

## **1001.05 OFF-STREET PARKING AND LOADING REQUIREMENTS**

**Subd. 1. Purpose.** The regulation of off-street parking spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public, by establishing minimum requirements for off-street parking of motor vehicles in accordance with the utilization of various parcels of land or structures.

**Subd. 2. Application.** Off-street parking regulations shall apply to all buildings and uses of land established after September 12, 1983, with the exception of the C-O zoning district.

**Subd. 3. Required Plan.** Any application for a site plan approval, for building permit or for a certificate of occupancy shall include a plan drawn to scale and dimensioned showing off-street parking and loading space to be provided in compliance with this section.

### **Subd. 4. General Provisions.**

- A. Floor Area. The term "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 area dimensions of the buildings, structures or use times the number of floors, minus ten (10) percent, except as may hereinafter be provided or modified.
- B. Reduction of Existing Off-Street Parking Space or Lot Area. Off-street parking spaces and loading spaces or lot area existing upon the effective date of this Section shall not be reduced in number or size, unless said number or size exceeds the requirements set forth herein for a similar new use.
- C. Non-Conforming Structures.
  - 1. Should a non-conforming structure or use be damaged or destroyed by fire, it may be re-established if elsewhere permitted in this Chapter, except that in doing so, any off-street parking or loading space shall be re-established in conformance with the requirements of this Section.
  - 11 2. Expansion of a use that is non-conforming due to a lack of concrete curb required by this section may be allowed by conditional use permit subject to the following conditions:
    - a. Exception to providing perimeter concrete curb is a one-time occurrence.

- b. The proposed expansion is not more than 2,000 square feet or twenty-five (25) percent of the gross floor area of the existing principal use, whichever is least.
  - c. Adequate measures are provided to control storm water drainage as approved by the City Engineer.
  - d. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
- D. Change of Use or Occupancy of Land. No change of use or occupancy of land already dedicated to a parking spaces, driveways, or loading spaces shall be made, nor shall any sale of land, division or subdivision of land be made which reduces area necessary for parking, parking stalls, or parking requirements below the minimum prescribed by this Section.
- E. Change of Use or Occupancy of Buildings. Any change of use or occupancy of any building or buildings including additions thereto requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by this Section.
- F. Residential District Parking. Except as provided below in Subdivision 4.G.2 and except on a limited, temporary basis involving guests or work being performed on site, on and off-street accessory parking facilities in a residential district shall be utilized solely for the parking of licensed and operable passenger automobiles, vans, trucks not to exceed gross capacity of twelve thousand (12,000) pounds; and recreational vehicles and equipment which are the property of the occupant, except as provided below in Subdivision 4.G.2. Under no circumstances shall required facilities accessory to residential structures be used for the storage of non-qualifying commercial vehicles, commercial equipment, or for the parking of automobiles belonging to the employees, owners, tenants or customers of business or manufacturing establishments.
- G. Calculating Space.
  - 1. When determining the number of off-street parking spaces results in a fraction, each fraction shall constitute another space.
  - 2. 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 twenty-two (22) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements.
  - 3. Except as provided for under joint parking and shopping centers, should a structure contain two (2) or more types of use, the sum of each shall be

calculated separately and shall be used for determining the total off-street parking spaces required.

H. Stall, Aisle and Driveway Design.

1. **Parking Space Size.** Except for handicapped parking spaces, each parking space shall not be less than nine (9) feet wide and eighteen (18) feet in length exclusive of access aisles, and each space shall be served adequately by access aisles.
2. **Street Access.** All off-street parking facilities shall be designed and constructed with appropriate means of vehicular access to a public street. Except in the case of a planned unit development, each lot shall have access directly onto an abutting, improved and City accepted public street. Exception to this access requirement may be allowed as a conditional use permit pursuant to Section 1001.05, Subd. 4 of this Chapter.
3. **Within Structures.** The off-street parking requirements may be furnished by providing a space so designed within the principal building or one structure attached thereto; however, unless provisions are made, no building permit shall be issued to convert said parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
4. **Lot Circulation.** Except in the case of single, two-family, townhouse, quadraminium, and manor home dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley. Except in the case of single, two-family, townhouse, quadraminium, and manor home dwellings, parking area design which requires backing into the public street is prohibited.
5. **Intersection Separation.** No curb cut access shall be located less than sixty (60) feet from the intersection of two (2) or more street rights-of-way. This distance shall be measured from the intersection of lot lines.
6. **Lot Design.** Except in the case of single family, two-family, townhouse, quadraminium, and manor home dwellings, parking areas and their aisles shall be developed in compliance with the standards on the Parking Lot Dimension Table.
7. **Curb Cut Size.** No curb cut access shall exceed twenty-four (24) feet in width unless approved by the City Engineer.

