

ORDINANCE #12-____

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTIONS 117-355 AND 117-356 (RESIDENTIAL AND COMMERCIAL/INDUSTRIAL OFF-STREET PARKING) OF CHAPTER 117 OF THE RAMSEY CITY CODE.

The City of Ramsey ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

City Code Sections 117-355 and 117-356 (Residential and Commercial/Industrial Off-Street Parking) are amended as follows (additions indicated as underline, deletions indicated as ~~strike through~~):

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

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

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 spaces for each unit for guest parking and an additional 0.5 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 spaces per unit, plus 3 per each 6 units as guest 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 spaces for each resident of the licensed capacity</u>

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

(a) General requirements.

- (1) Property that constitutes required off-street parking areas may not be separated through sale or other means, from the property containing the principal use for which the parking area is required.
- (2) All off-street parking spaces shall have access off driveways and not directly off the parking public street unless otherwise approve by city council.
- (3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The county may approve the joint use of parking facilities by the following uses or activities under the following conditions:
 - a. For the purpose of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.
 - b. The following are to be considered as nighttime or Sunday uses: auditoriums, incidental to a public or parochial school, churches, bowling alleys, dance halls, theatres, retail stores, personal service shops, bars or restaurants.

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

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

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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 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</u>	<u>1 space for each 200 square feet of gross floor</u>

<u>specified</u>	<u>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 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 with a maximum of 5 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 sq. ft.</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 sq. ft.</u>	<u>1 space for each 2,000 square feet of gross floor area, with a minimum of 10 spaces</u>

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

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71 (c) Off-street parking design requirements

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

75 a. Side or rear property line adjacent to a residential use - 35 feet.

76 b. All other interior side or rear property lines - 5 feet, unless shared parking
 77 agreement is in place with a cross access easement recorded with the Anoka
 78 County Records Office.

79 c. From public rights-of-way - 15 feet.

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

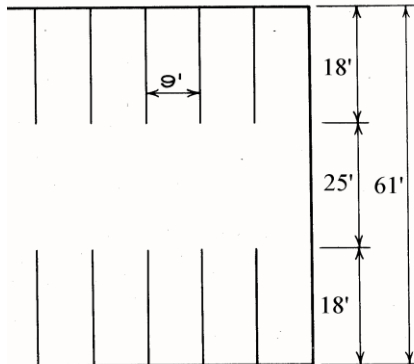
82 a. Each parking space and drive aisle must be unobstructed and must adhere to
 83 the design requirements included in the following table:

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<u>Required Length and Width of Parking Spaces</u>						
<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>
<u>90 degrees</u>	<u>Standard</u>	<u>9'</u>	<u>10'</u>	<u>18'</u>	<u>20'</u>	<u>25'</u>
	<u>Compact</u>	<u>8'</u>	<u>8'</u>	<u>16'</u>	<u>20'</u>	<u>25'</u>
<u>60 degrees</u>	<u>Standard</u>	<u>10' 4"</u>	<u>11' 6½"</u>	<u>21'</u>	<u>18'</u>	<u>25'</u>
	<u>Compact</u>	<u>8' 6"</u>	<u>8' 6"</u>	<u>17'</u>	<u>18'</u>	<u>25'</u>
<u>45 degrees</u>	<u>Standard</u>	<u>12' 7"</u>	<u>14' 1¾"</u>	<u>19' 8"</u>	<u>15'</u>	<u>25'</u>
	<u>Compact</u>	<u>8' 6"</u>	<u>8' 6"</u>	<u>17'</u>	<u>15'</u>	<u>25'</u>

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86 **90 Degrees (Standard)**

