

ORDINANCE NO. 1509

CITY OF BURNSVILLE, MINNESOTA

AN ORDINANCE AMENDING TITLE 10, ZONING; CHAPTER 7, GENERAL PROVISIONS; SECTION 26, GENERAL PARKING AND ACCESS REQUIREMENTS, AND CHAPTER 15, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS SPECIAL MINIMUM REQUIREMENTS; SECTION 1, SPECIAL MINIMUM REQUIREMENTS IN R-3A, R3-B AND MIX (WITH RESIDENTIAL) DISTRICTS, TO INCORPORATE CHANGES TO OFF STREET PARKING STANDARDS RESULTING FROM THE PARKING STUDY.

CASE FILE NO. DEV2020-0002

THE CITY COUNCIL OF THE CITY OF BURNSVILLE, MINNESOTA ORDAINS AS FOLLOWS:

Section 1. Title 10, Chapter 7, Section 26: GENERAL PARKING AND ACCESS REQUIREMENTS of the Burnsville City Code is hereby amended by adding the underlined language and deleting the ~~strike through~~ language as follows:

10-7-26: GENERAL PARKING AND ACCESS REQUIREMENTS:

(A) Purpose: Regulation of off street parking is to alleviate congestion of the public streets and to promote the safety and general welfare of the public by establishing minimum requirements for off street parking and the loading and unloading of vehicles and/or containers in accordance with the use of various parcels of land and structures.

1. Application of Off Street Parking Regulations: The regulations and requirements set forth in this section shall apply to off street parking facilities in all zoning districts.

(B) Compliance:

1. Permits Prior To Effective Date: Structures or uses for which a building permit has been issued prior to August 19, 2008 (the effective date of this section), shall be exempt from the parking requirements in this section if the structure is completed within six (6) months after the effective date of this section.
2. Compliance Required: All new development, full redevelopment, and all redevelopment that results in disturbance of one-half (1/2) acre or more or the addition of five thousand (5,000) square feet of impervious surface shall comply with the requirements of this section.
3. Change In Use: A change in use or occupancy shall require a Parking Analysis to be submitted by the property owner demonstrating the site provides parking to meet the requirements of this section. adequate parking for the new use. If the new use calls for less parking, the extra parking stalls may be removed by the owner. If the new use calls for additional parking, it shall be provided. (Ord. 1132, 8-19-2008)

a. In accordance with section 10-5-3 of this Title, a Certificate of Occupancy shall be required prior to any new use and/or change in use.

b. Parking Analysis Requirements: A parking analysis shall include the following information and upon approval by the City, shall be kept on file for the property:

(1) A site plan drawn to scale showing dimensions, indicating the location and number of off street parking and loading spaces, the location of snow storage areas, green space and impervious surface and building occupancy on which the parking has been calculated, as well as any other information required by the City to show conformance with this section.

(2) The number of parking stalls shall be provided based on the parking schedule in section (F) of this chapter and the use(s) identified by an Architectural Code Analysis.

4. Reduction: A reduction of the drive aisle provisions and parking standards for the principal use are allowed for outdoor patios per section 10-19-6 of this title.

~~(C) — Application Of Off Street Parking Regulations: The regulations and requirements set forth in this section shall apply to off street parking facilities in all zoning districts.~~

~~(D) — Site Plan Drawing: All applications for a building or occupancy permit shall be accompanied by a site plan drawn to scale showing dimensions, indicating the location and number of off street parking and loading spaces, the location of snow storage areas, green space calculations and building occupancy on which the parking has been calculated. (Ord. 1132, 8-19-2008)~~

~~(E)~~ General Provisions:

1. Calculating Parking Space:

a. Fractions: When the calculation of the number of required off street parking spaces results in a fraction, each fraction of one-half ($1/2$) or more shall constitute another space.

b. Individual Activities Within Use: When computing total number of parking spaces required for a use, individual activities within the use will be calculated separately and added together to arrive at the total required parking spaces for each specific use proposed.

c. Places Of Assembly: In stadiums, religious institutions and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty two inches (22") of such seating facility shall be counted as one seat for the purpose of determining required parking.

