

**CITY OF MEDINA  
ORDINANCE NO.  
AN ORDINANCE AMENDING REGULATIONS PERTAINING TO  
RESIDENTIAL PARKING; AMENDING CHAPTER 8 OF THE CITY CODE**

The City Council of the City of Medina ordains as follows:

**SECTION I.** Section 826.15 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.15. (AG) Lot Area, Height, Lot Width, ~~and~~ Yard Requirements, and Parking.**

**Subd. 6. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION II.** Section 826.25 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.25. (RR) Lot Area, Height, Lot Width, Setbacks, ~~Requirements and~~ Animal Unit Density Standards, and Parking.**

**Subd. 9. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION III.** Section 826.25.5 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.25.5 (RR-UR) Lot Area, Height, Lot Width, Setbacks, ~~Requirements and~~ Animal Unit Density Standards, and Parking.**

**Subd. 9. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION IV.** Section 826.26.6 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.26.6. (SR) Lot Area, Height, Lot Width, ~~and~~ Yard Requirements, and Parking.**

**Subd. 4. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION V.** Section 826.26.7 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.26.7. (SR) Additional Requirements.**

**Subd. 1.** All dwellings shall have a depth of at least 20 feet for at least 50 percent of their width. All dwellings shall have a width of at least 20 feet for at least 50 percent of their depth.

**Subd. 2.** All dwellings shall have a permanent foundation in conformance with the Minnesota state building code.

~~**Subd. 3.** Off-street parking located outside of required setbacks shall be provided for at least two vehicles for all single family dwellings. A suitable location for a garage measuring at least 20 feet by 24 feet which does not require a variance shall be provided and indicated as such on a survey or site plan to be submitted when applying for a building permit to construct a new dwelling or alter an existing garage.~~

**SECTION VI.** Section 826.35 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.35. (UR) Lot Area, Height, Lot Width, ~~and~~ Yard Requirements, and Parking.**

**Subd. 4. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION VII.** Section 826.45 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 826.45. (MR) Lot Area, Height, Lot Width, ~~and~~ Yard Requirements, and Parking.**

**Subd. 3. Parking. Refer to Section 828.51. Subd. 2.**

**SECTION VIII.** Section 828.51 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 828.51. Off-Street Parking Standards.**

**Subd. 1. Design and Maintenance of Off-Street Parking Areas.**

- (a) Parking Space Size. The minimum dimensions for off-street parking spaces, exclusive of access drives, drive aisles, ramps, or columns, shall not be less than 9’ wide and 19’ deep except as provided for in Table 1, Minimum Parking Space and Aisle Dimensions, and Paragraphs (c) and (d) below.

**Table 1: Minimum Off-Street Parking Space and Aisle Dimensions**

Parking Angle	Stall Width	Stall Depth	1 Way Aisle Width	2 Way Aisle Width
<b>0° (Parallel)</b>	9’	22’	12’	22’
<b>30°</b>	9’	19’	12’	--
<b>45°</b>	9’	19’	14’	--
<b>60°</b>	9’	19’	18’	--
<b>90°</b>	9’	19’	--	22’

- (b) For off-street parking areas, the city may require twenty-four (24) feet of width for primary drive aisles and twenty-two (22) feet of width for secondary drive aisles.
- (c) Parking for compact cars.
  - (i) A maximum of 20 percent of required off-street spaces may be designed and reserved for small or compact cars.
  - (ii) Compact spaces shall not be permitted in any building designed to be used for residential purposes or in parking lots of less than 40 parking spaces.
  - (iii) Compact parking spaces shall have minimum dimensions of 8’ wide and 16’ deep.
  - (iv) Compact stalls shall not have generally preferential locations such that their use by non-compact cars will be encouraged.
  - (v) Signs and markings, as approved by the city, shall be placed and maintained for compact car spaces.
- (d) ~~RESERVEDThe minimum square footage required for residential two-car garages shall be 440 square feet.~~
- (e) Parking areas shall be designed so as to provide adequate means of access to a public alley or street. Such access shall be located to minimize interference with traffic movement.

