

ARTICLE IX. Supplemental Regulations

DIVISION 2. Off-Street Parking and Loading.

Section 74-506. Application of parking and loading regulations.

The regulations and requirements set forth in this division shall apply to all off-street parking facilities including driveways, parking lots and storage areas, in all zoning districts of the City unless otherwise exempted in this chapter.

Section 74-507. Site plan drawing necessary.

All applications for a building permit, driveway permit, or certificate of occupancy in all zoning districts shall be accompanied by a site plan drawn to scale indicating the location and dimensions of the driveway, off-street parking and loading spaces, and storage areas and a description of materials to be used in compliance with the requirements set forth in this chapter. All applications shall be submitted to the Planning Department. The Planning Department will distribute the application to the appropriate department(s) for review and will issue the permit.

Section 74-508. Minimum area regulations.

Each parking space shall be the following size or larger based on the angle of parking:

<u>Angle of Parking</u>	<u>Stall Width</u>	<u>Stall Depth to Curb</u>	<u>Traffic Flow Direction</u>	<u>Drive Lane Width</u>
<u>45°</u>	<u>9'</u>	<u>22'</u>	<u>One-way</u>	<u>14'</u>
<u>60°</u>	<u>9'</u>	<u>21'</u>	<u>One</u>	<u>16'</u>
<u>75°</u>	<u>9'</u>	<u>21'</u>	<u>One</u>	<u>18'</u>
<u>90°</u>	<u>9'</u>	<u>18'</u>	<u>Two-way</u>	<u>24'</u>

Exceptions may be made for compact vehicle spaces under the following conditions:

- (a) The design promotes compact car stall use (e.g. designing all compact stalls at the entrance of the lot).
- (b) All compact car stalls are clearly designated by signage.
- (c) No more than 40 percent of all required parking stalls are designated for compact cars. Each compact parking space shall be no less than eight (8) feet by eighteen (18) feet.

Section 74-509. Computing requirements.

In computing the number of parking spaces required, the following rules shall govern:

- (a) Floor space shall mean the gross floor area of the specific use.
- (b) When determining the number of off-street parking spaces, fractional results of one-half or more shall constitute another space.

- (c) The parking space requirement for a use not specifically mentioned in this article shall be the same as required for a use of similar nature as determined by the City Planning Commission.
- (d) In stadiums, sports arenas, churches, and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 22 inches of such seating facilities shall be counted as one seat for the purpose of determining requirements.

Section 74-510. Reduction and use of parking and loading space.

When demonstrated to the satisfaction of the City Council that up to ten percent of the number of parking spaces required by this ordinance would not be needed for the particular use in question, a reduced number of parking spaces may be approved subject to the following:

- (a) The application for reduction shall be accompanied by supporting data specifically applying to the particular use in question.
- (b) The applicant must also provide each of the following:
 - (1) A detailed parking plan demonstrating that the parking otherwise required by this ordinance can be provided on the site within ordinance design standards; and
 - (2) A covenant in recordable form, approved as to form and content by the City attorney, executed by all property owners, which covenant provides that the owners, heirs, successors and assigns, will not use the area identified for expansion parking for any use except landscaping or to cause compliance with the off-street parking requirements of this chapter.
- (c) The City may order installation of previously exempted parking spaces at any time when, in the City's judgment, conditions indicate the need for such parking, and the property owner shall comply with such order.

Section 74-511. Fences and planting screens.

Off-street parking and loading areas located in commercial, industrial, and multiple-family districts and adjoining residence districts shall be screened by a minimum six-foot high fence, wall or a planted buffer screen; plans of such screen, fence, or wall shall be submitted for approval as part of the application for a building permit, and such fence, wall or landscaping shall be installed as a part of the initial construction.

Section 74-512. Access.

- (a) Parking and loading space shall have proper access from a public right-of-way.
- (b) The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.

Section 74-513. Location of parking facilities.

