

DIVISION 70: PARKING STANDARDS

Section 70-010 Regulations

In all zoning districts, all structures built and uses established hereafter shall provide off-street parking in accordance with the regulations of this ordinance. When an existing use or structure is expanded, off-street parking shall be provided in accordance with the regulations of this ordinance for the total area or capacity of such expansion.

Section 70-020 Purpose

The regulation of off-street parking spaces in this ordinance is to alleviate or prevent congestion of the public right-of-way and to promote the safety and welfare of the public by establishing minimum requirements for off-street parking of motor vehicles.

Section 70-030 Design and Maintenance

- 1) Area: A parking space shall not be less than three hundred (300) square feet of standing and maneuvering area.
- 2) Surfacing and Drainage: Off-street parking and loading areas shall be improved with a bituminous or equally durable and dustless surface with the exception of required off-street single-family residential parking. Such areas shall be graded and drained so as to dispose of all surface water accumulation within the area, subject to the approval of the City Engineer.
- 3) Open Parking Areas: No off-street parking, driving or maneuvering areas open to the sky shall cover more than sixty (60) percent of the total area of any front yard nor shall any motor vehicle be parked in any front yard except upon a driveway or parking area. The area devoted to driveway purposes shall not be considered in determining whether off-street parking requirements have been met except in the instance of single and two-family dwellings. In single and two family lots, parking shall not occupy the required front yard and shall be on the same lot as the principal use.
- 4) Screening: All open off-street parking areas containing more than six (6) parking spaces shall be effectively screened on each side that adjoins any residentially zoned property by a wall, fence or densely planted compact evergreen hedge not less than five (5) feet or more than eight (8) feet in height.
- 5) Lighting: Any lighting used to illuminate off-street parking areas shall be directed away from residential properties in such a way as to not interfere with residential use.
- 6) Commercial Business District: Uses located within the Commercial Business (B-1) District are exempt from all off-street parking and loading requirements.
- 7) Expansion: Any parking surfaces newly constructed which expand an existing use of property (excluding single and two family residential uses) greater than twenty (20%) percent of the parking area square footage shall be required to improve both the new and existing parking lot surfaces in accordance with requirement no. 2 above in this section.
- 8) Overnight Parking: The following vehicles shall not be allowed to park on city streets overnight:
 - repair vehicles
 - delivery vehicles
 - rental vehicles (such as U-Hauls)
 - refuse and recycling haulers
 - any other vehicles not registered as a passenger vehicle

The MN Basic Code 71.05, 71.06 reads:

Parking certain Semi-Trailers or Tractors on Public Streets Prohibited. NO person shall park a semi-tractor or trailer, or any truck rated with a gross vehicle weight in excess of 10,000 pounds, in any area

of the city zoned for residential use or other area designated by the City Council resolution except when the vehicle is parked in a completely enclosed garage.

Section 70-040 Minimum Off-Street Parking Spaces Required

7)	One and Two-Family Dwellings	One (1) space per dwelling unit
8)	Multiple Dwellings	One and one-half (1 & 1/2) spaces per dwelling unit
9)	Senior and/or Physically Handicapped Housing	One (1) space for each 200 square feet of gross floor area
10)	Business and Professional Offices	One (1) space for each three (300) hundred sq. ft. of gross floor area
11)	Medical and Dental Clinics	Two (2) spaces per examining room plus one space for each employee*
12)	Hotels/Motels/Resorts	One (1) space per rental unit plus one (1) space per employee
13)	Schools	One (1) space per seven (7) students and one (1) space for each two (2) employees
14)	Hospital/Nursing Homes	One (1) space for every three (3) beds plus one (1) space for each two (2) employees
15)	Retail Stores	One (1) space for each 200 sq. ft. of gross floor area.
16)	Furniture and Appliance Stores, Household Equipment, Carpet Sales, Furniture Repair Shop or Antique Shop	One (1) space for each four (400) hundred sq. ft. of gross floor area
17)	Restaurants, Cafes, Bars	One (1) space for each three (3) seats based on maximum capacity
18)	Churches, Theaters and Other Places of Assembly	One (1) space for each three (3) seats upon maximum capacity
19)	Funeral Homes	One (1) space for each four (4) seats upon maximum capacity
20)	Industrial, Warehouse, Storage, and Handling of Bulk Goods	One (1) space for each employee on maximum shift or one (1) space for each two thousand (2,000) sq. ft. of gross floor area, whichever is larger
21)	Other Uses Not Noted	As determined by the City Council upon review by the Planning Commission.

- **Parking for employees - this shall be based on the maximum number of employees present during the largest work shift.**