

**CITY OF MOUND**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 129 ZONING ORDINANCE PERTAINING TO OFF-STREET PARKING STANDARDS**

The City Council of the City of Mound ordains:

**SECTION 1.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-103 *Multiple Family Residential (R-3)* to remove the following strikethrough text:

(e) *Height, lot size, lot area, ~~parking and open space and general requirements for multiple-family dwellings (R-3)~~*

~~(4) *Parking and sidewalk requirements. Parking and sidewalk requirements for each dwelling unit:*~~

~~\_\_\_\_\_ a. *Two and one-half spaces per unit, one of which must be indoors and 1½ of which may be outdoor parking*~~

**SECTION 2.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-323 Parking to add the following underlined text and to remove the following strikethrough text:

**Sec. 129-323. Parking.**

(a) Location relative to principal use. All accessory off-street parking facilities required herein shall be located as follows:

(1) Spaces accessory to one-family and two-family dwellings shall be on the same lot as the principal use served.

(2) Spaces accessory to townhouses, rowhouses, apartments, and multiple-family dwellings shall be on the same lot as the principal use served or within 200 feet of the main entrance to the principal building served.

(3) Spaces accessory to uses located in a business, industrial, or mixed use district shall be within 800 feet of a main entrance to the principal building served.

(4) Control of off-street parking facilities. When required, accessory off-street parking facilities ~~are may be~~ provided elsewhere than on the lot in which the principal use served is located. In such cases, they off-street parking facilities shall be on a lot which is in the same ownership or control, either by deed or long-term lease, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with the City ~~Council~~ requiring the owner and his heirs and assigns to maintain the required number of off-street spaces during the existence of said principal use.

(b) General provisions.

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

~~(2)~~(1) Calculation. When the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require one full parking space.

~~(3)~~(2) Gross floor area. The term gross floor area for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor dimensions of the building, structure, or use, multiplied by the number of floors, minus the greater of 10% or the square footage devoted to restrooms, mechanical spaces, entry vestibules, and exit hallways or stairwells as documented on a submitted floor plan.

~~(5)~~ ~~Use of parking area. Required off-street parking space in any district shall not be utilized for open storage of goods or for the storage of vehicles which are inoperable or for sale or for rent.~~

(c) Design and maintenance of off-street parking areas.

(1) Parking spaces. Each parking space shall not be less than nine (9) feet wide and 18 feet in length exclusive of an adequately designed system of access drives. Handicapped parking shall be provided and constructed pursuant to state law with stalls of not less than 12 feet wide and 20 feet in length.

~~(4)~~(2) Access. Parking ~~lots~~ areas shall be designed so as to provide adequate means of access to a public alley or street. Such driveway access shall not exceed 24 feet in width and shall be so located as to cause the least interference with traffic movement.

~~(3)~~ Circulation. All internal circulation aisles shall be at least 25 feet in width. Parking areas shall be so designed that internal circulation shall be available without utilizing the public street.

~~(2)~~(4) Signs. No signs shall be located in any parking area except as necessary for orderly operation of traffic movement and such signs shall not be a part of the permitted advertising space.

~~(3)~~(4) Multiple-family dwellings and non-residential, ~~commercial and industrial~~ uses.

a. ~~For multiple-family, commercial and industrial uses, parking~~ Parking areas and access drives shall be paved with concrete or bituminous surfacing with proper drainage, and concrete curb.

b. Walkways shall be provided from parking areas, loading zones and recreation areas to the entrances of the principal structure.

~~(4)~~(5) Spaces for six or more cars. When a required off-street parking lot ~~space~~ for six cars or more is located adjacent to a residential district, the following shall apply:

a. ~~A~~ A fence of adequate design, not over five feet in height nor less than four feet in height shall be erected along the residential district property line.

