

CHAPTER 541. OFF-STREET PARKING AND LOADING

ARTICLE I. GENERAL PROVISIONS

541.10. Purpose. Parking and loading regulations are established to provide for 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.

541.20. Scope of regulations. The parking and loading provisions set forth in this chapter shall apply to all land uses, except as otherwise provided in this zoning ordinance.

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, they shall not be reduced further.

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. Such required 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.

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 541-7, Specific Off-Street Loading Requirements, as determined by the zoning administrator.

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 541-7, Specific Off-Street Loading Requirements, as determined by the zoning administrator.

541.70. Reserved.

Editor's note: Ord. No. 2002-Or-018, § 1, adopted March 1, 2002, repealed § 541.70, which pertained to damage or destruction. See the Code Comparative Table.

541.80. Reserved.

Editor's note: Ord. No. 2002-Or-018, § 2, adopted March 1, 2002, repealed § 541.80, which pertained to discontinuance of uses nonconforming as to parking. See the Code Comparative Table.

541.90. Inoperable vehicles. The parking and storage of inoperable vehicles shall be located within an enclosed garage only. Parking of such inoperable vehicles outdoors shall be prohibited.

541.100. Repair and service. (a) *Repair and service in residence and office residence districts.* Minor service and repair of vehicles in a parking area shall be allowed, provided that the vehicle is registered to a resident of the site. Service and repair of vehicles not registered to a resident of the site shall be prohibited, except that emergency service required to start a vehicle shall be permitted.

(b) *Repair and service in commercial districts.* No motor vehicle repair work or service of any kind shall be permitted in conjunction with any unenclosed parking or loading area in a commercial zoning district, except that emergency service required to start a vehicle shall be permitted.

(c) *Repair and service in industrial districts.* Except in the I3 District, no motor vehicle repair work or service of any kind shall be permitted in conjunction with any unenclosed parking or loading area in an industrial zoning district within three hundred (300) feet of any nonindustrial zoning district boundary, except that emergency service required to start a vehicle shall be permitted.

ARTICLE II. COMPUTATION OF PARKING AND LOADING REQUIREMENTS

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.

541.120. Fractional space computations. Where determination of the number of required off-street parking or loading spaces results in a fractional space, any fraction of one-half ($1/2$) or less may be disregarded, while a fraction in excess of one-half ($1/2$) shall be counted as one (1) parking or loading space.

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.

541.140. Capacity of persons. Where required parking spaces are determined on the basis of capacity of persons, such requirement shall be based on the maximum number of persons that can avail themselves of the goods or services of a use at any one (1) time year round, as determined by the required floor space per person established in the building code.

541.150. Number of employees computations. Where required parking spaces are determined on the basis of number of employees, such requirement shall be based on the maximum number of employees on the premises at any one (1) time.

541.160. Unlisted uses. The zoning administrator shall establish the minimum parking and 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. 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.

ARTICLE III. SPECIFIC OFF-STREET PARKING REQUIREMENTS

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 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:

- (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.

(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) *Special provisions.* Special provisions, including the maximum distance required off-site parking shall 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) 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) *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. (2000-Or-041, § 1, 5-19-2000)

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 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.

Table 541-1 Specific Off-Street Parking Requirements

TABLE INSET:

Use	Minimum Parking Requirement	Notes (see 541.170)
RESIDENTIAL USES		
Dwellings	1 space per dwelling unit	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	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	2
Community correctional facility	1 space per 4 beds	1
Dormitory	1 space per 2 beds	1
Faculty house	1 space per 2 beds	1

Fraternity or sorority	1 space per 2 beds	1
Hospitality residence	1 space per 3 guest rooms	2
Inebriate housing	1 space per 4 beds	1
Residential hospice	1 space per 3 beds	1
Supportive housing	1 space per 4 beds	1
Planned Residential Development	As approved by C.U.P.	1
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 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	3
Early childhood learning center	As determined by the zoning administrator based on the principal uses in the early childhood learning center	1
Preschool	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	2
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	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	3
Social, Cultural, Charitable and Recreational Facilities		

