

Subd. E. Off-Street Parking.

1. **Purpose.** The regulation of off-street parking spaces in these zoning 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 upon various parcels of land or structures.
2. **Application of Off-Street Parking Regulations.** The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the City.
 - a. **Site Plan Drawing Necessary.** All applications for a building or an occupancy permit in all zoning districts shall be accompanied by a site plan drawn to scale and dimensioned and indicating the location of off-street parking, loading spaces, driveways, and curb cuts in compliance with the requirements set forth in this subdivision and Section 51.03, Subd. C.8 of this Ordinance. Every detached single family dwelling unit erected after the effective date of this Ordinance shall be so located on the lot so that at least a two (2) car garage, either attached or detached in conformance with this Ordinance, can be located on said lot.
 - b. **Exemptions From Parking Requirements.** All business uses located within the B-4, Central Business District shall be exempt from the following off-street parking requirements of this Ordinance.
3. **General Provisions.**
 - a. **Space Reduction.** Existing off-street parking spaces upon the effective date of this Ordinance shall not be reduced in number unless said number exceeds the requirements set forth herein for a similar new use.
 - b. **Existing Uses.** Should a legal, non-conforming building, structure, or use in existence upon the effective date of this Ordinance be damaged or destroyed by fire or other cause, it may be re-established in accordance with Section 51.03, Subd. A of this Ordinance, except that in so doing, any off-street parking or loading which existed shall be retained.
 - c. **Change of Use or Occupancy of Buildings.** Any change of use or occupancy of any building or buildings including additions thereto requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by these zoning regulations.
 - d. **Use of Parking Area.** Required off-street parking space in any district shall not be utilized for open storage of goods or for the storage of vehicles which are inoperable or for sale or for rent.

- e. Accessible Parking. All parking associated with any building, structure or use shall be required to conform to the disability accessible parking standards pursuant to Minnesota Statutes 168.021, as may be amended.
- f. Use of Parking Facilities in Residential Districts. Off-street parking facilities accessory to a residential use shall be utilized solely for the parking of passenger automobiles, recreational vehicles, and/or one truck not to exceed eleven thousand seventy-five (11,075) pounds gross weight rating for each dwelling.
- g. Use of Required Parking Facilities in Commercial and Industrial Districts. Required accessory off-street parking spaces in commercial and industrial districts shall not be utilized for open storage, sale or rental of goods, storage of inoperable vehicles and/or storage of snow.
- h. Calculating Space.
 - 1) The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the buildings, structure or use times the number of floors, minus ten (10) percent, except when floor plans are submitted that identify net usable floor area of the building exclusive of ancillary floor areas that do not generate parking demand (e.g., stair wells, hallways, restrooms, closets, utility rooms).
 - 2) When determining the number of off-street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.
 - 3) In gymnasiums, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-two (22) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements.
 - 4) Except as provided for under joint parking and shopping centers, should a structure contain two (2) or more types of use, each use shall be calculated separately for determining the total off-street parking spaces required.

4. **Access and Driveway Design.**

- a. Collector/Minor Arterial Street Access. Access to any street shown as a collector or arterial roadway on the City's Comprehensive Plan shall

require review and comment by the affected agency (Wright County Highway Engineer or MnDOT) and City. This review shall be required prior to the issuance of any building permits. The County or City Engineer shall determine the appropriate location, size and design of each access drive and may limit the number of access drives in the interest of public safety and efficient traffic flow.