8. Side Yard Setback. Except with special approval from the Zoning Administrator, curb cut openings shall be a minimum of five (5) feet from the side yard property line in all districts.
9. Curb Cut Spacing. Driveway access curb openings on a public street except for single, two-family, quadraminium, manor home, and townhouse dwellings, shall not be located less than forty (40) feet from one another.
- 34 10. Grade.
  - a. Parking Spaces and Areas. The grade elevation of any parking area shall not exceed six (6) percent, except as approved by the City Engineer.
  - b. Driveways. Unless approved by the City Engineer, the grade elevation of any driveway shall not exceed:
    - 1) Eight (8) percent for single family, two family, and townhouse dwellings, except as approved by the City Engineer.
    - 2) Six (6) percent for all other uses.
11. Number of Curb Cuts. Each property shall be allowed one curb cut access and may be allowed upon city council approval, additional curb cuts for each one hundred twenty-five (125) feet of street frontage. All property shall be entitled to at least one curb cut. Single family uses shall be limited to one curb cut access per property unless a conditional use permit is approved pursuant to Section 1001.03, Subd. 5 of this Chapter.
12. Surfacing.
  - a. Farmsteads, farming operations, and detached single family residential uses: Driveways and parking area shall be surfaced with materials suitable to control dust and drainage.
  - b. Other Uses:
    - 1) All uses other than those specified in subsection 12.a. above shall have driveways and parking areas which are surfaced with asphalt, concrete, cobblestone, or paving bricks.
    - 2) For legal, nonconforming uses existing upon the effective date of this Chapter, at any time an improvement is made to property requiring a conditional use permit, interim use permit, variance, and/or building permit, all nonconforming

design and surfacing of parking areas or driveways existing on the lot in question shall be brought into full compliance with this Section.

- 3) Plans for surfacing and drainage of driveways and stalls for parking areas of five (5) or more vehicles shall be submitted to the City Engineer for review and the final drainage plan shall be subject to written approval.
- 4) For industrial uses which experience frequent heavy equipment utilization which could be expected to destroy or damage required surfacing materials, an exemption to the surfacing requirements may be allowed by conditional use permit pursuant to Section 1001.03, Subd. 5 and provided that:
  - a) General public and employee access driveways and parking areas shall not be included in the exemption.
  - b) At such time as the presence of heavy equipment is reduced or eliminated, the surfacing of exempted areas shall be completed in compliance with this Chapter.
  - c) All other performance standards related to parking and driveways shall be met.
  - d) The provisions of Section 1001.03, Subd. 5E are considered and determined to be satisfied.
13. Striping. Except for single, two-family townhouse, quadraminiums, and manor home dwellings, all parking stalls shall be marked with white or yellow painted lines not less than four (4) inches wide.
14. Lighting. Any lighting used to illuminate an off-street parking area shall be hooded and so arranged as to reflect the light away from adjoining property, abutting residential uses, and public rights-of-way, and shall be in compliance with Chapter.
15. Curbing and Landscaping. Except for single, two-family, townhouse, quadraminiums, and manor home dwellings, all open, off-street parking shall have a continuous concrete perimeter curb barrier around the entire parking lot; said curb barrier shall not be closer than five (5) feet to any lot line except as approved by the City Engineer. Grass plantings and landscaping shall be provided in all areas bordering the parking area.

