

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-Street Parking and Loading

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 541.10 of the above-entitled ordinance be amended to read as follows:

541.10. Purpose. Parking and loading regulations are established to ~~provide for~~ recognize the parking and loading needs of uses and structures, to enhance the compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of ~~required~~ off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

Section 2. That Section 541.30 of the above-entitled ordinance be amended to read as follows:

541.30. Existing parking and loading facilities. Existing accessory parking and loading facilities shall not be reduced below the requirements for a similar new use. If existing accessory parking and loading facilities are less than the requirements specified in ~~the Table 541-1, Specific Off-Street Parking Requirements and Table 541-7, Specific Off-Street Loading Requirements, this zoning ordinance,~~ they shall not be reduced further.

Section 3. That Section 541.40 of the above-entitled ordinance be amended to read as follows:

541.40. Use of required parking and loading facilities. Required parking shall be solely for the parking of passenger automobiles for customers, occupants, employees and guests, and for the parking of vehicles necessary for the operation of the use, subject to district regulations governing the parking of commercial vehicles. Fees may be charged for the use of required parking, however ~~Such~~ required accessory parking shall not be leased, subleased or rented to anyone who is not a customer, occupant, employee or guest, nor shall the required parking and loading facilities in any other way be made unavailable

for the use served, except as otherwise provided in this ~~chapter~~ zoning ordinance.

Section 4. That Section 541.50 of the above-entitled ordinance be amended to read as follows:

541.50. Intensification of use. When the intensity of any use is increased through the addition of dwelling units, gross floor area, capacity or other unit of measurement used for determining parking and loading requirements, parking and loading facilities shall be provided for such intensification as specified in Table 541-1, Specific Off-Street Parking Requirements and Table 541-79, Specific Off-Street Loading Requirements, as determined by the zoning administrator.

Section 5. That Section 541.60 of the above-entitled ordinance be amended to read as follows:

541.60. Change of use. Whenever the use of a structure is changed to a new use or divided into two or more uses, parking and loading facilities shall be provided as required for each use. However, if said structure was erected prior to the effective date of this ordinance, parking and loading facilities shall be provided in the amount by which the requirements for the new use, or the sum of the requirements for the new uses, exceed those for the former use, as specified in Table 541-1, Specific Off-Street Parking Requirements and Table 541-79, Specific Off-Street Loading Requirements, as determined by the zoning administrator.

Section 6. That Section 541.70 of the above-entitled ordinance be amended to read as follows:

541.70. Reserved. Uses located in buildings established prior to July 19, 1963. The specific off-street parking and loading requirements of this chapter shall not apply to uses established in buildings having received a building permit prior to July 19, 1963, except where there is an intensification or change of use, in which case sections 541.50 or 541.60 shall apply. However, existing accessory parking and loading facilities shall not be reduced below the requirements for a similar new use as specified in this chapter, or if existing accessory parking and loading facilities are less than the requirements specified in this chapter, they shall not be reduced further.

Section 7. That Section 541.110 of the above-entitled ordinance be amended to read as follows:

541.110. Multiple uses. Where there are two (2) or more separate principal uses on a site, the required parking and loading for the site shall be the sum of the required parking and loading for each use, except as otherwise

specified in this chapter. Multiple office uses within the same building shall be considered a single use for the purpose of determining required parking and loading except for office uses that include an individual principal entrance.

Section 8. That Section 541.130 of the above-entitled ordinance be amended to read as follows:

541.130. Floor area computations. Where required parking and loading is determined on the basis of gross floor area, gross floor area shall be determined as the sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any basement floor area devoted to retailing activities, the production or processing of goods, or offices. Gross floor area for the purpose of measurement for off-street parking and loading spaces shall not include: dwellings, ~~floor area devoted primarily to storage purposes (except as otherwise noted herein), floor area devoted to mechanical equipment necessary for the basic functioning of the building,~~ floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or basement floor area other than that devoted to retailing activities, the production or processing of goods, or offices.

Section 9. That Section 541.160 of the above-entitled ordinance be amended to read as follows:

541.160. Unlisted uses. The zoning administrator shall establish the minimum and maximum parking and minimum loading required for any use not listed in ~~Table 541-1, Specific Off-Street Parking Requirements and Table 541-7, Specific Off-Street Loading Requirements~~ this chapter. The zoning administrator may consider, but shall not be limited to, the following in establishing parking requirements for an unlisted use:

- (1) *Documentation.* Documentation regarding the actual parking and loading demand for the proposed use.
- (2) *Evidence.* Evidence in available planning and technical studies relating to the proposed use.
- (3) *Other jurisdictions.* Required parking and loading for the proposed use as determined by other comparable jurisdictions.
- (4) *Estimation of similar uses.* Examination of the parking and loading requirements for uses most similar to the proposed use.

Section 10. That Section 541.170 of the above-entitled ordinance be amended to read as follows:

541.170. Specific off-street parking requirements. (a) *In general.* Accessory, off-street parking shall be provided for principal uses as specified in Table 541-1, Specific Off-Street Parking Requirements, except as otherwise specified in this zoning ordinance, Article VIII, Special Parking Provisions for Specific Zoning Districts and Uses, or where additional parking is required by conditional use permit. Where additional parking is required by conditional use permit, in addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors in determining the number of off-street parking spaces required:

(b) Conditional use permit. Where a use is allowed as a conditional use, additional parking may be required through the conditional use permit. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors in determining the number of off-street parking spaces required:

- (1) Documentation regarding the actual parking demand for the proposed use.
- (2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- (3) Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- (4) The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.

~~(b) Minimum parking requirement.~~ All uses over one hundred (100) square feet, other than those specified under the heading "Residential Uses" in Table 541-1, Specific Off-Street Parking Provisions, shall provide a minimum of four (4) parking spaces or the amount specified in the table, whichever is greater, except as otherwise provided in this chapter. In addition, one (1) parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles.

(c) Downtown districts. Accessory, off-street parking in the downtown districts shall be regulated by Table 541-2, Specific Off-Street Parking Requirements – Downtown Districts, except as otherwise specified in this ordinance.

(d) Bicycle parking. Accessory bicycle parking shall be regulated by Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this ordinance.

~~(e)~~ (e) Special provisions. Special provisions, including the maximum distance required off-site parking shall may be located from the use served, are provided under the "Notes" column of Table 541-1, Specific Off-Street Parking Requirements, where appropriate. The numbers specified in the "Notes" column shall have the following meanings:

- (1) The number one (1) shall mean that required off-site parking shall be prohibited, except where there is a shared parking facility adjacent to the property served.
- (2) The number two (2) shall mean that required off-site parking up to three hundred ~~(300)~~ (500) feet away may be allowed, subject to the provisions of section 541.250, but all commercial vehicles or vehicles necessary for the operation of the use shall be maintained on-site.
- ~~(3) The number three (3) shall mean that required off-site parking up to five hundred (500) feet away may be allowed, subject to the provisions of section 541.250, but all commercial vehicles or vehicles necessary for the operation of the use shall be maintained on-site.~~

~~(d)~~ (f) Abbreviations. For purposes of Table 541-1, Specific Off-Street Parking Provisions, "GFA" shall mean gross floor area, and "sq. ft." shall mean square feet.

Section 11. That Section 541.180 of the above-entitled ordinance be and is hereby repealed.