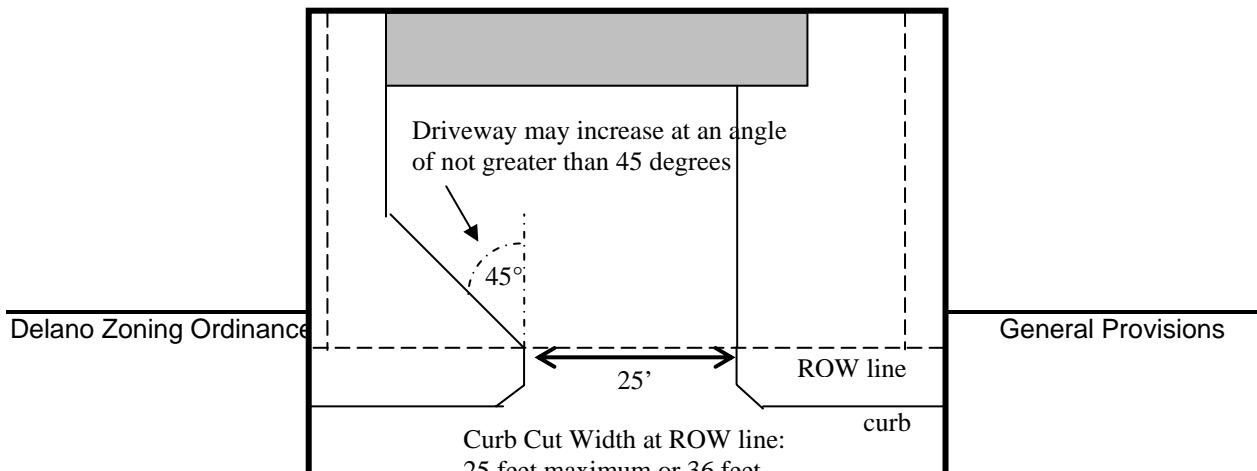
- b. Street/Alley Access. Except in the case of single, two family, townhouse and quadraminium dwellings, parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street or alley. Except in the case of single, two family, townhouse, and quadraminium dwellings, parking area design which requires backing into the public street is prohibited. New residential subdivisions shall be designed to limit direct lot access onto any street shown as a collector or arterial roadway on the City's Comprehensive Plan.
- c. Curb Cut/Driveway Access Location.
 - 1) No residential curb cut/driveway access shall be located less than thirty (30) feet from the intersection of two (2) or more local or minor street rights-of-way. Minimum distance from an intersection for commercial uses shall be sixty (60) feet. This distance shall be measured from the intersection of lot lines. Curb cut/driveway access setbacks from the intersection of streets with higher functional classifications shall be consistent with the recommendations of the Comprehensive Plan and require approval by the City Engineer.
 - a) Street functional classification shall be defined by the Delano Comprehensive Plan.
 - b) The setback measurement shall be measured from the edge of the street right-of-way to the nearest edge of the curb cut.
 - c) Driveways onto arterials and major collectors shall be prohibited where alternative street access is available. For existing lots of record, where alternative access is not available, direct access onto arterial and major collectors may be permitted, provided a site plan is submitted for review and approval of the City Engineer. Approval is also subject to the conditions of this Ordinance.
 - 2) Curb cut/driveway access on a public street except for single, two family, and townhouse dwellings shall not be located less than forty (40) feet from one another.

3) In all zoning districts except the R-4 and R-5 Zoning Districts, all driveways and parking stalls shall be set back a minimum of five (5) feet from all property lines. Within an R-4 or R-5 Zoning District, driveways and parking stalls shall be set back a minimum of two (2) feet from all property lines. The City may allow an exception to the required setback to accommodate a shared driveway along a common property line, provided the following conditions are met:

- a) Access easements are established and recorded over the shared driveway in favor of each affected property owner.
- b) A maintenance agreement between the property owners is established and recorded for the shared driveway.
- c) The shared driveway shall not encroach upon a public utility or interfere with drainage.

4) Each property shall be allowed one (1) curb cut access for each one hundred twenty-five (125) feet of street frontage. All property shall be entitled to at least one (1) curb cut. Detached single family dwelling uses shall be limited to one (1) curb cut access per property.