16. **Required Screening.** All open off-street parking areas of five (5) or more spaces shall be screened and landscaped from abutting or surrounding residential districts and uses, and the public right-of-way in compliance with this Chapter.
  17. **Snow Storage.** Adequate space for snow storage shall be provided on the site so as not to reduce the required minimum number of parking spaces. In those cases where excessive snow cannot be properly stored on site, it shall be immediately removed from the site.
  18. **Driveway Turn Around.** In the case of single family, two-family, townhouse, quadraminium, and manor home dwellings, which front on streets designated as collector, minor arterial, intermediate arterial and principal arterial by the City's Comprehensive Plan, the installation of a vehicle turn-around space, immediately adjacent to the access driveway is allowed and may be required by the City Council. Said space is to be no larger than ten (10) feet wide and ten (10) feet in length. Where possible, said space shall be located away from the principal structure and shall be no closer than twenty (20) feet from the street surface. Said space shall not to be utilized for parking or storage purposes.
- I. **Signs.** No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot or driveway. All signs shall be in conformance with this Chapter.

**Subd. 5. Maintenance.** It shall be the joint and several responsibility of the lessee and owner of the principal use, uses or buildings to maintain in a neat and adequate manner, the parking space, accessways, striping, landscaping and required screening.

**Subd. 6. Location.** All accessory off-street parking facilities as required by this Section shall be located and restricted as follows:

- A. Required accessory off-street parking shall be on the same lot under the same ownership as the principal use being served, except under the provisions of Subd. 10 and Subd. 11 of this Section.
- B. Except for single, two-family, townhouse, quadraminium, and manor home dwellings, 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.
- C. There shall be no off-street parking within fifteen (15) feet of any street surface.
- D. The boulevard portion of the street right-of-way shall not be used for parking.

- E. Setback Area: Required accessory off-street parking shall not be provided in required front yards or in required side yards in the case of corner lots, in agricultural and residential zoning districts.
- F. Required off-street parking areas for one and two-family uses shall be in the rear yard, side yards other than a required side yard, garage, or carport, and upon a defined driveway. A parking space in excess of that specifically required by this Section may be located in an area not to exceed twelve (12) feet in width abutting the driveway on one side only away from the principal building in the front yard. The parking area designated in the front yard abutting the driveway shall be surfaced with either concrete, asphalt or in cases of existing gravel driveways, gravel may be used for such additional parking. At any time an improvement is made to property requiring a building permit, all non-conforming surfacing of parking areas or driveways existing on the lot in question shall be brought into full compliance with this section.
- G. With the exception of seasonal recreational equipment of limited size and weight, the same parking standards for seasonal recreational equipment shall apply as outlined herein. In cases of seasonal recreational equipment of limited size and weight, the surfacing required herein shall not apply and the equipment may be parked over what is traditionally grass. Seasonal recreational equipment of limited size and weight may include boats, campers designed to be mounted on automotive vehicles, snowmobiles, boat trailers, motorcycle trailers and tent or travel trailers.
- H. Violations may be enforced through tagging.

**Subd. 7. Use of Required Area.** Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, repair work, storage of inoperable vehicles, and/or storage of snow.

**Subd. 8. Handicapped Parking Spaces.** Except for single family, two-family, townhouse, quadraminium, and manor home dwellings, at least one handicapped parking space shall be provided for each use. An additional space shall be provided for each increment of fifty (50) spaces in excess of the initial fifty (50) spaces. Handicapped spaces shall be at minimum twelve (12) feet by twenty (20) feet, shall be located so as to provide convenient, priority access to the principal use and shall conform to Minnesota Statutes, Section 168.021, as may be amended.

<sup>8</sup> **Subd. 9. Number of Spaces Required.** The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth:

