

1 **ORDINANCE #2012-**

2 AN ORDINANCE AMENDING CHAPTER 117 THE RAMSEY CITY
3 CODE PERTAINING TO OFF-STREET PARKING AND LOADING
4 REQUIREMENTS

5 Underlined text shows additions

6 ~~Strikeout text shows deletions~~

7 THE CITY OF RAMSEY DOES ORDAIN:

8 **Section 1.** Section 117-355 of the Ramsey City Code is amended is amended to
9 read as follows:

10 **Sec. 117-355. Residential development off-street parking.**

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12 (a) In any residential district, inside parking of licensed and/or unlicensed motor vehicles
13 and equipment, commercial or private, shall be permitted. Off-street parking spaces are
14 required for residential uses:

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Use	Parking Spaces Required
<u>Residential Uses</u>	
<u>Assisted Living</u>	.5 spaces for each unit
<u>Nursing Home</u>	<u>1 space per 6 patient beds, plus one space per employee on the largest work shift.</u>
<u>Daycare facilities (residential district)</u>	<u>No additional spaces required if located in a single dwelling or one unit in a multiple dwelling structure</u>
<u>Dwellings, detached townhouses</u>	<u>2 spaces per unit one of which must be within a primary garage.</u>
<u>Dwellings, single-family detached and two-family attached and residential facilities (licensed for 6 or fewer persons)</u>	<u>2 spaces per unit one of which must be within a primary garage.</u>
<u>Dwellings, townhouses and multiple dwelling structures</u>	<u>2 spaces per unit (one of which must be within a garage), plus 0.5 spaces for each unit for guest parking.</u>
<u>Dwellings, Senior Independent Living</u>	<u>1 space per unit, plus 0.5 space for each unit for guest parking and an addition .5 spaces for demonstrated parking to be paved in the event the development is converted to regular occupancy.</u>
<u>Mobile home parks</u>	<u>2 space per unit, plus 3 per each 6 units as guest</u>

	<u>parking.</u>
<u>Model houses/temporary real estate offices in residential units</u>	<u>4 temporary spaces per dwelling or office</u>
<u>Offices related to leasing, renting and maintenance of multiple family or attached dwellings</u>	<u>1 space for each employee on the largest shift, plus two visitor spaces or one space for each 100 square feet, whichever is greater.</u>
<u>Residential facilities (Licensed for over 6 persons)</u>	<u>1 space for each staff person on the largest shift and 0.5 space for each resident of the licensed capacity</u>

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17 **Section 2.** Section 117-356 of the Ramsey City Code is amended to read as
 18 follows:

19 **Sec. 117-356 Commercial and industrial development off-street parking and**
 20 **loading.**

21 (a) *General requirements.*

22 (1) Property that constitutes required off-street parking areas may not be separated
 23 through sale or other means, from the property containing the principal use for
 24 which the parking area is required.

25 (2) All off-street parking spaces shall have access off driveways and not directly off
 26 the parking public street unless other wise approve by city council.

27 (3) Required parking facilities serving two or more uses may be located on the same
 28 lot or in the same structure, provided that the total number of parking spaces
 29 furnished shall not be less than the sum of separate requirements for each use.
 30 The county may approve the joint use of parking facilities by the following uses
 31 or activities under the following conditions:

32 a. For the purpose of this section, the following uses are considered as
 33 daytime uses: banks, business offices, or wholesale or similar uses.

34 b. The following are to be considered as nighttime or Sunday uses:
 35 auditoriums, incidental to a public or parochial school, churches, bowling alleys,
 36 dance halls, theatres, retail stores, personal service shops, bars or restaurants.

37 c. A properly drawn legal instrument executed by the parties' concerned for
 38 joint use of off-street parking facilities shall be filed with the zoning
 39 administrator, which shall run with the land and be recorded with the county
 40 recorder's office.

41 (b) *Off-street parking spaces required.* Off-street parking spaces shall be
 42 provided in accordance with eh specifications in this Code in any district wherever any
 43 new use is established or existing use is enlarged. Screening and landscaping as
 44 described in this section may be required where it is necessary to protect the aesthetic
 45 characteristics of residential neighborhoods (one space equals 300 square feet). When
 46 application of these regulations results in a requirement of a fraction space, any fraction
 47 up to and including one-half shall be disregarded. Fractions of over one-half shall count
 48 as one additional space.