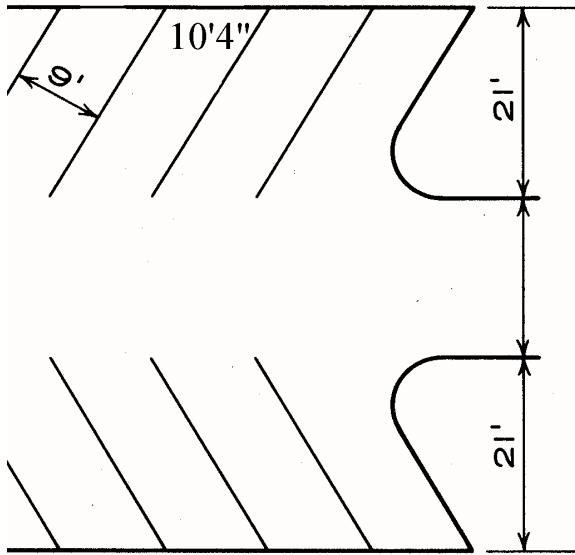


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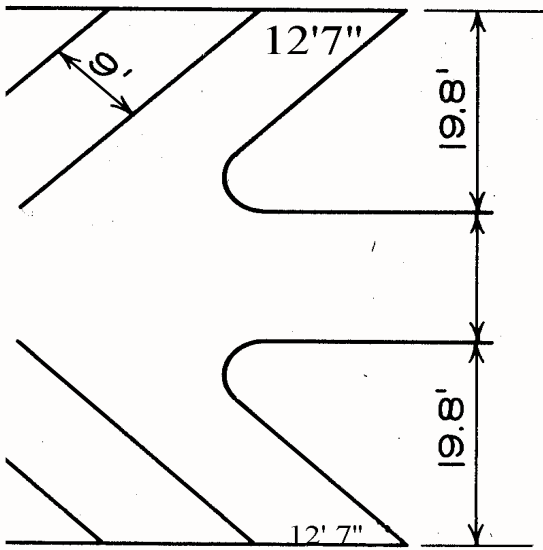
89 **60 Degrees (Standard)**

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45 Degrees (Standard)



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

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

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

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

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

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

113 (4) Paving. Storage areas and access drives for motorized vehicles or motorized
114 recreational vehicles must be paved with a continuous impervious surface, except for
115 properties where gravel driveways existed prior to the adoption of this ordinance. This
116 paving requirement includes the entire parking area including parking stalls, aisles and
117 driveways based on the following requirements:

118 a. All areas shall be surfaced with concrete, bituminous or pavers.

119 b. Pervious paving/paver systems may be used provided appropriate soils and site
120 conditions exist for the pervious systems to function. The city engineer shall
121 make the final determination if soils are conducive for use of pervious
122 paving/paver systems.

123 1. The use of pervious paving/paver systems is encouraged for pedestrian
124 walkways, parking areas, overflow parking areas, snow storage areas,
125 within raised medians and islands, emergency vehicle lanes and other
126 low traffic areas.

127 2. The owner shall provide soils information to demonstrate to the
128 satisfaction of the city engineer that appropriate conditions exist for the
129 pervious paving/paver systems to function and the owner shall enter
130 into a maintenance agreement to ensure ongoing maintenance and
131 operation of all pervious paving/paver systems.

132 3. This requirement also applies to open sales lots, open rental lots, and
133 outdoor storage or display areas.

134 c. Alternative surface materials may be considered for the rear yard of properties
135 located in the B-2, B-3, H-1, or Employment Districts through the issuance of an
136 Interim Use Permit.

137 (5) Drainage. Driveways shall not exceed a grade of four percent (4%) and all parking lots
138 except those for less than four (4) vehicles shall include a minimum of a one percent
139 (1%) grade. Catch basins, sumps, and underground storm sewers must be installed if
140 required by the City Engineer.

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

143 (7) Stacking. All drive-through service windows must contain room for a minimum stacking
144 of six (6) cars from the serving window and stacking must not extend into drive aisles.

145 (8) Demonstrated parking. The City Council may approve a “proof-of-parking” plan which
146 allows for a portion of the required parking to not be immediately installed, but
147 demonstrates that the minimum number of required parking spaces can be

148 accommodated on the property and meet setback requirements. The plan must
149 demonstrate that all other applicable ordinances can be met if the full amount of
150 required parking were to be constructed. The area for future parking must be
151 maintained as green space (sodded with grass or natural plant materials). Any changes
152 to use and/or building size could invalidate the approval for “Demonstrated
153 Parking”. Demonstrated parking may reserve the right to require installation of the
154 additional parking spaces.

155 (9) *Joint Parking Facilities:* Off-street parking facilities for a combination of mixed buildings,
156 structures or uses may be provided collectively in any business or employment district in
157 which separate parking facilities for each separate building, structure or use would be
158 required, provided that the total number of spaces provided shall equal the project peak
159 hour parking demands of the combined uses, and subject to the following requirements:

160 a. With issuance of a Conditional Use Permit as required by the provisions of Sec.
161 117-51.

