained in Section 31 of this Ordinance.
- F. The administrative permit shall terminate three (3) years from its date of issuance or

until eight-five (85) percent of the development is completed, whichever occurs first.

- G. No residential occupancy permit shall be issued for a model home until such time as the structure has been fully converted to a residence. Such conversion shall include but not be limited to parking lot restoration and the removal of signage and lighting.
- H. The restoration of all temporary parking areas with appropriate landscaping shall be completed by the end of the next growing season.
- I. All criteria for interim use consideration but not procedural requirements, as contained in Section 5 of this Ordinance, shall be considered and satisfactorily met.

SECTION 20. OFF-STREET PARKING REQUIREMENTS

Subdivision

- 20.01 Purpose
- 20.02 Scope of Regulations
- 20.03 General Provisions
- 20.04 Off-Street Parking Restrictions
- 20.05 Parking Area Design
- 20.06 Maintenance
- 20.07 Location
- 20.08 Use of Required Area
- 20.09 Number of Off-Street Parking Spaces Required
- 20.10 Space Reductions
- 20.11 Joint Facilities
- 20.12 Off-Site Parking
- 20.13 Off-Street Bicycle and Motorcycle Parking

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.

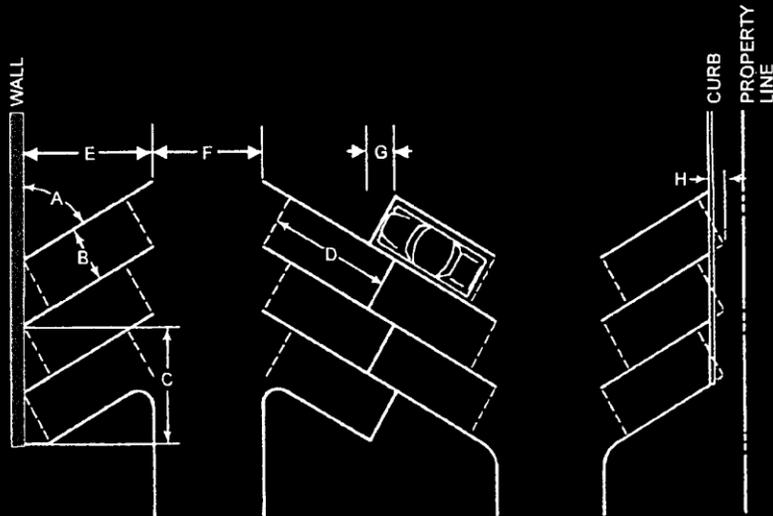
6. **Street Access:** Except as allowed by a conditional use permit or property subdivision, each off-street lot shall have access directly onto an abutting, improved and City accepted public street.
7. **Within Structures:** The off-street parking requirements may be furnished by providing a space so 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 from 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.