Use	Parking Spaces Required
<u>Public and Institutional uses</u>	
<u>Athletic Facilities, Amphitheaters, Stadiums</u>	<u>1 space for each 4 seats (one seat equals 22 inches of pew or bench space) of design capacity and/or 10 seats for each field and/or 20 seats for each ball diamond. A percentage of the parking may be provided in grass lots provided those lots are used not more than 5 times per year.</u>
<u>Cemeteries</u>	<u>1 space for each full-time employee</u>
<u>Places of public assembly, clubs, lodges, mortuaries, and banquet, or convention halls</u>	<u>1 space for each 3 seats (one seat equals 22 inches of pew or bench space) based on the design capacity in the main assembly area, plus parking figured separately for additional gymnasiums, banquet rooms, meeting rooms, offices, and other multi-use spaces</u>
<u>Schools-Elementary and Junior High</u>	<u>1 space for each classroom plus 1 for each 100 students of design capacity</u>
<u>Schools-High School, College, Trade, etc.</u>	<u>1 space for each 5 students of design capacity, plus 1 space for every classroom</u>
<u>Business Uses</u>	
<u>Use</u>	<u>Minimum Number of Spaces Required</u>
<u>Boat and other recreational equipment and vehicle sales</u>	<u>4 spaces plus 1 additional space for each 500 square feet of gross floor area over the first 1,000 square feet</u>
<u>Bowling alley</u>	<u>5 spaces per alley, plus additional parking calculated separately for restaurants and other related uses</u>
<u>Clinics-medical, dental, chiropractic, etc.</u>	<u>Three spaces per doctor/dentist</u>
<u>Daycare, preschools, except residential</u>	<u>1 space per employee plus one space per 7</u>

	<u>children of licensed capacity of the facility</u>
<u>Fuel or service stations</u>	<u>4 spaces plus 3 spaces for each enclosed service stall plus parking figured separately for retail or office space.</u>
<u>Golf courses, driving ranges</u>	<u>4 spaces for each green, plus 1 for each employee on the largest shift, plus 2 spaces for each driving tee on a driving range</u>
<u>Hotel, motel</u>	<u>1 space per rental room and one additional for each 4 rental rooms, plus additional parking calculated separately for banquet rooms, meeting rooms, and restaurants</u>
<u>Hospitals</u>	<u>2 spaces for each patient bed</u>
<u>Manufacturing, fabricating or processing of a product or material</u>	<u>1 space for each 1,000 square feet of gross floor area</u>
<u>Movie theaters</u>	<u>1 space for each 4 seats of design capacity</u>
<u>Offices, including government buildings and other profession offices</u>	<u>Minimum of 3 spaces per 1,000 square feet of floor area.</u>
<u>Open sales lots</u>	<u>1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000.</u>
<u>Restaurants, delicatessens, bars, taverns</u>	<u>1 space per 3 patron seats or 1 space per 100 square feet of floor area whichever is greater, plus 1 space per employee on the largest work shift</u>
<u>Restaurants, fast food</u>	<u>1 space per 50 square feet of floor area, plus 1 space per employee on the largest work shift, plus 6 off street stacking spaces per drive-through lane.</u>
<u>Restaurants where no interior serving areas are present, such as a drive-in or take out business</u>	<u>At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.</u>
<u>Retail or service use, unless otherwise specified</u>	<u>1 space for each 200 square feet of gross floor area. No retail or service use may provide parking in excess of 10 percent above the minimum required parking spaces. Such properties may hold aside additional areas for</u>