All off-street parking facilities required by this ordinance shall be located and restricted as follows:

- (a) Required off-street parking shall be on the same lot under the same ownership as the principal use being served, or within 200 feet pedestrian travel distance thereof.
- (b) Head-in parking, directly off of and adjacent to a public street, with each stall having its own direct access to the public street, shall be prohibited, except for single-family, two-family, townhouses, and quadhome dwellings and public safety buildings.
- (c) The boulevard portion of the street right-of-way shall not be used for parking.

Section 74-514.

Parking lots in residential districts.

When in its opinion the best interests of the community will be served thereby, the City Council may permit, temporarily or permanently, the use of land in a residential district, other than the single- and two-family residential districts, for a parking lot provided that:

- (a) A conditional use permit is issued under article IV, division 3 of this chapter.
- (b) The lot is not to be used for sales, storage, repair work or servicing of any kind.
- (c) Entrance to and exit from the lot are to be located on the lot.
- (d) No advertising sign or material is to be located on the lot.
- (e) All parking is to be kept back of the setback building line by barrier unless otherwise specifically authorized by the City Council.
- (f) All lighting is to be arranged so that there will be no glare there from annoying to the occupants of adjoining property in a residential.
- (g) Surfacing of the parking lot is to be smoothly graded, hard surfaced and adequately drained.
- (h) Any other conditions, such as screening, as may be deemed necessary by the City Council to protect the character of the residential district.
- (i) A parking lot may not be constructed for use by single or two family dwellings.
- (j) The City Council shall review parking lots in residential districts annually to determine suitability for continued use.

Section 74-515.

Yards.

Off-street parking and loading facilities shall be subject to the front yard, side yard, and rear yard regulations for the use district in which the parking is located; except that in the classes of B-1, B-2 business districts and industrial districts, no off-street parking or loading shall be located within ten feet of any property line that abuts a street right-of-way or any of the classes of residence districts and; except that in the classes of R-3 and R-4 residence districts no parking or loading shall be located within five feet of any property line.

Section 74-516. Combined facilities.

- (a) Off-street parking facilities for a combination of mixed buildings, structures or uses may be provided collectively in any business or industrial district in which separate parking facilities for each separate building, structure or use would be required, provided that the total number of spaces provided shall equal the projected peak hour parking demand of the combined uses, subject to the following special conditions:
 - (1) With a conditional use permit as issued under article IV, division 3 of this chapter.
 - (2) The owner of the property affected along with the operators of all businesses to utilize the combined parking facilities shall join in the permit application.
 - (3) The proposed parking plan shall realistically project peak use of the combined facilities based upon the proposed uses, and shall provide adequate spaces for that peak demand.
 - (4) All off-street parking facilities shall be located within 200 feet of the building or use for which the permit is issued.
 - (5) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities duly approved as to form and manner of execution by the city attorney, shall be filed with the City Clerk.
- (b) A conditional use permit for combined parking facilities shall restrict the uses of the affected property to those designated in the permit until and unless the permit is amended or rescinded. Such a permit may be revoked if parking demand for the combined uses exceeds the capacity of the combined facilities; however, the use restrictions of the permit shall remain in effect after such a revocation until and unless they are specifically removed by council resolution to that effect.

Section 74-517. Construction and maintenance standards applicable to all driveways.

- (a) Definitions.

Driveway. For purposes of this Chapter, “driveway” is defined as the portion of a lot that is designed to provide vehicular access between a road or alley and a parking or loading space, including the driveway apron.
- (b) A driveway permit shall be required for replacing, constructing, improving, expanding, resurfacing, or altering driveways, driveway aprons, and parking areas unless otherwise approved through a site plan process or other city approval. An application for a driveway permit shall be submitted to the City’s Planning Department. The Planning Department will route the permit to the appropriate department(s) for review and will issue the driveway permit.

- (c) In all zoning districts, parking areas and driveways shall be paved with asphalt or concrete and designed to prevent damage to adjacent properties by surface water runoff and to minimize the amount of paved areas on the site.

