

2400.2825 CONSTRUCTION AND DESIGN OF OFF-STREET PARKING SPACES.

A. Off-street parking construction requires a zoning permit from the board and a building permit from the city. An application and site plan are required for board review.

B. Plans for the layout of off-street parking facilities must meet the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Space Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0 degrees, parallel parking	12 feet	8 feet	21 feet	20 feet	28 feet
30 degrees to 53 degrees	12 feet	8 feet, 6 inches	18 feet	30 feet, 6 inches	49 feet
54 degrees to 74 degrees	15 feet	8 feet, 6 inches	18 feet	35 feet	55 feet
75 degrees to 90 degrees	20 feet	8 feet, 6 inches	18 feet	38 feet	56 feet

C. Parking areas may designate up to 50 percent of their area for compact cars only; the minimum layout dimensions for each compact car space may be reduced to eight feet in width and 16 feet in length.

D. All spaces must have adequate access by means of maneuvering lanes. Backing directly onto a street is prohibited.

E. All vehicles must have adequate ingress and egress to the parking lot by means of clearly limited and defined drives.

F. All maneuvering lane widths must permit one-way traffic movement, except that the 90 degree pattern must permit two-way movement.

G. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than residential use must be at least 25 feet distant from any adjacent property located in any residential district.

H. The off-street parking area must be provided with a continuous and obscuring wall or visual screen as required in part 2400.2630.

I. Wheel stops are required for each parking space located next to walkways, doors, slopes, or other places where safety may be an issue in lots of three or more car capacity.

J. The entire parking area, including parking spaces and maneuvering lanes, required under this part must be provided with a durable, dustless surfacing according to specifications approved by the board. The parking area must be surfaced within one year of the date the permit is issued.

K. Off-street parking areas must be drained to dispose of all accumulated surface water without drainage of water onto adjacent property or toward buildings.

L. All lighting used to illuminate any off-street parking area must be directed onto the parking area.

Statutory Authority: *MS s 15B.06*

History: *34 SR 900*

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