	<u>parking which the City Council may approve for conversion if parking spaces are proven to be under provided.</u>
<u>Self-service storage facility</u>	<u>Drive aisles between and around storage buildings must be 30 feet to accommodate through traffic and parking outside individual storage units plus parking figured separately for office and/or on-site security personnel residences, etc</u>
<u>Shopping Centers and Big-Box retailers (over 40,000 sq ft)</u>	<u>Minimum of 4 spaces per 1,000 square feet of floor area.</u>
<u>Showrooms for display or sales including furniture stores, carpet stores, etc.</u>	<u>1 space per 400 square feet for first 25,000 square feet, plus 1 space per 600 square feet thereafter.</u>
<u>Showrooms for sale of automobiles</u>	<u>5 spaces for customer parking for every acre of total site area, plus 5 spaces for customer service parking for every acre of total site area, plus 1 space for each 400 square feet of gross floor area for employees.</u>
<u>Skating rinks (indoor), dance halls, miniature golf, ice arenas (indoor), health and fitness clubs etc.</u>	<u>1 space per 300 square feet of floor area, plus 1 space per employee on the largest work shift.</u>
<u>Warehousing (and storage) in structures < 6,000 sf</u>	<u>1 space for each 600 square feet of gross floor area, with a minimum of 5 spaces</u>
<u>Warehousing (and storage) in structures > 6,000 sf</u>	<u>1 space for each 2,000 square feet of gross floor area, with a minimum of 10 spaces</u>

51 Parking spaces may be located on a lot other than that containing the principal use only with
52 the approval of the zoning administrator.

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55 ~~(c) Parking spaces and drive aisles. Minimum parking space and drive aisle sizes shall~~
56 ~~be as follows:~~

	Stall-Width	Stall-Depth	Aisle-Width
90 degree	9 feet	18 feet	24 feet
60 degree	9 feet	17 feet	17 feet
45 degree	9 feet	19 feet	11 feet

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58 (c) Off-street parking design requirements

59 (1) Setbacks. All parking areas created after the effective date of this chapter must
 60 be designed and constructed so that no part of any vehicle may ever be nearer than the
 61 following:

62 (a) Side or rear property line adjacent to a residential use - 35 feet.

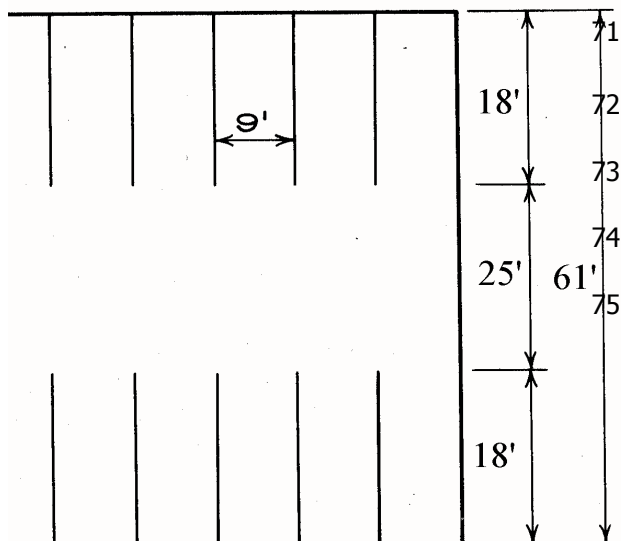
63 (b) All other interior side or rear property lines - 5 feet, unless shared parking
 64 agreement is in place with a cross access easement recorded with the Anoka County
 65 Recorders Office.

66 (c) From public rights-of-way - 15 feet.

67 (2) Design requirements. All new construction, expansion or modification of
 68 parking areas with more than four parking spaces must comply with the following:

69 (a) Each parking space and drive aisle must be unobstructed and must adhere to
 70 the design requirements included in the following table:

Required Length and Width of Parking Spaces						
<u>Angle of Parking Space</u>	<u>Type</u>	<u>Minimum Width of Space at Curb (Non-Retail Uses)</u>	<u>Minimum Width of Space at Curb (Retail Uses)</u>	<u>Minimum Length of Space from Curb</u>	<u>Minimum Drive Aisle Width (One Way)</u>	<u>Minimum Drive Aisle Width (Two Way)</u>
90 degrees	Standard	9'	10'	18'	20'	25'
	Compact	8'	8'	16'	20'	25'
60 degrees	Standard	10' 4"	11' 6½"	21'	18'	25'
	Compact	8' 6"	8' 6"	17'	18'	25'
45 degrees	Standard	12' 7"	14' 1¾"	19' 8"	15'	25'
	Compact	8' 6"	8' 6"	17'	15'	25'