- (f) Signs. No signs shall be located in any parking area except as necessary for orderly operation of traffic movement and such signs shall not be a part of the permitted advertising space.
- (g) Maintenance of off-street parking space. It shall be the joint and several responsibility of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the parking space, accessways, landscaping and required fences.
- (h) Asphalt or concrete surface for parking and driveway areas shall be required in all commercial and industrial districts. Porous asphalt or other similar pervious material suitable for use in Minnesota shall be encouraged. Parking areas for infrequent parking such as for special events or for fewer than 20 times per year, may use grasscrete or similar materials or techniques to be in conformance with this provision. Such materials shall not be considered impervious if at least 50 percent is exposed grass or similar landscaping.
- (i) Access driveways leading to loading docks and trash collection areas shall be constructed to a minimum nine ton capacity.
- (j) To the extent practicable, dead end drive aisles shall not be permitted.
- (k) To the extent practicable, traffic moving from one part of a parking area to another shall be capable of doing so without using a public street or ally.
- (l) Fire lanes shall have a clear aisle width of not less than 24 feet. Adequate turning radii shall be provided at fire lane corners to allow emergency vehicles to turn in one maneuver without interference from obstructions.
- (m) Parking lots shall comply with City of Medina engineering standards.

**Subd. 2. Off-Street Spaces Required.** The following are the minimum number of parking spaces required for each use. However, in all commercial and industrial districts no use shall be provided fewer than four parking spaces.

(a)	<del>One and Two family</del>	<del>Two (2) spaces per dwelling unit.</del>
(b)	<del>Multiple Dwellings and Townhomes</del>	<del>Two (2) spaces per dwelling unit, which may include enclosed spaces; plus the greater of 2 spaces or .25 spaces per unit of guest parking.</del>
(a)	<u>Residential Uses:</u>	
	<u>Single Family Detached</u>	<u>Two (2) spaces (garage attached to the principal structure with a minimum area of 440 sq. ft.).</u>

		<u>Exception - Substandard lots shall be required to have two parking spaces, a minimum of one of which shall be within an enclosed garage with a minimum area of 240 sq. ft.).</u>
	<u>Two-Family Dwellings</u>	<u>Two (2) spaces per dwelling (garage attached to the principal structure with a minimum area of 400 sq. ft.)</u>
	<u>Townhomes</u>	<u>Two (2) spaces per dwelling (garage attached to the principal structure with a minimum area of 400 sq. ft.) PLUS guest parking of .25 spaces per unit (minimum of two guest parking spaces)</u>  <u>Exception – Uptown Hamel shall be required to have two parking spaces, a minimum of one of which shall be within an enclosed garage with a minimum area of 240 sq. ft.).</u>
	<u>Multiple Family Dwellings (Apartments/ Condominiums)</u>	<u>Two (2) spaces per dwelling unit, of which a minimum of one space shall be within a garage which is attached to or under the multiple family building; PLUS guest parking of .25 spaces per unit (minimum of two guest parking spaces)</u>
<u>(b)</u>	<u>Accessory Dwelling Units</u>	<u>Refer to specific zoning district supplemental requirements.</u>
(c)	Religious Institutions, Theaters, Auditoriums, and other places of assembly.	One (1) space for each four seats or for each five (5) feet of pew length based upon maximum design capacity; plus additional parking for accessory uses and facilities as prescribed by this Ordinance.
(d)	Business and Professional Offices	One (1) space for each two hundred fifty (250) square feet of gross floor space.
(e)	Medical and Dental Clinics	One (1) space for each 250 square feet of gross floor space.
(f)	Hotel or Motel	One (1) space per rental unit plus one (1) space for each employee on largest workshift.
(g)	Schools: Grade schools, elementary schools, middle school, junior high school	At least two (2) spaces for each classroom.
(h)	Schools: High School	At least one (1) space for each six (6) students plus one (1) space for each classroom.
(i)	Vocational or business schools	At least one (1) space for each three (3) students at maximum capacity plus one (1) space for each classroom.
(j)	Hospitals	At least one (1) space for each two (2) hospital beds, plus one (1) space for each two hundred fifty (250) square feet of office space.