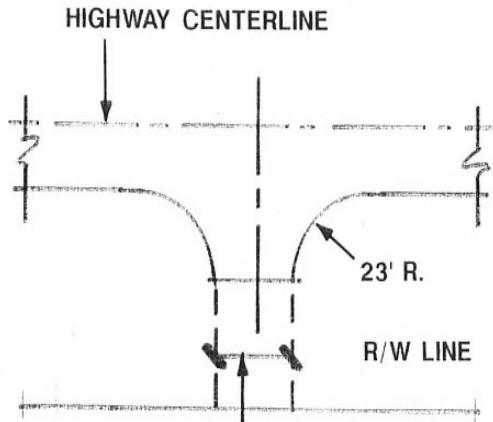
d. Curb Cut/Driveway Width. No curb cut shall exceed twenty-five (25) feet in width within a residential zoning district, or thirty-two (32) feet in width if the property is in a commercial, industrial, or public/semi-public zoning district, as measured at the street right-of-way line unless approved by the City Engineer. The driveway associated with such curb cut may increase in width at an angle not greater than forty-five (45) degrees into the property.



e. Driveway Installation – Non-Curb and Gutter. Driveways may be installed within public road rights-of-way in non-curb and gutter areas subject to the following:

- 1) No work under this application is to be started until application is approved and permit issued by the City Council of the City of Delano.
- 2) Number of accesses allowed per lot shall conform to regulations outlined within this Ordinance.
- 3) Where work on a traveled roadway is necessary, traffic must be protected, therefore flags, flares and proper barricades must be placed in accordance with the standards of the Minnesota Department of Transportation.
- 4) No foreign material such as dirt, gravel or bituminous material shall be left or deposited on the road during construction of the driveway or installation of drainage facilities.
- 5) Driveway shall be so constructed as to slope down and away from the shoulder line of the highway for a distance of at least fifteen (15) feet with a full of at least six (6) inches (see attached).
- 6) Side slopes shall not be constructed steeper than four (4) feet horizontally to one (1) foot vertically (4:1), unless approved by the City Engineer. These slopes shall be constructed flatter than 4:1 along certain roadways when so indicated. The slopes shall be hand finished and seeded or sodded.
- 7) Property and adequate drainage facilities shall be provided as required by the City. The owner shall pay all construction costs including such cost of the drainage structures as determined by the City of Delano.

- 8) The area on the roadway right-of-way other than that of the driveway itself will normally be in the form of a ditch. Modifications may be permitted provided proper drainage is furnished and curbs, or other approved safeguards are installed to prevent misuse. Any modifications must receive City approval prior to any work being started.
- 9) Roadside must be cleaned up after work is completed.
- 10) After driveway construction is completed, the permittee shall notify City Hall that work has been completed and is ready for final inspection and approval by the City Street Superintendent.
- 11) No changes or alterations in entrances may be made at any time without an additional permit issued by the City Council.
- 12) An excavator shall contact the State of Minnesota Underground Facility Operators and provide notice at least forty-eight (48) hours prior to any digging.
- 13) Any driveway construction onto a County road shall first obtain permit approval from the Wright County Department of Highways.
- 14) Any driveway construction onto a State highway shall first obtain permit approval from the Minnesota Department of Transportation.
- 15) Owner of said property shall maintain the driveway to meet all performance standards contained herein.

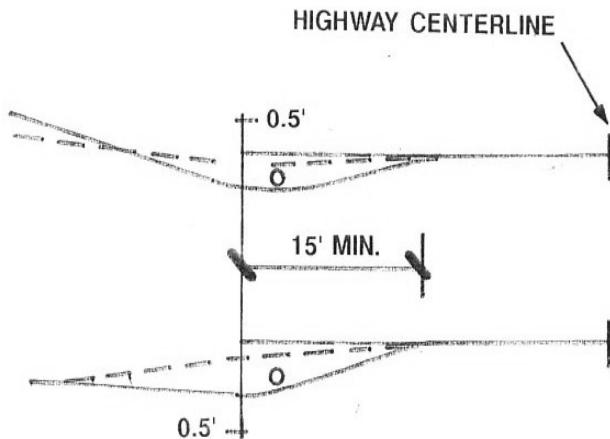


RURAL RESIDENCE ENTRANCE - 16'

FARM ENTRANCE - 20'

FIELD ENTRANCE - 20'