2. Maintenance: All parking areas and driveways shall be maintained in a safe and proper manner. The owner shall not allow weeds to grow or surface materials to become deteriorated.

3. Alternative Parking: ~~CUP~~: The city recognizes reuse of sites and that the strict interpretation of the parking standards of this section may not be appropriate for each specific use or lot. Therefore, the city council may approve alternative parking standards may be approved by the

Development Review Committee (DRC), through the conditional use permit process provided the applicant can demonstrate, based upon documented parking studies and site specific analysis, that a need exists to provide more or fewer parking stalls than the maximum or minimum parking standards, or to deviate from pervious paving/paver system standards. Factors to be considered in such determination include (without limitation) national parking standards, parking standards for similar businesses or land uses, size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles and appropriate soils and/or site conditions to support pervious paving/paver systems.

(D~~F~~)

Design Standards:

1. Access To Parking Areas: Access to parking areas shall provide an adequate means of access to a public street via a driveway.
 - a. Driveway Access: The driveway access shall not exceed ten percent (10%) in grade or twenty four feet (24') in width at the public street right of way line and shall be so located so as to cause the least interference with traffic and pedestrian movement.
 - (1) The city engineer may approve driveway access exceeding twenty four feet (24') and/or to exceed ten percent (10%) up to a maximum of fifteen percent (15%) provided one or more of the following exist:
 - (a) The access is a service entrance for large trucks.
 - (b) Topographic constraints exist where the street and property elevations (at the proposed driveway location), are sloped.
 - b. Public Parking Areas: All public parking areas shall provide access to a public street from private driveways. There shall be no direct access from a parking lot to a public street.
 - c. Driveway Access Points: All driveway access points onto public rights of way shall be allowed only by approval from the appropriate governmental regulating body in accordance with the current standards for driveway locations based upon street classification.
 - d. Driveways And Private Roadways: Minimum widths are as follows:
 - (1) Two-way traffic: Twenty four feet (24').
 - (2) One-way traffic and fire lanes: Twenty feet (20').
 - (3) Drive-up window lanes not necessary for firetruck access: Fourteen feet (14').
 - (4) Private roadways in townhouse developments: Twenty four feet (24') with no parking and thirty feet (30') with guest parking on one side.
 - (5) Private driveways in townhouse developments: Sixteen feet (16') at the public or private roadway connection.

- e. Parking Spaces: All surface parking spaces shall be served adequately by parking lot drive aisles. The standards for parking lot drive aisle width in the following table do not apply to required fire lanes:

Angle	Stall Dimensions	Parking Lot Drive Aisle Width
90 degrees	9' x 18'	24 feet (two-way traffic)
60 degrees	9' x 18'	18 feet (one-way traffic)
45 degrees	9' x 18'	14 feet (one-way traffic)
Parallel	11 x 20—9' x 22'	24 feet (two-way traffic)
		20 feet (one-way traffic)
Stacking	14' x 18'	14 feet
Residential garage	11' x 20'	

- 2. Parking Area Landscaping And Green Space: To break up the appearance of large impervious areas, all parking lots ~~in B and I zoning districts~~ shall be subject to the following design and landscape standards:
 - a. Landscaped parking lot islands shall be required at the beginning and end of each parking row to break up longer rows.
 - b. Medians shall have a landscaped area at least nine feet (9') in width.
 - c. Parking spaces and rows shall be organized to provide consolidated landscaped areas and opportunity for on site stormwater management.
 - d. The amount of internal parking lot green space shall comply with the requirements of chapter 30A of this title for the underlying zoning district where the parking area is located. The total area calculated for landscaping within the parking lot is calculated as part of the overall green space requirement for the site.
 - e. The requirements of section 10-7-18 Screening and Buffer Areas shall be met.
- 3. Pedestrian Circulation: All parking lot designs shall be well planned to minimize conflicts between vehicular and pedestrian traffic.
 - a. Parking areas shall include a direct and continuous pedestrian walkway network within and adjacent to parking lots to connect building entrances, parking courts, public sidewalks, transit stops, and other pedestrian destinations.
 - b. All pedestrian walkways within a parking lot shall include a clear division from vehicular circulation areas and be delineated by a change in grade, landscaping and/or a change in surface materials. Pavement markings alone shall not satisfy this requirement.