162 b. The owner(s) of the property where the parking will be provided along with the
163 operations of all businesses to utilize the joint parking facilities shall be part of
164 the Conditional Use Permit application.

165 c. The proposed parking plan realistically projects peak use of the joint parking
166 facilities based upon the proposed uses, and shall provide adequate spaces for
167 that peak demand.

168 d. All joint off-street parking facilities shall be located within 200 feet of the
169 building or uses for which the permit is issued.

170 e. A properly drawn legal instrument, executed by the parties concerns for joint
171 use of off-street parking facilities duly approved as to the form and manner of
172 execution by the city attorney, shall be filed with the City Clerk and Anoka
173 County.

174 (10) *Credit for On-Street Parking:* This subsection is intended to reduce the amount
175 of unnecessary parking spaces and to encourage pedestrian activity as an alternative
176 means of transportation. Credit for on street parking shall be allowed only within mixed
177 use developments. Some or all of the off-street parking spaces as required in (b), off-
178 street parking spaces required, of this chapter may be met by the provision of on street
179 spaces. Such credit shall require site plan review approval. Requests for on street
180 parking shall meet the following requirements:

181 a. All on street parking facilities shall be designed in conformance with the
182 standards established by the City;

183 b. Prior to approving any requests for on street parking, the development review
184 team shall determine that the proposed on street parking will not materially
185 adversely impact traffic movements and related public street functions and;

186 c. Credit for on street parking shall be limited to the number of spaces provided
187 along the street frontage adjacent to the use.

188 (11) *Landscaping and screening.*

189 a. All landscaped areas, including parking area islands, must be equipped with an
190 underground, automatic irrigation system. The irrigation system must include a
191 flow meter, moisture sensing devices and must be calibrated to meet all
192 applicable City Codes.

193 b. Interior parking lot area. To break up the appearance of large impervious areas,
194 all parking lots in B, E and OP zoning districts shall be subject to the design and
195 landscape standards in (12) and (13) of this section.

196 (12) Parking lot landscaping. All parking lots containing ten (10) parking spaces or
197 more are required to provide internal overstory tree plantings in an effort to shade
198 parking surfaces and provide visual relief. Plantings are required at the following
199 minimum schedule. The planting schedule is established to provide an acceptable
200 number of plantings that may be planted in regular symmetrical patterns or
201 irregular clusters or groupings:

202 a. 1 tree per every ten parking spaces.

203 b. Acceptable ground cover materials include sod, mulch, and other natural
204 ground cover. Landscaping rock and plastic underlayment is not allowed.

205 c. Fifty percent (50%) of required landscaping shall be located within the interior
206 of the parking lot (inside the parking lot setback) in parking lot islands, while the
207 remaining fifty percent (50%) can be provided within the parking lot setback
208 areas. Overstory tree plantings located in islands shall be provided with a
209 planting area of at least 180 square feet.

210 d. Alternative: All open areas of any site, lot, tract, or parcel shall be graded to
211 provide proper drainage and except for areas used for parking, driveways or
212 storage, shall be landscaped with trees, shrubs, and planted ground cover.
213 Location, size, and species of trees and shrubs shall be indicated on the site plan
214 and subject to the landscaping ordinance and approval by the Planning
215 Commission.

216 e. Parking spaces and rows shall be organized to provide consolidated landscaped
217 areas and opportunity for onsite stormwater management.

218 (13) Perimeter Parking Area Landscaping Standards. Where a parking lot of ten (10)
219 parking spaces or more, serving a use that abuts a street right-of-way, vacant land, or
220 any other development (except another parking use area), perimeter landscaping strips
221 shall be provided and maintained between the vehicle use areas and the abutting right-
222 of-way or property line in accordance with the following standards:

223 a. Location.

224 1. Perimeter landscaping shall be located within parking lot setbacks.

225 2. Perimeter landscaping may not be placed within future street rights-of-
226 way as identified on the City's transportation plans.