The following driveways are exempt from this requirement upon approval of the City Engineer:

1. Driveways serving a recreational area.
 2. Driveways constructed of alternative materials that function similarly to those listed in this subpart (c) of this section.
 3. Storage areas for heavy construction equipment that would damage the pavement. Such storage areas shall have an approved maintenance and drainage plan.
- (d) The City shall have the right to review and inspect all driveway construction.
 - (e) Driveways shall have a maximum slope of eight percent (8%) unless otherwise approved by the City Engineer.
 - (f) Porous pavers or porous paving systems may be used upon approval of the City Engineer.
 - (g) Driveways and parking areas shall comply with the impervious surface and lot coverage restrictions of the zoning district within which it will be constructed.

Section 74-518. Striping.

Except for single-family, two-family, townhouses, and quadhome dwellings, all paved parking stalls shall be marked with white or yellow painted lines not less than four inches wide and shall be properly maintained.

Section 74-519. Lighting.

- (a) All off-street parking areas for residential uses of 12 or more spaces and all off-street parking for commercial, industrial, institutional, and public uses shall be equipped with operable lighting designed to illuminate the entire surface of the parking area.
- (b) Any lighting used to illuminate the off-street parking area shall be arranged as to reflect the light away from any adjacent properties, streets, or highways.

Section 74-520. Reserved.

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Section 74-522. Required number of off-street parking spaces.

Off-street parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided on the premises of each use. The minimum number of required off-street parking spaces for the following uses shall be as follows in all zoning districts in the City, except the B-3, central business district:

- (a) Automobile service station: Four parking spaces plus two parking spaces for each service stall; such parking spaces shall be in addition to parking space required for gas pump areas.
- (b) Automobile sales, trailer sales, marine and boat sales, implement sales, garden supply stores, building materials sale, and auto repair: Six parking spaces plus one parking space for each 500 square feet of floor area over 1,000 square feet.
- (c) Assembly or exhibition hall, auditorium, theater, or sports arena: One parking space for each four seats, based upon design capacity.
- (d) Banks: At least one parking space for each 400 square feet of floor area.
- (e) Bed and breakfasts: One space per guest room and two for management.
- (f) Boardinghouse and lodging house: At least three parking spaces plus one parking space for each three persons for whom living accommodations are provided.
- (g) Bowling alleys: At least seven parking spaces for each alley, plus such additional spaces as may be required for affiliated uses.
- (h) Car wash: In addition to required stacking spaces:
 - (1) Automatic drive-through, service: Ten spaces or one space for each employee on the maximum shift, whichever is greater.
 - (2) Self service: A minimum of two spaces.
 - (3) Service station with car wash: No additional to that required for the station.
- (i) Churches: One parking space for each four seats, based on the design capacity of the main seating area.
- (j) Convalescent or nursing homes: One parking space for each four beds for which accommodations are offered.
- (k) Drive-in establishment and convenience food: One parking space for each 150 square feet of gross floor area, but not less than 15 spaces.
- (l) Furniture and appliance stores, stores for repair of household equipment or furniture: At least one parking space for each 600 square feet of floor area.
- (m) Golf course, golf clubhouse, country club, swimming club, tennis club, public swimming pool: Twenty spaces plus one space for each 300 square feet of floor area in the principal structure.
- (n) Hospitals: One parking space for each three hospital beds, plus one parking space for each employee on the major shift.
- (o) Miniature golf course, archery range or golf driving range: Ten parking spaces.
- (p) Motels, hotels: One space per each rental unit plus one space for each ten units and one additional space for each employee on any shift.

