

Parking Pad and Driveways (Ordinance 21-15) Research  
Research for Further Regulations of Parking Pads and Driveways in the City of Ramsey  
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The purpose of this research is analysis of peer community codes regarding standards for driveways and parking pads. Nearby communities' requirements for parking pads, driveways, and items that are considered "outdoor storage" are as follows:

Andover (12-13-8. Off Street Parking Requirements):

- Driveways and parking spaces included in impervious surface requirements: 75% maximum of lot size in 25% of landscaped areas
- Off-street parking spaces regulated by size of the home
- Must have 2.5 acres minimum for additional parking spaces
- Asphalt, concrete, or other surface (water sealed) allowed
- Maximum width of 24 feet at street on cul-de-sac, 30 feet for others
- 10 feet from property lines of commercial, industrial, and multi-family. 5 feet for single-family residential.

Anoka (Sec. 78-612. – Driveway and parking area standards for single-family and two-family residences):

- Class V allowed as base only
- Driveways only, no parking pads

Blaine (Sec. 33-13. – Parking):

- 3 feet from property lines abutting single-family residential districts
- No parking pads allowed
- No additional requirements

Coon Rapids (11-602.1 (7) Parking and Drives):

- 24 feet maximum width
- Concrete, bituminous, brick pavers, or similar hard surfacing
- Additional requirements within 100 feet of right-of-way including:
  - o Must be within 5 feet of the side of the garage and attached to the driveway
  - o Cannot extend more than 45 feet from the front of the garage to the rear
  - o Cannot extend more than 20 feet from the front of the garage towards the street
  - o Driveway total width cannot exceed 40 feet, or 50% of lot width

Dayton (Sec. 1001.14 Subd. 9 – Driveways):

- 10 feet from Agricultural property lines, 5 feet from residential property lines
- Permit required with site plan
- Class V allowed in Agricultural districts only

Elk River (30-124. Exterior of premises, parking facilities):

- Asphalt or concrete required
- 5 foot side/rear setbacks in single-family residential districts

Ham Lake (Article 11 – General Activity Regulations)

- 30 feet wide at street, 24 feet wide for cul-de-sacs
- 10 feet from property lines
- Class V is an approved surface

Nowthen

- 15 feet from lot lines

Oak Grove (Sec. 109-468. – Driveways)

- 28 or 32 foot width depending on zoning district
- Minimum of 5 foot setback, depending on district
- Second driveways are permitted

Otsego (11-21-4 E Residential Use Parking)

- Asphalt, concrete, or paver bricks

<u>City</u>	<u>Size Requirements</u>	<u>Width Requirements</u>	<u># of Pads Allowed</u>	<u>Setbacks</u>	<u>Lot Coverage and/or Impervious</u>
Andover	Impervious surface requirement of 75% of lot	24 feet on cul-de-sac 30 feet on street	N/A	5 feet from single-family residential, 10 feet for all others	20-30% lot cover max based on zoning district
Anoka	Driveways only	Width of driveway plus 10 feet, 20 feet max if no garage, 24 feet at street	N/A	5 feet from neighboring property lines, cannot be in front yard	30% impervious surface max for residential districts
Blaine	Driveways only	N/A	N/A	3 feet from neighboring single-family properties	No requirement found
Coon Rapids	Driveways only	24 feet max width	N/A	No setback, as long as it doesn't interfere with traffic	30-50% lot cover max based on zoning district
Dayton	Driveways only	24 feet max width on cul-de-sacs 30 feet max width at street	N/A	10 feet for agricultural properties, 5 for residential	25-30% lot cover max based on zoning district
Elk River	Driveways only	N/A	N/A	5 feet for single-family residential properties	25-30% lot cover max based on zoning district
Ham Lake	Driveways only	30 feet at street, 24 on cul-de-sacs	N/A	10 feet from all property lines	No requirement found
Nowthen	Driveways only	N/A	N/A	15 feet from all property lines	35% impervious surface max
Oak Grove	Driveways only	Dependent on zoning district, but generally 28 feet or 32 feet	N/A	Dependent on zoning district, but 5 feet minimum	40% lot coverage for buildings only
Otsego	Driveways only	N/A	N/A	N/A	5%-30% lot coverage for buildings only

## What items count toward off-street parking regulations?

### Andover (Title 12 – Zoning Regulations, and definitions of Motor Vehicle and Recreational Vehicle)

- Items include: passenger vehicles, trucks, travel trailers, truck campers, camping trailers, self-propelled motor homes and converted buses licensed as an RV, boats, snowmobiles, all-terrain vehicles, and other similar vehicular portable structures without permanent foundations.
- Must be placed on a driveway, or a maximum of two (2) items stored in the rear yard. This rule applies for all properties regardless of size.
- Rear storage of recreational vehicles exceeding 45 feet in length is allowed if the parcel, or shared parcels between a single owner, is at least 2.5 acres in size.