COMMERCIAL ENTRANCE - 30'



CUT & FILL SECTIONS

ENTRANCES



CROSS SECTIONS



5. Parking Lot Design Standards.

a. Parking Area Standards. Parking areas and the aisles shall be developed in compliance with the following standards:

Angle of Parking	Stall Width (B)	Curb Length Per Car (C)	Stall Length (D)	Stall Depth Wall to Aisle (E)	Stall Depth Interlock to Aisle	Aisle One Way (F)	Aisle Width Two Way (F)
90°	9' 0"	9' 0"	18' 0"	18' 0"	18' 0"	24' 0"	24' 0"
75°	9' 0"	9' 6"	18' 0"	20' 8"	19' 10"	21' 6"	23' 0"
60°	9' 0"	10' 5"	18' 0"	21' 0"	19' 10"	18' 0"	22' 0"
45°	9' 0"	12' 9"	18' 0"	19' 10"	17' 10"	15' 0"	22' 0"
0°	9' 0"	22' 0"	22' 0"	9' 0"	9' 0"	12' 0"	24' 0"

A - Angle of Parking

E - Stall Width

C - Curb Length per Car

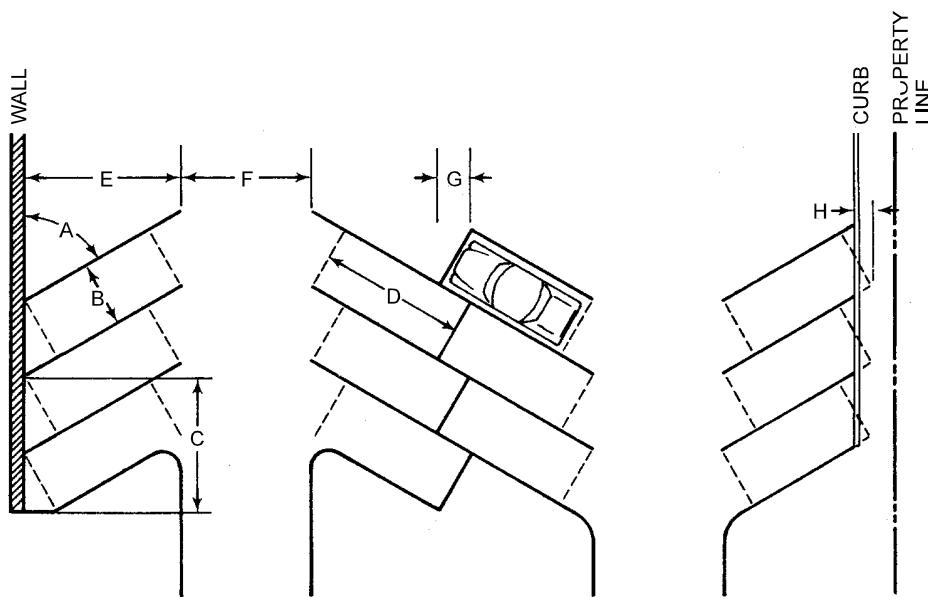
D - Stall Length

E - Stall Depth

F - Aisle Width

G - Overlap

H - Overhang



b. Within Structures. The off-street parking requirements may be furnished by providing a space so designed within the principal building or one (1) structure attached thereto. No building permit shall be issued to convert said parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Ordinance.

c. Grade Elevation. Excepting driveways for single family and two family dwellings, the grade elevation of a parking area shall not exceed five (5) percent.

d. Surfacing.

- 1) Except in the case of farm dwellings, farm operations in any zoning district, and rural residential properties in the R-A Zoning District, all areas intended to be utilized for parking space and driveways shall be surfaced with asphalt, cobblestone, paving block, or other forms of concrete. Plans for surfacing and drainage of driveways and stalls for five (5) or more vehicles shall be submitted to the City Engineer for review and the final plans shall be subject to the City Engineer's written approval.
- 2) Plans for surfacing and drainage of driveways shall be submitted prior to issuance of a building permit. Said surfacing shall be completed within one (1) year following the date of building occupancy permit.

