

CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

ORDINANCE #16-01

AN ORDINANCE AMENDING CITY CODE CHAPTER 11.60 DEFINITIONS, AND
11.60 PERFORMANCE STANDARDS – SUBD. 22 - PARKING

Section 1. The City Council of Lexington does hereby ordain as following changes to Chapter 11 Lexington City Code:

Section 11.60 PERFORMANCE STANDARDS

Subd. 22. Parking.

- A. Any off-street parking space in connection with existing buildings or structures, on the effective date of this Chapter, shall not be removed, enlarged or altered, except in conformance with the requirements of this Chapter. In connection with any building or structure which is to be erected or substantially altered and which requires off street parking spaces, off-street parking space will be provided in accordance with the following regulations. The following requirements are designed to provide adequate off street parking space for passenger automobiles of patrons, occupants or employees.

B. Size.

- a. Off-Street Parking Spaces: A required off-street parking space shall be at least nine (9) feet in width and twenty (20) feet in length, exclusive of access drives, aisles, ramps and columns.

b. Driveways:

- i. A required driveway may not exceed 24 feet wide at the intersection with the street nor at any point in a right of way or publically owned property.
- ii. A driveway can flare no greater than 45 degrees, beginning immediately outside any right of way or publically owned property.
- iii. A driveway may not exceed the width of a garage and a single, approved off-street parking space, and then only to a point intersecting with the driveway flare.

- c. Lot Coverage: Parking spaces, driveways or other hard and dust-free surfaces are included when calculating lot coverage standards. If

permeable materials are used, they shall reduce coverage by the percentage rated by the manufacturer of material.

B.C. Access.

- 1) Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to parking spaces.
- 2) All off-street parking facilities shall be provided with appropriate means of vehicular access to a street, alley, or driveways, in a manner which will least interfere with traffic movements.
- 3) A parking area containing four (4) or more parking spaces, shall have vehicular access to it by a street, alley, or driveway, containing all-weather, hard surfaced pavement and the size, location, and route of access to such parking areas shall be approved by Council.

C.D. Yards.

- 1) Off-street parking spaces shall not be permitted within any front yard or side yard setback, ~~except~~.
 - a. For those off-street spaces existing in the front yard or side yard setback in residential districts at the time this ordinance was modified on May 12, 2016, they may continue to exist as nonconforming but in no instance shall the number of these parking spaces exceed two per dwelling unit.
 - b. Parking spaces required for single or two family dwelling units shall be located on the same lot as the dwelling served.

D.E. Computation of Parking Spaces. When determination of the number of parking spaces required by this Chapter results in a requirement of a fractional space, any fraction shall be counted as one parking space.

E.F. Collective Parking Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each use and if all regulations governing the location of accessory parking spaces in relation to the use served are observed. But no parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized in this Chapter.

F.G. Repair. No major motor vehicle repair work shall be permitted in parking lots.

G.H. Design, Maintenance, and Installation.

- 1) All open off-street parking areas and access to those areas shall be ~~paved~~improved with a hard and dust-free surface~~-, and vehicles shall park, stand or operate only on that surface.~~
- 2) All parking areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.
- 3) All open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any residential property, by an approved, compatible wall or fence that conforms with this Chapter or a densely planted compact hedge not less than five (5) feet in height and so as not to create a traffic hazard on adjacent streets.
- 4) Illumination of an off-street parking area shall be arranged so as not to project or reflect rays of light into adjacent and residential districts, and so as not to create a traffic hazard on adjacent streets.
- 5) The owner of any off-street parking area shall maintain the area in good condition without holes and free of all dust, trash, and other debris.

6) Hard and dust-free surfaces.

a. Residential Areas.

- i. Interim Standard. Hard and dust-free surfaces used for parking or access to parking areas for residential districts may only be constructed from materials that include bituminous, cement, gravel (class 2 or class 5), crushed rock, recycled bituminous, pavers, permeable pavers, or other materials specifically approved by the building official.
- ii. Permanent Standard. All new construction and all properties granted a non-maintenance building permit shall meet the following standard for hard and dust-free surfaces. Hard and dust-free surfaces used for parking or access to parking areas for residential districts may only be constructed from materials that include bituminous, cement, pavers, permeable pavers, or other materials specifically approved by the building official.

- b. Non-residential Areas. Hard and dust-free surfaces used for parking or access to parking areas for all other areas such as business, commercial or multiuse districts may only be constructed from materials that include bituminous, cement, or other materials specifically approved by the building official.
- 7) Driveways or other access to parking areas required by this section shall be constructed in the same manner as the parking area. Driveways and parking areas must be durable and designed to support the weight of vehicles. Driveways must connect to a street, alley, or roadway by a curb, gutter or apron designed for vehicular travel and as otherwise approved by the building official.
- 8) A zoning permit shall be issued for the installation or replacement of residential driveways and off-street parking unless performed in conjunction with a building permit for construction of a primary or accessory structure. In all other instances, a building permit is necessary for installation or replacement of driveways and off-street parking.
- 9) Driveways may not encroach easements, rights of way or publically owned property but may exist therein subject to the applicable property rights in a manner as set forth in the applicable permit.
- 10) Off-street parking spaces are subject to the setbacks of their district. Driveways are subject to the setbacks of their district except where necessary to connect to a street, alley or roadway by a direct route, or such route as approved by the building official for unique lots, return driveways or commercial applications in a manner as set forth in the applicable permit.

