

- (5) the structure upon which the proposed wind energy conversion system is to be mounted must have the structural integrity to carry the weight and wind loads of the wind energy conversion system and have minimal vibration impacts on the structure; and
- (6) freestanding wind energy conversion systems are prohibited in the Capitol area.

Parking and Loading Requirements

2400.2800 General parking requirements.

Off-street parking spaces must be provided in all zoning districts, except for the MXD district, at the time of erection or enlargement of the principal building or structure, according to parts 2400.2800 to 2400.2835.

2400.2805 Location of off-street parking.

Subpart 1. Nonresidential or mixed use.

Off-street parking for nonresidential or mixed uses must be located on the same lot or within the same district and within 1,000 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.

Subp. 2. Capitol campus.

The Capitol campus is treated as a single parking district for the purpose of providing employee and visitor parking and transportation facilities. Therefore, parking for state buildings and facilities is not subject to the 1,000 foot requirement under subpart 1.

Subp. 3. Residential use.

Off-street parking for residential uses must be located on the same lot as the dwelling it is intended to serve. Parking may be located within a garage or on a paved surface outside of the required front yard, meeting the dimensional and setback requirements of the zoning district where the use is located.

2400.2810 Reduction below required minimum prohibited.

No area used or designated as off-street parking may be reduced in size below the minimum parking requirements in parts 2400.2800 to 2400.2835, except by conditional use permit under part 2400.3155

2400.2815 Shared Off-Street Parking Facilities.

Two or more buildings or uses may jointly provide the required off-street parking. Where the peak hours of the buildings or uses providing joint parking facilities are nonconcurrent and lend themselves to shared use, the zoning administrator may, upon written application, reduce the number of parking spaces otherwise required. If the peak hours of use change so that they are concurrent, the number of required parking spaces shall revert to the requirements for the several individual uses computed separately.

Building owners with shared parking permits must submit an annual statement to the zoning administrator that verifies the nonconcurrent peak parking hours of the buildings involved with the shared parking permit and lists the uses within each building.

2400.2820 Spaces required.

Off-street parking spaces shall be provided according to the following schedule:

Land Use	Minimum Number of Parking Spaces
Civic and Institutional Uses	
State offices and other facilities	3 spaces per 1,000 square feet GFA
Other public buildings and uses	3 spaces per 1,000 square feet GFA
Day care center	1 space per 10 children
Place of worship	1 space per 5 seats or 10 feet of pews in central space
Residence associated with place of worship	1 space per 3 occupancy units
School, K-12	1 space per teacher or administrator
Trade school, business school, art school, etc.	1 space per each 2 employees and staff members and 1 per each 2 full-time student or 3 part-time students
Hospital or clinic	1 space per 2 beds
Residential Uses	
One-family dwelling	1.5 spaces per unit
Two-family and townhouse dwellings	1.5 spaces per unit
Multi-family dwelling	1 space per unit
Carriage house dwelling	1 space per unit
Housing for the elderly	1 space per 4 residents
Community residential facility	1 space per 4 bedrooms
Mixed Commercial-Residential Uses	
Live-work unit	2 spaces
Mixed commercial-residential use	1 space per dwelling unit plus nonresidential spaces as specified in this part for the nonresidential use
Commercial Uses	
Administrative or professional office, medical laboratory	3 spaces per 1,000 square feet GFA

Land Use	Minimum Number of Parking Spaces
Clinic, medical or dental, veterinary clinic	4 spaces per 1,000 square feet GFA
Bank, credit union	4 spaces per 1,000 square feet GFA
Laundromat	3 spaces per 1,000 square feet GFA
Mortuary, funeral home	6 spaces per 1,000 square feet GFA
Restaurant, coffee shop (may include wine/beer service), tea room, deli	6 spaces per 1,000 square feet GFA
Restaurant serving alcohol*, bar, tavern	8 spaces per 1,000 square feet GFA
Service business	3 spaces per 1,000 square feet GFA
Bed and breakfast residence	1 space per two guest rooms in addition to residential requirement
Hotel, inn, motel	1 space per occupancy unit
Indoor recreation	3 spaces per 1,000 square feet GFA
Theater, assembly hall (completely enclosed)	1 space per each four seats
Auto convenience market	4 spaces per 1,000 square feet GFA
Auto service station, repair station	1 space for each service stall, rack or pit
Furniture and appliance, household equipment sales, showrooms	1 space per 1,000 square feet GFA
Retail or service use not otherwise specified	3 spaces per 1,000 square feet GFA

* Establishments serving on-sale intoxicating liquor

2400.2825 Construction and design of off-street parking spaces.

- A. Off-street parking construction requires a zoning permit from the board and a building permit from the city. An application and site plan are required for board review.
- B. Plans for the layout of off-street parking facilities must meet the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Space Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (parallel parking)	12 feet	8 feet	21 feet	20 feet	28 feet
30° to 53°	12 feet	8 feet	18 feet	30 feet, 6 inches	49 feet
54° to 74°	15 feet	8 feet	18 feet	35 feet	55 feet
75° to 90°	20 feet	8 feet, 6 inches	18 feet	38 feet	56 feet

- C. Parking areas may designate up to 50 percent of their area for compact cars only; the minimum layout dimensions for each compact car space may be reduced to eight feet in width and 16 feet in length.

- D. All spaces must have adequate access by means of maneuvering lanes. Backing directly onto a street is prohibited.
- E. All vehicles must have adequate ingress and egress to the parking lot by means of clearly limited and defined drives.
- F. All maneuvering lane widths must permit one-way traffic movement, except that the 90 degree pattern must permit two-way movement.
- G. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than residential use must be at least 25 feet distant from any adjacent property located in any residential district.
- H. The off-street parking area must be provided with a continuous and obscuring wall or visual screen as required in part 2400.2630.
- I. Wheel stops are required for each parking space located next to walkways, doors, slopes, or other places where safety may be an issue in lots of three or more car capacity.
- J. The entire parking area, including parking spaces and maneuvering lanes, required under this part must be provided with a durable, dustless surfacing in accordance with specifications approved by the board. The parking area must be surfaced within one year of the date the permit is issued.
- K. Off-street parking areas must be drained to dispose of all accumulated surface water without drainage of water onto adjacent property or toward buildings.
- L. All lighting used to illuminate any off-street parking area must be directed onto the parking area.

2400.2830 Bicycle Parking Requirements.

Off-street parking facilities must include a minimum of one secure bicycle parking space for every 20 motor vehicle parking spaces, with a minimum of two bicycle parking spaces. Each inverted U-shaped bicycle rack counts as two bicycle parking spaces.

Bicycle parking facilities must meet the following requirements:

- A. Off-site bicycle parking facilities may be provided for state offices and other state facilities. Off-site parking facilities must be designed with the same degree of monitoring and weather protection as off-site automobile parking facilities.
- B. On-site bicycle parking facilities must be at least as close to the main entrance of the primary use as the most convenient one-third of the automobile parking.
- C. On-site outdoor bicycle parking must be visible from the public right-of-way or from within the building. With permission of the city engineer, bicycle parking may be located in the public right-of-way.

- D. Bicycle parking may be provided within a building, provided that the location is easily accessible and signed for bicycles.
- E. Where motor vehicle parking spaces are monitored, covered, or weather-protected, bicycle parking spaces must be provided on the same basis.
- F. For the purposes of this section, a secure bicycle parking space must include a bicycle rack that permits the locking of the bicycle frame and one wheel to the rack, and supports the bicycle in a stable position without damage to wheels, frame or components.
- G. Bicycle parking facilities must be anchored to prevent easy removal.

Part 2400.2835. Loading space requirements.

On any property where vehicles, materials or merchandise are received or distributed, an adequate loading and unloading area must be provided.

- A. Each off-street loading space must not be located in any yard adjoining any residential use.
- B. Off-street loading areas with more than two spaces must be screened from the public right-of-way with landscape material, an obscuring fence, walls, or a combination of these.
- C. Each loading space shall be at least ten feet by 50 feet, with a clearance of at least 14 feet in height.
- D. Space must be provided within the off-street loading area so that any maneuvering back into or out of a loading space can be conducted outside of any public right-of-way.
- E. Loading dock approaches must be provided with a pavement having a permanent, durable and dustless surface. All spaces must be provided in at least the following ratio:

Usable Floor Area (Square Feet)	Number of Loading Spaces Required
zero to 1,400	None
1,401 to 20,000	One space
20,001 to 100,000	One space for each 20,000 square feet or fraction thereof
100,001 and over	Five spaces