~~**541.180. Parking requirements for certain recreational uses.** The minimum off-street parking requirement for certain recreational uses shall be based on the sum of the parking requirements of the following specific components that comprise the use, provided only those uses that can occur during the same season or at the same time shall be considered in calculating the total parking requirement. Notwithstanding the requirements of this section, the maximum minimum parking requirement for a neighborhood park shall not exceed twenty (20) spaces.~~

- ~~(1) Archery range - one (1) space per target.~~
- ~~(2) Basketball or volleyball court (indoor) - six (6) spaces per full court.~~
- ~~(3) Bowling alley - two (2) spaces per lane.~~

- ~~(4) Game room - parking equal to thirty (30) percent of the capacity of persons.~~
- ~~(5) Golf course - five (5) spaces per hole.~~
- ~~(6) Golf driving range - one (1) space per tee.~~
- ~~(7) Miniature golf - one (1) space per hole.~~
- ~~(8) Office - one (1) space per three hundred (300) square feet of gross floor area in excess of four thousand (4,000) square feet.~~
- ~~(9) Tennis, racquet or handball court (indoor) - three (3) spaces per court.~~
- ~~(10) Restaurant or other place of assembly - parking equal to thirty (30) percent of the capacity of persons.~~
- ~~(11) Skating rink (indoor) - one (1) space per five hundred (500) square feet of rink area, except where part of a neighborhood park.~~
- ~~(12) Stadium or grandstand - parking equal to thirty (30) percent of the capacity of persons.~~
- ~~(13) Swimming pool (indoor) - one (1) space per five hundred (500) square feet of pool area, except where part of a neighborhood park.~~
- ~~(14) Baseball and softball diamond - twenty (20) spaces, except where part of a neighborhood park.~~
- ~~(15) Football and soccer fields - forty (40) spaces, except where part of a neighborhood park.~~

Section 12. That Table 541-1 of the above-entitled ordinance be amended to read as follows:

Table 541-1 Specific Off-Street Parking Requirements

Minimum parking requirement, in general. Nonresidential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements. All uses over one thousand (1,000) square feet, other than those specified under the heading "Residential Uses" shall provide a minimum of four (4) parking spaces or the amount specified in this table, whichever is greater, except as otherwise provided in this chapter. Multiple-tenant or multiple-use buildings may exempt no more than four (4) uses of one thousand (1,000) square feet or less from the minimum off-street parking requirement. In addition, one (1)

parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles.

Maximum parking allowed, in general. Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more nonresidential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

Use	Minimum Parking Requirement	Maximum Parking Allowed	Notes (see 541.170)
RESIDENTIAL USES			
Dwellings	1 space per dwelling unit	<u>No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts</u>	1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet.
Congregate living			
Community residential facility	1 space per 4 beds	<u>1 space per bed</u>	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	<u>1 space per bed</u>	2
Community correctional facility	1 space per 4 beds	<u>1 space per bed</u>	1
Dormitory	1 space per 2 beds	<u>1 space per bed</u>	1
Faculty house	1 space per 2 beds	<u>1 space per bed</u>	1
Fraternity or sorority	1 space per 2 beds	<u>1 space per bed</u>	1
Hospitality residence	1 space per 3 guest rooms	<u>1 space per guest room</u>	2
Inebriate	1 space per 4 beds	<u>1 space per bed</u>	1

housing			
Residential hospice	1 space per 3 beds	<u>1 space per bed</u>	1
Supportive housing	1 space per 4 beds	<u>1 space per bed</u>	1
Planned Residential Development	As approved by C.U.P.		4
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	As approved by C.U.P. based on a parking study of the institution, but not <u>Not less than 1 space per classroom and other rooms used by students and faculty + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time</u>	<u>Not more than 1 space per classroom and other rooms used by students and faculty + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time</u>	3 <u>2</u>
Early childhood learning center	As determined by the zoning administrator based on the principal uses in the early childhood learning center <u>1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)</u>	<u>1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)</u>	1
Preschool	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission	<u>1 space per employee + up to 4 drop off spaces (either off-street or on-street by</u>	2

	of the city engineer)	<u>permission of the city engineer)</u>	
School, grades K--12	1 space per classroom and other rooms used by students and faculty + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one (1) time	<u>1 space per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one (1) time</u>	2
School, vocational or business	1 space per classroom and other rooms used by students and faculty + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	<u>1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time</u>	3 <u>2</u>
Social, Cultural, Charitable and Recreational Facilities			
Athletic field, <u>including stadiums and grandstands</u>	As required in section 541.180 <u>As approved by C.U.P. where the use requires a C.U.P. Otherwise, as determined by the Zoning Administrator.</u>	<u>As approved by C.U.P. where the use requires a C.U.P. Otherwise, as determined by the Zoning Administrator.</u>	1
Cemetery	10 spaces for each interment based on the maximum number per hour <u>None</u>	<u>As approved by C.U.P.</u>	1
Club or lodge	Parking equal to 30% of the capacity of persons in public areas <u>1 space per 500 sq. ft. of GFA</u>	<u>1 space per 100 sq. ft. of GFA excluding rooming units + 1 space per rooming unit</u>	2

	<u>excluding rooming units + 1 space per rooming unit</u>		
Community center	As determined by the zoning administrator based on the principal uses in the community center	<u>As determined by the zoning administrator based on the principal uses in the community center</u>	
Community garden	<u>1 space per 5,000 sq. ft. of lot area</u> <u>None</u>	<u>See Specific Development Standards</u>	1 The minimum requirement of 4 spaces shall not apply
Convention center	<u>1 space per 5,000 sq. ft. of GFA in excess of 400,000 sq. ft.</u> <u>None if located in the downtown area, otherwise as determined by the Zoning Administrator</u>	<u>As determined by the Zoning Administrator</u>	<u>3</u> 2
Developmental achievement center	1 space per 2 employees <u>500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)</u>	<u>1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)</u>	2
Educational arts center	1 space per classroom and other rooms used by students and faculty + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	<u>1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time</u>	2
Golf course, <u>miniature golf, or</u>	As required in section 541.180 <u>5</u>	<u>10 spaces per hole (golf course); 2</u>	1

<u>driving range</u>	<u>spaces per hole (golf course); 1 space per hole (miniature golf); 1 space per tee (driving range)</u>	<u>spaces per hole (miniature golf) 2 spaces per tee (driving range)</u>	
Library	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Mission	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Museum	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Park	<u>As required in section 541.180</u> <u>None except that parks with facilities such as stadiums, golf courses, or indoor recreational facilities shall provide off-street parking as required by this chapter -</u>	<u>As determined by the Zoning Administrator</u>	1
Theater, indoor, provided live performances only	Parking equal to 30% <u>20%</u> of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	<u>Parking equal to 40% of the capacity of persons in the auditorium</u>	3 <u>2</u>
Religious Institutions			
Convent, monastery or	1 space per 3 beds	<u>1 space per bed</u>	1

religious retreat center			
Place of assembly	Parking equal to 30% <u>10%</u> of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	<u>Parking equal to 40% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity</u>	2
COMMERCIAL USES			
Retail Sales and Services			
General retail sales and services	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Antiques and collectibles store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Art gallery	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Bank or financial institution	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Bed and breakfast home	1 space per 2 <u>3</u> guest rooms + 1 space for the primary dwelling unit	<u>1 space per guest room + 1 space for the primary dwelling unit</u>	1
Bookstore, new or used	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Building material	1 space per 300 <u>500</u>	<u>1 space per 200 sq.</u>	1

sales	sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. of outdoor sales, display, or storage area	<u>ft. of GFA + 1 space per 500 sq. ft. of outdoor sales, display</u>	
Child care center	1 space per 2 employees <u>500 sq. ft. of GFA</u> + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	<u>1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)</u>	2
Consignment clothing store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Contractor's office	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Currency exchange	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Day labor agency	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Exterminating shop	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Farmer's market	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1000 sq. ft. of outdoor sales or display area	<u>1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales or display area</u>	3 <u>2</u>
Firearms dealer	1 space per 300 <u>500</u>	<u>1 space per 200 sq.</u>	1

	sq. ft. of GFA in excess of 4,000 sq. ft.	<u>ft. of GFA</u>	
Funeral home	8 spaces per chapel or parlor	<u>20 spaces per chapel</u>	2
Greenhouse, lawn and garden supply store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per <u>1,000</u> sq. ft. outdoor sales or display area	<u>1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. outdoor sales or display area</u>	1
Grocery store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Laundry, self service	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Office supply sales and service	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Pawnshop	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Performing, visual or martial arts school	Parking equal to 30% <u>20%</u> of the capacity of persons	<u>1 space per 200 sq. ft. of GFA</u>	2
Pet store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Photocopying	1 space per 300 <u>500</u> sq. ft. of GFA <u>up to 2,000 sq. ft.</u> + <u>1 space per 300 sq. ft. of GFA in excess of</u>	<u>1 space per 200 sq. ft. of GFA</u>	1