H.I. Required Parking Spaces. The minimum number of off-street parking spaces for each type of use shall be determined in accordance with the following:

- 1) Residential Use. Two parking spaces for each dwelling unit for single family, two family, or multiple dwelling units. Parking space(s) inside an accessory structure may satisfy this requirement.
- 2) Automobile Service Stations. At least one parking space for each employee, plus two for each service stall.
- 3) Banks. At least one parking space for each two hundred square feet of floor area.

- 4) Group Homes, Boarding and Rooming Houses. At least two parking spaces, plus one parking space for each three persons for which living accommodations are provided.
- 5) Bowling Alleys. At least seven parking spaces for each alley, plus such additional spaces as may be required for affiliated uses.
- 6) Business and Professional Offices or Public Administration Buildings. At least one parking space for each two hundred square feet of floor area.
- 7) Churches and Synagogues. At least one parking space for each four seats in accordance with density capacity of the main auditorium.
- 8) Establishments Handling the Sale and Consumption of Food and Refreshment on the Premises. At least one parking space for each seventy-five square feet of floor area.
- 9) Furniture and Appliance Stores, Motor Vehicle Sales, Stores for Repair of Household Equipment, or Furniture. At least one parking space for each six hundred square feet of floor area.
- 10) Hotels. At least one space for each three separate rooms and at least one space for each three suites of more than one room.
- 11) Libraries and Museums. At least one parking space for each five hundred square feet of floor area.
- 12) Manufacturing, Fabricating, and Processing Plants Not Engaged in Retail Trade. At least one parking space for each employee or one parking space for every one thousand square feet of floor area, whichever is greater.
- 13) Medical and Dental Clinics. At least two spaces for each examining or treatment room, plus one for each doctor and employee in the building.
- 14) Motels. At least one parking space for each dwelling unit, plus one space per employee.
- 15) Public Utility and Public Service Uses. At least one parking space for each three employees, plus spaces in adequate number as determined by the Council to serve the visiting public.
- 16) Recreational Buildings or Community Centers. Spaces in adequate number as determined by the Planning Commission.

- 17) Schools, Elementary. Junior High, Public or Private. At least one parking space for each faculty member and other full-time employees. Senior high schools shall also provide one space for each ten students.
 - 18) Supermarkets, Discount Houses, Mail Order Outlets, Retail Stores and Other Stores with High Customer Volume. At least one parking space for each three hundred square feet of floor area.
 - 19) Theaters. At least one parking space for each four seats in the theater.
 - 20) Warehouse and Storage Establishments and Freight Terminals. At least one off-street parking space for each two thousand square feet of floor area or one parking space for every two employees, whichever is greater.
 - 21) Other Uses. Parking spaces on the same basis as required for the most similar use.
- J. Exception to Required Parking Spaces: The City may modify the minimum parking requirements in any Multiuse or Business District, as part of a planned unit development approval process or for other exception circumstances, if it is determined that the use is consistent with the purpose of the district and that parking is determined by the City to be sufficient to accommodate the use.

K. Implementation Of Ordinance Changes From Ordinance 16-01: Unless otherwise specified, all changes to this Chapter are effective on the date adopted by the City Council. All parcels that do not conform to the requirement to construct driveways, construct off-street parking from hard and dust free surfaces, or all other requirements of Section 11.06 as adopted in Ordinance 16-01 shall come into compliance with the amended Section 11.06 at such time as a non-maintenance building permit is issued, or not later than December 1, 2017.

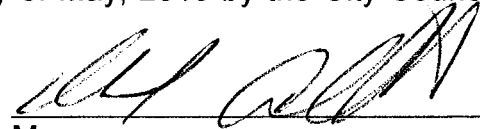
SECTION 11.02. DEFINITIONS.

"Parking Area" - A suitable surfaced and permanently maintained area on property either within or outside of a building of sufficient size to store one or more standard automobile. Commonly referred to as a 'parking lot.'

Section 2. Effective Date. This ordinance shall be effective immediately upon its passage and publication of the attached summary according to law.


Section 3. Summary for Publication. The attached "Exhibit A" entitled Summary of Ordinance 16-01, is hereby adopted and is hereby ordered to be published in the official paper.

PASSED AND DULY ADOPTED this 19th day of May, 2016 by the City Council of the City of Lexington.



Mayor

Attest:



City Administrator

