

**CITY OF MARSHALL
ORDINANCE 23-007**

NOW THEREFORE, be it ordained by the Common Council of the City of Marshall, in the State of Minnesota, as follows:

SECTION 1: AMENDMENT “Section 86-230 Required Number Of Spaces” of the Marshall Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Section 86-230 Required Number Of Spaces

Off-street parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided for each use. For mixed use buildings, the required number of parking spaces shall be calculated separately for each area use and then added up. Unless otherwise noted, required off-street parking noted as a S.F. (square foot) ratio is to be applied to the gross building area for each use. The minimum number of off-street parking spaces for each use is listed in table 86-230. The number of provided parking spaces shall not exceed the minimum number by more than ten percent.

Apartment (more than 4 units)	1/ efficiency or one bedroom unit plus 2/ two or more bedroom unit plus 1/ 4 units for visitors
Assisted and congregate living facility	0.5/ unit plus 1
Art gallery, museum	1/ 500 S.F.
Assembly or auditorium with fixed seats, theatre	1/ 4 seats
Assembly without fixed seats not listed anywhere else, arcade	1/ 100 S.F.
Auction house	1/ 100 S.F. or 1/ 4 fixed seats, whichever is greater
Bank	1/ 300 S.F.
Baseball, soccer, football field, arena or stadium	1/ 4 seats plus 20/ field (court, rink, etc.) plus 1 oversize space/field (court, field, etc.)
Beauty salon, barber shop, massage or tattoo parlor, tanning salons	2/ service station or bed
Bed and breakfast	1/ guest bedroom plus 2
Boarding or lodging house	1/ rented bed plus 2

Boat, ATV, RV sales and service	1/ 1,000 S.F. plus as required for outside sales lot
Bowling alley	4/ alley plus 2
Car wash	2
Church	1/ 5 seats in largest auditorium
Clinic, medical, dental, etc., doctor or chiropractic office	1/ 250 S.F.
Convenience store	1/ 200 S.F. plus 1 plus 1 oversize space plus as required for fuel station if applicable
Corrections facility, jail	1/ 10 beds plus 1/ employee
Court, tennis or racquetball, without fixed seating	2/ court plus 1
Dance hall	1/ 50 S.F.
Day care	1/ classroom plus 1/ 10 participants
Dwellings, one to four units	2/ dwelling plus one for each roomer or boarder
Drinking or dining establishment, sit down or buffet restaurant, bar	1/ 50 S.F. of seating area , plus 1/ 100 S.F. of kitchen and storage area
Dining establishment: fast food restaurant	1/ 75 S.F. of seating area , plus 1/ 100 S.F. of kitchen and storage area
Farm implement, industrial equipment, and truck sales and service	1/ 1,000 S.F. plus 50% of required for outside sales lot
Fraternity or sorority house, dorm	1 / bedroom plus 1/ 4 bedrooms for visitors
Funeral home	1/ 100 S.F. or 1/ 4 fixed seats in largest parlor, whichever is greater
Furniture, large appliances, spas, building materials, garden supplies sales, retail greenhouse	1/ 500 S.F. for area less than 20,000 S.F. plus 1/ 1,000 S.F. for area over 20,000 S.F.
Golf course	4/ green plus 1/ 200 S.F. of clubhouse
Grocery, food, and beverage sales	1/ 200 S.F. plus 1 oversize space/ 30,000 S.F.
Golf, miniature course	2/ hole plus 1
Golf, driving range	2/ tee plus 1
Hospital	1/ 2 beds plus 1/ employee
Kennel	1/ 10 kennels plus 1/ employee
Library	1/ 500 S.F. plus 1/ employee
Manufactured home park	2/ home plus as required for office building

Manufacturing, fabricating, processing or printing plants	1/ 800 S.F.
Motor vehicle fuel station	1 plus as required for convenience store if applicable
Motor vehicle sales	1/ 500 S.F. plus as required for outside sales lot
Motor vehicle repair	1/ service stall plus 2
Motor vehicle garage (commercial)	1/ stall plus 1
Motel or hotel	2 plus 1/ room plus 1 oversize space/ 30 rooms
Nursing or rest home, memory care	1/ 6 beds plus 1/ employee
Office: business (data processing center, call center, radio and TV station, etc.)	1/ 200 S.F.
Office: professional (insurance, accountant, travel agent, etc.), public (city, county) or industrial/contractor	1/ 300 S.F.
Outside sales lot	1/ 5,000 S.F. for area less than 20,000 S.F. plus 1/ 10,000 S.F. for area over 20,000 S.F.
Park	4/ acre plus 2/ playground plus 5/ shelter plus 20/sports field
Recreation: fitness club, gymnasium, dance and martial arts studio, without fixed seating	1/ 200 S.F.
Residential facility, group home	0.5/ bedroom plus 2
Retail store: general, department, hardware, discount, drug; shopping center; pawn shop; wireless store	1/ 200 S.F. for area less than 2,000 S.F. plus 1/ 300 SF for area over 2,000 S.F. but less than 100,000 S.F. plus 1/ 1,000 S.F. for area over 100,000 S.F.
Retail store: specialized, boutique	1 plus 1/ 500 S.F.
Service establishment: laundry, repair, dry-cleaning, rental, phot studio, etc.	1/ 500 S.F. plus 1
Service establishment (labor intensive): glazing shop, take out only restaurant, bridal shop, etc.	1/ 500 S.F. plus 3
School: Elementary or junior high, private or public	1.5/ classroom or 1/ 20 students or 1/ 4 seats in the largest auditorium, whichever is greater
School: Senior high, public or private	10/ classroom or 1/ 3 students or 1/ 4 seats in the largest auditorium or gymnasium, whichever is greater
School: post-secondary, professional or	