- A. Automobile, trailer, marine,, implement, garden supply, building and material sales, auto repair. Six (6) off-street parking spaces, plus one (1) additional space for each five hundred (500) square feet of floor area over one thousand (1,000) square feet.
- B. Banks. One space per two hundred fifty (250) square feet of floor area.
- C. Drive-in Banks. Two (2) spaces for each drive-in unit plus drive aisle stacking space of one hundred eighty (180) feet for each drive-in unit.
- D. Boarding and Lodging House. At minimum one (1) space plus at least one (1) parking space for each person for whom accommodations are provided for sleeping.
- E. Bowling Alley. At least five (5) parking spaces for each alley, plus additional spaces as may be required herein for related uses contained within the principal structure plus one (1) space for every employee.
- F. Car Wash, machine. Twenty-five (25) spaces, plus five (5) additional spaces per lane in excess of one (1).
- G. Clinics. One (1) space per one hundred (100) square feet of floor area.
- H. Churches, auditoriums and other places of assembly. At least one (1) parking space for each three (3) seats based on the design capacity of the main assembly hall.
- I. Community Centers, Health Studios, Libraries, Museums, Private Clubs, Lodges. Ten (10) spaces plus one for each one hundred fifty (150) square feet in excess of two thousand (2000) square feet of floor area in the principal structure.
- J. Golf course, tennis or swimming club, etc. Twenty (20) spaces per principal building, plus eight (8) spaces per two hundred (200) square feet of floor area.
- K. Elderly (Senior Citizen) Housing. Reservation of area equal to one (1) parking space per unit. Initial development is, however, required for only one-half (1/2) space per unit and said number of spaces can continue until such time as the City considers a need for additional parking spaces has been demonstrated.
- L. Funeral Home. One (1) space for each one hundred (100) square feet of floor area of each chapel with a minimum of twenty (20) parking spaces for each chapel or parlor, plus one (1) parking space for each funeral vehicle maintained on the premises. Aisle space shall be provided off-street for making up a funeral procession.

- M. Furniture and Appliance Stores. One (1) space per four hundred (400) square feet of floor area.
- N. Hospitals. One space for each two (2) patient beds (excluding bassinets), plus one (1) additional space for each doctor including visiting doctors, plus one (1) space for each two (2) employees including nurses; loading and unloading space for hospital ambulances and similar vehicles are not included in the spaces required.
- O. Manufacturing or Processing Plant. One (1) space for two (2) employees on the shift of greatest employment, or one (1) space for each five hundred (500) square feet of floor area whichever is greater. In addition, one (1) space for each company motor vehicle on the premises.
- P. Motels, Motor Hotels, Hotels, Resorts. One (1) space per each rental unit plus one (1) additional space for each ten (10) units plus one (1) for each employee on the shift of greatest employment.
- Q. Motor Fuel Station. At least four (4) off-street parking spaces plus three (3) off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable provisions of this Section.
- R. Municipal Administration Buildings, Community Center, Public Libraries, Art Galleries, Museums, Post Office, etc. One (1) space per three hundred (300) square feet of floor area.
- S. Multiple Family Dwellings. Two (2) rent-free spaces per unit plus one (1) space for each bedroom per unit over two (2).
- T. Multi-story Office Buildings and Financial Institutions other than Banks. One (1) space per two hundred (200) square feet of gross floor area.
- U. Office Buildings, Professional Offices, Medical and Dental Clinics. Three (3) spaces plus at least one (1) space for each two hundred (200) square feet of floor area.
- V. Post Office. One (1) space for each four hundred (400) square feet of floor area plus one (1) space for each employee.
- W. Research, Experimental or Testing Station. One (1) space per each employee on the largest shift or one (1) space per each five hundred (500) square feet of floor area whichever is greater.