	<u>2,000 sq. ft.</u>		
Rental of household goods and equipment	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Secondhand goods store	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Shopping center	As determined by the zoning administrator based on the principal uses in the shopping center	<u>1 space per 200 sq. ft. of GFA</u>	2
Small engine repair	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Tattoo and body piercing parlor	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Tobacco shop	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Veterinary clinic	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Video store	1 space per 300 <u>500</u> sq. ft. of GFA	<u>1 space per 200 sq. ft. of GFA</u>	1
Offices	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	3 <u>2</u>
Automobile Services			
Automobile convenience	1 space per 300 <u>500</u> sq. ft. of GFA	<u>1 space per 200 sq. ft. of GFA</u>	1 <u>Pump islands shall</u>

facility			<u>not be counted as parking spaces</u>
Automobile rental	1 space per 300 <u>500</u> sq. ft. of GFA	<u>1 space per 200 sq. ft. of GFA</u>	2 Rental vehicles maintained on-site may be stacked
Automobile repair, major	1 space per 300 <u>500</u> sq. ft. of GFA excluding service bays + 2 spaces per service bay	<u>1 space per 200 sq. ft. of GFA+ 2 spaces per service bay</u>	1 Service bay shall not be counted as a parking space.
Automobile repair, minor	1 space per 300 <u>500</u> sq. ft. of GFA excluding service bays + 2 spaces per service bay	<u>1 space per 200 sq. ft. of GFA+ 2 spaces per service bay</u>	1 Service bay shall not be counted as a parking space.
Automobile sales	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	<u>1 space per 300 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any</u>	2 Service bay shall not be counted as a parking space
Car wash	1 space per 20 <u>40</u> ft. of washing line or bay	<u>2 spaces per 20 ft. of washing line or bay</u>	2 The washing area shall not be counted as a parking space.
Food and Beverages			
Catering	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	
Coffee shop	Parking equal to 30% of the capacity of persons <u>1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in</u>	<u>1 space per 75 sq. ft. of GFA</u>	2

	<u>excess of 2,000 sq. ft.</u>		
Liquor store, off-sale	1 space per 300 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
Nightclub	Parking equal to 30% 20% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Restaurant, delicatessen	Parking equal to 30% of the capacity of persons <u>1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.</u>	<u>1 space per 75 sq. ft. of GFA</u>	2
Restaurant, fast food	Parking equal to 30% of the capacity of persons <u>1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.</u>	<u>1 space per 75 sq. ft. of GFA</u>	1
Restaurant, sit down	Parking equal to 30% of the capacity of persons <u>1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.</u>	<u>1 space per 75 sq. ft. of GFA</u>	2
<u>Restaurant, with general entertainment</u>	<u>Parking equal to 20% of the capacity of persons</u>	<u>Parking equal to 40% of the capacity of persons</u>	<u>2</u>
Commercial Recreation, Entertainment and Lodging			
Hotel	1 space per 3 guest rooms + Parking equal to 30% 10% of the capacity of	<u>1 space per guest room + Parking equal to 30% of the capacity of persons</u>	2

	persons for affiliated uses such as dining or meeting rooms	<u>for affiliated uses such as dining or meeting rooms</u>	
Indoor recreation area	As required in section 541.180 <u>6 spaces per full basketball or volleyball court; 2 spaces per lane for a bowling alley; 2 spaces per tennis, racquet, or handball court; 1 space per 500 sq. ft. of skating rink area; as determined by the Zoning Administrator for other indoor recreation areas</u>	<u>As determined by the Zoning Administrator</u>	2
Outdoor recreation area	As required in section 541.180 <u>As determined by the Zoning Administrator</u>	<u>As determined by the Zoning Administrator</u>	2
Radio or television station	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + Parking equal to 30% <u>20%</u> of the capacity of persons of the studio audience	<u>1 space per 200 sq. ft. of GFA + Parking equal to 30% of the capacity of persons of the studio audience</u>	2
Reception or meeting hall	Parking equal to 30% <u>20%</u> of the capacity of persons	<u>Parking equal to 40% of the capacity of persons in public areas</u>	2
Regional sports stadium or arena	None if located in the downtown area, otherwise parking equal to 30% of the capacity of persons	<u>Parking equal to 40% of the capacity of persons</u>	3 <u>2</u>

Sports and health facility	1 space per 300 <u>500</u> sq. ft. of GFA + as required by section 541.180 by this chapter for applicable indoor recreation areas	<u>1 space per 200 sq. ft. of GFA</u>	2
Theater, indoor	Parking equal to 30% <u>20%</u> of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	<u>Parking equal to 40% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity</u>	3 <u>2</u>
Medical Facilities			
Blood plasma collection facility	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Clinic, medical or dental	1 space per 300 <u>500</u> sq. ft. of GFA	<u>1 space per 200 sq. ft. of GFA</u>	2
Hospital	As approved by C.U.P. based on a parking study of the institution, but not less than 1 space per 3 beds	<u>As approved by C.U.P. based on a parking study of the institution, but not more than 1 space per 2 beds</u>	2
Laboratory, medical or dental	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	3 <u>2</u>
Planned Commercial Development	As approved by C.U.P.		4
Transportation			
Ambulance service	1 space per 300 <u>500</u> sq. ft. of GFA in	<u>1 space per 200 sq. ft. of GFA+ 1 space</u>	3 <u>2</u>

	excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	<u>per service bay</u>	
Bus garage or maintenance facility	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	<u>1 space per 200 sq. ft. of GFA+ 1 space per service bay</u>	<u>3 2</u>
Horse and carriage assembly/transfer site	As approved by C.U.P.	<u>As approved by C.U.P.</u>	
Intermodal containerized freight facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Limousine service	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	<u>1 space per 200 sq. ft. of GFA+ 1 space per service bay</u>	<u>3 2</u>
Motor freight terminal	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Motor vehicle storage lot	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	<u>1 space per 300 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area</u>	1
Package delivery service	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4	<u>1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,000 sq. ft. of GFA of warehousing up to</u>	1

	spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	<u>30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display</u>	
Railroad switching yards and freight terminal	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Taxicab service	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	<u>1 space per 200 sq. ft. of GFA excluding service bays + 1 space per service bays</u>	3 <u>2</u>
Towing service	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	<u>1 space per 200 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area</u>	1
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	1 space per 300 <u>500</u> sq. ft. GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales, display or storage area	<u>1 space per 200 sq. ft. GFA + 1 space per 1,000 sq. ft. of outdoor sales, display or storage area</u>	2
Waste hauler	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space	<u>1 space per 200 sq. ft. of GFA + 1 space per service bays</u>	1

	per 2 service bays		
INDUSTRIAL USES			
General Use Categories			
Light industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	3 <u>2</u>
Medium industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, or storage area	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area</u>	3 <u>2</u>
General industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, storage, or processing area	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area</u>	3 <u>2</u>
Limited production and processing	1 space per 300 sq. ft. of GFA up to 4,000 sq. ft., but not more than 4 spaces, + 1 space per 1,000 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 4,000 sq. ft. + 1 space per 500 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	2 The minimum requirement of 4 spaces shall not apply
Specific Industrial Uses			
Concrete, asphalt	As approved by	<u>As approved by</u>	1

and rock crushing	C.U.P.	<u>C.U.P.</u>	
Contractor yard	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of storage area	1 space per <u>200</u> sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of storage area	1
Dry cleaning establishment	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	2
Film, video and audio production	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	2
Food and beverage products	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	3 <u>2</u>
Furniture moving and storage	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft.</u>	2
Grain elevator or mill	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1

Greenhouse, wholesale	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of growing or storage area	<u>1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of growing or storage area</u>	1
Industrial machinery and equipment sales, service and rental	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales, display, or storage area	<u>1 space per 200 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales, display, or storage area</u>	1
Laundry, commercial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	3 <u>2</u>
Packaging of finished goods	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	3 <u>2</u>
Printing and publishing, including distribution	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	3 <u>2</u>
Recycling facility	As approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000	<u>As approved by C.U.P., but not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq.</u>	1

	sq. ft. of GFA in excess of 20,000 sq. ft.	<u>ft. of GFA in excess of 20,000 sq. ft.</u>	
Research, development and testing laboratory	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	3 <u>2</u>
Scrap/salvage yard, metal milling facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Self service storage	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft.</u>	1
Wholesaling, warehousing and distribution	1 space per 300 <u>500</u> sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	<u>1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display</u>	2
Planned Industrial Development—	As approved by C.U.P.—		4

PUBLIC SERVICES AND UTILITIES			
Animal shelter	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA</u>	1
Bus turnaround	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply
Electric or gas substation	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply
Electricity generation plant, hydroelectric or non-nuclear	As approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	<u>As approved by C.U.P., but not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.</u>	≥ 2
Fire station	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Garage for public vehicles	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Heating or cooling facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	≥ 2
Mounted patrol stable	As approved by C.U.P.	<u>As approved by C.U.P.</u>	≥ 2
Passenger transit station	As approved by C.U.P.	<u>As approved by C.U.P.</u>	≥ 2
Police station	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. of GFA + 1 space per official police vehicle based on the maximum number of such vehicles at the</u>	1