Athletic field	As required in section 541.180	1
Cemetery	10 spaces for each interment based on the maximum number per hour	1
Club or lodge	Parking equal to 30% of the capacity of persons in public areas + 1 space per rooming unit	2
Community center	As determined by the zoning administrator based on the principal uses in the community center	
Community garden	1 space per 5,000 sq. ft. of lot area	1 The minimum requirement of 4 spaces shall not apply
Convention center	1 space per 5,000 sq. ft. of GFA in excess of 400,000 sq. ft.	3
Developmental achievement center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	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	2
Golf course	As required in section 541.180	1
Library	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Mission	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Museum	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Park	As required in section 541.180	1
Theater, indoor, provided live performances only	Parking equal to 30% 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	3
Religious Institutions		

Convent, monastery or religious retreat center	1 space per 3 beds	1
Place of assembly	Parking equal to 30% 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	2
COMMERCIAL USES		
Retail Sales and Services		
General retail sales and services	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Antiques and collectibles store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Art gallery	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Bank or financial institution	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Bed and breakfast home	1 space per 2 guest rooms + 1 space for the primary dwelling unit	1
Bookstore, new or used	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Building material sales	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1000 sq. ft. of outdoor sales, display, or storage area	1
Child care center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Consignment clothing store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Contractor's office	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2

Currency exchange	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Day labor agency	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Exterminating shop	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Farmer's market	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1000 sq. ft. of outdoor sales or display area	3
Firearms dealer	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Funeral home	8 spaces per chapel or parlor	2
Greenhouse, lawn and garden supply store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1000 sq. ft. outdoor sales or display area	1
Grocery store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Laundry, self service	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Office supply sales and service	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Pawnshop	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Performing, visual or martial arts school	Parking equal to 30% of the capacity of persons	2
Pet store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Photocopying	1 space per 300 sq. ft. of GFA	1
Rental of household goods and equipment	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Secondhand goods store	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Shopping center	As determined by the zoning administrator based on the principal uses in the shopping center	2

Small engine repair	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Tattoo and body piercing parlor	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Tobacco shop	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Veterinary clinic	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Video store	1 space per 300 sq. ft. of GFA	1
Offices	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	3
Automobile Services		
Automobile convenience facility	1 space per 300 sq. ft. of GFA	1
Automobile rental	1 space per 300 sq. ft. of GFA	2 Rental vehicles maintained on-site may be stacked
Automobile repair, major	1 space per 300 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 Service bay shall not be counted as a parking space.
Automobile repair, minor	1 space per 300 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 Service bay shall not be counted as a parking space.
Automobile sales	1 space per 300 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 are + 2 spaces per service bay, if any	2 Service bay shall not be counted as a parking space
Car wash	1 space per 20 ft. of washing line or bay	2 The washing area shall not be counted as a parking space.
Food and Beverages		

Catering	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	
Coffee shop	Parking equal to 30% of the capacity of persons	2
Liquor store, off-sale	1 space per 300 sq. ft. of GFA	1
Nightclub	Parking equal to 30% of the capacity of persons	2
Restaurant, delicatessen	Parking equal to 30% of the capacity of persons	2
Restaurant, fast food	Parking equal to 30% of the capacity of persons	1
Restaurant, sit down	Parking equal to 30% of the capacity of persons	2
Commercial Recreation, Entertainment and Lodging		
Hotel	1 space per 3 guest rooms + Parking equal to 30% of the capacity of persons for affiliated uses such as dining or meeting rooms	2
Indoor recreation area	As required in section 541.180	2
Outdoor recreation area	As required in section 541.180	2
Radio or television station	1 space per 300 sq. ft. GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + Parking equal to 30% of the capacity of persons of the studio audience	2
Reception or meeting hall	Parking equal to 30% of the capacity of persons	2
Regional sports arena	None if located in the downtown area, otherwise parking equal to 30% of the capacity of persons	3
Sports and health facility	1 space per 300 sq. ft. of GFA + as required by section 541.180	2
Theater, indoor	Parking equal to 30% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows	3

	to obtain audio or video unity	
Medical Facilities		
Blood plasma collection facility	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	2
Clinic, medical or dental	1 space per 300 sq. ft. of GFA	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	2
Laboratory, medical or dental	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	3
Planned Commercial Development	As approved by C.U.P.	1
Transportation		
Ambulance service	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	3
Bus garage or maintenance facility	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	3
Horse and carriage assembly/transfer site	As approved by C.U.P.	
Intermodal containerized freight facility	As approved by C.U.P.	1
Limousine service	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	3
Motor freight terminal	As approved by C.U.P.	1
Motor vehicle storage lot	1 space per 300 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	1

