

**CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

ORDINANCE NO. 719

**AN ORDINANCE AMENDING CHAPTER 20, ZONING OF THE
CHANHASSEN CITY CODE**

THE CITY COUNCIL OF THE CITY OF CHANHASSEN, MINNESOTA ORDAINS:

SECTION 1. Section 20-1124(b) of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Sec 20-1124 Required Number of On-Site Parking Spaces:

On-site parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors, residents, and employees shall be provided on the premises of each use. The following standards are minimum criteria. The city may increase the requirements beyond the minimum based upon findings that, due to proposed use and/or design, that additional parking demand is anticipated. The number of required parking spaces shall comply with the following:

(a) Calculating the number of spaces shall be in accordance with the following:

- (1) If the number of off-street parking spaces results in a fraction, each fraction of one-half or more shall constitute another space.
- (2) In churches and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, every 24 inches of such seating shall be counted as one seat for the purpose of this division.
- (3) Except in shopping centers or where joint parking arrangements have been approved, if a structure contains two or more uses, each use shall be calculated separately in determining the total off-street parking spaces required.
- (4) For mixed-use buildings, parking requirements shall be determined by the city based on the existing and potential uses of the building. In cases where future potential uses of a building will generate additional parking demand, the city may require a proof of parking plan for the difference between minimum parking requirements and the anticipated future demand.
- (5) If warranted by unique characteristics and/or documented parking demand for similar developments, the city may allow reductions in the number of parking spaces actually constructed as long as the applicant provides a proof of future parking plan. The plan must show the location for all minimum required parking spaces in conformance with applicable setback requirements. The city may require the installation of additional parking spaces whenever a need arises.
- (6) Accessible parking spaces shall be in compliance with the Minnesota State Building Code.

- (7) The parking requirement for uses not listed in this division may be established by the city based on the characteristics of the use and available information on parking demand for such use.
- (b) The minimum number of required on-site parking spaces for the following uses shall be:
- (1) Assembly or exhibition hall, auditorium, theater, or sports arena: One parking space for every four seats, based upon design capacity.
 - (2) Auto sales, trailer sales, marine and boat sales, implement sales, garden supply store, building materials sale, auto repair, automobile rental facilities: One parking space for every 500 square feet of floor area.
 - (3) Automobile service station: Four parking spaces, plus two parking spaces for each service stall; such parking spaces shall be in addition to the parking space required for gas pump areas.
 - (4) Bowling alley: Seven parking spaces for each bowling lane.
 - (5) Churches: One parking space for every three seats, based on the design capacity of the main seating area, plus one space per classroom.
 - (6) Dwelling:
 - a. Single-family: Two parking spaces, both of which must be completely enclosed. No garage shall be converted into a living space unless another acceptable on-site parking space is provided.
 - b. Multifamily:
 1. Efficiency units: One stall per unit, which must be completely enclosed in a garage.
 2. One-bedroom units: One and one-quarter stalls per unit; one must be completely enclosed in a garage.
 3. Two-bedroom and larger units: Two stalls; one must be completely enclosed in a garage.
 4. Senior housing: Designed and limited to senior citizens, age-restricted to those 55 years of age and older, shall provide one parking stall per dwelling unit, which must be enclosed in a garage.
 5. Assisted living facilities: One parking stall per four dwelling units. All required parking for assisted living dwelling units must be enclosed in a garage.
 6. Garage stalls for multifamily buildings containing more than 20 dwellings must be placed underground or attached to the primary structure. The city may allow freestanding garage stalls only when the applicant demonstrates that the architectural design of the building results in an inability to accommodate all the stalls under the building and when the majority of this requirement is met with underground parking.