business (educational buildings)	15/ classroom
Short-term rental	1/ bedroom minus 1, but not fewer than 2
Skating rink	25
Swimming pool	1/ 200 S.F. of lap pool area plus 1/ 500 S.F. of kids pool area plus 1/ employee
Terminal, passenger-bus, train, airline	1/ 200 S.F.
Veterinary clinic	1/ 500 S.F.
Rental storage units	1/ 4 units plus 1 plus as required for office if applicable
Wholesale sales and warehouse	1/ 2,000 S.F.

Table footnotes:

- (a) Continuous benches and pews shall be assumed to allow one person per 22 inches of length.
- (b) Rental storage units parking spaces located in front of storage units do not require painted line identification and independent access.
- (c) When parking requirements are determined by employee counts, such calculation shall be based on the maximum number of employees on the premises at any one time; when parking requirements are determined by student or participant count, such calculations shall be based on the maximum design or licensed capacity.
- (d) Parking spaces for all outside sales lots and other outside uses shall be calculated separately based on this table in addition to building parking requirements.
- (e) The number of required parking spaces for parks, sports fields, churches, and stadiums may be reduced by 20 percent if gravel or grassy overflow space, adequate to compensate for reduced parking, is provided and all landscaping section requirements are met without considering overflow space.
- (f) In all industrial zoning districts, the city may allow a reduction in the number of required parking spaces for industrial uses when the owner can demonstrate, in documented form, a required need less than prescribed by the ordinance . The city may require the additional land that is necessary to meet the required parking standard to be placed in reserve for parking development should the use change or parking provided be determined inadequate. If at any time the city determines parking to be inadequate, the city may require construction of any or all of the additional parking held in reserve.
- (g) Buildings or building areas where an accessory storage constitutes more than 30 percent of the use area shall be considered mixed uses and parking calculations shall be based on mixed use requirements.
- (h) Buildings where an auxiliary use serving the main use constitutes more than 20 percent of building human occupancy or building area and people not using the rest of the facility are allowed to be present shall be considered mixed use buildings and parking calculations shall be based on mixed use requirements except only 90 percent

of parking spaces required for auxiliary uses shall be provided.

- (i) If calculated number of parking spaces is less than five, an accessible space shall be provided in addition to those spaces.

(Ord. No. 686, § 1, 6-10-2014)

AFTER AMENDMENT

Section 86-230 Required Number Of Spaces

Off-street parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided for each use. For mixed use buildings, the required number of parking spaces shall be calculated separately for each area use and then added up. Unless otherwise noted, required off-street parking noted as a S.F. (square foot) ratio is to be applied to the gross building area for each use. The minimum number of off-street parking spaces for each use is listed in table 86-230. ~~The number of provided parking spaces shall not exceed the minimum number by more than ten percent.~~

Apartment (more than 4 units)	1/ efficiency or one bedroom unit plus 2/ two or more bedroom unit plus 1/ 4 units for visitors
Assisted and congregate living facility	0.5/ unit plus 1
Art gallery, museum	1/ 500 S.F.
Assembly or auditorium with fixed seats, theatre	1/ 4 seats
Assembly without fixed seats not listed anywhere else, arcade	1/ 100 S.F.
Auction house	1/ 100 S.F. or 1/ 4 fixed seats, whichever is greater
Bank	1/ 300 S.F.
Baseball, soccer, football field, arena or stadium	1/ 4 seats plus 20/ field (court, rink, etc.) plus 1 oversize space/field (court, field, etc.)
Beauty salon, barber shop, massage or tattoo parlor, tanning salons	2/ service station or bed
Bed and breakfast	1/ guest bedroom plus 2
Boarding or lodging house	1/ rented bed plus 2
Boat, ATV, RV sales and service	1/ 1,000 S.F. plus as required for outside sales lot
Bowling alley	4/ alley plus 2
Car wash	2