~~e. — Trees shall be provided on at least one side of pedestrian walkways.~~

cd. Where pedestrian walkways cross access driveways and other major drive aisles, crossings shall be clearly marked and sight distance for both pedestrians and vehicles shall be unobstructed.

de. For projects that propose head-in parking stalls to abut a sidewalk, the minimum sidewalk width shall be six feet (6').

ef. Parking stalls shall not be located where they obstruct doorways, driveways, or pedestrian walkways.

fg. All handicap stalls shall be located in close proximity to entrance areas and shall not be hindered by inappropriately located curb cuts, catch basins, or other improvements.

4. Parking Area Requirements:

a. Parking areas greater than fifty thousand (50,000) square feet shall be divided both visually and functionally into smaller parking courts.

b. On site snow storage areas shall be identified on all development plans and said area shall not be located within required parking stalls or areas that will destroy required landscaping.

c. Rainwater and snowmelt shall be managed consistent with City stormwater management requirements.

5. Surfacing: The entire parking area including parking stalls, aisles and driveways shall be surfaced with concrete, bituminous, pavers, or pervious paving/paver systems provided appropriate soils and site conditions exist for the pervious systems to function. The City Engineer shall make the final determination if soils are conducive for use of pervious paving/paver systems. The use of pervious paving/paver systems is encouraged for pedestrian walkways, overflow parking areas, snow storage areas, within raised medians and islands, emergency vehicle lanes and other low traffic areas. The owner shall provide soils information to demonstrate to the satisfaction of the City Engineer that appropriate conditions exist for the pervious paving/paver systems to function and the owner shall enter into a maintenance agreement to ensure ongoing maintenance and operation of all pervious paving/paver systems. This requirement also applies to open sales lots, open rental lots, and outdoor storage or display areas. Other materials such as decorative rock, gravel, sand, or bare soil are prohibited, except for temporary parking with written City approval as specified in this subsection below:

a. Temporary parking on unpaved surfaces such as decorative rock, gravel, Class 5, sand, bare soil or grass is permitted subject to the following provisions:

(1) Temporary parking on unpaved surfaces does not apply to outdoor vehicle storage.

(2) Temporary parking shall not exceed twenty four (24) consecutive hours for a public or a permitted construction project, special event, or programmed park events. Temporary parking exceeding twenty four (24) consecutive hours shall require approval of the City Engineer or designee.

- (3) Temporary construction parking for private projects shall be identified at the time of building permit or grading permit application. Temporary construction parking for public projects shall be approved by the City Engineer or designee. Temporary parking shall be discontinued upon completion of construction activities.
 - (4) The drive aisles related to the temporary parking shall be a minimum of twenty feet (20') in width.
 - (5) The property owner shall be responsible for dust control.
 - (6) The property owner shall be responsible for erosion control, if determined by the City Engineer or designee.
 - (7) The property owner shall be responsible for site restoration to pre-existing conditions.
6. Signs And Pavement Marking: Signs located in any parking area necessary for orderly operation of traffic movement are allowed when consistent with chapter 30 of this title.
 - a. All parking spaces shall be clearly marked with white paint on the pavement except upon approval of the Community Development Director.
 - b. Handicap parking must comply with current State requirements. All markings shall be consistent with the "Minnesota Manual On Uniform Traffic Control Devices".
7. Curbing: ~~All open off street parking areas in business and industrial districts~~ shall have a six inch (6") nonsurmountable concrete curb around the perimeter of the parking area and driveways with the following exceptions:-
 - a. ~~As part of a conditional use permit or planned unit development application for an Open sales/rental lots may install a reduced curb height may be requested. The design shall not be less than a~~ four inch (4") nonsurmountable concrete curb upon and must be approved by of the City Engineer.
 - b. Multi-family and townhome developments: In R-3 districts, The boundaries of all parking areas shall have a six inch (6") nonsurmountable concrete curb. Private roadways may have surmountable curbs. Driveways to individual garages from the roadway in townhouse developments do not require curbing.
 - c. Driveways for single family, two family and manufactured home units do not require curbing.
8. Lighting: ~~All~~ lighting in an off street parking area shall meet the requirements of section 10-7-36 of this Title. be shaded or diffused so as to reflect the light away from adjoining property and adjacent traffic areas. All light fixtures must be a downcast style unless specifically approved by the Community Development Director.
9. Screening: Any off street parking area containing more than six (6) parking spaces, any part of which is within thirty feet (30') of an adjoining residential zone and any driveway to a parking