Package delivery service	1 space per 300 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	1
Railroad switching yards and freight terminal	As approved by C.U.P.	1
Taxicab service	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	3
Towing service	1 space per 300 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	1
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	1 space per 300 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	2
Waste hauler	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1
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.	3
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	3
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	3
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.	2 The minimum requirement of 4 spaces shall not apply

Specific Industrial Uses		
Concrete, asphalt and rock crushing	As approved by C.U.P.	1
Contractor yard	1 space per 300 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
Dry cleaning establishment	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	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.	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.	3
Furniture moving and storage	1 space per 300 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.	2
Grain elevator or mill	As approved by C.U.P.	1
Greenhouse, wholesale	1 space per 300 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	1
Industrial machinery and equipment sales, service and rental	1 space per 300 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	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.	3
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.	3
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.	3

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 sq. ft. of GFA in excess of 20,000 sq. ft.	1
Research, development and testing laboratory	1 space per 300 sq. ft. of GFA in excess of 4000 sq. ft.	3
Scrap/salvage yard, metal milling facility	As approved by C.U.P.	1
Self service storage	1 space per 300 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.	1
Wholesaling, warehousing and distribution	1 space per 300 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	2
Planned Industrial Development	As approved by C.U.P.	1
PUBLIC SERVICES AND UTILITIES		
Animal shelter	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Bus turnaround	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Electric or gas substation	As approved by C.U.P.	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.	3
Fire station	As approved by C.U.P.	1
Garage for public vehicles	As approved by C.U.P.	1

Heating or cooling facility	As approved by C.U.P.	3
Mounted patrol stable	As approved by C.U.P.	3
Passenger transit station	As approved by C.U.P.	3
Police station	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Post office	1 space per 300 sq. ft. of GFA in excess of 4,000 sq. ft.	1
Pretrial detention facility	1 space per two employees assigned to the detention area during peak staffing hours, including shift changes	3
Railroad right-of-way	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Regional financial service center	1 space per 1,850 sq. ft. of GFA	3
River freight terminal	As approved by C.U.P.	1
Stormwater retention pond	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Street and equipment maintenance facility	As approved by C.U.P.	1
Telephone exchange	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Vehicle emission testing station	1 space per 300 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1
Waste disposal or transfer facility	As approved by C.U.P.	1
Water pumping and filtration facility	As approved by C.U.P.	1 The minimum requirement of 4

		spaces shall not apply
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(2000-Or-041, § 2, 5-19-2000)

ARTICLE IV. REDUCING OFF-STREET PARKING REQUIREMENTS

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 541-2, 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 541-2, 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) *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.

Table 541-2 Shared Parking Calculations

TABLE INSET:

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m.-- 7:00 a.m.	7:00 a.m.-- 6:00 p.m.	6:00 p.m.-- 1:00 a.m.	1:00 a.m.-- 7:00 a.m.	7:00 a.m.-- 6:00 p.m.	6:00 p.m.-- 1:00 a.m.
Office	5%	100%	5%	0%	15%	0%
Retail sales and services	0%	100%	80%	0%	100%	60%
Restaurant (not 24 hr)	20%	70%	100%	30%	75%	100%

Residential	100%	60%	100%	100%	75%	90%
Theater	0%	60%	100%	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%

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 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.
- (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.

541.210. Valet parking. The off-street parking requirement for restaurants, hotels, and theaters located in buildings existing on the effective date of this ordinance may be fulfilled by maintaining a valet parking service for customers. The valet service shall provide service to and from the main entrance. A passenger loading area, as approved by the city engineer, shall be provided near the main entrance. Availability of this service shall be conspicuously posted inside and outside the establishment near the main entrance. The valet shall be properly licensed to operate a motor vehicle. The parking area in which the automobiles are parked shall be no farther than eight hundred (800) feet from the main entrance. Parking areas used exclusively for valet parking need not be striped.

541.220. Bicycle parking. (a) *Uses.* A minimum of four (4) bicycle parking spaces may be provided in lieu of not more than one (1) required automobile parking space.
(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.