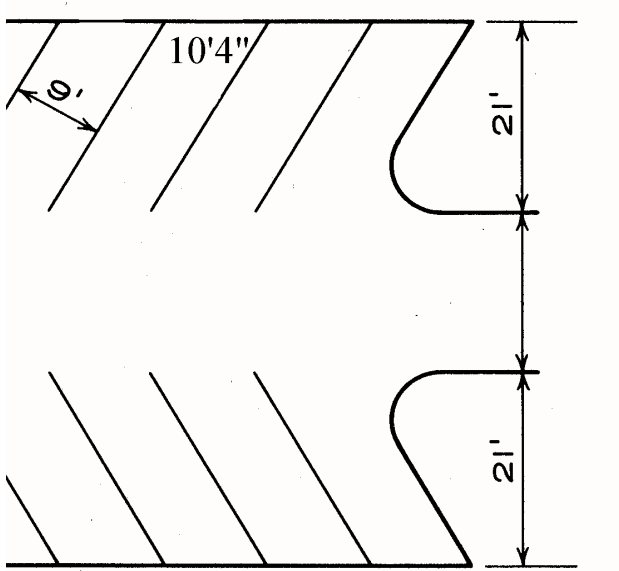
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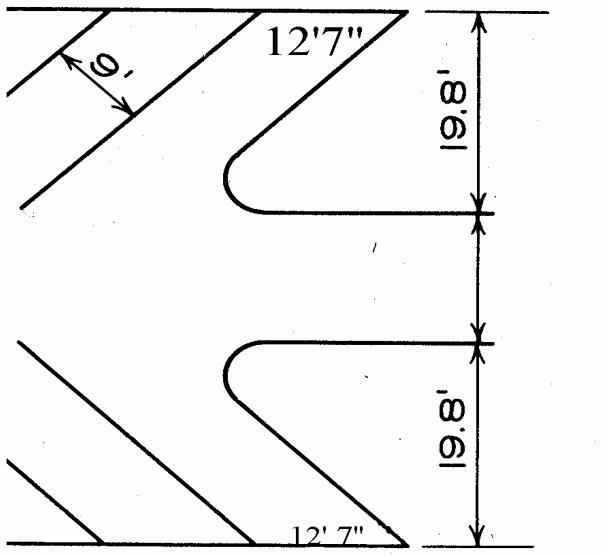
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80 **90 Degrees (Standard)**



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82 **60 Degrees (Standard)**



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84 **45 Degrees (Standard)**

85 (b) Parking spaces for the disabled or for specially equipped vehicles for the
86 disabled must comply with the State Building Code requirements and the Americans with
87 Disability Act standards.

88 (c) Required parking stalls may be designed and provided with electric car plug in
89 devices.

90 (d) Where parking spaces abut perimeter curbs, the length of the spaces may be
91 shortened to account for the car overhang (no greater than 12 inches). They shall not be
92 shorted adjacent to sidewalks.

93 (e) All parking spaces must be designated by clearly visible painted lines.

94 (f) Drive isle width as stated in paragraph (2) (a) shall be approved at the time of
95 site plan review.

96 (3) *Curbing required.* Paving areas must be separated with curb and gutter from all
97 designated landscaping areas, curb islands, and at ingress-egress locations to the traveled
98 roadway. Curbing must be constructed of poured-in-place concrete equipped with a gutter
99 and must be of a six inch non-surmountable design. Other curb options may be allowed
100 as approved by the city.