### Anoka (Sections 50-135 and 50-136)

#### Sec. 50-135. – Causes of blight or blighting factors.

- b. For the purpose of this subsection (1), the term "junk motor vehicle" shall include any automobile, snowmobile, truck, motorcycle, or any motor vehicle as defined in M.S.A. § 169.011, subd. 42, part of a motor vehicle or former motor vehicle stored in the open which is:
  1. Unusable or inoperable because of lack of or defects in component parts;
  2. Unusable or inoperable because of damage from collision, deterioration, or having been cannibalized;
  3. Beyond repair, and, therefore, not intended for future use as a motor vehicle;
  4. Being retained on the property for possible use of salvageable parts; or
  5. Not properly and currently licensed within the state.

#### Sec. 50-136. – Outdoor Storage

In any area zoned as a residential district (R-1, R-2, R-3, R-4, R-5) or in any other zone on a lot which is occupied by a dwelling unit, all personal property shall be stored within a building, or if within a rear yard, shall be screened with vegetation or a fence to serve as a buffer between adjoining properties and public streets.

- 1) For the purpose of this section, the term "outdoor storage" shall include, but not be limited to, the following items: toys, bikes, bike/skate ramps, canoes, paddleboats, fishing boats, truck toppers, snowmobiles, fish houses, lawn mowers, snow blowers, lawn/garden equipment, hunting blinds/stands, four-wheelers and ATVs.
- 5) The following items are exempt from the foregoing outdoor storage prohibitions:
  - d. Permanent recreational equipment;

### Blaine (33.13. – Parking (j) Residential on-site parking requirements)

- Limited to operable vehicles registered and licensed to the occupants and guests
- Front and side yards require paved surfacing
- Rear yard parking allows for:
  - o Passenger vehicles on paved surfaces
  - o Recreational vehicles, boats, truck toppers, and trailers on paved or unpaved surfaces in the rear yard, must meet setbacks
  - o Collector vehicles on paved or unpaved surfaces, if in operable condition, the collector's license is within two (2) years, and it is screened with a

### Coon Rapids (11-601.2 and .3)

- Two (2) major recreational equipment items per residential dwelling unit, whether stored inside or outside
- No trucks, trailers, exceeding 9,000 lbs of gross vehicle weight

### Dayton (1001.19 Parking Regulations, Subd. 3)

- There is not a number requirement or list of items associated with outdoor storage or off-street parking standards.
- No outdoor storage of any vehicle over 12,000 pounds and/or 9 feet tall, unless on a parcel 5 acres or larger or if a temporary instance.

Elk River (Various sections: [Sec 30-124](#), [Sec 30-900](#), [Sec. 46-34](#))

- There is not a number requirement or list of items associated with outdoor storage or off-street parking standards.
- Boats must be on trailers
- Unlicensed or inoperable vehicles prohibited
- Outdoor storage of miscellaneous items not allowed
- Parking must be on asphalt, concrete, pavers, or class V, except for agricultural uses or a paved area presents a hardship or uniqueness to a business.

Ham Lake ([6-800. Parking of Personal Vehicles in Residential Areas](#), and [6-820. Prohibited Parking](#))

- Personal vehicle: is a vehicle or vehicle device intended for the personal usage of an occupant of a residential dwelling in any Residential Area, including, without limitation, passenger vehicles, pickup trucks, collector cars, vans, recreational vehicles, motorcycles, motorbikes, motor scooters, go-karts, boats, snowmobiles, all-terrain vehicles, other trailers (empty or occupied), campers, camper trailers, camper tops, truck tops, riding lawn mowers, tractors (including garden tractors) farm implements, construction equipment and sport utility vehicles.
- 8 maximum personal vehicles if within view from the street
- No requirement if the vehicles are screened from other parcels
- One inoperable vehicle allowed per property

Nowthen ([11-4-16 Exterior Storage, D, 3. Number of Vehicles](#))

- Two (2) passenger vehicles maximum, unless there are additional licensed drivers residing on the property. Exemptions include:
  - o Temporary visitor parking
  - o Major recreational vehicles (travel trailers,
  - o converted busses, coaches, pickup campers, campers, motorized dwellings, race cars,
  - o and dune buggies)
  - o Collector vehicles stored inside
  - o Trailers, trucks, or other vehicles used for loading/unloading/maintenance/construction on premises
  - o Two, three, or four-wheeled recreational vehicles (a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use)

Oak Grove

- There is not a number requirement or list of items associated with outdoor storage or off-street parking standards.

Otsego ([11-18-3: Outdoor Storage](#))

- Not more than two (2) licensed recreational vehicles, trailers, and equipment (not including race cars) if the following are met:
  - o Front yard – on a driveway, out of right-of-way

- Side yard - when abutting an attached or detached garage if it's further than 5' from the lot line, or it's properly surfaced in the appropriate residential district, or out of the setback on a corner lot – except for a side yard when abutting a major collector or arterial street.
- Rear yard – further than 10' from rear lot line, and 5' from side lot line
- Recreational Vehicle: all-terrain vehicles, utility task vehicles, neighborhood electric vehicles, motorized golf carts, and off-road motorcycles