ARTICLE V. ACCESS TO PARKING AND LOADING

541.230. Required plan approval. Plans for any use requiring movement of vehicles across public walks or access through a public alley or street shall be referred to the city engineer for review before any permits are issued. The city engineer shall consider, but not be limited to, the following factors when determining whether to approve the proposed plan:

- (1) The consolidation of curb cuts shall be encouraged, and new curb cuts shall be discouraged whenever appropriate, considering safe traffic flow, the objectives of this ordinance, and access points needed for the proper functioning of the use.
- (2) Where a residential use is served by an alley, direct access to the street through a curb cut shall be discouraged, except where such curb cut extends into a corner side yard.
- (3) The use shall not substantially increase congestion of the public streets or impede pedestrian traffic.
- (4) The space allocated to the use shall be adequate to keep vehicles clear of sidewalks, alleys and similar areas.
- (5) The location of driveways relative to other existing uses is such that street traffic shall not be seriously disrupted and no unnecessary hazards shall be established for pedestrians. In no instance shall a driveway be allowed on a limited access roadway ramp or combined limited access roadway ramp frontage road.

541.240. Specific district regulations for access to parking and loading. (a) *Residence and OR1 Districts.* No driveway or curb cut in a residence or OR1 District shall exceed a width of twenty-five (25) feet, nor be narrower than ten (10) feet.

(b) *OR2 and OR3 Districts.* No driveway or curb cut in an OR2 or OR3 District shall exceed a width of twenty-five (25) feet, nor be narrower than twelve (12) feet.

(c) *All other districts.* No driveway or curb cut in a district other than a residence or office residence district shall exceed a width of twenty-five (25) feet except where determined necessary by the city engineer, but not to exceed thirty-five (35) feet, nor be narrower than a width of twelve (12) feet.

(2000-Or-041, § 3, 5-19-2000)

ARTICLE VI. PARKING LOCATION REQUIREMENTS

541.250. Parking location. (a) *In general.* All required parking spaces shall be located on the same zoning lot as the use served, except as otherwise provided in this chapter.

(b) *Off-site parking.* In cases where parking facilities are permitted elsewhere than the zoning lot on which the use served is located, such facilities shall be under the same ownership or control as the building or use served. Such ownership or control shall be evidenced either by deed or by long-term lease, the term of such lease to be approved by the zoning administrator, or by special parking assessment certificate, where applicable.

Said lease shall be filed and recorded in the Office of the Hennepin County Recorder or Registrar of Titles, and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any permits or licenses.

(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 541-3 Location of Off-Site Parking, whichever requirement is more restrictive, subject to maximum distance requirements for required parking as specified in this chapter, except as provided for in section (d) below.

Table 541-3 Location of Off-Site Parking

TABLE INSET:

Location of Use Served (Zoning District)	Permitted Location of Off-Site Parking (Zoning District)
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
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(d) *Off-site parking in residence and office residence districts.* Parking that is not allowed in a residence or office residence district shall not be located in such residence or office residence district, except as otherwise provided by the Transitional Parking Overlay District, as established in Chapter 551, Overlay Districts. (2000-Or-041, § 4, 5-19-2000)

541.260. Driveways and parking areas on a zoning lot. (a) *In general.* Driveways and parking areas shall conform to the permitted obstructions provisions of Chapter 535, Regulations of General Applicability, Chapter 537, Accessory Uses and Structures, and the provisions of this section.

(1) *Driveways.*

a. *Front and corner side yards.*

1. *Residential uses.* Uncovered driveways shall be a permitted obstruction in a required front or corner side yard, provided such driveway leads to a properly located parking area. Passenger automobiles may be parked temporarily on such driveway.
2. *All other uses.* Uncovered driveways shall be a permitted obstruction in a required front or corner side yard, provided such driveway is located at least five (5) feet from any property line containing a residential use located in a residence or office residence district or a permitted or conditional residential use. Parking on such driveway shall be prohibited.

b. *Interior side yards.*

1. *Residential uses.* Uncovered driveways shall be a permitted obstruction in a required interior side yard, provided such driveway leads to a properly located parking area. Passenger automobiles may be parked temporarily on such driveway.
2. *All other uses.* Uncovered driveways shall be prohibited in a required interior side yard.

c. *Rear yards.*

1. *Residential uses.* Uncovered driveways shall be a permitted obstruction in a required rear yard, provided such driveway leads to a properly located parking area. Passenger automobiles may be parked temporarily in such yard space if positioned on a paved driveway leading to a properly located parking area.
2. *All other uses.* Uncovered driveways shall be a permitted obstruction in a required rear yard, except where such yard abuts the side lot line of a residential use located in a residence or office residence district or a permitted or conditional residential use.