101 (4) *Paving.* Storage areas and access drives for motorized vehicles or motorized
102 recreational vehicles must be paved with a continuous impervious surface, except for
103 properties where gravel driveways existed prior to the adoption of this ordinance

104 This paving requirement includes the entire parking area including parking stalls, aisles
105 and driveways based on the following requirements:

- 106 • All areas shall be surfaced with concrete, bituminous or pavers.
- 107 • Pervious paving/paver systems may be used provided appropriate soils and site
108 conditions exist for the pervious systems to function. The city engineer shall make
109 the final determination if soils are conducive for use of pervious paving/paver
110 systems.
 - 111 ○ The use of pervious paving/paver systems is encouraged for pedestrian
112 walkways, parking areas, overflow parking areas, snow storage areas,
113 within raised medians and islands, emergency vehicle lanes and other low
114 traffic areas.
 - 115 ○ The owner shall provide soils information to demonstrate to the
116 satisfaction of the city engineer that appropriate conditions exist for the
117 pervious paving/paver systems to function and the owner shall enter into a
118 maintenance agreement to ensure ongoing maintenance and operation of
119 all pervious paving/paver systems.
 - 120 ○ This requirement also applies to open sales lots, open rental lots, and
121 outdoor storage or display areas.

122 (a) Alternative surface materials may be consider for the rear yard of properties
123 located in the B-2, B-3, H-1, or Employment Districts through the issuance of
124 an Interim Use Permit.

125 (5) Drainage. Driveways shall not exceed a grade of four percent and all parking
126 lots except those for less than four vehicles shall include a minimum of a one percent
127 grade. Catch basins, sumps, and underground storm sewers must be installed if required
128 by the City Engineer.

129 (6) Traffic regulatory signs. Stop signs are required at all driveway exits to public
130 streets. Other signs may be required as part of the Site Plan Review process.

131 (7) Stacking. All drive-through service windows must contain room for a minimum
132 stacking of six cars from the serving window and stacking must not extend into drive
133 aisles.

134 (8) Demonstrated parking. The City Council may approve a “proof-of-parking” plan
135 which allows for a portion of the required parking, but demonstrates that the minimum
136 number of required parking spaces can be accommodated on the property and meet
137 setback requirements. The plan must demonstrate that all other applicable ordinances can
138 be met if the full amount of required parking were to be constructed. The area for future
139 parking must be maintained as green space (sodded with grass or natural plant
140 materials). Any changes to use and/or building size could invalidate the approval for
141 “Demonstrated Parking”. Demonstrated parking may reserve the right to require
142 installation of the additional parking spaces.

143 (9) Credit for On-Street Parking: This subsection is intended to reduce the amount of
144 unnecessary parking spaces and to encourage pedestrian activity as an alternative means
145 of transportation. Credit for on street parking shall be allowed only within mixed use
146 developments. Some or all of the off street parking spaces as required in section 3
147 (b), off-street parking spaces required of this chapter may be met by the provision of on
148 street spaces. Such credit shall require site plan review approval. Requests for on street
149 parking shall meet the following requirements:

150 (a) All on street parking facilities shall be designed in conformance with the
151 standards established by the City;

152 (b) Prior to approving any requests for on street parking, the development
153 review team shall determine that the proposed on street parking will not
154 materially adversely impact traffic movements and related public street
155 functions and;

156 (c) Credit for on street parking shall be limited to the number of spaces
157 provided along the street frontage adjacent to the use.

158 (10) Landscaping and screening.

159 (a) All landscaped areas, including parking area islands must be equipped with
160 an underground, automatic irrigation system. The irrigation system must include a flow
161 meter, moisture sensing devices and must be calibrated to meet all applicable City Codes.

162 (b) Interior parking lot area. To break up the appearance of large impervious
163 areas, all parking lots in B, E and OP zoning districts shall be subject to the following
164 design and landscape standards:

165 1. Parking lot landscaping. All parking lots are required to provide internal
166 overstory tree plantings in an effort to shade parking surfaces and provide visual relief.
167 Plantings are required at the following minimum schedule. The planting schedule is
168 established to provide an acceptable number of plantings that may be planted in regular
169 symmetrical patterns or irregular clusters or groupings:

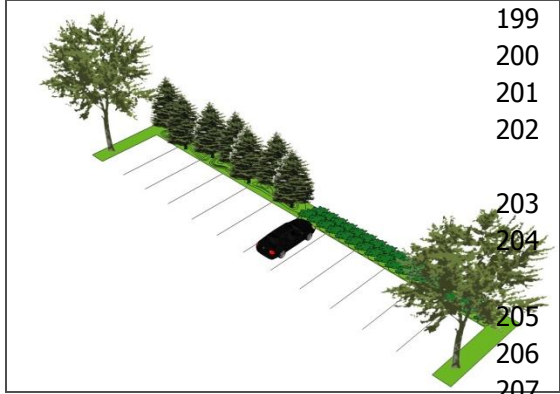
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- 171 a. 1 tree per every ten parking spaces.
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- 173 b. Every overstory tree planting shall be provided with a planting area of 180 square
174 feet.
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- 176 c. Acceptable ground cover materials include sod, mulch, and other natural ground
177 cover. Landscaping rock and plastic underlayment is not allowed.
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- 179 d. All parking lot planting areas shall include underground irrigation systems.
- 180 e. Landscaped parking lot islands shall be required at the beginning and end of
181 each parking row to break up longer rows. Required trees shall be included in
182 these islands.
- 183 f. Parking spaces and rows shall be organized to provide consolidated
184 landscaped areas and opportunity for on site stormwater management.
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186 (12) *Perimeter Parking Area Landscaping Standards.* Where a parking area serving
187 a use abuts a street right-of-way, vacant land, or any other development (except another
188 parking use area), perimeter landscaping strips shall be provided and maintain between
189 the vehicle use areas and the abutting right-of-way or property line in accordance with the
190 following standards:

- 191 (a) Location.
- 192 (1) Perimeter landscaping strips shall be located on the same land
193 where the parking use area is located.
- 194 (2) Perimeter landscaping strips may not be placed within future street
195 rights-of-way as identified on the City's transportation plans.

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(b) Minimum Width. When the parking use area is located within 50 feet of a street right-of-way, the perimeter landscaping shall be located within a



198 planting strip at least six feet wide. In all other instances,
199 the strip shall be the minimum width necessary to assure
200 required landscaping is not damaged by vehicle or other
201 on-site activity. In no instance shall the strip be less than
202 three feet wide.

(c) Landscaping. Perimeter landscaping requirements are based on the following:

- Wherever a B or E district is abutting a non-residential district or use the landscape screening shall consist of a minimum of three feet in height as measured from the top of the adjacent parking area surface or;
- Wherever a B or E district is abutting a residential district or use the landscape screening shall consist of a minimum of 6 (six) feet in height and 80% (eighty percent) opaque.

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(13) Pedestrian circulation: All parking lots in Business, Employment/Office Park, Multiple Family and non-residential uses in residential zoning districts shall be subject to the following standards to provide a safe pedestrian environment:

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(a) Parking areas shall include a direct and continuous pedestrian network within and adjacent to parking lots to connect building entrances, parking spaces, public sidewalks, transit stops, and other pedestrian destinations.

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(b) At least one pedestrian route shall be provided between the main building entrance and the public sidewalk that is uninterrupted by surface parking and driveways. Pedestrian routes may include the following:

- Raised sidewalk
- Colored pavement identifying a walkway
- Other designed approved during the site plan review process.

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(c) In larger parking lots or where parking lots serve more than one building or destination, designated pedestrian pathways for safe travel through the parking lot shall be provided.

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(d) All pedestrian routes within a parking lot shall include a clear division from vehicular areas, with a change in grade, soft landscaping, or a change in surface materials.

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(e) Where pedestrian routes cross street access driveways and other major drive aisles, crossings shall be clearly marked and sight distance for both pedestrian and vehicles shall be unobstructed.

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239 (14) Parking of motorized vehicles outside of driveway locations is only allowed on
240 areas paved with a continuous impervious surface, or approved pervious surface, or on
241 legal non-conforming parking areas.

242 (15) Cart Storage. Any retail commercial uses using carts shall provide ample
243 space for the storage of customer service carts within off-street parking areas (unless all
244 carts are stored and returned at the building entry. The need and specific amount of
245 required cart storage space shall be determined as part of site plan review. When
246 required, cart storage areas shall not occupy required off-street parking space, shall be
247 clearly delineated, and include facilities for cart confinement.