- e. Striping. Except for single, two family, townhouse, quadraminiums, and green parking lots, all parking stalls shall be marked with white or yellow painted lines not less than four (4) inches wide.
- f. Lighting. Any lighting used to illuminate an off-street parking area shall be arranged as to reflect the light away from the adjoining property. All exterior lighting shall comply with Section 51.03, Subd. D.2 of this Ordinance.
- g. Curbing and Landscaping. Except for single, two family, townhouse and quadraminiums, all open off-street parking shall have a continuous concrete perimeter curb barrier around the entire parking lot. Said curb barrier shall not be closer than five (5) feet from any lot line unless a greater parking setback is required within the respective zoning district. Grass, plantings or screening shall be provided in all areas bordering the parking area.
- h. Parking Lot Landscaping.
 - 1) All exposed parking areas of six (6) or more required spaces shall be landscaped on all sides in compliance with Section 51.03, Subd. D.10 of this Ordinance.
 - 2) When a parking area of six (6) spaces or more is adjacent to a street or residential area, a berm, wall, or fence not less than four (4) feet in height shall be erected along the parking area to screen headlights. Grass or plantings shall occupy the space between the parking lot curb or fence and the street surface. (The City Council may recommend screening in lieu of fencing.)
 - 3) Within off-street parking facilities for commercial uses of fifty (50) or more stalls, irrigated landscaped islands or peninsulas or rain gardens shall be provided at a rate of one hundred eighty (180) square feet per twenty-five (25) surface stalls or fraction thereof. Such islands or peninsulas shall be contained within raised, curbed beds consistent with other applicable parking lot construction requirements of this Ordinance. It is not the intent of this section to relieve a project of the installation of islands or peninsulas that are necessary to promote the safe and efficient flow of traffic, regardless of parking lot size.
 - 4) No landscaping or screening shall interfere with drive or pedestrian visibility for vehicle entering, circulating or exiting the premises.
- i. Cart Storage. Retail commercial uses that have customer service carts shall be required to provide ample space for the storage of carts within off-

street parking areas, subject to the approval of the Zoning Administrator. The need and specific amount of required cart storage space shall be determined as part of site plan review. When required, cart storage areas shall not occupy required off-street parking space, shall be clearly delineated, and shall include facilities for cart confinement.

6. **Maintenance.** It shall be the joint responsibility of the operator and owner of the principal use, uses and/or buildings to maintain, in a neat and adequate manner, the parking space, access ways, landscaping and required screening.
7. **Location.** All accessory off-street parking facilities required by this Ordinance shall be located and restricted as follows:
 - a. Required accessory off-street parking shall be on the same lot under the same ownership as the principal use being served, except under the provisions of Section 51.03, Subd. E.10 and Subd. E.11.
 - b. No off-street parking space located in a business, industrial or public and semi-public district shall be permitted within a public right-of-way or within fifteen (15) feet of any public street surface.
 - c. Off-street parking and driveways shall be set back five (5) feet from all lot lines or meet the parking setback of the respective zoning district.
 - d. In the case of single family, two family, townhouse and quadraminium dwellings, parking shall be prohibited in any portion of the front yard, except designated driveways leading directly into a garage or one (1) open, surfaced space located on the side of a driveway, away from the principal use. Said extra space shall be surfaced with concrete, bituminous or crushed rock material.
8. **Number of Spaces Required.** The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth:
 - a. **Auto, Boat, Trailer, Farm Equipment Sales Lots.** One (1) space per four hundred (400) square feet gross sales and office floor area and of the building plus one (1) space per each two thousand (2,000) square feet of gross outdoor sales lot area.
 - b. **Auto Repair.** Two (2) spaces per serving bay; the service bay is not a parking space, plus one (1) for each employee on the maximum shift.
 - c. **Boarding House/Accessory Apartment.** At least one (1) parking space for each person for whom accommodations are provided for sleeping.