(2) *Parking areas.*

a. *Front and corner side yards.* Parking areas shall not be located in a required front or corner side yard.

b. *Interior side yards.*

1. *Residential uses.* Parking areas shall be a permitted obstruction in a required interior side yard, provided such parking area is located in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, subject to the provisions of Chapter 535, Regulations of General Applicability, and Chapter 537, Accessory Uses and Structures.
2. *All other uses.* Parking areas shall be prohibited in a required interior side yard.

c. *Rear yards.*

1. *Residential uses.* Parking areas shall be a permitted obstruction in a required rear yard.
2. *All other uses.* Parking areas shall be prohibited in a required rear yard.
- d. *Between the principal structure and the front lot line.* In the residence and the office residence districts, off-street parking areas shall not be located between the principal building and the front lot line.

ARTICLE VII. PARKING AREA DESIGN AND MAINTENANCE

541.270. Submission of parking plan. Any application for a building permit or zoning certificate requiring or including the provision of off-street parking shall include a parking plan. Said plan shall be drawn to scale and fully dimensioned, showing parking facilities to be provided in compliance with this zoning ordinance and all other applicable regulations.

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 541-4, 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.
(2000-Or-041, § 5, 5-19-2000)

541.290. Maneuvering area. All maneuvers associated with parking shall occur in the off-street parking area, except where accessory to single or two-family dwellings, or cluster developments or multiple-family dwellings of three (3) or four (4) units. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.
(2000-Or-041, § 6, 5-19-2000)

541.300. Surfacing. (a) *In general.* All open off-street parking areas, all driveways leading to such parking areas, and all other areas upon which motor vehicles may be located, except where accessory to a single-family dwelling, shall be surfaced with a dustless all-weather hard surface material capable of carrying a wheel load of four thousand (4,000) pounds. In addition, all driveways in commercial and industrial districts leading to areas other than off-street parking areas shall be surfaced with a dustless all-weather hard surface material capable of carrying a wheel load of four thousand (4,000) pounds for a minimum of twenty (20) feet from the curb line. Acceptable surfacing materials shall include asphalt, concrete, brick, cement pavers or similar material installed and maintained per industry standards.

(b) *Off-street parking areas and driveways accessory to a single-family dwelling.* Off-street parking areas and driveways accessory to a single-family dwelling shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand (4,000) pounds. Acceptable surfacing materials shall include asphalt, concrete, brick, concrete pavers or similar material, or four (4) inches of class five (5) crushed limestone, installed and maintained per industry standards.

541.310. Drainage. Parking areas of four (4) spaces or larger shall be properly sloped for drainage as approved by the city engineer. Water from the parking area shall not drain across a public walkway.

541.320. Marking of parking spaces. All parking areas containing four (4) or more parking spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement, using paint or other marking devices approved by the city engineer. Such markings shall conform to the approved parking plan and shall be maintained in a clearly legible condition. No parking facilities shall be marked in a manner which shall reduce the number of parking stalls to less than the number required by this zoning ordinance.

541.330. Size. (a) *In general.* The minimum dimensions for required parking spaces are stated in Table 541-4, 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.

Table 541-4 Minimum Parking Space And Aisle Dimensions

TABLE INSET:

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

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

GRAPHIC LINK: [Figure 541-1 Parking Dimension Diagram](#)

541.340. Lighting. Any lighting used to illuminate off-street parking areas shall be shielded and arranged in such a way as to comply with the performance standards of Chapter 535, Regulations of General Applicability. A light source that maintains a minimum level of security and provides for transition into covered parking areas shall be provided, as approved by the city engineer, except when accessory to single-family and two-family dwellings, multiple-family dwellings of four (4) or fewer units, and cluster developments.

541.350. Signs. Signs accessory to parking areas shall be provided as set forth in Chapter 543, On-Premise Signs.

541.360. Landscaping, screening and curbing. (a) *Parking lots of ten (10) spaces or more.* Parking lots of ten (10) 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.

