

ORDINANCE AMENDING SECTION 7-88 PERTAINING TO THE PARKING RATIO REQUIREMENTS UNDER OFF-STREET PARKING FOR RENTAL PROPERTIES

WHEREAS, all new rental units licensed after the effective date of the ordinance from which this article is derived shall provide off-street parking according to the parking ratio; and

WHEREAS, a reduction in the required parking for multiple-family rental dwellings would align with best practices and provide several benefits, including, but not limited to, more efficient land use, reduced stormwater runoff, lower development costs, and increased housing supply; and

WHEREAS, this code update adjusts the required off-street parking spaces required for multiple-family rental dwellings, reducing the two spaces per dwelling unit requirement to 1.5 spaces per dwelling unit; and

WHEREAS, the current standard of two stalls per multiple-family rental dwelling unit, may not reflect today's development patterns; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that Mankato City Code Section 7-88 be and hereby is amended as follows:

Sec. 7-88. Parking ratio.

All new rental units licensed after the effective date of the ordinance from which this article is derived shall provide off-street parking according to the following:

- (1) *One- and two-family dwellings in R-1 and R-2 districts.* For rental units licensed after the effective date of the ordinance from which this article is derived, two off-street parking stalls shall be provided for each dwelling unit.
- (2) *One- and two-family dwellings in R-3, R-4, and OR districts.*
 - a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms to required parking stalls:

<i>Square Footage</i>	<i>Parking Stalls</i>
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

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- b. For a one-family dwelling, not less than two off-street parking stalls shall be provided and not more than five off-street parking stalls shall be required. For a two-family dwelling, not less than four parking stalls shall be provided and not more than ten parking stalls shall be required.

(3) *Multiple-family dwellings in R-3 districts.*

- a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms (each bedroom is considered separately) to required parking stalls, plus one guest parking stall per unit:

<i>Square Footage</i>	<i>Parking Stalls</i>
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

- b. For multiple-family dwellings, not less than three off-street parking stalls shall be provided and not more than six off-street parking stalls shall be required per unit.

(4) *Multiple-family dwellings in R-4, OR, B-1 and B3 districts.* For rental properties licensed after the effective date of the ordinance from which this section is derived, ~~two~~ 1.5 off-street parking spaces shall be provided for each dwelling unit.

(Code 2015, § 13.18(1); Ord. of 11-8-1999; Ord. of 12-9-2013)

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Adopted this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk