

**PARKING/LOADING AREA DESIGN AND MAINTENANCE REQUIREMENTS**

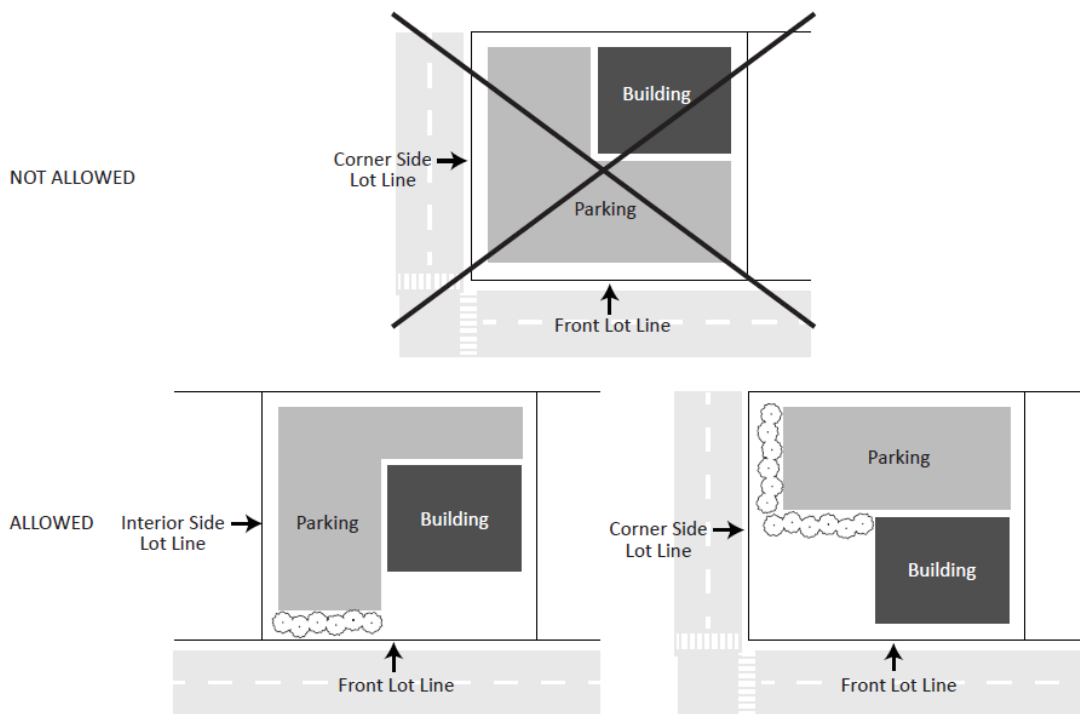
**555.210. Surface parking restrictions.**

- (a) *Surface parking maximum.* A zoning lot shall contain a maximum of one hundred (100) vehicle parking spaces in a surface parking lot. The one hundred (100) space limit is also applicable to vehicle trailers, including commercial, farm, recreational, semi-truck, and utility trailers.
- (b) *Limit on surface parking street frontage.* In the commercial mixed-use and downtown districts, surface parking lots shall be limited to not more than forty (40) feet of street frontage on any zoning lot, excluding any required landscaping and screening. On zoning lots adjacent to multiple streets, the limit shall apply to each individual street frontage.

**550.60. Parking location.**

- (a) *In general.* Except as otherwise allowed in the zoning ordinance, on-site surface parking facilities shall not be located between a principal structure and a front or corner side lot line as shown in Figure 550-1, Surface Parking Location.
- (b) *Existing parking facilities.* Where on-site parking exists between a principal structure and a front or corner side lot line, the zoning administrator may allow the reconfiguration of the parking area, subject to compliance with all other applicable regulations and provided the number of spaces between the building and front or corner side lot line does not increase by more than ten (10) percent.

**Figure 550-1 Surface Parking Location**



For reasonable accommodations or alternative formats please contact 311 at 612-673-3000. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

## **ARTICLE VII. PARKING AREA DESIGN AND MAINTENANCE**

**555.600. Submission of parking plan.** Any application for a building permit or zoning certificate requiring or including the provision of off-street parking shall include a parking plan. Said plan shall be drawn to scale and fully dimensioned, showing parking facilities to be provided in compliance with this zoning ordinance and all other applicable regulations.

**555.610. Access to parking spaces.** Each off-street parking space shall open directly to an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking spaces. Parking aisles shall conform to Table 555-6, Minimum Parking Space and Aisle Dimensions, except for the following:

- (1) Where the parking is accessory to single-, two-, or three-family dwellings or a cluster development.
- (2) Tandem parking spaces for residential uses.

**555.620. Access to gasoline pump islands.** Each end of a gasoline pump island shall open directly to a parking aisle with a dimension equal to or greater than that required for a ninety (90) degree parking space.

### **555.630. Maneuvering area.**

(a) *In general.* All maneuvers associated with parking shall occur in the off-street parking area. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.

(b) *Exceptions.* Maneuvers associated with parking may occur in an alley in the following situations:

- (1) Where the parking area is accessory to a single-, two-, or three-family dwellings, or a cluster development.
- (2) Where the parking area is accessory to all other uses provided the following conditions are met:
  - a. No more than three (3) parking spaces utilize the alley for maneuvering.
  - b. The parking spaces are located a minimum of seventeen (17) feet from the property line on the opposite side of the alley.
  - c. One hundred (100) percent of the parking spaces that use an alley for maneuvering shall comply with the minimum dimensions for standard spaces.

**555.640. Surfacing.** All open off-street parking areas, all driveways leading to such parking areas, and all other areas upon which motor vehicles may be located, shall be surfaced with a dustless all-weather hard surface material capable of carrying a wheel load of four thousand (4,000) pounds. In addition, all driveways in commercial mixed-use, transportation, and production districts leading to areas other than off-street parking areas shall be surfaced with a dustless all-weather hard surface material capable of carrying a wheel load of four thousand (4,000) pounds for a minimum of twenty (20) feet from the curb line. Acceptable surfacing materials shall include asphalt, concrete, brick, cement pavers or similar material installed and maintained per industry standards. Pervious pavement or pervious pavement systems are allowed subject to the provisions of this chapter.

### **555.650. Pervious pavement or pervious pavement systems.**

(a) *In general.* Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

- (1) All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. For parking lots of ten (10) spaces or more documentation that verifies appropriate soils and site conditions shall be provided.

- (2) All materials shall be maintained per industry and city standards. Areas damaged by snow plows or other vehicles shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
  - (3) Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
  - (4) Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.
  - (5) Pervious pavement or pervious pavement systems, except for pervious asphalt, pervious concrete, or modular pavers shall not be used for drive aisles or driveways.
  - (6) Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
  - (7) Pervious pavement or pervious pavement systems that utilize gravel with overlaid or embedded mesh or geocells shall be limited to production districts and shall not be used for drive aisles or driveways, except as otherwise allowed by this chapter, and in no case shall be used for drive aisles or driveways less than a minimum of twenty (20) feet from the curbline.
  - (8) Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
  - (9) Pervious pavement or pervious pavement systems shall not count as required landscaping except as allowed by alternative compliance as a part of Chapter 550, Article V, Site Plan Review.
  - (10) Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
  - (11) Parking areas shall have the parking spaces marked as required by this chapter except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.
- (b) *Off-street parking areas and driveways accessory to single-, two-, and three-family dwellings.* Notwithstanding the provisions of subdivision (a), off-street parking areas and driveways accessory to a single-family dwelling may be surfaced with pervious paving systems that utilize gravel installed and maintained per industry standards. Off-street parking areas and driveways accessory to single-, two-, or three-family dwellings may be surfaced with pervious paving systems that utilize turf with plastic geocells or open-celled paving grids installed and maintained per industry standards and designed so that the parking of vehicles does not kill the turf.
- (c) *Ribbon driveways.* Ribbon driveways that consist of two (2) wheel tracks with a turf median are allowed accessory to single-, two-, and three-family dwellings. Each wheel track shall be surfaced in compliance with the requirements of this chapter and shall be at least three and one-half (3.5) feet in width. The width of the driveway as measured from the outside edges of each wheel track shall not be less than minimum driveway width requirements of this chapter. The median shall not exceed three (3) feet in width.

**555.660. Drainage.** Parking areas of four (4) spaces or larger shall be properly sloped for drainage as approved by the city engineer. On-site retention and filtration of stormwater shall be provided where practical. Water from the parking area shall not drain across a public walkway.

**555.670. Marking of parking spaces.** All parking areas containing four (4) or more parking spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement, using paint or other marking devices approved by the city engineer. Such markings shall conform to the approved parking plan and shall be maintained in a clearly legible condition.

**555.680. Size.**

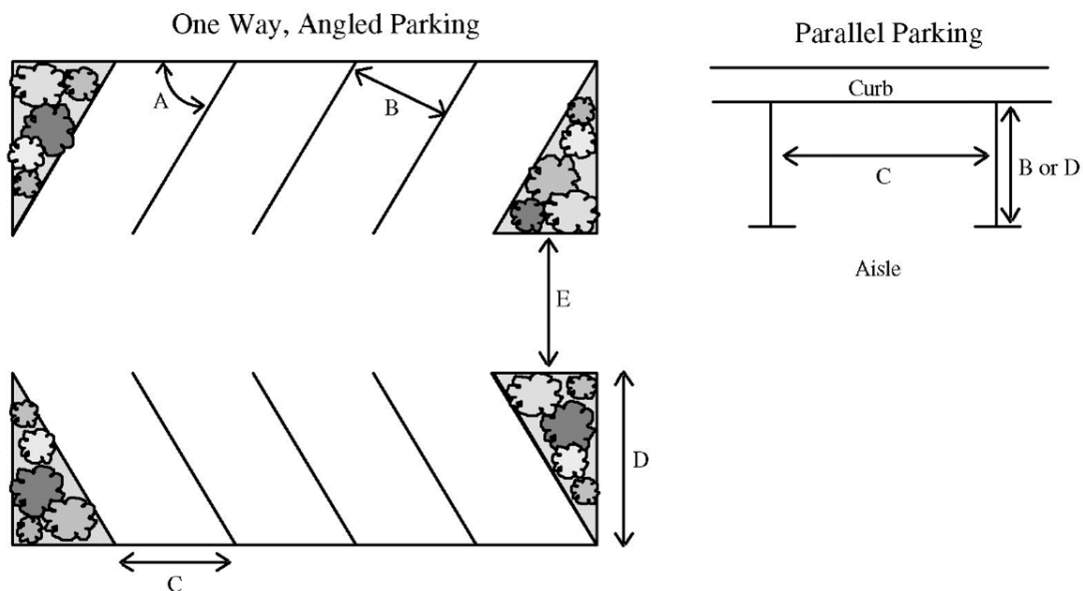
- (a) *In general.* The minimum dimensions for off-street parking spaces are stated in Table 555-6, Minimum Parking Space and Aisle Dimensions, and Figure 555-1, Parking Dimension Diagram, and defined in feet and inches. At least twenty-five (25) percent of the provided parking spaces shall comply with the minimum dimensions for standard spaces. The remaining spaces shall comply with the minimum dimensions for compact spaces. Compact spaces shall be clearly labeled as such. These minimum dimensions are exclusive of access drives or aisles, ramps, or columns.
- (b) *Vertical clearance.* All required parking spaces shall have a vertical clearance of at least six (6) feet, six (6) inches except where the building code requires greater vertical clearance.

**Table 555-6 Minimum Parking Space and Aisle Dimensions**

Angle (A)	Type	Width (B)	Curb Length (C)	Stall Depth (D)	1 Way Aisle Width (E)	2 Way Aisle Width (E)
0 (Parallel)	Standard	8' 6"	21'	8' 6"	12'	22'
45	Standard	8' 6"	12'	18' 9"	12'	22'
	Compact	8'	11' 4"	16' 3"	12'	22'
60	Standard	8' 6"	9' 10"	19' 10"	18'	22'
	Compact	8'	9' 3"	17' 0"	18'	22'
90	Standard	8' 6"	8' 6"	18'	20'	22'
	Compact	8'	8' 0"	15'	20'	22'

Note: Letters A, B, C, D, and E are displayed in Figure 555-1 Parking Dimension Diagram below.

**Figure 555-1 Parking Dimension Diagram**



**555.690. Lighting.** Any lighting used to illuminate off-street parking areas shall be shielded and arranged in such a way as to comply with the performance standards of Chapter 550, Article XVII, General Performance Standards. A light source that maintains a minimum level of security and provides for transition into covered parking areas

shall be provided, as approved by the city engineer, except when accessory to single-, two-, and three-family dwellings and cluster developments.

**555.700. Signs.** Signs accessory to parking areas shall be provided as set forth in Chapter 560, Signs.

**555.710. Landscaping, screening, and curbing.** Parking lots of four (4) spaces or more shall be subject to the landscaping, screening, and curbing requirements as specified in Chapter 550, Article V, Site Plan Review.

**555.720. General maintenance.** Parking areas and driveways shall be kept free of dirt, dust, debris and waste. In winter months, parking areas shall be cleared of snow within a reasonable time.

**555.730. Snow storage.** Pedestrian paths, bicycle parking, driveways, access aisles and landscaping shall not be used for the purpose of snow storage.

**555.740. Stacking spaces.**

(a) *Number required for drive-through facilities.* A car wash or any establishment with a drive-through facility shall provide a minimum number of stacking spaces for each washing line or drive-through station as specified in Table 555-7, Minimum Stacking Spaces. For purposes of Table 555-7, Minimum Stacking Spaces, "ft." shall mean feet.

**Table 555-7 Minimum Stacking Spaces**

<i>Use</i>	<i>Minimum spaces</i>	<i>Measured from</i>
Bank teller lane	4	Teller or window
Automated teller machine	3	Teller
Restaurant or coffee shop drive-through	4	Pick-up window
Car wash	2 per 20 ft. of washing line or area for principal use car wash; 1 per 20 ft. of washing line or area for accessory use car wash	Entrance
Pharmacy	3	Pick-up window
Other	As determined by the zoning administrator	

(b) *Dimensions.* Each lane of stacking spaces shall be a minimum of eight (8) feet in width and shall be delineated with pavement markings or curbing. Each stacking space shall be a minimum of eighteen (18) feet in length, however, individual spaces within the lane shall not be delineated with pavement markings.

(c) *No conflict of use.* Stacking lanes shall not be located within required driveways, internal circulation driveways, loading areas, or parking aisles, and shall not interfere with access to parking and ingress and egress from a public street.

(d) *Pedestrian access to facility.* The principal pedestrian access to the entrance of the facility from a public street or sidewalk shall not cross the stacking lane.

**555.750. Accessible parking.** Accessible parking spaces shall be provided as required by the Minnesota State Building Code. All accessible parking spaces shall comply with the minimum stall depth requirements for standard spaces in Table 555-6, Minimum Parking Space and Aisle Dimensions.

**ARTICLE XII. LOADING AREA DESIGN AND MAINTENANCE**

**555.1200. Submission of loading plan.** Any application for a building permit or zoning certificate requiring or including the provision of loading areas shall include a loading plan. Said plan shall be drawn to scale and fully dimensioned, showing any loading facilities to be provided in compliance with this zoning ordinance and all other applicable regulations.

**555.1210. Maneuvering area.** To the extent practical, all maneuvers associated with loading shall occur in the off-street loading area.

**555.1220. Surfacing.**

- (a) *Urban neighborhood and residential mixed-use districts.* All open off-street loading spaces shall be surfaced with a dustless all-weather material capable of carrying a wheel load of ten thousand (10,000) pounds.
- (b) *All other districts.* All open off-street loading spaces shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds. Where loading spaces are located in commercial mixed-use or production yard areas such as building material sales yards, scrap/salvage yards, metal milling facilities, contractor's yards, and other similar uses, the driveway leading to such area shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds for a minimum of twenty (20) feet from the curb line.

**555.1230. Drainage.** Loading area surfaces shall be properly sloped for drainage as approved by the city engineer. On-site retention and filtration of stormwater shall be provided where practical. Water from the loading area shall not drain across a public walkway.

**555.1240. Size.**

- (a) *In general.* Required off-street loading spaces shall be at least ten (10) feet in width by at least twenty-five (25) feet in length for small spaces, and at least twelve (12) feet in width by at least fifty (50) feet in length for large spaces, exclusive of aisle and maneuvering space.
- (b) *Vertical clearance.* All loading areas, except those required for residential uses, shall have a vertical clearance of at least fourteen (14) feet, provided that twelve (12) feet, nine (9) inches of vertical clearance shall be permitted in the portion of the loading area when the truck is entirely within the building and off any ramps.

**555.1250. Lighting.** Any lighting used to illuminate loading areas shall be shielded and arranged in such a way as to comply with the performance standards of Chapter 550, Article XVII, General Performance Standards. A light source that maintains a minimum level of security and provides for transition into covered loading facilities shall be provided, as approved by the city engineer, except when accessory to single-, two-, and three-family dwellings and cluster developments.

**555.1260. Landscaping and screening.** Loading areas shall be landscaped and screened as specified in Chapter 550, Article V, Site Plan Review.

**555.1270. General maintenance.** Loading areas shall be kept free of dirt, dust, debris, and waste. In winter months, required loading areas shall be cleared of snow within a reasonable time.

**555.1280. Snow storage.** Pedestrian paths, bicycle parking, driveways, access aisles, and landscaping shall not be used for the purpose of snow storage.

**ARTICLE V. ACCESS TO PARKING AND LOADING**

**555.400. Required plan approval.** Plans for any use requiring movement of vehicles across public walks, public bicycle facilities, or access through a public alley or street shall be referred to the city engineer for review before any permits are issued. The city engineer shall consider, but not be limited to, the following factors when determining whether to approve the proposed plan:

- (1) In general, the number of curb cuts shall be minimized to prioritize pedestrian, bicycle, and transit user and other traffic safety, and the objectives of this ordinance. Before a new curb cut is authorized, other available access to and from the site and access points needed for the proper functioning of the use shall be considered. Curb cuts shall not be located on a primary frontage unless an alternative access point is impractical. For existing development, the consolidation of curb cuts is encouraged.
- (2) Where a residential use is served by an alley, direct access to the street through a curb cut shall be discouraged. Direct access to the street through a curb cut shall not be allowed where an alley serves a single-, two-, or three-family dwelling.
- (3) The use shall not substantially impede the safe and efficient movement of pedestrian, bicycle, transit, and other traffic.

- (4) The space allocated to the use shall be adequate to keep vehicles clear of sidewalks, alleys, and similar areas.
- (5) The location of driveways relative to other existing uses is such that street traffic shall not be seriously disrupted and no unnecessary hazards shall be established for pedestrians, cyclists, or transit users. In no instance shall a driveway be allowed on a limited access roadway ramp or combined limited access roadway ramp frontage road.

**555.410. Specific district regulations for access to parking and loading.**

- (a) *Urban neighborhood and RM1 Districts.* No driveway or curb cut in an urban neighborhood district or the RM1 District shall exceed a width of twenty (20) feet, nor be narrower than ten (10) feet, except that driveways accessory to a single-, two-, or three-family dwelling shall not be narrower than eight (8) feet.
- (b) *RM2 and RM3 Districts.* No driveway or curb cut in the RM2 or RM3 District shall exceed a width of twenty-five (25) feet, nor be narrower than twelve (12) feet.
- (c) *All other districts.* No driveway or curb cut in a district other than an urban neighborhood or residential mixed-use district shall exceed a width of twenty-five (25) feet except where determined necessary by the city engineer, but not to exceed thirty-five (35) feet, nor be narrower than a width of twelve (12) feet.

## **APPLICABLE LIGHTING REQUIREMENTS**

**550.2230. Lighting.**

- (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
- (b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:
  - (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (½) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
  - (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
  - (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
  - (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
  - (5) Lighting of building façades or roofs shall be located, aimed and shielded so that light is directed only onto the façade or roof.
- (c) *Exceptions.* The uses listed below shall be exempt from the provisions of this section as follows:
  - (1) Publicly controlled or maintained street lighting and warning, emergency or traffic signals shall be exempt from the requirements of this section.
  - (2) Athletic fields, amphitheatres and outdoor recreation facilities serving or operated by an institutional or civic use that otherwise meet all of the requirements of this zoning ordinance shall be exempt from the requirements of sections (b)(1), (b)(2), and (b)(3) between the hours of 7:00 a.m. and 10:00 p.m., because of their unique requirements for nighttime visibility and limited hours of operations.

## APPLICABLE LANDSCAPING, SCREENING AND CURBING REQUIREMENTS

### 550.690. Parking and loading landscaping and screening.

- (a) *In general.* Parking and loading facilities, and all other areas upon which motor vehicles may be located, including but not limited to drive-through facilities, pump island service areas and stacking spaces, shall comply with the standards of this chapter and the applicable regulations of this zoning ordinance. Where this section requires a landscaped yard, such yard shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed.
- (b) *Parking and loading fronting along a public street, public sidewalk or public pathway.* Parking and loading facilities, and all other areas upon which motor vehicles may be located fronting along a public street, public sidewalk or public pathway shall comply with the following standards:
- (1) A landscaped yard at least seven (7) feet wide shall be provided along the public street, sidewalk or pathway, except where a greater yard is required. If a parking facility contains over one hundred (100) parking spaces, the minimum required landscaped yard shall be increased to nine (9) feet in width.
  - (2) Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided, except that where areas are devoted principally to the parking or loading of trucks or commercial vehicles of more than fifteen thousand (15,000) pounds screening six (6) feet in height and not less than sixty (60) percent opaque shall be required.
  - (3) Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage.
- (c) *Parking and loading abutting or across an alley from an urban neighborhood or residential mixed-use district, or any permitted or conditional residential use.* Parking and loading facilities and all other areas upon which motor vehicles may be located that abut or are across an alley from an urban neighborhood or residential mixed-use district or a permitted or conditional residential use shall comply with the following standards:
- (1) A landscaped yard at least seven (7) feet wide shall be provided along the property line or alley, except where a greater yard is required. If a parking facility contains over one hundred (100) parking spaces, the minimum required landscaped yard shall be increased to nine (9) feet in width.
  - (2) Screening at least ninety-five (95) percent opaque shall be provided as specified in section 550.680(b).
- (d) *Interior landscaping of parking lots.* The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- (e) *Distance to trees.* In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.

**550.750. Concrete curbs and wheel stops.** All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.

# APPLICABLE BUILDING CODE REQUIREMENTS

## MINNESOTA STATE BUILDING CODE

### Section 1106 Parking and passenger loading facilities

**1106.1 Required.** Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

**Exception:** This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone.

**TABLE 1106.1**

**ACCESSIBLE PARKING SPACES**

Total Parking spaces provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

**1106.2 Groups I-1, R-1, R-2, R-3 and R-4.** Accessible parking spaces shall be provided in Group I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

1. In Group R-2, R-3 and R-4 occupancies that are required to have Accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.
2. In Group I-1 and R-1 occupancies, accessible parking shall be provided in accordance with Table 1106.1.
3. Where at least one parking space is provided for each dwelling unit or sleeping unit, at least one accessible parking space shall be provided for each Accessible and Type A unit.
4. Where parking is provided within or beneath a building, accessible parking spaces shall be provided within or beneath the building.

**1106.3 Hospital outpatient facilities.** At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.

**1106.4 Rehabilitation facilities and outpatient physical therapy facilities.** At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be accessible.

**1160.5 Van spaces.** For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. **Exception:** In Group U private garages that serve Group R-2 and R-3 occupancies, van-accessible spaces shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2134 mm).

**1106.6 Location.** Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

**Exceptions:**

1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

**1106.7 Passenger loading zones.** Passenger loading zones shall be accessible.

**1106.7.1 Continuous loading zones.** Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet (30.4 m) maximum of loading zone space shall be accessible.

**1106.7.2 Medical facilities.** A passenger loading zone shall be provided at an accessible entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

**1106.7.3 Valet parking.** A passenger loading zone shall be provided at valet parking services.

## MINNESOTA STATE ACCESSIBILITY CODE

### 1341.0502 SECTION 502, PARKING SPACES.

**502.1 General.** Accessible car and van parking spaces shall comply with Section 502.

**502.2 Vehicle Space Size.** Car and van parking spaces shall be 96 inches (2440 mm) minimum in width.

**502.3 Vehicle space marking.** Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

**Exception:** Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

**502.4 Access Aisle.** Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

**502.4.1 Location.** Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

**502.4.2 Width.** Access aisles serving car and van parking spaces shall be 96 inches (2440 mm) minimum in width.

**502.4.3 Length.** Access aisles shall extend the full length of the parking spaces they serve.

**502.4.4 Marking.** Access aisles shall be marked with the designation "no parking." The "no parking" designation shall be provided on a sign centered at the head end of the access aisle a maximum of 96 inches (2440 mm) from the head of the access aisle, and be mounted 60 inches (1525 mm) minimum and 66 inches (1676 mm) maximum above the floor of the access aisle, measured to the bottom of the sign. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings.

**Exception:**

1. A sign indicating no parking shall not be required where the sign would obstruct a curb ramp or pedestrian route. In this case, the no parking designation shall be provided on the surface of the access aisle.
2. A sign indicating no parking shall not be required where parking spaces and access aisles are enclosed or otherwise protected from the elements. In this case, the no parking designation shall be provided on the surface of the access aisle.
3. Where access aisles or parking spaces are not adjacent to another access aisle or parking space, measurements shall be permitted to include the full width of the line defining the access aisle or parking space.

**NOTE:** Accessible parking spaces count towards the maximum zoning code parking requirement.

**Minimum Accessible Vehicle  
Parking Space Size**