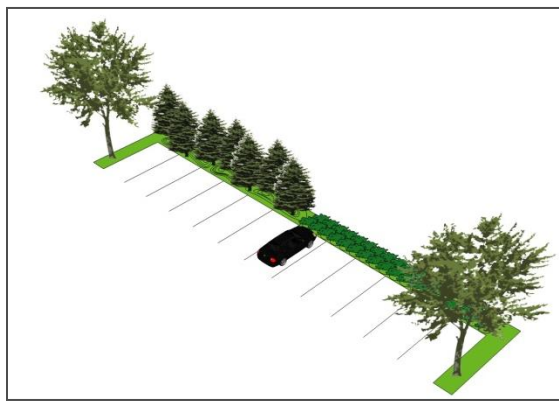
227 b. Minimum Width. When the parking use area is located within fifty feet (50') of
228 a street right-of-way, the perimeter landscaping shall be located within a
229 planting strip at least six (6) feet wide. In all other instances, the strip shall be
230 the minimum width necessary to assure required landscaping is not damaged by

231 vehicle or other on-site activity. In no instance shall the strip be less than three
232 feet (3') wide.

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

- 234 1. Wherever a B or E zoning district is abutting a non-residential district or
235 use, the landscape screening shall consist of a minimum of three feet
236 (3') in height as measured from the top of the adjacent parking area
237 surface to screen headlights or;
- 238 2. Wherever a B or E zoning district is abutting a residential district or use,
239 the landscape screening shall consist of a minimum of 6 (six) feet in
240 height and eighty percent (80%) opaqueness.
- 241 3. Alternative-lighter screening standard: A planting screen consisting of a
242 row of alternating evergreen shrubs and deciduous trees as approved
243 by the City. The trees shall be a minimum of two and a half (2½) inches
244 caliper and shall be spaced not more than fifteen (15) feet apart. The
245 shrubs shall be a minimum of twenty-four (24) to thirty-six (36) inches in
246 height at time of planting, with a mature height of four (4) to six (6)
247 feet, and shall be spaced between the trees in such proximity as will
248 form a screen. As an alternative, a planting screen may consist of a
249 continuous row of evergreen trees, no less than four (4) feet in height at
250 time of planting and ten (10) feet apart.

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

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

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

- 263 1. Raised sidewalk

- 264 2. Colored pavement identifying a walkway
- 265 3. Other designs approved during the site plan review process.
- 266 c. In larger parking lots, or where parking lots serve more than one building
267 or destination, designated pedestrian pathways for safe travel through the
268 parking lot shall be provided.
- 269 d. All pedestrian routes within a parking lot shall include a clear division
270 from vehicular areas, with a change in grade, soft landscaping, or a change
271 in surface materials.
- 272 e. Where pedestrian routes cross street access driveways and other major
273 drive aisles, crossings shall be clearly marked and sight distance for both
274 pedestrians and vehicles shall be unobstructed.
- 275 (15) Parking of motorized vehicles outside of driveway locations is only
276 allowed on areas paved with a continuous impervious surface, or approved
277 pervious surface, or on legal non-conforming parking areas.
- 278 (16) Minimum Parking Requirement Alternative: Because the purposes and
279 intent of this section includes the lessening of congestion on the streets and roads,
280 and reducing the amount of parking, specific standards and regulations are
281 outlined which are intended to provide an option to reduce the total parking
282 provided on site. A site plan review a memo shall be provided, detailing how
283 alternative parking is provided within the requirements of this section. These
284 standards apply to all new construction or major redevelopment or expansion in
285 Business, Employment, non-residential uses in any Residential District, and
286 Mixed Use developments. In any Business, Employment or non-residential use in
287 any Residential District that proposes parking in excess of the minimum
288 requirements, or a reduction to the minimum requirements, as listed in Sec. 117-
289 355 and Sec. 117-356 shall provide alternative parking utilizing at least two of the
290 following parking management strategies:
- 291 a. Bicycle Parking Requirements: Encouraging the use of bicycles is an
292 important non-motorized transportation alternative and can serve as an
293 alternative to minimum parking standards.
- 294 1. Required Bicycle Parking Spaces: The minimum number of
295 bicycle parking spaces provided for any use shall be five percent
296 (5%) of the vehicular parking spaces required for such use.
- 297 2. Design Standards For Bicycle Parking Spaces: Bicycle parking
298 spaces shall be:
- 299 i. Located on the same lot as the principal use;
- 300 ii. Located to prevent damage to bicycles by cars;
- 301 iii. In a convenient, highly visible, active, well lighted area;
- 302 iv. Located so as not to interfere with pedestrian movements;
- 303 v. As near the principal entrance of the building as practical;