- (q) Municipal administration buildings, community centers, public libraries, museums, art galleries, post offices, and other municipal service buildings: Ten parking spaces plus one parking space for each 500 square feet of floor area in the principal structure.
- (r) Private clubs and lodges: One parking space for each 2½ seats.
- (s) Professional offices, medical, dental clinics and animal hospitals: One space for each 200 square feet of floor area but not less than three spaces per lot design.
- (t) Residential uses:
 - (1) Single-family dwelling: Enclosed garage of at least four hundred forty (440) square feet.
 - (2) Two-family and quaddomes: A minimum of two (2) spaces per dwelling unit and an enclosed garage of at least four hundred (400) square feet.
 - (3) Townhouse: A minimum of two (2) spaces per unit. At least one (1) space per unit shall consist of an enclosed garage.
 - (4) Multiple dwelling: A minimum of two and one-half (2½) spaces per unit. At least one (1) space per unit shall consist of an enclosed garage.
- (u) Restaurants, cafes, private clubs serving food and/or drinks, bars, or nightclubs: One space for each 40 square feet of gross floor area of dining and bar area and one additional space for each 80 square feet of kitchen area.
- (v) Shopping center: In a B-2 shopping center district where several business uses are grouped together according to a general development plan, off-street automobile parking shall be provided in a ratio of not less than four spaces per 1,000 square feet of gross leasable area, and separate off-street space shall be provided for loading and unloading.
- (x) Sporting and health clubs: One space per 100 square feet of building area, plus six spaces per tennis/racquetball or other type of court.
- (y) Supermarkets, discount houses, mail order outlets, retail stores, and other stores with high customer volume: At least one parking space for each 250 square feet of floor area.
- (z) Other uses: Other uses not specifically mentioned in this section shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles.

Section 74-523.

Parking regulations for single-family and two-family residences.

- (a) No owner or tenant of a single- or two-family residential property shall allow any motor vehicle or trailer to be parked on such property except on a driveway, within a garage, or on the side or rear yard area of the property as specifically permitted in subsection (c) of this section. Every motor vehicle or trailer that is

parked outside of a garage shall display license plates with current registration tabs. No vehicle or trailer shall be permitted to park in the sight triangle which is required to be unobstructed by subsection 74-485(9). With regard to outdoor parking, storage or repair of trucks and equipment, see Section 74-487.

- (b) No more than four motor vehicles, trailers, or combination thereof shall be permitted to park on the driveway or driveways of any single-family residential property on more than two days within any one-week period, except when a waiver is obtained as provided in this chapter. Upon application to the zoning administrator, waiver of this restriction may be obtained for a reasonable, necessary, and discreet time period, not exceeding two weeks for social guest parking, and not exceeding 90 days for the demolition of an existing garage and construction of a new one.
- (c) Two motor vehicles or trailers per dwelling unit may be parked on the side or rear yard of the property, off the driveway, at least five feet from the property line, provided that the area around and under the motor vehicle or trailer is maintained in a neat and orderly manner, including keeping weeds and grass in the area mowed to a height of six inches or less.
- (d) For purpose of this section, the term "motor vehicle" includes any self-propelled vehicle which is required to be registered with the State Department of Motor Vehicles and to display a license plate in order to be legally operated on public streets; it does not include snowmobiles; the term "trailer" includes any vehicle designed for transporting property or passengers on its own structure and for being drawn by a self-propelled vehicle.
- (e) The property owner's or tenants' first violation of this section shall be a misdemeanor. The principal occupant of the property shall be responsible for compliance with subsections (a), (b) and (c) of this section. The records of the City Water Department indicating the person responsible for payment of City water bills shall constitute prima facie evidence of the identity of the principal occupant. Such evidence may be rebutted by a lease or a property owner's sworn statement which indicates the primary occupant of the property. The owner of the property, according to the records of the tax assessor, shall be responsible for compliance with subsection (d) of this section.

Section 74-524.

Driveways and parking areas standards for single-family and two-family residences.

- (a) The driveway outside the public right of way will be limited to the width of the garage plus ten feet (10') or a maximum of twenty feet (20') in width if no garage exists or the maximum width of the garage for three (3) stall garages or larger.
- (b) Driveways and parking areas shall be at least five feet (5') from property lines, except for the access to the street. Additional driveway and parking area setbacks may be required from public right-of-ways and to avoid encroaching into existing public drainage and utility easements.
- (c) Parking areas shall not be constructed in the front yard, except driveways.
- (d) The minimum driveway width in the public right-of-way shall be 12 feet (12'). The maximum driveway width in the public right-of-way shall be the width of the main garage plus four feet (4'), not to exceed twenty-four feet (24'). The

curb returns (radii or tapers) for the access to the street (driveway apron) are not included in the driveway width.