area containing at least six (6) spaces within fifteen feet (15') of an adjoining residential zone shall be screened according to section [10-7-18](#) of this chapter.

(EG) Security: Prior to the installation of bituminous (or other City approved hard surface material), for parking areas and/or driveways, a cash security or letter of credit in an amount established by City policy 2.050, shall be furnished to the City to guarantee compliance with the paving plan for the property. A final certificate of occupancy will not be issued until the bituminous or other City approved hard surface improvements are installed. In the event the installation is not completed, the City may enter the property, perform the work and apply the cash security toward the cost. Upon satisfactory completion of the installation, the security funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City.

(FH) Parking Schedule: The nNumber oOf parking stalls Spaces Required: Parking shall be provided according to the following schedule:

1. For required parking spaces calculated using floor area, the total floor area shall be reduced by 25% to account for spaces such as restrooms, mechanical rooms, hallways and entrance areas.
2. For required parking calculated using maximum occupancy load, the maximum occupancy shall be determined by the Fire Marshal and is based on the number of occupants posted for the building given the building's floor space and function.

31.	Residential:	
	Apartment dwelling units	1.5 parking spaces per unit, plus 0.25 spaces per unit for guest parking distributed throughout the development. for each efficiency and 1 bedroom unit and 2.25 parking spaces for units with 2 or more bedrooms. A minimum of 1 of the required parking spaces per unit shall be an enclosed garage space. A land area requirement credit of 300 square feet toward the satisfaction of lot area requirements shall be given for each garage space under the principal building, i.e., in R-3B requirement is 1,700 square feet per unit versus 2,000 square feet per unit-
	Guest parking-	0.5 space per townhouse or apartment unit, distributed throughout the development, in addition to the required parking per unit-
	Single-family and two-family dwelling units	2 enclosed garage spaces per dwelling unit with a minimum of 220 square feet per space required
	Townhouse dwelling units	2 enclosed garage spaces and 2 driveway spaces per <u>dwelling unit with a .-</u> The minimum <u>garage space size is of 220 square feet per space required plus 0.25 spaces per unit for guest parking distributed throughout the development.</u>
2.-	Special residential:-	-
	Assisted living facility	$\frac{1}{2}$ <u>0.5</u> space per unit