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

(4) ~~b.~~ ~~The lot~~ ~~No off-street open parking area containing more than four six~~ ~~parking spaces shall not~~ be located closer than five feet from an adjacent lot zoned or used for residential purposes.  
~~There shall be no outdoor parking space within 20 feet of any public right-of-way or closer than ten feet from any adjacent lot.~~

(5)(6) Maintenance responsibility. It shall be the joint and several responsibility of the operator and owner of the principal uses and/or building to maintain, in a neat and adequate manner, the parking space, accessways, landscaping and required fences.

(6) ~~Design and maintenance.~~

(d) ~~Truck parking in residential areas. No motor vehicle over one ton capacity bearing a commercial license and no commercially licensed trailer shall be parked or stored in a platted residential district or a public street except when loading, unloading, or rendering a service. Recreation vehicles and pickups are not restricted by the terms of this provision.~~

(f)(d) Spaces required. Off-street parking spaces required. ~~One space equals 325 square feet~~

(1) Parking Space Requirement Table

<u>Use</u>	<u>Spaces Required</u>
<b><u>Residential Uses</u></b>	
<b><u>Household Living</u></b>	
<u>Dwelling, single-family detached</u>	<u>Two spaces per dwelling unit</u>
<u>Dwelling, manufactured home</u>	<u>1 space per dwelling unit</u>
<u>Dwelling, two-family and Dwelling, twin home</u>	<u>Two spaces per dwelling unit</u>
<u>Dwelling, townhouse or rowhouse</u>	<u>2 spaces per dwelling unit</u>
<u>Dwelling, apartment multiple-family</u>	<u>0.75 space per studio unit</u> <u>1 space per 1 bedroom unit</u> <u>2 spaces for 2+ bedroom unit</u>
<u>Dwelling, mixed use apartment (1 or more units)</u>	<u>0.75 space per studio unit</u> <u>1 space per 1 bedroom unit</u> <u>2 spaces for 2+ bedroom unit</u>
<u>Dwelling, existing and replacement</u>	<u>2 spaces per dwelling unit</u>
<u>Manufactured Home Park</u>	<u>1 space per dwelling unit</u>
<b><u>Group Living</u></b>	
<u>Community Residential Facilities</u>	<u>1 space per 4 beds</u>
<u>Senior Living Facility</u>	<u>Independent Living: 1 space per unit</u> <u>Assisted Living: 1 space per 3 beds</u> <u>Memory Care: 1 space per 5 beds</u> <u>Long-term Care: 1 space per 5 beds</u>
<b><u>Lodging</u></b>	
<u>Lodging, such as hotels and motels</u>	<u>1.25 space per unit</u>
<u>Bed and Breakfast</u>	<u>1 space per bedroom plus 2 spaces for caretaker/resident</u>