- d. Bowling Alleys. Five (5) spaces for each alley plus additional spaces for related uses.
- e. Car Washes (Drive Through and Self Service). One space per employee plus: Drive through: Six (6) stacking spaces. Self-service: One (1) stacking space per wash bay.
- f. Churches, Theaters, Auditoriums. At least one (1) parking space for each four (4) seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Ordinance.
- g. Community Centers, Libraries, Private Clubs, Lodges, Museums, Art Galleries. One (1) space for each three hundred (300) square feet of floor area in the principal structure.
- h. Contractors' Offices, Shops and Yards. One (1) per one thousand (1,000) square feet of shop area or warehousing, plus one (1) per three hundred (300) square feet of office space.
- i. Day Care Facilities.
 - 1) Day care facilities serving fourteen (14) or fewer persons: In addition to residential parking requirements, one (1) space per seven (7) children capacity.
 - 2) All other day care facilities: One (1) space per teacher on the largest shift, plus one (1) space per ten (10) students/children based on maximum capacity of the facility.
- j. Elderly (Senior Citizen) Housing. Reservation of area equal to one (1) parking space per unit. Initial development is, however, required of only one-half (1/2) space per unit and said number of spaces can continue until such time as the City Council considers a need for additional parking spaces has been demonstrated.
- k. Financial Institutions, Banks, Savings and Loan. Four (4) spaces for every one thousand (1,000) square feet.
- l. Funeral Undertaking Establishments. At least twenty (20) parking spaces for each chapel or parlor, plus one (1) parking space for each funeral home vehicle. Aisle space shall also be provided off the street for making up a funeral procession.

- m. Furniture Store/Household Appliances. One (1) space per four hundred (400) square feet of gross sales floor area. One (1) space per one thousand (1,000) square feet of warehousing.
- n. Garden Supply Stores, Building Material Sales in Structures. Eight (8) off-street parking spaces, plus one (1) additional space for eight hundred (800) square feet of floor area over one thousand (1,000) square feet.
- o. Golf Courses. Four (4) spaces per hole, plus fifty (50) percent of the requirements for any other associated use.
- p. Golf Driving Ranges, Miniature Golf Courses, Archery Ranges. Ten (10) off-street parking spaces plus one (1) for each one hundred (100) square feet of floor space of building.
- q. Health Clubs. One (1) space per two (2) exercise stations (e.g., strength machine or cardio vascular) plus one (1) space per employee on the largest shift plus additional parking for ancillary uses (e.g., gymnasiums, auditoriums, offices, restaurants).
- r. Manufacturing Facilities. One (1) space for each four hundred (400) square feet of gross floor area, plus one (1) space for every company owned vehicle.
- s. Motels, Motor Hotels, Hotels. One (1) space per each rental unit plus one (1) space for each eight (8) units, and one (1) space for each employee on any shift.
- t. Motor Fuel Stations. At least four (4) off-street parking spaces plus one (1) space for each employee on duty. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Ordinance.
- u. Office Buildings, Animal Hospitals and Clinics, Professional Offices and Medical Clinics. Three (3) spaces plus at least one (1) space for each two hundred (200) square feet of floor area.
- v. Open Sales Lots. Ten (10) spaces or one (1) per two thousand (2,000) square feet gross land area devoted to sales lot, whichever is larger.
- w. Racquetball, Handball and Tennis Courts, Commercial. Not less than six (6) spaces per each court.