- (e) Shared driveways are allowed, provided that property owners sharing the driveway have easements and agreements relating to cross access and maintenance. Shared driveways do not need to meet the five foot (5') setback required under Section 74-524(b) along the shared property line.
- (f) Driveway aprons shall be concrete, at least six inches (6") thick, at least three (3') feet wide from the back of the street curb. Where a sidewalk exists, the driveway apron shall be constructed through the sidewalk. The sidewalk portion of the driveway shall meet ADA cross grade standards.
- (g) The driveway entrance at the gutter line shall be constructed in a manner that does not interfere with street drainage.
- (h) Driveways and parking areas shall be concrete, bituminous, brick pavers or similar hard_surface. Concrete driveways and parking areas shall be a minimum of four inches (4") thick installed over a prepared, approved subgrade. Bituminous driveways and parking areas shall be a minimum of two inches (2") thick over , installed over a Class V base a minimum of four inches (4") thick upon a prepared, approved subgrade.
- (i) Driveways on improved single- or two-family residential properties existing on or before October 1, 1992, shall be paved with asphalt, concrete, brick, or similar surface at such time as a building permit may be taken for either remodeling or improvements costing more than \$5,000.00.
- (j) New driveways shall be constructed in such a way as to provide positive storm water drainage from the garage or parking area to the street or an approved storm water drainage area.
- (k) Each single family or duplex property is entitled to only one (1) driveway from a public right of way unless it can be demonstrated that an additional driveway improves traffic safety/circulation for the general public.

Section 74-525.

Standards for driveway and parking areas serving multi-family, commercial, industrial and non-residential uses.

- (a) Driveway location is subject to review for traffic impacts such as volume generated, adjacency to stop signs, speed of cross traffic, noise, and the applicant's operating schedule.
- (b) Where a lot abuts two (2) or more public right of ways, the City may require access to be from the least traveled right of way if such least traveled right of way does not direct traffic through a residential area.
- (c) In cases where a driveway serves a property not within the City of Anoka jurisdictional boundary, a joint powers agreement for maintenance and improvements to the roadway must be in place before permission will be granted to allow access to the adjacent street. The City of Anoka reserves the right to reject or restrict any proposal to allow access from City of Anoka streets to multifamily, commercial, industrial or non-residential uses located in adjoining cities.

- (d) The operator of a principal building or use shall maintain parking and loading areas, driveways, and yard areas in a neat and orderly manner.
- (e) Curbing.
 - 1. All driveway areas and parking areas which are accessory to multiple family, commercial, industrial or non-residential developments shall be bounded by concrete curb and gutter of a minimum of B612 design. Unless a driveway is constructed providing access from the street to an accessory structure. Higher designs (i.e. wider gutters) may be necessitated by design circumstances.
 - 2. Driveway areas and parking areas which are accessory to low-use development shall be bounded by concrete curb and gutter a minimum of B612 design on the portions of such areas which front on a public right of way extending to the wall. Concrete curb and gutter or curb only may be required of any other driving or parking areas where necessary for drainage or traffic control. "Low-use" development shall include churches, park, private clubs and similar uses.
 - 3. The City may exempt curbing where the City has approved future expansion of the parking lot or to enhance traffic circulation where there are adjoining lots.
 - 4. Poured-in-place concrete traffic safety islands may be required to maintain a safe and orderly flow of traffic within the parking lot.
 - 5. Curb cuts and ramps for the handicapped shall be installed as required by state law.
- (f) Driveways and parking areas shall be concrete, bituminous, brick pavers or similar hard surface material. Section design shall be submitted for review and approval of the City Engineer. Driveway approach panels shall be a minimum of eight inches (8") thick to the right of way line.
- (g) The maximum width of a driveway shall be thirty feet (30').
- (h) Driveway aprons shall be concrete, at least eight inches (8") thick, at least three (3) feet wide from the back of the street curb of the street. Where a sidewalk exists, the driveway apron shall be constructed through the sidewalk. The sidewalk shall be replaced with at least an eight inches (8") thick concrete portion of the driveway and shall meet ADA cross grade standards.

Sections 74-526—74-540.

Reserved.