(k)	Bowling Alleys	At least five (5) spaces for each alley, plus one (1) space per five (5) seats of accessory facilities, plus one (1) additional space for each employee on largest workshift.
(l)	Automobile Service Stations	At least one (1) space for each five hundred (500) square feet gross floor area; plus one (1) space for each service stall. Such spaces shall be in addition to spaces required for gas pump areas.
(m)	Retail Sales and Service	At least one (1) space for each two hundred fifty (250) square feet gross floor area up to 10,000 square feet; plus at least one (1) space for each three hundred (300) square feet gross floor area in excess of 10,000 square feet.
(n)	Restaurants, Drive-through Food Establishments, Cafes, Bars, Taverns, Night Clubs	At least one (1) space for each three (3) seats based on capacity design including outdoor seating areas; plus at least five (5) stacking spaces for drive-through operations.
(o)	Health Club (Includes, but not limited to dance, martial arts, and yoga studios.)	At least one (1) space for each two hundred fifty (250) square feet gross floor area.
(p)	Funeral Homes	Sufficient off-street parking shall be required to accommodate the maximum number of guests expected to be in attendance at a funeral home at any given time. The number of required spaces shall be determined by the City Council after due consideration is given to the expected parking needs of the funeral home.
(q)	Industrial, Warehouse, Storage, Handling of Bulk Goods	At least one space for each employee on largest workshift or one space for each two thousand square feet of gross floor area, whichever is larger.
(r)	Uses not specifically noted	As determined by the City Council following review by the Planning Commission.

**SECTION IX.** Section 840.3.02 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 840.3.02. Building Materials and Design.**

**Subd. 1. Building Materials.** All exterior building materials shall be durable and consistent with relevant codes, regulations, and other industry standards.

**Subd. 2. Garages.** ~~Each principal dwelling unit shall include garage space with a minimum capacity of two vehicles.~~ In the case that garage doors occupy more than half of the horizontal building façade facing a street, architectural elements shall be provided to reduce the monotonous appearance of garage doors. These elements may include varying the

setback of the garage doors, differentiating roof designs, constructing dormers, and installing garage doors with windows or other design elements.

**Subd. 3. Utilities.** Utilities shall be placed underground.

Subd. 4. Parking. Refer to Section 828.51. Subd. 2.

**SECTION X.** Section 841.4.02 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 841.4.02. Building Materials and Design.**

**Subd. 4. ~~Enclosed Parking.~~** ~~Townhomes shall include garage space with a minimum capacity of two vehicles, and multiple family structures shall include a minimum of one enclosed or underground parking stall per dwelling unit. Refer to Section 828.51. Subd. 2.~~

**SECTION XI.** Section 843.04 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 843.04. (MXR-1 and MXR-2) Single Family and Two Family Residential Lot Standards.** The following standards shall be observed for all single-family and two-family residential uses, subject to additional requirements, exceptions and modifications set forth in the City Code.

**Subd. 4. Additional MXR-1 and MXR-2 Development Standards**

**(a) Building Materials and Design.**

- (i) Building Materials. All exterior building materials shall be durable and consistent with relevant codes, regulations, and other industry standards.
- (ii) Garages. ~~Each principal dwelling unit shall include garage space with a minimum capacity of two vehicles.~~ In the case that garage doors occupy more than half of the horizontal building façade facing a street, architectural elements shall be provided to reduce the monotonous appearance of garage doors. These elements may include varying the setback of the garage doors, differentiating roof designs, constructing dormers, and installing garage doors with windows or other design elements.
- (iii) Utilities. Utilities shall be placed underground.
- (iv) Parking. Refer to Section 828.51. Subd. 2.

**SECTION XII.** Section 843.05 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 843.05. MXR-3 Subdistrict Standards for Townhome, Multiple Family Residential and other Uses.** The following standards shall be observed for townhomes, multiple family

residential uses and other uses, excluding single-family and two-family dwellings. The standards shall be subject to additional requirements, exceptions and modifications set forth in the City Code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the City shall require documentation which describes the property which is subject to the coordinated development.

**Subd 10. Building Materials and Design**

(d) ~~Enclosed~~ Parking. ~~Townhomes shall include garage space with a minimum capacity of two vehicles, and multiple family structures shall include a minimum of one enclosed or underground parking stall per dwelling unit. Refer to Section 828.51. Subd. 2.~~

**SECTION XIII.** This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this <sup>th</sup> day of , 2020.

\_\_\_\_\_  
Kathleen Martin, Mayor

Attest:

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Jodi M. Gallup, City Clerk

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