248 (16) Transportation Demand Management: Because the purposes and intent of this
249 title includes the lessening of congestion on the streets and roads, as well as generally
250 protecting the public health, safety and welfare, specific standards and regulations are
251 outlined which are intended to reduce traffic congestion and environmental pollution
252 associated with vehicular transportation. The standards and regulations established are
253 intended to be components of an overall transportation demand management plan. A site
254 plan review a memo shall be provided detailing how the proposed site plan is meeting the
255 requirements of this section. These standards apply to all new construction in Business,
256 Employment/Office Park, non-residential uses in any Residential District, and Mixed Use
257 developments.

258 Requirement of all new construction in districts listed above:

259 (a) Bicycle Parking Requirements: Encouraging the use of bicycles is an important
260 nonmotorized transportation alternative and a component of a transportation demand
261 management program.

262 (1) Required Bicycle Parking Spaces: The minimum number of bicycle
263 parking spaces provided for any use shall be five percent (5%) of the vehicular
264 parking spaces required for such use.

265 (2) Design Standards For Bicycle Parking Spaces: Bicycle parking spaces
266 shall be:

267 (a) Located on the same lot as the principal use;

268 (b) Located to prevent damage to bicycles by cars;

269 (c) In a convenient, highly visible, active, well lighted area;

270 (d) Located so as not to interfere with pedestrian movements;

271 (e) As near the principal entrance of the building as practical;

272 (f) Located to provide safe access from the spaces to the right of way
273 or bicycle lane;

274 (g) Consistent with the surroundings in color and design and
275 incorporated, whenever possible, into buildings or street furniture design;

276 (h) Designed to avoid damage to the bicycles;

277 (i) Anchored to resist rust or corrosion, or removal by vandalism;

278 All new developments in the districts listed above shall utilize at least two of the
279 following transportation demand management strategies:

280 (a) Compact parking stalls. Parking areas including 30 spaces or more, shall include
281 25% of total spaces required, stripped and signed as compact stalls.

282 (a) Motorcycle/scooter parking. Two motorcycle/scooter parking spaces may be
283 provided in lieu of one required automobile parking space. The maximum automobile
284 parking space reduction under this provision shall be calculated at a 1:30 ratio (For
285 every 30 required automobile parking spaces, one automobile space may be waived).
286 Parking areas under 30 spaces may reduce the parking requirement by a maximum of
287 one automobile parking space. Motorcycle parking must be properly labeled with
288 signs and surfaced with concrete. The minimum stall size for one motorcycle shall be
289 four-foot in width by seven foot in depth.

290 (b) Car Pool Parking Incentives: The following regulations are intended to
291 encourage the use of car pooling to increase vehicle occupancy and reduce traffic
292 volumes and congestion:

293 (1) Applicability: The regulations of this subsection shall apply to all
294 nonresidential buildings or uses constructed after adoption of this title, that
295 employ one hundred (100) or more people.

296 (2) Reserved Parking Spaces: Uses that encourage a car pool program among
297 employers are allowed to designate required parking as reserved car pool parking.
298 No more than ten percent (10%) of the total number of employee parking spaces
299 for vehicles participating in a car pool program can be designated. Car pool
300 parking spaces shall be located to provide superior convenience.

301 (3) Submission Of Car Pool Parking Plan: Each use meeting the objectives of
302 this subsection shall submit a plan of the employee parking spaces reserved for
303 car pooling to the development review team for review and approval. The plan
304 shall:

305 (a) Specify the total number of employee parking spaces provided;

306 (b) Indicate the number and location of parking spaces reserved for car
307 pooling; and