- X. Restaurants (Class I), Cafes, Private Clubs Serving Food and/or Drink, Bars, On-Sale Nightclubs. At least one (1) space for each forty (40) square feet of gross floor area of dining and bar area and one (1) space for each eighty (80) square feet of kitchen area.
- Y. Drive-in Restaurant and Fast Food Restaurant (Class II). At least one (1) parking space for each fifty (50) square feet of gross floor area. Additionally, one hundred eighty (180) feet of drive aisle stacking space shall be provided for drive-through facilities.
- Z. Retail Store and Service Establishment. At least one (1) off-street parking space for each two hundred (200) square feet of floor area.
- AA. Retail Sales and Service Business with Fifty (50) percent or More of Gross Floor Area Devoted to Storage Warehouse and/or Industry. At least eight (8) spaces or one (1) space for each two (200) hundred square feet devoted to public sales or service plus one (1) space for each five hundred (500) square feet of storage area; or at least eight (8) spaces and one (1) space for each employee on the maximum shift, whichever is appropriate.
- BB. Sanitarium, Convalescent Home Rest Home Nursing Home or Day Nurseries. Four (4) spaces plus one (1) for each four (4) beds for which accommodations are offered and one (1) space designated for emergency vehicles.
- CC. School, Elementary and Junior High. At least one (1) parking space for each classroom plus one (1) additional space for each fifty (50) students. Auditorium or event space shall be subject to a separate, additional calculation.
- DD. Service Garage. Four (4) spaces per each service stall.
- EE. Single Family, Two-Family, and Townhouse Unit. Two (2) spaces per unit.
- FF. Shopping Centers. Six (6) spaces per each one thousand (1,000) square feet of gross floor area.
- GG. Theatres, Civic Centers Auditoriums Stadiums Sports Arenas or Similar Uses. One (1) space for each four (4) seats, plus one (1) space for each two (2) employees.
- HH. Warehousing, Storage or Handling of Bulk Goods. One (1) space per two employees of the largest shift or one (1) space per each one thousand five hundred (1,500) square feet of floor area, whichever is greater.
- II. Wholesaling. One (1) space per each employee on the largest shift or one (1) space per two thousand (2,000) square feet of floor area whichever is greater. In addition, one (1) space per company motor vehicle on the premises.

- JJ. All Other Commercial. Ten (10) spaces per one thousand (1,000) square feet of floor area.
- KK. Other Uses. Other uses not specifically mentioned herein or unique cases shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) size of buildings, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.
- LL. Space Reductions. Subject to the review and processing of a conditional use permit as regulated by Section 1001.03, Subd. 5 of this Chapter, the City may reduce the number of required off-street parking spaces when the use can demonstrate in documented form a need, which is less than required. In such situations, the City may require land to be reserved for parking development should use or needs change.

**Subd. 10. Joint Facilities.** The City council may approve a conditional use permit, pursuant to Section 1001.03, Subd. 5 of this Chapter, for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately. To qualify for joint parking the following conditions are required to exist.

- A. Up to fifty (50) percent of the parking facilities required for a theater, bowling alley, bar or restaurant may be supplied by the off-street parking facilities provided by types of uses specified as primarily daytime uses in Item D below.
- B. Up to fifty (50) percent of the off-street parking facilities required for any use specified under Item D below as primarily daytime uses may be supplied by the parking facilities provided by the following night time or Sunday uses: auditoriums incidental to a public or parochial school, churches, bowling alleys, theaters, bars, apartments or restaurants.
- C. Up to eighty (80) percent of the parking facilities required by this Section for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses specified in Item D below as primarily daytime uses.
- D. For the purposes of this Section, the following uses are considered as primarily daytime uses: public schools, banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.

E. Conditions Required for Joint Use.

1. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
2. Documentation as specified by the City shall be submitted demonstrating that there is not substantial conflict in the principal operating hours of the two buildings or uses (for which joint use of off-street parking facilities is proposed).
3. 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 and recorded with the Wright County Recorder.

**Subd. 11. Off-Site Parking.**

- A. Any off-site off-street parking which is used to meet the requirements of this Chapter shall be a conditional use as regulated by Section 1001.03, Subd. 06 of this Chapter.
- B. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Chapter.
- C. The parking lot is to be used only for the parking of passenger automobiles of employees, customers or guests of the person or firm controlling and operating the lot, said person to be responsible for its maintenance.
- D. The parking lot is not to be used for sales, repair work or servicing of any kind.
- E. Reasonable access from off-site parking facilities to the use being served shall be provided.
- F. No advertising sign or material is to be located on the property where the parking lot is located.
- G. All parking is to be kept back of the setback building line by barriers unless otherwise specifically authorized by the City Council.
- H. Except as provided below, the site used for meeting the off-site parking requirements of this Section shall be under the\* same ownership as the principal use being served or under public ownership.

