

City of Henning
Minnesota Basic Code of Ordinances - Land Usage

OFF-STREET PARKING AND LOADING REQUIREMENTS

§ 151.35 PURPOSE.

The purpose of the off-street parking regulations is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public, by establishing minimum requirements for off-street parking of motor vehicles in accordance with the utilization of various parcels of land and structures. No building shall be hereafter erected, substantially altered, or its use changed unless off-street parking spaces have been provided in accordance with the provisions of this chapter. Penalty, see § 151.99

§ 151.36 REQUIRED OFF-STREET PARKING.

The number of off-street parking spaces provided shall be at least the minimum number provided for the following uses:

- (A) One and two-family dwellings: Two spaces per unit.
- (B) Multiple-family dwellings: Two spaces per unit.
- (C) Manufactured home park: Two spaces per unit.
- (D) Theatres, auditoriums, churches and other similar places of assembly: One space per every four seats.
- (E) Restaurants, bars and the like: One space for every three seats.
- (F) Retail stores: One space per every 500 square feet of retail floor space.
- (G) Motels, hotels: One space per sleeping room or unit.
- (H) Service commercial shops, such as auto repair shops, furniture repair shops, appliance repair shops and the like: One space per every 500 square feet of gross floor space.
- (I) Industrial establishments: One space per every two persons of maximum employment during any work period.

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(J) Wholesale, warehouses: One space per every employee during any work period.

(K) Uses not mentioned: For any use not specifically mentioned in the schedule of off-street parking requirements, the number of spaces required shall be that required for that use in the schedule which is determined by the City Council to be most similar.

Penalty, see § 151.99

§ 151.37 SPECIAL OFF-STREET PARKING REQUIREMENTS.

(A) *Offices outside C-1 District.* Adequate off-street parking area shall be provided for all employees so as to avoid routine usage of the public street for parking. However, parking will be allowed on the side of the public street adjacent to the office's property for routine employee parking.

(B) *Industrial establishments within C-1, C-2 and I Districts.* Adequate off-street parking areas shall be required for all employees so as to avoid routine usage of a public street for parking, except during the climatic seasons that result in a deterioration of the available parking area serviceability to a point that reasonable judgment dictates temporary disuse. Parking will be allowed on the side of the public street adjacent to the establishment's property for routine employee parking.

Penalty, see § 151.99

§ 151.38 OFF-STREET LOADING.

(A) *Off-street loading spaces.* No building shall be hereafter erected, substantially altered, or its use changed unless loading spaces have been provided in accordance with the provisions of this chapter. One off-street loading space shall be provided and maintained on the same lot for each commercial and industrial use requiring regular delivery of goods.

(B) *Improvement and maintenance of off-street parking and loading spaces.* All parking and loading areas shall provide drainage of surface water to prevent drainage of such water on the adjacent properties or walkways. The owner of any parking or loading area shall maintain the area in good condition.

Penalty, see § 151.99

§ 151.39 PARKING AND STORAGE OF CERTAIN VEHICLES.

No motor vehicle or trailer without current license plates shall be parked or stored on any property in a residential district other than in a completely enclosed building, or as otherwise provided in this code.

Penalty, see § 151.99

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§ 151.40 REQUIREMENTS AND PROHIBITIONS.

(A) Required parking and loading areas and the driveways providing access to them shall not be used for storage, display, sales, rental or repair of motor vehicles or other goods or for the storage of inoperable vehicles or snow.

(B) All required parking spaces shall be accessed by adequate maneuvering space.

§ 151.41 REDUCTIONS ALLOWED.

If warranted by the unique characteristics and/or documented parking demand for similar developments, the city may allow a reduction in the number of parking spaces actually constructed as long as the applicant provides proof of a future parking plan. The plan must show the location for all minimum required parking spaces in conformance with all applicable setback requirements. The city may require installation of the additional parking spaces whenever the need arises.