- 308 (c) Include a copy of the car pool program which identifies the
309 individuals participating in the car pool program.
- 310 (4) Delineation Of Car Pool Parking Spaces: Car pool parking spaces shall be
311 marked by sign or marking on the pavement to identify that the use of the spaces
312 is reserved for the car pool program.
- 313 (5) The maximum automobile parking space reduction under this provision
314 shall be calculated at (need to determine a % reduction) in overall parking
315 required.
- 316 (c) Shared parking. Parking areas may be shared by uses on separate lots
317 within 500 feet of the entrance to the use it will serve provided that the
318 following is met
- 319 (1) Certain uses that have their highest peak demand for parking at
320 substantially different times of the day or week can consider a plan to provide
321 required parking by sharing parking with adjacent uses based on the following
322 criteria:
- 323 (a) Of up to fifty (50) percent of the parking facilities required for a
324 theatre, bowling alley, dance hall, bar, or restaurant may be supplied by
325 the off-street parking facilities provided by types of uses specified as a
326 primarily daytime use in subparagraph (d) below.
- 327
- 328 (b) Of up to fifty (50) percent of the off-street parking facilities
329 required for any use specified under (d) below as primary daytime uses
330 may be supplied by the parking facilities provided by the following
331 nighttime or Sunday uses:
332 Auditoriums incidental to a public or parochial school, places of assembly,
333 bowling alleys, dance halls, theatres, bars, or restaurants.
- 334
- 335 (c) Of up to fifty (50) percent of the parking facilities required by item
336 b above for a place of public assembly or for an auditorium incidental to a
337 public or parochial school may be supplied by off-street parking facilities
338 provided by uses specified under (d) below as primarily daytime uses.
- 339
- 340 (d) For the purpose of this section, the following uses are considered
341 as primarily daytime uses: Banks, business offices, retail stores/shopping
342 centers, personal service shops, household equipment or furniture shops,
343 clothing or shoe repair or service shops, manufacturing, wholesale, and
344 similar uses.
- 345 (2) The parking area must have a pedestrian connection, which includes
346 a trail or walkway, paved with a continuous impervious surface that connects to
347 all users of the shared parking.

348 (3) The parking plan for the area must demonstrate that all other
349 applicable ordinances can be met.

350 (4) Any adjacent properties with approved shared parking agreements
351 must have vehicle access between them.

352 (5) The agreement between all affected property owners may be
353 approved as to content by the City Attorney and may define responsibilities for
354 maintenance. Where shared use of parking exists within the same site or across
355 sites, a properly drawn legal instrument, drafted and executed by the parties
356 concerned, must be filed as a deed restriction on both properties with the records
357 for both properties in the Registrar of Titles' or Recorder's Office of Anoka
358 County with proof thereof presented to the Issuing Authority. The intent in either
359 case is that the agreement will be in the public record in perpetuity, and not altered
360 unless approved by the City Issuing Authority.

361 (6) Revocation. Failure to comply with the shared parking provisions of
362 this Section constitutes a violation of this Code. A shared parking agreement may
363 be revoked by the parties to the agreement only if off-street parking is provided as
364 otherwise set forth in Section b of this Code, or if an alternative shared parking
365 plan is approved by the City.

366 (d) Alternative work environments. Companies that utilize alternative work schedules,
367 telecommuting, or other methods that provide an overall reduction in parking needs
368 may be eligible for a parking reduction. A plan as to the number of employees
369 working under alternative work arrangements shall be provided to the city during site
370 plan review. City staff will review and make a recommendation to the City Council as
371 to how many stalls may be reduced.

372 (e) Planned Unit Development (PUD). Off-street parking requirements may be
373 reduced through the planned development process when an applicant demonstrates the
374 need for a lesser number of off-street parking spaces. The City may require a parking
375 and transportation study conducted in accordance with accepted methodology
376 approved by the City, prepared by an independent traffic engineering professional
377 under the supervision of the City and paid for by the applicant.

378 under the supervision of the City and paid for by the applicant.
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382 **Section 3.** Section 117-357 of the Ramsey City Code is amended to read as
383 follows:

384 **Sec. 117-357 Off-street loading**

385 ~~(1) One off street loading berth/dock shall be provided for every business and~~
386 ~~industrial use.~~

387 (1) All off-street loading dock/berth areas shall be a minimum of 50 feet in length
388 and there shall be at least one dock/berth for the first 10,000 square feet of floor

389 area and one additional berth/dock for each additional 25,000 square feet of floor
390 area-

391 (2) All external loading and service areas must be completely screened from
392 ground level view from contiguous residential properties and adjacent streets,
393 except at access points. Whenever a Business or Employment District abuts a
394 residential district, there shall be no loading dock on any building elevation that is
395 either directly facing or oriented towards a single family residence.

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