	Daycare nursery	1 space per teacher/employee on the largest work shift, plus 1 off street loading space per 6 students
	Group dwellings	1 space per sleeping room or for every 4 beds
	Monasteries, convents	1 space per 6 residents, plus 1 space per employee on the largest work shift, plus 1 space per 5 chapel seats if the public may attend services
	Nursing home other than assisted living facility	1 space per 6 patient beds, plus 1 space per employee on the largest work shift
	Retirement housing	For apartment dwelling units, 1 space per unit with a minimum of half of the required spaces as enclosed garage spaces. The development shall include a proof of parking area sufficient to meet the parking requirements for apartment buildings in this subsection (FH), unless the City Council determines that the development is not likely to be converted to nonage restricted housing in the foreseeable future. Townhouse dwelling units shall comply with the requirements of this subsection (FH)
43.	Commercial:	
	General standards	Except as specifically designated below: 4 <u>5</u> spaces per 1,000 <u>150</u> square feet of floor area. of customer sales and service, plus 1 space per 200 square feet of storage and/or office floor area, or, if the use has more than 100,000 square feet of floor area, 5.5 spaces per 1,000 square feet of floor area Any uses with fleet parking shall require 1 space per company vehicle in addition to the total parking requirement.
-	Other commercial uses:-	-
	Banks	1 space per 200 square feet of floor area, 4 spaces per 1,000 square feet of floor area, plus 4 <u>6</u> off street stacking spaces per drive-through lane
	Car wash	4 off street stacking spaces per drive-through car wash. The bay inside the car wash shall not be considered a stacking space
	Convenience grocery (with or without gasoline sales)	1 space per 100 square feet of floor area. Spaces at pump island may count toward total parking requirement
-	Fleet parking-	1 space per company vehicle shall be provided in addition to the total parking requirement-
	Funeral homes	1 space per 4 visitor seats

	Furniture and appliance store	1 parking space for each 500 square feet of floor area in the principal structure, plus 1 space per employee on the largest work shift
	Gas station (no convenience grocery)	1 space per pump plus 1 space per employee. With service garage, include 3 additional spaces per service bay. Parking areas at the pump islands may be counted as parking spaces
	Grocery or supermarket	6 spaces per 1,000 square feet of gross floor area 1 space per 100 square feet of floor area of customer sales and service, plus 1 space per 200 square feet of floor area of storage
	Hotel or motel	1 space per room or suite, plus 1 space per employee on the largest work shift, plus 1 space per 3 persons to the maximum occupancy load of each public meeting and/or assembly room, plus 50 percent of the spaces otherwise required for accessory uses (e.g., restaurants and bars)
	Ministorage	1 parking space for each 50 storage units, evenly distributed throughout storage area; and 1 parking space for every 100 storage compartments must be located at the manager's office for the use of visitors 2 parking spaces per dwelling unit or employee area plus 1 space per 6,000 square feet of indoor storage area
	Outdoor storage and/or display of retail merchandise	1 space per 2,000 square feet of outdoor storage or display area in addition to the total parking required on the site for the individual use
	Personal service	23 spaces per operator or 1 space per 100 square feet of floor area, whichever is greater, plus 1 space per employee on the largest work shift
	Private clubs	1 space per 3 persons to the maximum capacity of the facility plus 1 per employee on the largest work shift
	Repair services	1 space per 300 square feet of floor area, plus 1 space per employee on the largest work shift
-	-	Restaurant:-
	<u>Restaurant - Accessory</u>	For restaurants that are proposed to be located within an existing shopping center, office or other multiple occupancy building, $0.5\frac{1}{2}$ space per the number of patrons at maximum occupancy load of the restaurant, plus 1 space per 100 square feet of floor area or 1 space per 3 patron seats, whichever is greater, plus 1 space per employee on the largest work shift
	<u>Restaurant - Fast food</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>Restaurant - Standard</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
		Shopping center:	
		1 - 49,999 square feet	Minimum of 5.5 spaces with a maximum of 6 spaces per 1,000 square feet of floor area plus 1 space per 200 square feet of office and storage areas
		50,000 - 100,000 square feet	Minimum of 4 spaces with a maximum of 4.5 spaces per 1,000 square feet of floor area
		100,001 square feet and larger	Minimum of 4.5 spaces, with a maximum of 5 spaces per 1,000 square feet of floor area
		Taverns, dance halls, nightclubs and lounges	1 space per 50 square feet of floor area, plus 1 space per employee on the largest work shift
		Vehicle repair and maintenance services	1 space per 800 square feet of floor area, plus 1 space per employee on the largest work shift
<u>54.</u>		Office:	
		General standard:-	- -
		Office buildings and professional offices:	
		Less than 6,000 square feet of floor area	Minimum of 5 spaces, with a maximum of 5.5 spaces per 1,000 square feet of floor area
		6,00 <u>10</u> square feet or more of floor area	Minimum of 3.5 spaces, with a maximum of 4 spaces per 1,000 square feet of floor area
-		Other office uses:-	- -
		Medical offices	65 spaces per <u>1,000 square feet of floor area doctor</u> , plus 1 space per employee on the largest work shift
		Veterinary clinic/hospital	3 spaces per <u>1,000 square feet of floor area doctor</u> , plus 1 space per employee on the largest work shift
<u>65.</u>		Industrial:	
		General standard	Minimum of 1 space per <u>500 square feet of gross floor area, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area. Any uses with fleet parking shall require 1 space per company vehicle in addition to the total</u>