		<u>site at one time</u>	
Post office	1 space per 300 <u>500</u> sq. ft. of GFA in excess of 4,000 sq. ft.	<u>1 space per 200 sq. ft. + 1 space per official postal vehicle based on the maximum number of such vehicles at the site at one time</u>	1
Pretrial detention facility	1 space per two employees assigned to the detention area during peak staffing hours, including shift changes	<u>1 space per employee assigned to the detention area during peak staffing hours, including shift changes</u>	3 <u>2</u>
<u>Railroad right-of-way switching yards and freight terminal</u>	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply
Regional financial service center	1 space per 1,850 sq. ft. of GFA	<u>1 space per 1,000 sq. ft. of GFA</u>	3 <u>2</u>
River freight terminal	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Stormwater retention pond	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply
Street and equipment maintenance facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Telephone exchange	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply
Vehicle emission testing station	1 space per 300 <u>500</u> sq. ft. of GFA excluding service	<u>1 space per 200 sq. ft. of GFA excluding service bays + 1</u>	1

	bays + 2 spaces per service bay	<u>space per service bay</u>	
Waste disposal or transfer facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1
Water pumping and filtration facility	As approved by C.U.P.	<u>As approved by C.U.P.</u>	1 The minimum requirement of 4 spaces shall not apply

Section 13. That above-entitled ordinance be amended by adding thereto a new Table 541-2 to read as follows:

Table 541-2 Specific Off-Street Parking Requirements – Downtown Districts

<u>Use</u>	<u>Minimum Parking Requirement</u>	<u>Maximum Parking Allowed</u>
<u>Maximum parking allowed, downtown districts, in general.</u> Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more nonresidential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.		
<u>RESIDENTIAL USES</u>		
	None except that <u>multiple-family dwellings of 50 or more units that provide off-street parking for residents shall also provide designated visitor parking at a ratio of not less than one visitor space per 50 dwelling units</u>	<u>1.5 spaces per dwelling unit or rooming unit in the B4 District;</u> <u>1.6 spaces per dwelling or rooming unit in the B4S and B4C Districts;</u> <u>Developments with fewer than 10 dwelling or rooming units shall be subject to a maximum parking requirement of 2 spaces per unit in the downtown districts;</u> <u>Accessible spaces required for residential uses by the Minnesota State Building Code and visitor parking spaces required by this ordinance shall not count toward the maximum parking requirement.</u>
<u>INSTITUTIONAL AND PUBLIC USES</u>		

	<u>None</u>	<u>1 space per 1,000 sq. ft. of GFA</u>
<u>COMMERCIAL USES</u>		
<u>Retail Sales and Services</u>	<u>None</u>	<u>1 space per 500 sq. ft. of GFA except that the maximum parking requirement for grocery stores shall be 1 space per 300 sq. ft.</u>
<u>Offices</u>	<u>None</u>	<u>1 space per 1,000 sq. ft. of GFA</u>
<u>Automobile Services</u>	<u>None</u>	<u>1 space per 200 sq. ft. of GFA+ 2 spaces per service bay</u>
<u>Food and Beverages</u>	<u>None</u>	<u>1 space per 200 sq. ft. of GFA</u>
<u>Commercial Recreation, Entertainment and Lodging</u>	<u>None</u>	<u>30% of the capacity of persons except that the maximum requirement for hotels shall be 1 space per guest room + Parking equal to 30% of the capacity of persons for affiliated uses such as dining or meeting rooms</u>
<u>Medical Facilities</u>	<u>None</u>	<u>1 space per 1,000 sq. ft. of GFA except that the maximum requirement for hospitals shall be as approved by C.U.P. based on a parking study of the institution, but not more than 1 space per 2 beds</u>
<u>Transportation</u>	<u>None</u>	<u>1 space per 1,000 sq. ft. of GFA</u>
<u>PRODUCTION, PROCESSING AND STORAGE</u>	<u>None</u>	<u>1 space per 1,500 sq. ft. of GFA</u>
<u>PUBLIC SERVICES AND UTILITIES</u>	<u>None</u>	<u>1 space per 1,000 sq. ft. of GFA</u>

Section 14. That the above-entitled ordinance be amended by adding thereto a new Section 541.180 to read as follows:

541.180. Bicycle parking. (a) *In general.* Bicycle parking shall be provided for principal uses as specified in Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this ordinance. The numbers specified in the "Notes" column shall have the following meanings:

- (1) The number one (1) shall mean that not less than fifty (50) percent of the required bicycle parking shall meet the standards for short-term bicycle parking.

(2) The number two (2) shall mean that not less than fifty (50) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.

(3) The number three (3) shall mean that not less than ninety (90) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.

(b) *Bicycle parking standards.* Each required bicycle parking space must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition:

(1) Required short-term bicycle parking spaces shall be located in a convenient and visible area within fifty (50) feet of a principal entrance and shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components. With the permission of the city engineer, required bicycle parking may be located in the public right-of-way. Public bicycle parking spaces may contribute to compliance with required bicycle parking when located adjacent to the property in question.

(2) Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. With permission of the zoning administrator, long-term bicycle parking spaces for non-residential uses may be located off-site within three hundred (300) feet of the site.

(d) *Downtown districts.* Developments with five hundred thousand (500,000) square feet of new or additional gross floor area in downtown districts shall provide bicycle parking and bicycle facilities as required by Chapter 549, Downtown Districts. All other developments in the downtown districts shall provide one (1) secure bicycle parking space for every twenty (20) automobile spaces provided, but in no case shall fewer than four (4) or more than thirty (30) bicycle parking spaces be required. For the purposes of this section, a secure bicycle parking space shall include a bicycle rack which permits the locking of the bicycle frame and one (1) wheel to the rack, and which supports the bicycle in a stable position without damage to wheels, frame or components. Residential

uses in the downtown districts are subject to the requirements of Table 541-3, Bicycle Parking Requirements.

Section 15. That the above-entitled ordinance be amended by adding thereto a new Table 541-3 as follows:

Table 541-3 Bicycle Parking Requirements

<u>Use</u>	<u>Minimum Bicycle Parking Requirement</u>	<u>Notes</u> <u>(see 541.180)</u>
<u>Minimum bicycle parking requirement, in general.</u> Nonresidential uses having one thousand (1,000) square feet or less shall be exempt from minimum bicycle parking requirements. Unlisted uses do not have a minimum bicycle parking requirement.		
<u>RESIDENTIAL USES</u>		
<u>Dwellings</u>	<u>Single- and two-family dwellings and multiple-family dwellings with three or four units: None</u> <u>Multiple-family dwellings with five or more units: 1 space per 2 dwelling units</u>	<u>3</u>
<u>Congregate living</u>	<u>1 space per 4 beds provided the requirement shall not exceed 8 spaces</u>	<u>3</u>
<u>INSTITUTIONAL AND PUBLIC USES</u>		
<u>Educational Facilities</u>		
<u>Colleges and universities</u>	<u>As approved by C.U.P.</u>	<u>1</u>
<u>School, grades K-12</u>	<u>1 space per classroom provided the requirement shall not exceed 40</u>	<u>1</u>
<u>School, vocational or business</u>	<u>1 space per classroom provided the requirement shall not exceed 40</u>	<u>1</u>
<u>Social, Cultural, Charitable and Recreational Facilities</u>		
<u>Club or lodge</u>	<u>3 spaces</u>	<u>1</u>
<u>Community center</u>	<u>6 spaces</u>	<u>1</u>
<u>Convention center</u>	<u>1 space per 50,000 sq. ft. of GFA</u>	<u>1</u>
<u>Library</u>	<u>1 space per 5,000 sq. ft. of GFA</u>	<u>1</u>