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

<u>Use</u>	<u>Spaces Required</u>
<b><u>Non-Residential Uses</u></b>	
<u>Adult Establishments</u>	<u>1 space per 300 square feet</u>
<u>Automobile Repair, Minor</u>	<u>1 space per 400 square feet of office area plus 5 spaces per service stall</u>
<u>Automobile Repair, Major</u>	<u>1 space per 400 square feet of office area plus 5 spaces per service stall</u>
<u>Banks, Finance, Insurance, and Real Estate Services</u>	<u>1 space for each 400 square feet of gross floor space.</u>
<u>Bar / Tavern</u>	<u>At least 1 space for each 3 seats based on capacity design.</u>
<u>Boat and Marine Sales</u>	<u>1 space per 300 square feet</u>
<u>Brewery &amp; Microdistillery</u>	<u>1 space per 2,000 square feet</u>
<u>Brewpub</u>	<u>Parking space requirements shall be based up on the types of uses on the premises. The retail portion of the business would fit under the Retail Store requirement. The restaurant or taproom portion under Restaurants, cafes, bars taverns and night club requirement. The production portion under the Industrial, warehouse, storage and handling of bulk goods requirement.</u>
<u>Car Wash</u>	<u>5 stacking spaces per bay</u>
<u>Cemeteries</u>	<u>No parking required</u>
<u>Commercial Recreation</u>	<u>10 spaces plus 1 per 300 square feet of floor area</u>
<u>Electrical Substations</u>	<u>No parking required</u>
<u>Essential Service Buildings</u>	<u>No parking required</u>
<u>Essential Services</u>	<u>No parking required</u>
<u>Funeral Home</u>	<u>One parking space for each five seats or 35 square feet of seating area where there are no fixed seats, plus one parking space for each 250 square feet of floor area not used for seating</u>
<u>Health Club, Fitness Center and Dance Studio</u>	<u>1 space per 300 square feet</u>
<u>Industrial, Light</u>	<u>1 space per 2,000 square feet</u>
<u>Licensed Daycare and Preschool</u>	<u>1 space per classroom, plus 1 off-street loading space per 6 students</u>
<u>Local Government Buildings &amp; Institutional Buildings</u>	<u>1 space for each 400 square feet of gross floor space.</u>
<u>Medical and Dental Clinics</u>	<u>1 space per 400 square feet</u>
<u>Motor Fuel Station</u>	<u>At least 2 off-street parking spaces plus 4 off-street parking spaces for each service station stall.</u>
<u>Motor Fuel Station, Convenience Store</u>	<u>At least 2 off-street parking spaces plus 4 off-street parking spaces for each service station stall.</u>
<u>Offices</u>	<u>1 space per 400 square feet</u>
<u>Open Sales Lots</u>	<u>1 space per 300 square feet</u>

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

<b>Use</b>	<b><u>Spaces Required</u></b>
<u>Parking Lot, Surface (Principal Use)</u>	<u>No parking required</u>
<u>Parking Lot, Structured (Principal Use)</u>	<u>No parking required</u>
<u>Personal Services</u>	<u>1 space per 300 square feet</u>
<u>Pet and Veterinary Services</u>	<u>1 space per 300 square feet</u>
<u>Place of Worship</u>	<u>1 space per 4 persons of the maximum occupancy per fire code</u>
<u>Private Lodges and Clubs</u>	<u>1 space per 4 persons of the maximum occupancy per fire code</u>
<u>Public and Private schools</u>	<u>Elementary &amp; Junior High: At least one parking space for high each classroom plus one additional space for each ten student capacity.</u> <u>High School: At least one parking space for each four students based on design capacity, plus one additional space for each classroom.</u>
<u>Public Park and Recreation</u>	<u>No parking required</u>
<u>Repair Service Shops</u>	<u>1 space per 300 square feet</u>
<u>Restaurant</u>	<u>At least 1 space for each 3 seats based on capacity design.</u>
<u>Retail, General</u>	<u>1 space per 300 square feet</u>
<u>Shopping Center</u>	<u>At least 4.5 spaces for every 1,000 square feet of gross floor area</u>
<u>Taproom &amp; Cocktail Room</u>	<u>At least 1 space for each 3 seats based on capacity design.</u>
<u>Theaters</u>	<u>1 space per 4 persons of the maximum occupancy per fire code</u>

<b>Uses</b>	<b><u>Spaces Required</u></b>
<u>One-family and two-family residences</u>	<u>Two spaces per dwelling unit</u>
<u>Multiple dwellings</u>	<u>2½ spaces per dwelling unit, one which must be undercover.</u>
<u>Churches, theaters, auditoriums and other places</u>	<u>One space for each three seats or for each five feet of assembly pew length based upon maximum design capacity.</u>
<u>Business and professional offices</u>	<u>One space for each 400 square feet of gross floor space.</u>
<u>Medical and dental clinics</u>	<u>Five spaces per professional, plus one space for each employee.</u>
<u>Hotel or motel</u>	<u>One space per rental unit plus one space per employee.</u>
<u>School, elementary and junior</u>	<u>At least one parking space for high each classroom plus one additional space for each ten student capacity.</u>
<u>School, high school through college</u>	<u>At least one parking space for each four students based on design capacity, plus one additional space for each classroom.</u>