- I. Off-site parking for multiple family dwellings shall not be located more than one hundred (100) feet from any normally used entrance of the principal use served.
- J. Except as provided below, off-site parking for nonresidential uses shall not be located more than three hundred (300) feet from the main public entrance of the principal use being served.
- K. Any use which depends upon off-site parking to meet the requirements of this Section shall maintain ownership and parking utilization of the off-site location until such time as on-site parking is provided or a site in closer proximity to the principal use is acquired and developed for parking.
- L. Compliance with off-street parking requirements provided through leased off-street parking may be approved by the City Council, subject to the following conditions:
  - 1. The lease shall specify the total number and location of parking spaces under contract and this number, when added to any on-site parking required, must be equal to the total number of parking spaces required.
  - 2. The lease instrument shall legally bind all parties to the lease and provide for amendment or cancellation only upon written approval from the city.
  - 3. The lease agreement shall incorporate a release of liability and any other provisions, as recommended by the City Attorney that are deemed necessary to ensure compliance with the intent of this Section.
- M. Any such other conditions as may be deemed necessary by the City Council to protect the welfare and character of the nearby land uses.

**Subd. 12. Off-Street Loading.**

- A. Purpose. The regulation of loading spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way so as to promote the safety and general welfare of the public, by establishing minimum requirements for off-street loading and unloading from motor vehicles in accordance with the specific and appropriate utilization of various parcels of land or structure.
- B. Location.
  - 1. Off-Street. All required loading berths shall be off-street and located on the same lot as the building or use to be served.

2. Distance from Intersection. All loading berth curb cuts shall be located at a minimum sixty (60) feet from the intersection of two or more street rights-of-way. This distance shall be measured from the property line.
  3. Distance from Residential Use. No loading berth shall be located closer than one hundred (100) feet from a residential district unless within a structure.
  4. Prohibited in Front Yards. Loading berths shall not occupy the required front yard setbacks.
  5. Conditional Use Permit Required. A conditional use permit shall be required for new loading berths added to an existing structure and/or, where the loading berth is located at the front or at the side of the building on a corner lot.
    - a. Pedestrians. Loading berths shall not conflict with pedestrian movement.
    - b. Visibility. Loading berths shall not obstruct the view of the public right-of-way from off-street parking access.
    - c. General Compliance. Loading berths shall comply with all other requirements of this Chapter.
  6. Traffic Interference. Each loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic both on and off site.
- C. Surfacing. Subject to exceptions established for the surfacing of parking areas by this Section, all loading berths and accessways shall be improved with not less than six (6) inch class five base and two (2) inch bituminous surfacing to control the dust and drainage according to a plan submitted to and subject to the approval of the City Engineer.
- D. Accessory Use, Parking and Storage. Any space allocated as a required loading berth or access drive so as to comply with the requirements of this Chapter shall not be used for the storage of goods, inoperable vehicles, or snow, and shall not be included as part of the space requirements to meet off-street parking requirements.
- <sup>7</sup> E. Screening. Except in the case of multiple family dwellings, all loading areas shall be completely screened from view of abutting residential uses and/or the public right-of-way through the use of fences and or landscaping.
- F. Size.

1. Non-Residential Developments. Unless otherwise specified in these zoning regulations, the first loading berth shall be not less than seventy (70) feet in length and additional berths required shall be not less than thirty (30) feet in length and all loading berths shall be not less than ten (10) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space.
  2. Multiple Family Dwellings. The size and location of the required loading berth shall be subject to the review and approval of the Zoning Administrator.
- G. Number of Loading Berths Required. The number of required off-street loading berths shall be as follows:
1. Commercial and Industrial Uses. All buildings shall have at least one off-street loading berth. Buildings which are ten thousand (10,000) square feet or more, shall have at a minimum two (2) loading berths.
  2. Multiple Family Dwellings. One (1) off-street loading berth shall be provided for each principal dwelling structure in excess of four (4) units.
  3. Other Uses. Other uses not specifically mentioned herein or unique cases shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) size of buildings, type of use, and expected frequency and number of delivery or service vehicles.
  4. Space Reductions. Subject to the review and processing of a conditional use permit as regulated by Section 1001.03, Subd. 5 of this Chapter, the City may reduce the number of required off-street loading spaces when the use can demonstrate in documented form a need which is less than required. In such situations, the City may require land to be reserved for loading space development should use or needs change.