<u>Museum</u>	<u>3 spaces or 1 space per 10,000 sq. ft. of GFA, whichever is greater</u>	<u>2</u>
<u>Theater, indoor, provided live performances only</u>	<u>3 spaces</u>	<u>2</u>
<u>COMMERCIAL USES</u>		
<u>General retail sales and services</u>	<u>3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater</u>	<u>1</u>
<u>Bank or financial institution</u>	<u>3 spaces</u>	<u>1</u>
<u>Bookstore, new or used</u>	<u>3 spaces</u>	<u>1</u>
<u>Child care center</u>	<u>3 spaces</u>	<u>1</u>
<u>Consignment clothing store</u>	<u>3 spaces</u>	<u>1</u>
<u>Currency exchange</u>	<u>3 spaces</u>	<u>1</u>
<u>Day labor agency</u>	<u>3 spaces</u>	<u>1</u>
<u>Farmer's market</u>	<u>1 space per 2,000 sq. ft. of sales area, except where approved as a temporary use</u>	<u>1</u>
<u>Greenhouse, lawn and garden supply store</u>	<u>3 spaces</u>	<u>1</u>
<u>Grocery store</u>	<u>3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater</u>	<u>1</u>
<u>Performing, visual or martial arts school</u>	<u>3 spaces</u>	<u>1</u>
<u>Photocopying</u>	<u>3 spaces</u>	<u>1</u>
<u>Secondhand goods store</u>	<u>3 spaces</u>	<u>1</u>
<u>Shopping center</u>	<u>3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater</u>	<u>1</u>

<u>Tattoo and body piercing parlor</u>	<u>3 spaces</u>	<u>1</u>
<u>Tobacco shop</u>	<u>3 spaces</u>	<u>1</u>
<u>Video store</u>	<u>3 spaces</u>	<u>1</u>
<u>Offices</u>	<u>3 spaces or 1 space per 15,000 sq. ft. of GFA, whichever is greater</u>	<u>2</u>
<u>Coffee shop</u>	<u>3 spaces</u>	<u>1</u>
<u>Liquor store</u>	<u>3 spaces</u>	<u>1</u>
<u>Restaurant, delicatessen</u>	<u>3 spaces</u>	<u>1</u>
<u>Restaurant, fast food</u>	<u>3 spaces</u>	<u>1</u>
<u>Restaurant, sit down</u>	<u>3 spaces</u>	<u>1</u>
<u>Commercial Recreation, Entertainment and Lodging</u>		
<u>Indoor recreation area</u>	<u>3 spaces</u>	<u>1</u>
<u>Outdoor recreation area</u>	<u>3 spaces</u>	<u>1</u>
<u>Regional sports arena</u>	<u>1 space per 20,000 sq. ft. of GFA</u>	<u>1</u>
<u>Sports and health facility</u>	<u>3 spaces or 1 space per 10,000 sq. ft. of GFA, whichever is greater</u>	<u>1</u>
<u>Theater, indoor</u>	<u>3 spaces</u>	<u>2</u>
<u>Medical facilities</u>		
<u>Clinic, medical or dental</u>	<u>3 spaces</u>	<u>1</u>
<u>Hospital</u>	<u>As approved by C.U.P.</u>	<u>2</u>
<u>INDUSTRIAL USES</u>		
<u>General Use Categories</u>		
<u>Light industrial</u>	<u>2 spaces or 1 space per 20,000 sq. ft. of GFA, whichever is greater, excluding GFA devoted to bulk storage of materials</u>	<u>2</u>
<u>Medium industrial</u>	<u>2 spaces or 1 space per 30,000 sq. ft. of GFA, whichever is greater, excluding GFA</u>	<u>2</u>

	<u>devoted to bulk storage of materials</u>	
<u>General industrial</u>	<u>2 spaces or 1 space per 40,000 sq. ft. of GFA, whichever is greater, excluding GFA devoted to bulk storage of materials</u>	<u>2</u>
<u>Limited production and processing</u>	<u>2 spaces or 1 space per 20,000 sq. ft. of GFA, whichever is greater</u>	<u>2</u>
<u>PUBLIC SERVICES AND UTILITIES</u>		
<u>Passenger transit station</u>	<u>As approved by C.U.P.</u>	<u>1</u>
<u>Post office</u>	<u>3 spaces</u>	<u>1</u>

Section 16. That Section 541.190 of the above-entitled ordinance be amended to read as follows:

541.190. Shared parking. The zoning administrator may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the location requirements of section 541.250 and the following conditions:

- (1) *Computation.* The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - a. Multiply the minimum parking required for each individual use, as set forth in Table 541-1, Specific Off-Street Parking Provisions, by the appropriate percentage indicated in Table 541-24, Shared Parking Calculations, for each of the six (6) designated time periods.
 - b. Add the resulting sums for each of the six (6) columns.
 - c. The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
 - d. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

- (2) *Other uses.* If one (1) or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 541-24, Shared Parking Calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.
- (3) *Alternative procedure.* An application may be submitted requesting that the zoning administrator authorize a greater reduction in the total number of required parking spaces for two (2) or more uses where an applicant believes that Table 541-4, Shared Parking Calculations, does not adequately account for circumstances unique to the particular property or properties in question. The application shall include, at a minimum, a parking study with a detailed description of the proposed uses, their hours of operation, their anticipated peak parking demand, and anticipated hours that such peak parking demand would occur. Based upon information demonstrating that the peak parking demand for the uses in question would not coincide, the zoning administrator may authorize a greater parking reduction than is authorized by Table 541-4, Shared Parking Calculations. The zoning administrator may impose reasonable conditions to mitigate potential negative effects.
- (3) (4) *Process.* An application for shared parking shall be submitted on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement.

Section 17. That 541-2 of the above-entitled ordinance be renumbered and amended as follows:

Table 541-24 Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	<u>1:00</u> <u>2:00</u> a.m.-- <u>7:00</u> a.m.	<u>7:00</u> a.m.-- <u>6:00</u> p.m.	<u>6:00</u> p.m.-- <u>1:00</u> <u>2:00</u> a.m.	<u>1:00</u> <u>2:00</u> a.m.-- <u>7:00</u> a.m.	<u>7:00</u> a.m.-- <u>6:00</u> p.m.	<u>6:00</u> p.m.-- <u>1:00</u> <u>2:00</u> a.m.
Office	5%	100%	5%	0%	<u>15%</u> <u>10%</u>	0%
Retail sales and	0%	100%	80%	0%	100%	60%

services		<u>90%</u>				
Restaurant (not 24 hr)	20% <u>10%</u>	70%	100%	30% <u>20%</u>	75% 70%	100%
Residential	100%	60%	100%	100%	75%	90%
Theater	0%	60% <u>40%</u>	100% <u>90%</u>	0%	80%	100%
Hotel						
Guest rooms	100%	55%	100%	100%	55%	100%
Restaurant/lounge	40%	60%	100%	50%	45%	100%
Conference rooms	0%	100%	100%	0%	100%	100%
Religious institution	0%	25%	50%	0%	100%	50%
<u>Reception or meeting hall</u>	<u>0%</u>	<u>70%</u>	<u>90%</u>	<u>0%</u>	<u>70%</u>	<u>100%</u>
<u>Museum</u>	<u>0%</u>	<u>100%</u>	<u>80%</u>	<u>0%</u>	<u>100%</u>	<u>80%</u>
<u>School, grades K—12</u>	<u>0%</u>	<u>100%</u>	<u>25%</u>	<u>0%</u>	<u>30%</u>	<u>10%</u>

Section 18. That the above-entitled ordinance be amended by adding thereto a new section 541.195 to read as follows:

541.195. Shared vehicles. Where one or more passenger automobiles are provided on-site for common use by residents, the minimum parking requirement for a multiple-family residential use may be reduced by ten (10) percent provided there are no more than one hundred (100) dwelling units per shared automobile.

Section 19. That Section 541.200 of the above-entitled ordinance be amended to read as follows:

541.200. Transit incentives. Upon determination by the zoning administrator, the minimum parking requirement may be reduced under the following conditions:

- (1) *Multiple-family dwellings.* The minimum parking requirement may be reduced ten (10) percent if the proposed use is located within three hundred (300) feet of a transit stop with midday service headways of thirty (30) minutes or less in each direction.
- (2) *All Nonresidential uses.* The minimum parking requirement may be reduced ten (10) percent if the use provides an adequate sheltered

transit stop within the development, as determined by the city engineer. The reduction shall not be awarded for sheltered transit stops that are both in the public right of way and detached from the principal structure.

- (3) *Process.* The applicant for such transit incentives shall submit an application on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement.