			parking requirement employee on the largest work shift plus 1 space per company vehicle regularly stored on premises, plus additional spaces that may be required depending upon the specific use
-		Other industrial uses:-	-
		Call center	1 space per employee on the largest work shift
		Data center	1 space per employee on the largest work shift
-	-	Fleet parking	1 space per company vehicle will be provided in addition to the total parking requirement
		Manufacturing use standard	At least 4 off street parking spaces, plus 1 additional space per each 800 square feet of floor area. 1 additional off street parking space shall be provided for each 2,500 square feet or fraction thereof of land devoted to outside storage
		Recycling centers	1 space per 10,000 square feet of land area, plus 1 space per employee on the largest work shift
		Truck terminals	1 space per employee on the largest work shift, plus 1 space per truck normally parked on the premises, plus 1 space per 3 patrons to the maximum capacity
-	-	Warehouse standard:-	-
		Warehouse over 15,001 0 square feet of floor area, storage handling of bulk goods	1 space per 2,000 square feet of floor area
		Warehouse under 15,000 square feet	1 space for each 500 square feet of floor area
76.		Institutional:	
		General standard	1 space per 3 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift, plus 1 space per fleet vehicle
-		Other institutional uses:-	-
		Camps, day or youth	1 space per employee on the largest work shift, plus 1 space per camp vehicle normally parked on the premises
		Cemetery	1 space per employee

		Community and recreation center	1 space per 250 square feet of floor area, or 1 space per 4 patrons at the maximum occupancy load, whichever is greater, plus 1 space per employee on the largest work shift
		Hospital	2 spaces per 3 patient beds, plus 1 space per employee on the largest work shift
		Libraries and museums	1 space per 300 250 square feet of <u>gross</u> floor area or 1 space per 4 seats at the maximum occupancy load, whichever is greater, plus 1 space per employee on the largest work shift
		Religious institution	1 space per 3 seats of maximum capacity or for institutions without fixed seating, 1 space per 3 persons at the maximum occupancy load
-	-	Schools:-	-
		Elementary and junior high <u>school</u>	1 space per staff member on the largest shift, plus 1 space per 2 classrooms
		Senior high <u>school</u>	1 space per staff member on the largest shift, plus 1 space per 5 students
		College or trade school	1 space per staff member on the largest shift, plus 1 space per 2 students of the largest class attendance period
<u>87.</u>		Recreational:	
		General standards	1 space per 4 expected patrons at the maximum occupancy load
-	-	Other recreational uses:-	-
		Bowling alley	5 spaces per lane, plus 1 space per employee on the largest work shift
		Golf courses	5 spaces per green, plus 1 space per employee on the largest shift, plus 50 percent of the spaces otherwise required for any accessory uses (e.g., bars, restaurants)
		Golf driving range	1 space per tee, plus 1 space per employee on the largest work shift
		Health clubs and athletic facilities	1/2 space per the number of patrons at maximum occupancy load of the indoor areas, plus 1 space per 500 square feet of designated outdoor activity space, plus 1 space per employee on the largest work shift
		Marina	2 spaces per boat slip, plus 1 space per employee. Marinas with launch ramps shall require additional parking consistent with City and DNR approvals which depend upon the size of the facility allowed