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

<b>Uses</b>	<b>Spaces Required</b>
Drive-in food establishment	At least one parking space for 15 square feet of gross floor space in a building allocated to a drive-in operation.
Bowling alley	At least five parking spaces for each alley, plus additional spaces as may be required herein for related uses such as a restaurant, plus one additional space for each employee.
Automobile service station	At least two off-street parking spaces plus four off-street parking spaces for each service station stall.
Retail store	At least one off-street parking space for each 250 square feet of gross floor area.
Restaurants, cafes, bars, taverns, nightclubs	At least one space for each three seats based on capacity design.
Funeral homes	One parking space for each five seats or 35 square feet of seating area where there are no fixed seats, plus one parking space for each 250 square feet of floor area not used for seating.
Industrial, warehouse, storage, handling of bulk goods.	At least one space for each employee on maximum shift or one space for each 2,000 square feet of gross floor area, whichever is larger.
Day Care Centers	At least one off-street parking space for each employee plus one space for each four children or clients.
Fitness/Health Studio	At least one space for every 250 square feet of gross floor area.
Shopping Centers	At least 4.5 spaces for every 1,000 square feet of gross floor area.
Brewery/Microdistillery	At least one space for each employee on maximum shift or one space for each 2,000 square feet of gross floor area, whichever is greater.
Brewpub	Parking space requirements shall be based up on the types of uses on the premises. The retail portion of the business would fit under the Retail Store requirement. The restaurant or taproom portion under Restaurants, cafes, bars taverns and night club requirement. The production portion under the Industrial, warehouse, storage and handling of bulk goods requirement.
Taproom/Cocktail Room	At least one space for each three seats based on capacity design.

ORDINANCE TO BE ACTED UPON AT NOVEMBER 9, 2021 COUNCIL MEETING

- (2) \_\_\_\_\_ Uses not specifically noted shall be determined by the Community Development Director on the same basis as required for the most similar listed uses in Section 129-323 (f) or an off-street parking generation rate study.
- a. \_\_\_\_\_ Appeals will be addressed as identified in Sec. 129-32.
- b. \_\_\_\_\_ Any determinations made by the Community Development Director that were not previously identified through Council action shall be forwarded to the Planning Commission and City Council as information.
- (3) \_\_\_\_\_ Enclosed parking shall be provided unless determined infeasible by the Project Engineer due to technical or engineering constraints such as, but not limited to, grades, soils, or location of the water table.
- (4) \_\_\_\_\_ Parking Credit for B-1 Central Business District and B-2 General Business District and MU-D & MU-C Mixed Use Districts. The number of off-street parking spaces provided for a building ~~in the B-1 or B-2 Business Districts~~ constructed prior to January 1, 2014 shall satisfy the requirement of this section for any use that is determined to be a retail store; business or professional office; or similar use, as determined by Staff. When such structure is reconstructed, enlarged, structurally altered, changed in occupancy to a more intensive use category or otherwise increased in capacity, off-street parking shall be provided for that portion of the structure or use constituting the increase in capacity. Notwithstanding the provisions above, any parking areas now serving such existing buildings shall not be reduced below the requirements established in this section in the future.
- (5) \_\_\_\_\_ Any required off-street parking spaces shall not be used for:
- \_\_\_\_\_ a. \_\_\_\_\_ Open storage of goods for sale.
- \_\_\_\_\_ b. \_\_\_\_\_ Storage of vehicles that are inoperable.
- \_\_\_\_\_ c. \_\_\_\_\_ Storage of vehicles which are for sale or for rent.

**SECTION 3.** This ordinance becomes effective on the first day following the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Adopted by the City Council this 9<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Mayor Raymond J. Salazar

\_\_\_\_\_  
Attest: Kevin Kelly, Clerk

Published in the Laker the \_\_\_\_\_ of \_\_\_\_\_, 2021.

Effective the \_\_\_\_\_ day of \_\_\_\_\_, 2021.