Section 20. That Section 541.220 of the above-entitled ordinance be amended to read as follows:

541.220. Bicycle parking incentive. (a) *Non-residential Uses.* ~~A minimum of four (4) bicycle parking spaces may be provided in lieu of not more than one (1) required automobile parking space.~~ The minimum automobile parking requirement for each non-residential use may be reduced ten (10) percent or one (1) space, whichever is greater, where bicycle parking spaces are provided equal to twenty (25) percent of the number of required automobile spaces specified in Table 541-1, Specific Off-Street Parking Requirements, but not less than four (4) bicycle parking spaces. This incentive shall allow for a reduction in the automobile parking requirement of no more than twenty five (25) spaces on a zoning lot. To qualify for this incentive, bicycle parking shall comply with the standards for required bicycle parking as specified in this ordinance. Where the bicycle incentive calculation results in a number less than or equal to the minimum bicycle parking requirement for a use specified in Table 541-3, Bicycle Parking Requirements, the bicycle incentive shall be increased to one (1) space greater than the minimum requirement.

~~(b) — Location. Bicycle parking spaces and racks shall be located in a convenient and visible area no farther from the principal entrance to the building served than the closest automobile parking space. With the permission of the city engineer, bicycle parking may be located in the public right-of-way. Bicycle parking may be provided within a building, but the location shall be easily accessible for bicycles.~~

~~(c) — Covered spaces. If accessory automobile parking spaces are covered, bicycle parking spaces shall also be covered.~~

Section 21. That Section 541.250 (c) of the above-entitled ordinance be amended to read as follows:

541.250. Parking location.

(c) *Location of off-site parking.* All off-site parking shall serve a use allowed in the zoning district where such parking is located or shall comply with

Table 541-35 Location of Off-Site Parking, whichever requirement is more restrictive, provided that uses first allowed in the R1, R1A, R2, and R2B districts may provide off-street parking in any residence, office residence, commercial, or downtown district. Off-site parking is subject to maximum distance requirements for required parking as specified in this chapter, except as provided for in section (d) below.

Section 22. That 541-3 of the above-entitled ordinance be renumbered as follows:

Table 541-35 Location of Off-Site Parking

<i>Location of Use Served (Zoning District)</i>	<i>Permitted Location of Off-Site Parking (Zoning District)</i>
R1, R1A, R2, R2B	R1, R1A, R2, R2B, R3, R4, R5, R6, OR1, OR2, OR3, C1, C2, C3A, C3S, C4
R3, R4, R5, R6	R3, R4, R5, R6, OR1, OR2, OR3, C1, C2, C3A, C3S, C4, B4, B4S, B4C
OR1	OR1, OR2, OR3, C1, C2, C3A, C3S, C4, I1, I2, I3
OR2	OR2, OR3, C2, C3A, C3S, C4, B4, B4S, B4C, I1, I2, I3
OR3	OR3, B4, B4S, B4C, I1, I2, I3
C1, C2	C1, C2, C3A, C3S, C4, B4, B4S, B4C, I1, I2, I3
C3A, C3S	C2, C3A, C3S, C4, B4, B4S, B4C, I1, I2, I3
C4	C4, I1, I2, I3
I1	C4, I1, I2, I3
I2	I1, I2, I3
I3	I2, I3
B4	B4, B4S, B4C, I1, I2, I3
B4S, B4C	B4S, B4C, I1, I2, I3

Section 23. That Section 541.280 of the above-entitled ordinance be amended to read as follows:

541.280. Access to parking spaces. Each ~~required~~ off-street parking space shall open directly to an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking spaces. Parking aisles shall conform to Table 541-46, Minimum Parking Space and Aisle

Dimensions, except where accessory to single or two-family dwellings, or cluster developments or multiple-family dwellings of three (3) or four (4) units. Tandem parking spaces may be established for residential uses provided that only the parking spaces that open directly to a parking aisle may be counted toward compliance with a minimum off-street parking requirement.

Section 24. That the above-entitled ordinance be amended by adding thereto a new section 541.285 to read as follows:

541.285. Access to gasoline pump islands. Each end of a gasoline pump island shall open directly to a parking aisle with a dimension equal to or greater than that required for a ninety (90) degree parking space.

Section 25. That Section 541.310 of the above-entitled ordinance be amended to read as follows:

541.310. Drainage. Parking areas of four (4) spaces or larger shall be properly sloped for drainage as approved by the city engineer. On-site retention and filtration of stormwater shall be provided where practical. Water from the parking area shall not drain across a public walkway.

Section 26. That Section 541.330 of the above-entitled ordinance be amended to read as follows:

541.330. Size. (a) *In general.* The minimum dimensions for ~~required off-street parking spaces~~ are stated in Table 541-46, Minimum Parking Space and Aisle Dimensions, and Figure 541-1, Parking Dimension Diagram. ~~For parking areas containing ten (10) or fewer parking spaces, all required spaces shall comply with the minimum dimensions for standard spaces. For parking areas containing more than ten (10) parking spaces,~~ At least seventy five (75) percent of the required parking spaces shall comply with the minimum dimensions for standard spaces. The remaining required spaces shall comply with the minimum dimensions for compact spaces. Compact spaces shall be clearly labeled as such. These minimum dimensions are exclusive of access drives or aisles, ramps, or columns.

(b) *Vertical clearance.* All required parking spaces shall have a vertical clearance of at least six (6) feet, six (6) inches except where the building code requires greater vertical clearance.

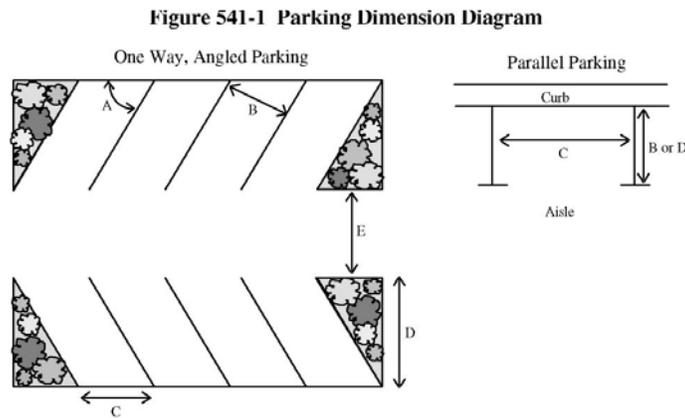
Section 27. That 541-4 of the above-entitled ordinance be renumbered as follows:

Table 541-46 Minimum Parking Space And Aisle Dimensions

Angle (A)	Type	Width	Curb	Stall	1 Way	2 Way
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		(B)	Length (C)	Depth (D)	Aisle Width (E)	Aisle Width (E)
0 (Parallel)	Standard	8' 6"	21'	8' 6"	12'	22'
45	Standard Compact	8' 6" 8'	12' 11' 4"	18' 9" 16' 3"	12' 12'	22' 22'
60	Standard Compact	8' 6" 8'	9' 10" 9' 3"	19' 10" 17' 0"	18' 18'	22' 22'
90	Standard Compact	8' 6" 8'	8' 6" 8' 0"	18' 15'	20' 20'	22' 22'

Note: Letters A, B, C, D, and E are displayed in Figure 541-1 Parking Dimension Diagram below.



Section 28. That Section 541.360 of the above-entitled ordinance be amended to read as follows:

541.360. Landscaping, screening and curbing. ~~(a) Parking lots of ten (10) spaces or more.~~ Parking lots of ~~ten (10)~~ four (4) spaces or more shall be subject to the landscaping, screening and curbing requirements as specified in Chapter 530, Site Plan Review.

~~(b) Parking lots of four to nine spaces. Parking lots of four (4) to nine (9) spaces or any parking of commercial vehicles shall be screened as specified in Chapter 530, Site Plan Review.~~

Section 29. That Section 541.390 of the above-entitled ordinance be amended to read as follows:

541.390. Stacking spaces. (a) Number required for drive-through facilities. In addition to the parking required for such use, an establishment with a drive-through facility shall provide a minimum number of stacking spaces for each drive-through station as specified in Table 541-57, Minimum Stacking Spaces.