	Miniature golf	1.5 spaces per hole, plus 1 space per employee on the largest work shift
	Pool hall and arcades	1 space per 4 patrons at the maximum occupancy load of the facility, plus 1 space per employee on the largest work shift, plus 1 space per 100 square feet of kitchen, dining, or snack bar area
	Skating rink, ice or roller	1 space per 300 square feet of floor area, plus 1 space per employee on the largest work shift
	Sports performance training center	1 space per 250 square feet of activity area or 1 space per 4 patrons at the maximum occupancy load, whichever is greater, plus 1 space per employee on the maximum work shift
	Swimming facility	1 space per 75 square feet of water area, plus 1 space per employee on the largest shift
	Tennis, racquetball, handball courts	4 spaces per court, plus 1 space per employee on the largest work shift
	Theater	1 space per 4 patrons at the maximum occupancy load of the facility inclusive of both indoor and outdoor capacity, plus 1 space per employee on the largest work shift

(G) Joint Parking Facilities: Required parking facilities serving two (2) or more uses may be located on the same lot or in the same structure except in R-1 Districts provided that the total number of parking spaces furnished shall be not less than the sum total of the separate requirements for each use during any peak hour parking period when the parking facility is used at the same time by two (2) or more uses. The Development Review Committee (DRC) may approve a reduction to the number of parking spaces required for joint use facilities provided the applicant can demonstrate through site specific analysis and/or documented parking studies that less parking demand will be generated. Conditions required for joint use are:

1. The proposed joint parking space is within four hundred feet (400') of the use it will serve.
2. The applicant shall show that there is not substantial conflict in the principal operating hours of the two (2) or more buildings or uses for which joint use of off street parking facilities is proposed.
3. A deed restriction or properly drawn legal instrument for joint use of off street parking facilities shall be executed by the all parties, be in a form acceptable to the City Attorney, concerned for joint use of off street parking facilities and shall be filed as a deed restriction on both properties in the Recorder's Office of Dakota County.
4. In lieu of a deed restriction or other legal instrument, an application for Conditional Use Permit (CUP) or Planned Unit Development (PUD) shall be submitted to the City and if approved, said CUP or PUD will be filed on all affected properties.

- (H) Off Premises ~~Street~~ Parking Facilities: Off premises ~~street~~ parking facilities, as a principal use of the property, are allowed in B-3 and B-4 Districts or by PUD.

When an off premises parking lot is used in conjunction with the required parking and/or a principal use, the City shall require the owner to maintain the required number of off street parking spaces during the existence of said principal use. No such parking facility at its closest point shall be located more than one hundred feet (100') from the site of the principal use nor more than four hundred feet (400') from the principal building on the site. Setbacks for off premises parking lots shall be consistent with setbacks for parking in that district and the total amount of landscaped green area shall also comply with green space area percentages in that district as well.

- (I) Proof Of Parking: In order to accomplish the Comprehensive Plan's goal of reducing the construction of unnecessary impervious surfacing, ~~developed to service institutional, business and industrial uses~~, the City may allow reductions in the number of required parking spaces to be installed under one or more of the following circumstances:

1. The facility is ~~well~~ served by mass transit and/or has an organized Car Pool or Vanpool Program;
or
2. The unique characteristics of the proposed use are such that it will generate a need for less parking than the ordinance standard.

All requests for reductions in the amount of required parking to be installed shall be accompanied by a ~~site~~ plan showing where the total required parking spaces can be added on the lot, if necessary, up to the total amount required by the ordinance, without requiring a variance.

- (J) Parking Ramps: Parking ramps are permitted uses in B-3 and B-4 Commercial Zoning Districts and in all Industrial Zoning Districts. Parking ramps shall comply with the setback requirements for principal structures. Structure design and exterior facade building materials shall be compatible with the surrounding buildings. The city encourages parking ramps in order to reduce large spans of surface parking, to provide additional landscaped areas, and to promote efficient and maximum use of the property.

