



Parking Lot Requirements

Pine City Development (Zoning) Ordinance

Section 10.400.0315. Parking Plan and Requirements.

All site plans shall be accompanied by a site plan drawn to scale and dimensioned indicating the location of all off-street parking and loading spaces in compliance with the requirements of this Section. Such plan shall be reviewed by the Planning Commission and approved by the City Council, in accordance to the criteria developed in this Section. The site plan should include at least the following:

- A. Delineation of individual parking and loading spaces by adequate striping.
- B. Circulation area necessary to serve spaces.
- C. Access to streets and property to be served.
- D. Curb cuts.
- E. Dimensions, continuity, and substance of required screening.
- F. Grading, drainage, surfacing, and subgrading details.
- G. Delineation of obstacles to parking and circulation in finished parking area.
- H. Specification as to signs and bumper guards.
- I. Sidewalks, Curbs and Gutters.
- J. Landscaping and screening.
- K. Lighting. Other pertinent details.
- L. Zoning, setback, and statement of use.
- M. North point and scale.
- N. All adjacent streets and public and private improvements within two hundred (200) feet.
- O. Critical dimensions indicating setback and parking lot design layout.

Section 10.400.0320. Design Requirements.

Upon review by the Planning Commission and approval by the City Council, the plan for off-street parking shall meet the following site design standards:

- A. *Surfacing.* All areas devoted for parking space and driveways shall be surfaced with either concrete or asphaltic material or other materials as determined by the Planning Commission and City Council.
- B. *Drainage.* All off-street parking areas shall be drained so as to prevent drainage onto abutting properties.
- C. *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from abutting property and public right-of-way.
- D. *Signs.* No sign shall be so located as to restrict the sight, orderly operation, and traffic movement within any parking area.
- E. *Screening.* All parking lots shall be screened in accordance with Section 10.400.0700 Buffer Yards.

City of Pine City – Community Development Department

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- F. *Design Standards.* The parking area shall meet the minimum design standards, and number of stalls required within this Section. The minimum number of required stalls and handicap accessible stalls based upon land use is specified in Appendix C.
- G. *Setback.* Unless otherwise provided, all required parking spaces or maneuvering areas may be located in a required front yard, side yard, or rear yard providing that a ten (10) foot setback be maintained from any property line or buffer yard.
- H. *Striping Required.* All parking lots shall be delineated by pavement striping and shall meet minimal parking sizes as shown in Section 10.400.320:l (below).
- I. *Minimum Parking Space Dimensions.* The minimum parking space dimensions shall be as follows:

Angle of Parking	Minimum Stall Width (in feet)	Minimum Stall Depth (in feet)	Minimum Driveway Width (in feet)
0 degrees (along curb)	10	22 ^a .	12 ^b .
30 degrees	10	19	11
45 degrees	10	21	13.5
60 degrees	10	22	18.5
90 degrees	10	19	25

^a. Parallel parking.

^b. If adjacent to angle parking, use largest width.

Exception.

In parking areas containing ten (10) or more parking spaces, up to twenty-percent (20%) of the parking spaces need only contain a rectangular area of seven and one-half (7 ½) feet by fifteen (15) feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.

- J. *Access/Egress.* No entrance or exit for any off-street parking area with over four (4) parking spaces nor any loading berth shall be located within seventy-five (75) feet of the intersection of any two (2) street right of way lines.
- K. *Lighting.* All lighting fixtures shall comply with Section 10.400.0500 Exterior Lighting Standards
- L. *Cross Access Easements.* Such drives shall be required between all non-residentially zoned properties. Cross access drives shall be constructed upon the finalization of easements between two abutting properties.
- M. *Curb Cuts.* All properties shall be entitled to at least one (1) curb cut. Single family uses shall be limited to one (1) curb cut or access per property to a minor or local street only, unless no such street is available for access.

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