Section 30. That 541-5 of the above-entitled ordinance be renumbered and amended as follows:

Table 541-57 Minimum Stacking Spaces

<i>Use</i>	<i>Minimum spaces</i>	<i>Measured from</i>
Bank teller lane	4	Teller or window
Automated teller machine	3	Teller
Restaurant drive-through	6 4	Pick-up window
Car wash	3 2 per 20 ft. of washing line or area for <u>principal use car wash</u> ; 1 per 20 ft. of <u>washing line or area for accessory use car wash</u>	Entrance
<u>Drug store</u>	<u>3</u>	<u>Pick-up window</u>
Gasoline pump island	1 space from each end of pump island	
Other	As determined by the zoning administrator	

Section 31. That Section 541.400 of the above-entitled ordinance be amended to read as follows:

541.400. Accessible parking. Accessible parking spaces for the disabled shall be provided as required by the ~~Uniform~~ Minnesota State Building Code.

Section 32. That Section 541.410 of the above-entitled ordinance be amended to read as follows:

541.410. OR2 and OR3 Districts. (a) *Residential uses.* Dwellings and congregate living uses located in the OR2 and OR3 Districts shall be required to provide ninety (90) percent of the number of spaces specified in Table 541-1, Specific Off-Street Parking Provisions Requirements.

(b) *All other uses.* All other uses located in the OR2 and OR3 Districts shall provide parking as required in Table 541-1, Specific Off-Street Parking Provisions.

Section 33. That Section 541.420 of the above-entitled ordinance be and is hereby repealed.

~~**541.420. B4-1 and B4-2 Districts.** (a) *Residential uses.* Dwellings and congregate living uses located in the B4-1 and B4-2 Districts shall be required to provide ninety (90) percent of the number of spaces specified in Table 541-1, Specific Off-Street Parking Provisions. Off-site parking up to one thousand (1,000) feet away shall be permitted, subject to the provisions of section 541.250.~~

~~(b) *All other uses.*~~

~~(1) *B4-1 District.* For all other uses located in the B4-1 District off-street parking shall be provided on the basis of one (1) space for each five thousand (5,000) square feet of floor area in excess of four hundred thousand (400,000) square feet. In addition, one (1) parking space shall be provided for each vehicle necessary for the operation of the use maintained on the premises. Off-site parking up to one thousand (1,000) feet away shall be permitted, subject to the provisions of section 541.250.~~

~~(2) *B4-2 District.* For all other uses located in the B4-2 District off-street parking shall be provided on the basis of one (1) space for each ten thousand (10,000) square feet of floor area in excess of eight hundred thousand (800,000) square feet. In addition, one (1) parking space shall be provided for each vehicle necessary for the operation of the use maintained on the premises. Off-site parking up to one thousand (1,000) feet away shall be permitted, subject to the provisions of section 541.250.~~

Section 34. That the above-entitled ordinance be amended by adding thereto Section 541.420 to read as follows:

541.420. Planned unit developments. The minimum and maximum parking requirements for planned unit developments, including bicycle parking requirements, shall be determined by conditional use permit as provided in Chapter 525, Administration and Enforcement, and Chapter 527, Planned Unit Development.

Section 35. That Section 541.430 of the above-entitled ordinance be and is hereby repealed.

~~**541.430. B4S and B4C Districts.** (a) *Residential uses.* Dwellings and congregate living uses located in the B4S and B4C Districts shall be required to~~

~~provide ninety (90) percent of the number of spaces specified in Table 541-1, Specific Off-Street Parking Provisions. Off-site parking up to five hundred (500) feet away shall be permitted, subject to the provisions of section 541.250.~~

~~(b) *All other uses.* All other uses located in the B4S and B4C Districts occupying more than one hundred (100) square feet shall provide a minimum of four (4) parking spaces but not less than one (1) parking space for each one thousand four hundred (1,400) square feet of gross floor area. In addition, one (1) parking space shall be provided for each vehicle necessary for the operation of the use maintained on the premises. Off-site parking up to five hundred (500) feet away shall be permitted, subject to the provisions of section 541.250.~~

Section 36. That the above-entitled ordinance be amended by adding thereto Section 541.430 to read as follows:

541.430. Landmarks and historic districts. The minimum off-street parking requirement for nonresidential uses located in designated landmarks or located in contributing structures in historic districts shall be seventy five (75) percent of the minimum requirement specified in Chapter 541, Off-Street Parking and Loading.

Section 37. That Section 541.440 of the above-entitled ordinance be and is hereby repealed.

~~**541.440. Bicycle parking in the downtown districts.** Where passenger automobile parking is provided, one (1) secure bicycle parking space shall be provided within the parking facility for every twenty (20) automobile spaces, but in no case shall fewer than four (4) or more than thirty (30) bicycle parking spaces be required. Where automobile parking spaces are monitored or are covered or weather protected, bicycle parking spaces shall be provided on the same basis. For the purposes of this section, a secure bicycle parking space shall include a bicycle rack which permits the locking of the bicycle frame and one (1) wheel to the rack, and which supports the bicycle in a stable position without damage to wheels, frame or components. **Reserved.**~~

Section 38. That Section 541.480 of the above-entitled ordinance be amended to read as follows:

541.480. Specific off-street loading requirements. Accessory off-street loading shall be provided for principal uses as specified in Table 541-79, Specific Off-Street Loading Requirements, except as otherwise specified in Article XII, Special Loading Provisions for Specific Zoning Districts. All uses listed in Table 541-79, Specific Off-Street Loading Requirements are assigned a rating of low, medium, high, or none. The loading requirement for such rating is based on the size of the use, as specified in Table 541-68, Loading Requirements for Assigned Ratings. When a development includes more than one (1)

nonresidential use with a low, medium, or high loading requirement, the square footage of uses within the same rating category shall be added together in order to determine the number of required loading spaces. The loading requirement for planned unit developments shall be as approved by conditional use permit. For purposes of Table 541-6~~8~~, Loading Requirements for Assigned Ratings, "GFA" shall mean gross floor area, and "sq. ft." shall mean square feet.

Section 40. That Table 541-6 of the above-entitled ordinance be and is hereby repealed.

Table 541-6 Loading Requirements for Assigned Ratings

Rating	Size (GFA)	Loading Requirements
High	5,000--10,000 sq. ft.	1 small loading space
	10,001--25,000 sq. ft.	1 large loading space
	25,001--50,000 sq. ft.	2 large loading spaces
	50,001--100,000 sq. ft.	3 large loading spaces
	over 100,000 sq. ft.	3 large loading spaces + 1 additional large loading space per additional 100,000 sq. ft. GFA or fraction thereof
Medium	5,000--20,000 sq. ft.	1 small loading space
	20,001--50,000 sq. ft.	1 large loading space
	50,001--100,000 sq. ft.	2 large loading spaces
	over 100,000 sq. ft.	2 large loading spaces + 1 additional large loading space per additional 300,000 sq. ft. GFA or fraction thereof
Low	10,000--50,000 sq. ft.	1 small loading space
	50,001--200,000 sq. ft.	2 small loading spaces
	over 200,000 sq. ft.	2 small loading spaces + 1 additional small loading space per additional 300,000 sq. ft. GFA or fraction thereof

Section 41. That above-entitled ordinance be amended by adding thereto a new Table 541-8 to read as follows:

Table 541-8 Loading Requirements for Assigned Ratings

Rating	Size (GFA)	Loading Requirements
High	<u>5,000—10,000 sq. ft.</u>	<u>1 small loading space</u>
	<u>10,001—30,000 sq. ft.</u>	<u>1 large loading space</u>
	<u>30,001—60,000 sq. ft.</u>	<u>2 large loading spaces</u>
	<u>60,001—100,000 sq. ft.</u>	<u>3 large loading spaces</u>
	<u>over 100,000 sq. ft.</u>	<u>3 large loading spaces + 1 additional large loading space per additional 100,000 sq. ft. GFA or fraction thereof</u>
Medium	<u>10,000—20,000 sq. ft.</u>	<u>1 small loading space</u>
	<u>20,001—50,000</u>	<u>1 large loading space</u>
	<u>50,001--100,000 sq. ft.</u>	<u>2 large loading spaces</u>

	<u>over 100,000 sq. ft.</u>	<u>2 large loading spaces + 1 additional large loading space per additional 300,000 sq. ft. GFA or fraction thereof</u>
Low	<u>20,000--50,000 sq. ft.</u>	<u>1 small loading space</u>
	<u>50,001--200,000 sq. ft.</u>	<u>2 small loading spaces</u>
	<u>over 200,000 sq. ft.</u>	<u>2 small loading spaces + 1 additional small loading space per additional 300,000 sq. ft. GFA or fraction thereof</u>

Section 42. That Section 541.490 of the above-entitled ordinance be amended to read as follows:

541.490. Minimum requirement. Uses for which off-street loading facilities are required in Table 541-79, Specific Off-Street Loading Requirements, but which are located in buildings of less floor area than the minimum prescribed in Table 541-68, Loading Requirements for Assigned Ratings, shall provide adequate shipping and receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot.