(2000-Or-041, § 7, 5-19-2000)

541.370. General maintenance. Parking areas and driveways shall be kept free of dirt, dust, debris and waste. In winter months, required parking areas shall be cleared of snow within a reasonable time.

541.380. Snow storage. Required parking spaces, driveways, access aisles and landscaping shall not be used for the purpose of snow storage.

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 541-5, Minimum Stacking Spaces.

Table 541-5 Minimum Stacking Spaces

TABLE INSET:

Use	Minimum spaces	Measured from
Bank teller lane	4	Teller or window
Automated teller machine	3	Teller
Restaurant drive-through	6	Pick-up window
Car wash	3 per 20 ft. of washing line or area	Entrance

Gasoline pump island	1 space from each end of pump island
Other	As determined by the zoning administrator

(b) *Dimensions.* Each lane of stacking spaces shall be a minimum of eight (8) feet in width and shall be delineated with pavement markings. Each stacking space shall be a minimum of eighteen (18) feet in length, however, individual spaces within the lane shall not be delineated with pavement markings.

(c) *No conflict of use.* Stacking lanes shall not be located within required driveways, internal circulation driveways, loading areas, or parking aisles, and shall not interfere with access to parking and ingress and egress from a public street.

(d) *Pedestrian access to facility.* The principal pedestrian access to the entrance of the facility from a public street or sidewalk shall not cross the drive-through facility stacking lane.

(2000-Or-041, § 8, 5-19-2000)

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

ARTICLE VIII. SPECIAL PARKING PROVISIONS FOR SPECIFIC ZONING DISTRICTS AND USES

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.

(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.

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.

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.

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.

541.450. Maximum number of vehicles for dwellings. The total number of vehicles located on a zoning lot shall not exceed two (2) vehicles per dwelling unit, excluding those parked within an enclosed structure.

541.460. Recreational vehicles in or abutting residence or office residence zoning districts or permitted or conditional residential uses. Recreational vehicles shall be parked or stored in an enclosed garage unless the following conditions are met:

(1) The vehicle or item shall not exceed a length of twenty-five (25) feet unless the lot on which it is parked exceeds one hundred twenty-five (125) feet in length. In such instance, the maximum length of said vehicle may be increased one (1) foot for each one (1) foot of lot length over one hundred twenty-five (125) feet. In no case shall the vehicle or item exceed thirty (30) feet.

(2) The area devoted to parking of such vehicles or items outdoors shall not exceed three hundred (300) square feet, unless only one (1) such vehicle or item is parked on the premises. Such vehicles shall count toward the maximum number of vehicles parked outdoors, as specified in section 541.450 above. For the purposes of this section, a vehicle or item on a trailer shall be considered one (1) vehicle.

(3) Any such vehicle or item parked outdoors shall be parked on a surface in compliance with section 541.300 in the rear forty (40) feet of the lot.

- (4) Any such vehicle or item shall be located not less than six (6) feet from any habitable building.
- (5) The parking of inoperable vehicles shall be prohibited.

541.470. High profile vehicles in and abutting residence and office residence districts or permitted or conditional residential uses. Where an open parking area or driveway is located less than six (6) feet away from a dwelling on an adjacent lot, the open, off-street parking of any passenger automobile, with an exterior vertical height of six (6) feet six (6) inches or greater, shall be located not less than six (6) feet from such dwelling, and where access to the rear forty (40) feet of the lot exists, shall not be located in the required front yard, notwithstanding the provisions of Chapter 535, Regulations of General Applicability.

ARTICLE IX. SPECIFIC OFF-STREET LOADING REQUIREMENTS

541.480. Specific off-street loading requirements. Accessory off-street loading shall be provided for principal uses as specified in Table 541-7, Specific Off-Street Loading Requirements, except as otherwise specified in Article XII, Special Loading Provisions for Specific Zoning Districts. All uses listed in Table 541-7, 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 541-6, Loading Requirements for Assigned Ratings. For purposes of Table 541-6, Loading Requirements for Assigned Ratings, "GFA" shall mean gross floor area, and "sq. ft." shall mean square feet.

Table 541-6 Loading Requirements for Assigned Ratings

TABLE INSET:

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

(2000-Or-041, § 9, 5-19-2000)

541.490. Minimum requirement. Uses for which off-street loading facilities are required in Table 541-7, Specific Off-Street Loading Requirements, but which are located in buildings of less floor area than the minimum prescribed in Table 541-6, 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.