304 vi. Located to provide safe access from the spaces to the right
305 of way or bicycle lane;

306 vii. Consistent with the surroundings in color and design and
307 incorporated, whenever possible, into buildings or street
308 furniture design;

309 viii. Designed to avoid damage to the bicycles;

310 ix. Anchored to resist rust or corrosion, or removal by
311 vandalism;

312 b. Compact parking stalls. Parking areas including thirty (30) spaces or more,
313 shall include twenty-five percent (25%) of total spaces required, stripped
314 and signed as compact stalls.

315 c. Motorcycle/scooter parking. Two (2) motorcycle/scooter parking spaces
316 may be provided in lieu of one required automobile parking space. The
317 maximum automobile parking space reduction under this provision shall
318 be calculated at a 1:30 ratio (For every 30 required automobile parking
319 spaces, one automobile space may be waived). Parking areas under thirty
320 (30) spaces may reduce the parking requirement by a maximum of one
321 automobile parking space. Motorcycle parking must be properly labeled
322 with signs and surfaced with concrete. The minimum stall size for one
323 motorcycle shall be four feet in width by seven feet in depth (4' x 7').

324 d. Car Pool Parking Incentives: The following regulations are intended to
325 encourage the use of carpooling to increase vehicle occupancy and reduce
326 traffic volumes and congestion:

327 1. Applicability: The regulations of this subsection shall apply to all
328 nonresidential buildings or uses constructed after adoption of this
329 section that employ 100 or more people.

330 2. Reserved Parking Spaces: Uses that encourage a carpool program
331 among employers are allowed to designate required parking as
332 reserved carpool parking. No more than ten percent (10%) of the
333 total number of employee parking spaces for vehicles participating
334 in a carpool program can be designated. Carpool parking spaces
335 shall be located to provide superior convenience.

336 3. Submission of Carpool Parking Plan: Each use meeting the
337 objectives of this subsection shall submit a plan of the employee
338 parking spaces reserved for carpooling to the development review
339 team for review and approval. The plan shall:

340 i. Specify the total number of employee parking spaces
341 provided;

342 ii. Indicate the number and location of parking spaces
343 reserved for carpooling; and

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

393 (6) Revocation. Failure to comply with the shared parking provisions of this section
394 constitutes a violation of this Code. A shared parking agreement may be revoked
395 by the parties to the agreement only if off-street parking is provided as otherwise
396 set forth in subsection b of this Code, or if an alternative shared parking plan is
397 approved by the City.

398
399 **Sec. 117-357 Off-street loading**

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

402 (1) All off-street loading dock/berth areas shall be a minimum of fifty feet (50') in length
403 and there shall be at least one (1) dock/berth for the first 10,000 square feet of floor area
404 and one (1) additional berth/dock for each additional 25,000 square feet of floor area.

405 (2) All external loading and service areas must be completely screened from ground level view
406 from contiguous residential properties and adjacent streets, except at access points. Whenever a
407 Business or Employment District abuts a residential district, there shall be no loading dock on
408 any building elevation that is either directly facing or oriented towards a single family residence.
409

410 **SECTION 3 SUMMARY**

411
412 The following official summary of Ordinance #12-__ has been approved by the City Council of
413 the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.
414

415 It is the intent and effect of Ordinance #12-__ to amend Ramsey City Code City Code Sections
416 117-355 and 117-356 (Residential and Commercial Off-Street Parking) by expanding the table of
417 parking types and requirements as well as defining landscaping and performance standards for
418 off-street parking.
419

420 **SECTION 4 EFFECTIVE DATE**

421
422 The effective date of this ordinance is thirty (30) days after its passage and publication, subject to
423 City Charter Section 5.07.
424

425 Adopted by the Ramsey City Council the ___ day of _____, 2012.
426

427

428

429

Mayor

430 **ATTEST:**

431

432

City Administrator

434

435 Introduction Date: _____

436 Posting Dates: _____

437 **Adoption Date:** _____

438 **Publication Date:** _____

439