Section 43. That Table 541-6 of the above-entitled ordinance be renumbered and amended as follows:

Table 541-69 Specific Off-Street Loading Requirements

<i>Use</i>	<i>Minimum Loading Requirement</i>
RESIDENTIAL USES	
Dwellings	None, except multiple-family dwellings of 50 or more — <u>as approved by C.U.P. 100 to 250 units: one small space; multiple-family dwellings of more than 250 units: two small spaces or one large space</u>
Congregate living	
Community residential facility	None
Board and care home/ Nursing home/ Assisted living	Low
Community correctional facility	None
Dormitory	Low
Faculty house	None
Fraternity or sorority	None
Hospitality residence	Low
Inebriate housing	None, except over 50 beds -- low

Residential hospice	None
Supportive housing	None
Planned Residential Development	As approved by C.U.P.
INSTITUTIONAL AND PUBLIC USES	
Educational Facilities	
College or university	As approved by C.U.P.
Early childhood learning center	None
Preschool	None
School, grades K--12	Low
School, vocational or business	Low
Social, Cultural, Charitable and Recreational Facilities	
Athletic field	None
Cemetery	None
Club or lodge	Low
Community center	Medium <u>Low</u>
Community garden	None
Convention center	High
Developmental achievement center	None
Educational arts center	None
Golf course	None
Library	None
Mission	None
Museum	Low
Park	None
Theater, indoor, provided live performances only	Low
Religious Institutions	
Convent or monastery	None

Place of assembly	Low
COMMERCIAL USES	
Retail Sales and Services	
General retail sales and services	Medium <u>Low</u>
Antiques and collectibles store	Medium <u>Low</u>
Art gallery	Low
Bank or financial institution	Low
Bed and breakfast home	None
Bookstore, new or used	Medium <u>Low</u>
Building material sales	High
Child care center	None
Consignment clothing store	Low
Contractor's office	Medium
Currency exchange	Low
Day labor agency	Low
Exterminating shop	Medium
Farmer's market	High
Firearms dealer	Low
Funeral home	Low
Greenhouse, lawn and garden supply store	High
Grocery store	High
Laundry, self service	None
Office supply sales and service	Medium
Pawnshop	Low
Performing, visual or	None

martial arts school	
Pet store	Low
Photocopying	Medium <u>Low</u>
Rental of household goods and equipment	Medium
Secondhand goods store	Medium
Shopping center	As required for the individual uses on the site- <u>As approved by C.U.P.</u>
Small engine repair	Low
Tattoo and body piercing parlor	Low
Veterinary clinic	Low
Video store	Low
Offices	<u>Medium, provided that off-street loading facilities accessory to office uses located in the downtown districts shall be provided as follows: One (1) large loading space for office uses with thirty thousand (30,000) to one hundred thousand (100,000) square feet of gross floor area plus one (1) large loading space for each additional one hundred thousand (100,000) square feet of gross floor area up to five hundred thousand (500,000) square feet. For office uses greater than five hundred thousand (500,000) square feet, one (1) additional large loading space for each additional five hundred thousand (500,000) square feet of gross floor area or fraction thereof.</u>
Automobile Services	
Automobile convenience facility	Medium
Automobile rental	Low
Automobile repair, major	Medium
Automobile repair, minor	Medium
Automobile sales	Medium
Car wash	None

Food and Beverages	
Catering	Medium
Coffee shop	Low
Liquor store, off-sale	Medium
Nightclub	Low
Restaurant, delicatessen	Low
Restaurant, fast food	Low
Restaurant, sit down	Low
Commercial Recreation, Entertainment and Lodging	
Hotel	Medium
Indoor recreation area	None
Outdoor recreation area	None
Radio or television station	Low
Reception or meeting hall	Medium
Regional sports arena	Medium
Sports and health facility	Low
Theater, indoor	Low
Medical Facilities	
Blood/plasma collection facility	None
Clinic, medical or dental	Low
Hospital	Medium
Laboratory, medical or dental	Low
Planned Commercial Development	As approved by C.U.P.
Transportation	

Ambulance service	None
Bus garage or maintenance facility	Low
Horse and carriage assembly/transfer site	As approved by C.U.P.
Intermodal containerized freight facility	As approved by C.U.P.
Limousine service	None
Motor freight terminal	High
Motor vehicle storage lot	None
Package delivery service	High
Railroad switching yards and freight terminal	As approved by C.U.P.
Taxicab service	None
Towing service	None
Truck, trailer, boat or recreational vehicle, sales, service or rental	Medium
Waste hauler	None
PARKING FACILITIES	
Parking facilities	None
INDUSTRIAL USES	
General Use Categories	
Light industrial	High
Medium industrial	High
General industrial	High
Limited production and processing	Low
Specific Industrial Uses	
Concrete, asphalt and	High

rock crushing	
Contractor showroom	Medium
Contractor yard	High
Dry cleaning establishment	High
Film, video and audio production	Medium
Food and beverage products	High
Furniture moving and storage	High
Grain elevator or mill	High
Greenhouse, wholesale	High
Industrial machinery and equipment sales, service and rental	High
Laundry, commercial	High
Packaging of finished goods	High
Printing and publishing, including distribution	High
Recycling facility	High
Research, development and testing laboratory	Medium
Scrap/salvage yard, metal milling facility	As approved by C.U.P.
Self service storage	High
Wholesaling, warehousing and distribution	High
Planned Industrial Development	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	
Animal shelter	Low

Bus turnaround	None
Electric or gas substation	None
Electricity generation plant, hydroelectric or non-nuclear	High
Fire station	None
Garage for public vehicles	Low
Heating or cooling facility	None
Mounted patrol stable	As approved by C.U.P.
Passenger transit station	None
Police station	None
Post office	High
Pretrial detention facility	Medium
Railroad right-of-way	None
Regional financial service center	Low
River freight terminal	High
Stormwater retention pond	None
Street and equipment maintenance facility	Low
Telephone exchange	None
Vehicle emission testing station	None
Waste disposal or transfer facility	High
Water pumping and filtration facility	High

Section 44. That Section 541.550 of the above-entitled ordinance be amended to read as follows:

541.550. Drainage. Loading area surfaces shall be properly sloped for drainage as approved by the city engineer. On-site retention and filtration of stormwater shall be provided where practical. Water from the loading area shall not drain across a public walkway.

Section 45. That Section 541.550 (b) and (c) of the above-entitled ordinance be amended to read as follows:

541.560. Size. (a) *In general.* Required off-street loading spaces shall be at least ten (10) feet in width by at least twenty-five (25) feet in length for small spaces, and at least twelve (12) feet in width by at least fifty (50) feet in length for large spaces, exclusive of aisle and maneuvering space.

~~(b) *Mixed use buildings.* Where seventy-five (75) percent or more of the use of a building is in a category or group of categories which require only small (ten (10) feet by twenty five (25) feet) loading spaces, loading in all loading spaces may be computed on the basis of the prevailing categories, provided that the entrance or entrances to the loading area shall be clearly marked in letters at least six (6) inches high, "No Trucks Over 25 Feet in Length Permitted."~~

~~(c) (b) *Vertical clearance.* All loading areas, except those required for residential uses, shall have a vertical clearance of at least fourteen (14) feet, provided that twelve (12) feet, nine (9) inches of vertical clearance shall be permitted in the portion of the loading area when the truck is entirely within the building and off any ramps.~~

Section 46. That Article XII of the above-entitled ordinance be and is hereby repealed.

ARTICLE XII. SPECIAL LOADING PROVISIONS FOR SPECIFIC ZONING DISTRICTS

~~**541.610. Offices located in the downtown districts.** Off-street loading facilities accessory to office uses shall be provided as follows: One (1) large loading space shall be provided for buildings containing thirty thousand (30,000) to one hundred thousand (100,000) square feet of gross floor area and for each additional one hundred thousand (100,000) square feet of gross floor area up to five hundred thousand (500,000) square feet one (1) additional large loading space shall be provided, plus one (1) additional large loading space for each additional five hundred thousand (500,000) square feet of gross floor area or fraction thereof.~~