Table 541-7 Specific Off-Street Loading Requirements

TABLE INSET:

Use	Minimum Loading Requirement
RESIDENTIAL USES	
Dwellings	None, except multiple-family dwellings of 50 units or more -- as approved by C.U.P.
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
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
Antiques and collectibles store	Medium
Art gallery	Low

Bank or financial institution	Low
Bed and breakfast home	None
Bookstore, new or used	Medium
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 martial arts school	None

Pet store	Low
Photocopying	Medium
Rental of household goods and equipment	Medium
Secondhand goods store	Medium
Shopping center	As required for the individual uses on the site
Small engine repair	Low
Tattoo and body piercing parlor	Low
Veterinary clinic	Low
Video store	Low
Offices	Medium
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 rock crushing	High
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

(2000-Or-041, § 10, 5-19-2000)

ARTICLE X. LOADING LOCATION REQUIREMENTS

541.500. Loading location. (a) *In general.* All required loading spaces shall be located on the same zoning lot as the use served and shall not be used to satisfy the space requirements for off-street parking, except as otherwise provided by this chapter.

(b) *Access to loading.* Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement and as approved by the city engineer. No loading space shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets.

(c) *Loading areas in required yards.* No loading space shall be located in a required yard.

541.510. Shared loading facilities. Central loading facilities may be substituted for loading spaces on the individual zoning lots, provided the following conditions are met:

(1) *Access.* Each use served shall have access to the central loading area without crossing streets or alleys at grade.

(2) *Location.* No use served shall be located more than five hundred (500) feet removed from the central loading area. Such central loading area shall be located in the same zoning district as the uses served or in a zoning district in which off-site parking for such uses is allowed, pursuant to Table 541-3 Location of Off-Site Parking.

(3) *Agreement.* The property owners involved in the joint use of shared loading facilities shall submit a legal agreement approved by the city attorney guaranteeing that the loading facilities shall be maintained so long as the use requiring loading is in existence or unless the required loading is provided elsewhere in accordance with the provisions of this chapter. Such instrument shall be recorded by the property owner with the office of the Hennepin County Recorder or Registrar of Titles. Evidence of such proper recording shall be filed with the zoning office prior to the issuance of any permit or license.

ARTICLE XI. LOADING AREA DESIGN AND MAINTENANCE

541.520. Submission of loading plan. Any application for a building permit or zoning certificate requiring or including the provision of loading areas shall include a loading plan. Said plan shall be drawn to scale and fully dimensioned, showing any loading facilities to be provided in compliance with this zoning ordinance and all other applicable regulations.

541.530. Maneuvering area. To the extent practical, all maneuvers associated with loading shall occur in the off-street loading area.

541.540. Surfacing. (a) *Residence and office residence districts.* All open off-street loading spaces shall be surfaced with a dustless all-weather material capable of carrying a wheel load of ten thousand (10,000) pounds.

(b) *All other districts.* All open off-street loading spaces shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds. Where loading spaces are located in commercial or industrial yard areas

such as building material sales yards, scrap/salvage yards, metal milling facilities, contractor yards, and other similar uses, the driveway leading to such area shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds for a minimum of twenty (20) feet from the curb line.

541.550. Drainage. Loading area surfaces shall be properly sloped for drainage as approved by the city engineer. Water from the loading area shall not drain across a public walkway.

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, 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) *Vertical clearance*. All loading areas 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.

541.570. Lighting. Any lighting used to illuminate loading areas shall be shielded and arranged in such a way as to comply with the performance standards of Chapter 535, Regulations of General Applicability. A light source that maintains a minimum level of security and provides for transition into covered loading facilities shall be provided, as approved by the city engineer, except when accessory to single-family and two-family dwellings, multiple-family dwellings of three (3) or four (4) units, and cluster developments.

541.580. Landscaping and screening. Loading areas shall be landscaped and screened as specified in Chapter 530, Site Plan Review.

541.590. General maintenance. Loading areas shall be kept free of dirt, dust, debris, and waste. In winter months, required loading areas shall be cleared of snow within a reasonable time.

541.600. Snow storage. Required loading spaces, driveways, access aisles, and landscaping shall not be used for the purpose of snow storage.

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.