Church	1/ 5 seats in largest auditorium
Clinic, medical, dental, etc., doctor or chiropractic office	1/ 250 S.F.
Convenience store	1/ 200 S.F. plus 1 plus 1 oversize space plus as required for fuel station if applicable
Corrections facility, jail	1/ 10 beds plus 1/ employee
Court, tennis or racquetball, without fixed seating	2/ court plus 1
Dance hall	1/ 50 S.F.
Day care	1/ classroom plus 1/ 10 participants
Dwellings, one to four units	2/ dwelling plus one for each roomer or boarder <u>or each tenant beyond four for units not rented to a single family</u>
Drinking or dining establishment, sit down or buffet restaurant, bar	1/ 50 S.F. of seating area , plus 1/ 100 S.F. of kitchen and storage area
Dining establishment: fast food restaurant	1/ 75 S.F. of seating area , plus 1/ 100 S.F. of kitchen and storage area
Farm implement, industrial equipment, and truck sales and service	1/ 1,000 S.F. plus 50% of required for outside sales lot
Fraternity or sorority house, dorm	1 / bedroom plus 1/ 4 bedrooms for visitors
Funeral home	1/ 100 S.F. or 1/ 4 fixed seats in largest parlor, whichever is greater
Furniture, large appliances, spas, building materials, garden supplies sales, retail greenhouse	1/ 500 S.F. for area less than 20,000 S.F. plus 1/ 1,000 S.F. for area over 20,000 S.F.
Golf course	4/ green plus 1/ 200 S.F. of clubhouse
Grocery, food, and beverage sales	1/ 200 S.F. plus 1 oversize space/ 30,000 S.F.
Golf, miniature course	2/ hole plus 1
Golf, driving range	2/ tee plus 1
Hospital	1/ 2 beds plus 1/ employee
Kennel	1/ 10 kennels plus 1/ employee
Library	1/ 500 S.F. plus 1/ employee
Manufactured home park	2/ home plus as required for office building
Manufacturing, fabricating, processing or printing plants	1/ 800 S.F.

Motor vehicle fuel station	1 plus as required for convenience store if applicable
Motor vehicle sales	1/ 500 S.F. plus as required for outside sales lot
Motor vehicle repair	1 3/ service stall plus 1 2
Motor vehicle garage (commercial)	1/ stall plus 1
Motel or hotel	2 plus 1/ room plus 1 oversize space/ 30 rooms
Nursing or rest home, memory care	1/ 6 beds plus 1/ employee
Office: business (data processing center, call center, radio and TV station, etc.)	1/ 200 S.F.
Office: professional (insurance, accountant, travel agent, etc.), public (city, county) or industrial/contractor	1/ 300 S.F.
Outside sales lot	1/ 5,000 S.F. for area less than 20,000 S.F. plus 1/ 10,000 S.F. for area over 20,000 S.F.
Park	4/ acre plus 2/ playground plus 5/ shelter plus 20/sports field
Recreation: fitness club, gymnasium, dance and martial arts studio, without fixed seating	1/ 200 S.F.
Residential facility, group home	0.5/ bedroom plus 2
Retail store: general, department, hardware, discount, drug; shopping center; pawn shop; wireless store	1/ 200 S.F. for area less than 2,000 S.F. plus 1/ 300 SF for area over 2,000 S.F. but less than 100,000 S.F. plus 1/ 1,000 S.F. for area over 100,000 S.F.
Retail store: specialized, boutique	1 plus 1/ 500 S.F.
Service establishment: laundry, repair, dry-cleaning, rental, phot studio, etc.	1/ 500 S.F. plus 1
Service establishment (labor intensive): glazing shop, take out only restaurant, bridal shop, etc.	1/ 500 S.F. plus 3
School: Elementary or junior high, private or public	1.5/ classroom or 1/ 20 students or 1/ 4 seats in the largest auditorium, whichever is greater
School: Senior high, public or private	10/ classroom or 1/ 3 students or 1/ 4 seats in the largest auditorium or gymnasium, whichever is greater
School: post-secondary, professional or business (educational buildings)	15/ classroom
Short-term rental	1/ bedroom minus 1, but not fewer than 2

Skating rink	25
Swimming pool	1/ 200 S.F. of lap pool area plus 1/ 500 S.F. of kids pool area plus 1/ employee
Terminal, passenger-bus, train, airline	1/ 200 S.F.
Veterinary clinic	1/ 500 S.F.
Rental storage units	1/ 4 units plus 1 plus as required for office if applicable
Wholesale sales and warehouse	1/ 2,000 S.F.

Table footnotes:

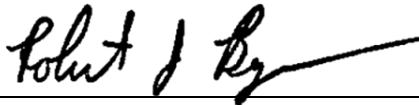
- (a) Continuous benches and pews shall be assumed to allow one person per 22 inches of length.
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- (i) If calculated number of parking spaces is less than five, an accessible space shall be provided in addition to those spaces.

(Ord. No. 686, § 1, 6-10-2014)

PASSED AND ADOPTED BY THE CITY OF MARSHALL COMMON COUNCIL .

Presiding Officer

Attest



Robert Byrnes, Mayor, City of
Marshall



Steven Anderson, City Clerk, City of
Marshall