

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

ORDINANCE NO. 365-23

AN ORDINANCE REPEALING & REPLACING CITY CODE SECTION 66-862, STALL, AISLE & DRIVEWAY DESIGN, IN ITS ENTIRETY

The North Branch City Council hereby ordains as follows:

Section 1. Rename

City Code Section §66-862 is hereby renamed **Parking Areas and Driveways**.

Section 1. Repeal and Replace

City Code Section §66-862 is hereby amended by deleting the entirety of said Section and replacing the same with the following underlined language.

§66-862 Parking Areas and Driveways

(a) Parking Areas

- (1) Except in the case of single-family, two-family and two-unit townhouses, parking areas shall be designed so that circulation between parking aisles or driveways occurs within the designated parking lot and does not depend upon a public street or alley, and such design does not require backing into the public street.
- (2) Except in the case of single-family, two-family and two-unit townhouses, parking areas shall comply with the following minimum standards:

<u>Angle of Parking</u>	<u>Stall Width</u>	<u>Stall Depth</u>	<u>Minimum Driveway Width</u>
<u>0 (Along Curb)</u>	<u>9</u>	<u>22</u>	<u>12</u>
<u>30</u>	<u>9</u>	<u>17</u>	<u>11</u>
<u>45</u>	<u>9</u>	<u>20</u>	<u>13</u>
<u>60</u>	<u>9</u>	<u>21</u>	<u>18</u>
<u>90</u>	<u>9</u>	<u>19</u>	<u>24</u>

- (3) All parking spaces shall be served by access aisle or driveway connections to a public right-of-way.
- (4) Parking areas shall have driveways and drive aisles marked as one-way, unless approved by the Planning Director.

- (5) No portion of any parking area nor any portion of a parked vehicle shall be permitted within five (5) feet of a private property line.
- (6) All public and commercial parking areas shall contain at a minimum one (1) handicap parking space of 12 feet wide. Parking areas in excess of 50 spaces shall contain at least one (1) handicap parking area for every 50 spaces. Handicap parking spaces shall be identified with the appropriate signage and be as near as practical to the building entrance.
- (7) Parking areas and drive aisles shall meet the following minimum setbacks from the front property line:
 - a. Commercial - 10 feet;
 - b. Industrial - 10 feet;
 - c. Multi-family residential - 20 feet.

(b) Driveways

- (1) No curb cut access shall be located less than 40 feet from the intersection of two or more street right-of-ways for residential uses and 60 feet for commercial and industrial areas. This distance of the intersection shall be measured from the curbline of the two intersecting roadways adjacent to the property.
- (2) Curb cut openings shall be a minimum of five (5) feet from the side property line.
- (3) All property shall be entitled to at least one (1) curb cut or driveway.
- (4) Additional Driveways.
 - a. Agricultural Property. Property used for farm or agricultural-related land uses may have more than one (1) driveway. Additional curb cut(s) or driveway(s), if allowed, shall require review plan design and approval by the City Public Works Director or designee.
 - b. Residential Property. Properties zoned RR and R1 may have up to one (1) additional driveway, if the property is a in excess of 100 feet in width or a corner lot. If a corner lot, the additional driveway must connect to a detached accessory structure.
 - c. Public, Multi-Family Residential, Commercial and Industrial Property. Public, commercial and industrial properties may have additional curb cuts and driveways to accommodate traffic, allow for improved vehicle circulation, and provide access for emergency vehicles.
 - d. Prohibitions. No additional driveway or curb cut shall be permitted on roadways classified as Minor Collectors or greater, or local streets as identified by the City due to their current or planned functional use. Property

owners may not seek a Variance to increase the total number of driveways as permitted by this Section.

(5) All primary entrance drives and driveways shall have a maximum width of 40 feet. Additional entrance drives and driveways, if allowed, shall have a maximum width of 24 feet. Maximum width is measured at right-of-way line.

(6) Driveway Permit Required.

- a. No person shall construct, reconstruct or extend a driveway or private street to intersect with a public street without first obtaining a permit from the City. The application for a Driveway Permit may require a site plan and construction drawings with specifications for the work. The application shall be accompanied by the fee and escrow, as set forth by the City fee schedule.
- b. Issuance of Permit. The City shall issue a Driveway Permit upon finding the work complies with the requirements of this Chapter.
- c. Performance Standards. All work shall be completed according to this Chapter and the City's adopted Street and Utility Design Guideline Standards.
- d. Final Inspection. Upon completion of the work the permit holder shall notify the City and request final inspection to obtain City approval of the improvements.

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Robert Canada, Councilmember/Acting Mayor

SECONDER: Kevin Schieber, Mayor

AYES: Schieber, Canada, Miles, Neider, Schaps

Passed and adopted this 10th day of October 2023

CITY OF NORTH BRANCH



BY: Kevin Schieber
Kevin Schieber, Mayor

ATTEST: Rena Fry
Rena Fry, City Administrator