1. Parking ramps or enclosed parking lots shall be periodically inspected and maintained by the owner so as to ensure structural integrity and public safety.
2. Lighting of the interior of the ramp or structure shall meet the standards contained in "horizontal luminances" for parking facilities as adopted by the "Illuminating Engineering Society Handbook Of North America", 1987 edition. All exterior lighting shall comply with previously established city requirements.
3. All ramps and enclosed parking lots shall be in compliance with the Minnesota state fire code and building code regulations. Fire suppression equipment shall include a phone or push button or sound activated alarm on each floor of the parking facility. Such equipment shall be strategically located, visibly marked and be handicapped accessible.
4. All facilities shall be maintained in a clean and sanitary manner, including the removal of all hazardous and nonhazardous obstacles, so as to avoid the appearance of clutter.

5. Proper maintenance is essential to security. Therefore, management shall be responsible for checking for abandoned vehicles, or the storage of items such as off season equipment, construction materials, crates or other materials, and the removal of these materials.

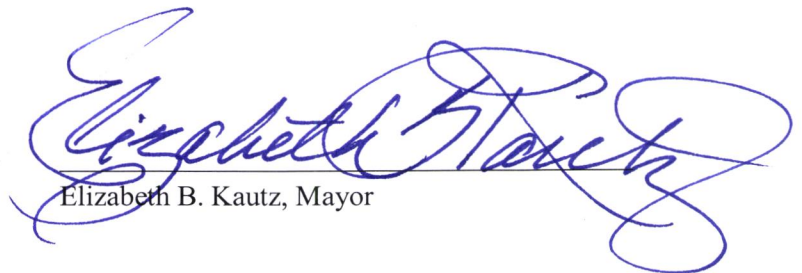
Section 2. Title 10, Chapter 15, Section 1: SPECIAL MINIMUM REQUIREMENTS IN R-3A, R-3B AND MIX (WITH RESIDENTIAL) DISTRICTS (A), (B), and (C), of the Burnsville City Code is hereby amended by adding the underlined language and deleting the ~~strikethrough~~ language as follows:

10-15-1: SPECIAL MINIMUM REQUIREMENTS IN R-3A, R-3B AND MIX (WITH RESIDENTIAL) DISTRICTS:

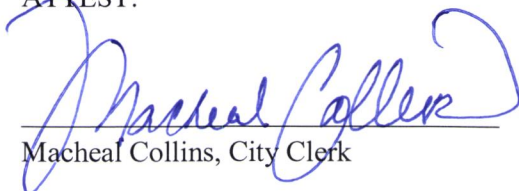
- (A) Floor Area: Four hundred (400) square foot minimum floor area for efficiency apartment units. Minimum five hundred (500) square feet for a one bedroom dwelling unit plus one hundred (100) square feet for each additional bedroom. Garages, breezeways and enclosed porch floor spaces shall not be credited in determining the required floor area of units.
- (B) Utilities: All multiple-family dwellings shall be served by public sanitary sewer and water. The private utility systems within the development shall be subject to the review and approval of the City Engineer.
- (C) Parking: The design and maintenance of off street parking areas and the required number of parking spaces shall be in accordance with subsection 10-7-26(D) of this title.
 1. Private driveways for garages in townhouse developments shall be a minimum of twenty feet (20') in length to allow vehicle parking on the driveway.
 2. A land area requirement credit of 300 square feet toward the satisfaction of lot area requirements shall be given for each garage space under the principal building, i.e., in R-3B requirement is 1,700 square feet per unit versus 2,000 square feet per unit.

Section 3. This ordinance shall be effective immediately upon its passage and publication according to law.

PASSED AND DULY ADOPTED THIS 18th -day of February, 2020 by the City Council of the City of Burnsville.


Elizabeth B. Kautz, Mayor

ATTEST:


Macheal Collins, City Clerk