7. In multifamily rental buildings, the use of at least one enclosed stall shall be included in the lease or rental rate of each apartment. In multifamily owner-occupied buildings, at least one enclosed stall shall be included in the sales price of each home.
 8. One visitor parking stall shall be provided for every four dwellings.
- (7) Financial institution: One space for each 250 square feet of floor space.
 - (8) Furniture or appliance store: One space for each 400 feet of floor space.
 - (9) Hospitals and nursing homes: One space for every two beds, plus one space for every two employees on the largest single shift.
 - (10) Manufacturing or processing plant: One off-street parking space for each employee on the major shift and one off-street parking space for each motor vehicle when customarily kept on the premises.
 - (11) Medical and dental clinics and animal hospitals: One parking space for each 150 square feet of floor area.
 - (12) Mortuaries: One space for every three seats.
 - (13) Motel or hotel: One parking space for each rental room or suite, plus one space for every two employees.
 - (14) Office buildings (administrative, business, or professional): Buildings under 49,999 square feet, five stalls per 1,000 square feet gross floor area; buildings from 50,000 to 99,999 square feet, four stalls per 1,000 square feet gross floor area; and buildings over 100,000 square feet, three stalls per 1,000 square feet gross floor area. Building area square footage shall exclude common areas such as reception areas, cafeterias, hallways, etc. in calculating the parking requirements for an office building.
 - (15) Public service buildings, including municipal administrative buildings, community centers, public libraries, museums, art galleries, and post offices: One parking space for every 500 square feet of floor area in the principal structure, plus one parking space for every four seats within public assembly or meeting rooms.
 - (16) Recreational facilities, including golf course, country club, swimming club, racquet club, and public swimming pool: 20 spaces, plus one space for every 500 square feet of floor area in the principal structure or two spaces per court.
 - (17) Research, experimental, or testing stations: One parking space for each 500 square feet of gross floor area within the building, whichever is greater.
 - (18) Restaurant, cafe, nightclub, tavern, or bar:
 - a. Fast-food:
 1. Without drive-thru: One space per 60 square feet of gross floor area.
 2. With drive-thru: One space per 80 square feet of gross floor area.
 - b. Restaurant:

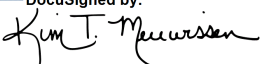
1. Without full liquor license: One space per 60 square feet of gross floor area.
 2. With full liquor license: One space per 50 square feet of gross floor area.
- (19) Retail stores and service establishments: One space for each 250 square feet of gross floor area.
- (20) School, elementary (public, private or parochial): One parking space for each classroom or office room, plus one space for each 150 square feet of eating area, including aisles, in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.
- (21) School, junior and senior high schools, and colleges (public, private, or parochial): Four parking spaces for each classroom or office room plus one space for each 150 square feet of seating area, including aisles, in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.
- (22) Shopping center: On-site automobile parking shall be provided in a ratio of not less than one parking space for every 200 square feet of gross floor area; separate on-site space shall be provided for loading and unloading. If restaurant use constitutes 25 percent or less of the building's gross floor area, then the shopping center parking standard shall still apply. If restaurant use constitutes more than 25 percent of the building's gross square footage, the portion of restaurant use square footage of the building must provide one parking space per 100 square feet of gross floor area. In addition, one space for each company vehicle (delivery) operating from the premises shall be provided. The applicant shall demonstrate that the number of employees in the restaurant will be accommodated by the required number of spaces. The applicant shall submit a letter to the city assuring that if there is to be any increase in employees or if there is an insufficient amount of parking to accommodate the restaurant uses, and its employees, the applicant agrees to provide an additional parking area, which must be within 600 feet of the restaurant. No more than 125% of the minimum required parking spaces may be constructed.
- (23) Storage, wholesale, or warehouse establishments: One space for each 1,000 square feet of gross floor area up to 10,000 square feet and one additional space for each additional 2,000 square feet, plus one space for each company vehicle operating from the premises. If it can be demonstrated by the applicant that the number of employees in the warehouse or storage area will require less than the required number of spaces, and if the applicant shall submit a letter to the city assuring that if there is to be any increase in employees, the applicant agrees to provide additional parking area, the city may approve a lesser number of parking spaces.
- (24) Day care centers: One stall for every six children of design capacity.
- (25) Adult day care: One stall per employee plus one stall per facility vehicle, plus one stall per 15 clients of design capacity.

- (26) Brewpub, brewery operated in conjunction with a taproom, or microdistillery operated in conjunction with a cocktail room: One space for each 50 square feet of gross taproom, cocktail room, or restaurant floor area, and one space for each 1,000 square feet of gross production area.

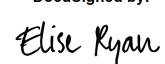
SECTION 2. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 13th day of November 2023 by the City Council of the City of Chanhassen, Minnesota.

ATTEST:

DocuSigned by:

27A7BEAB6267410...

Kim Meuwissen, City Clerk

DocuSigned by:

D0865DC57B5043C...

Elise Ryan, Mayor

(Summary Ordinance Published in the Chanhassen *Villager* on November 22, 2023)