- x. Rest Home, Nursing Home, Convalescent Center, or Institution. One (1) space for each six (6) beds based upon maximum design capacity, plus one (1) space for each two (2) employees.
- y. Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs. One (1) space for each forty (40) square feet of dining or bar area and one (1) space for each eighty (80) square feet of kitchen area.
- z. Restaurants, Fast Food. Fifteen (15) spaces per one thousand (1,000) square feet of gross floor area.
- aa. Retail Sales and Service Business with Fifty (50) Percent or More of Gross Floor area Devoted to Storage, Warehouses and/or Industry. At least eight (8) spaces or one (1) space for each two hundred (200) square feet devoted to public sales or service, plus one (1) space for each five hundred (500) square feet of storage area.
- bb. Retail Stores and Service Establishments. At least one (1) off-street parking space for each two hundred (200) square feet of floor area.
- cc. Schools, Elementary and Junior High. One (1) space for each classroom plus one (1) additional space for each three hundred (300) student capacity, plus one (1) space for each employee, plus one (1) space for each four (4) seats in auditorium.
- dd. Schools, High Schools and Colleges. One (1) space for each classroom plus one (1) additional space for each seven (7) students based upon maximum design capacity.
- ee. Shopping Centers. Five (5) spaces per each one thousand (1,000) square feet of gross leasable floor area (exclusive of common areas).
- ff. Single Family and Two Family Dwellings. Two (2) spaces per unit.
- gg. Townhome, Quadraminium, Manor Home, Multiple Family Dwellings, and Manufactured Homes within Manufactured Home Parks. At least two and one-fourth (2-1/4) rent-free spaces per unit. In projects involving eight (8) or more units, the City may require additional clustered guest parking spaces based upon calculation of required demand.
- hh. Warehousing, Storage or Handling of Bulk Goods. That space which is solely used as office shall comply with the office use requirements and one (1) space for each one thousand five hundred (1,500) square feet of floor area, and one (1) space for each company owned truck (if not stored inside principal building).

ii. **Other Uses.** Other uses not specifically mentioned herein shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) the national parking standards for size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.

9. **Parking Deferment.** The City may allow a reduction in the number of required parking stalls for commercial, industrial, and institutional uses by administrative permit provided that:

- a. The applicant demonstrate that the proposed use will have a peak parking demand less than the required parking under Section 51.03, Subd. E.8 of this Ordinance. Factors to be considered when reviewing the proposed parking demand shall include, but not be limited to:
 - 1) Size of building.
 - 2) Type and use.
 - 3) Number of employees.
 - 4) Projected volume and turnover of customer traffic.
 - 5) Projected frequency and volume of delivery or service vehicles.
 - 6) Number of company-owned vehicles.
 - 7) Storage of vehicles on site.
- b. In no case shall the amount of parking provided be less than one-half (1/2) of the amount of parking required by ordinance.
- c. The site has sufficient property under the same ownership to accommodate the expansion of the parking facilities to meet the minimum requirements of this Ordinance if the parking demand exceeds on site supply. A proof of parking plan is submitted for City approval that meets the following conditions:
 - 1) A parking plan drawn to scale for the property is submitted with the site plan and indicates that the site complies with the total parking requirements stated above and with the parking lot design to the standards required by this Ordinance.

- 2) The proof of parking area is defined as that portion of the site which is not paved, but is suitably landscaped and is capable of containing the amount of parking equal to the difference between the total amount of required parking and the amount of parking required to be paved to meet the requirements of this Ordinance. A concrete curb shall be provided between the proof of parking area and the initially constructed parking lot. For purposes of calculating impervious surface, such area will be considered impervious.
- 3) The proof of parking area shall be clearly delineated on the parking plan for the site.
- 4) The paved portion of the parking area shall comply with the pertinent sections of this Ordinance.
- 5) The proof of parking area is not used to satisfy any other landscaping, setback, or other requirement of this Ordinance and is not located in an area occupied by a building.

- d. The property owner is responsible for informing any subsequent owner of the proof of parking area and parking status of the property and shall record said provision with the County Recorder.
- e. On-site parking shall only occur in areas designed and constructed for parking in accordance with this Ordinance.
- f. The applicant and City enter into a development agreement, to be recorded against the subject property, which includes a clause requiring the owner to install the additional parking stalls, upon a finding of the Zoning Administrator that such additional parking stalls are necessary to accommodate the use.
- g. A change of use will necessitate compliance with the applicable Zoning Ordinance standard for parking.

10. Joint Facilities.

- a. The City Council may approve a conditional use permit for one (1) or more businesses to provide the required off-street parking facilities by joint use of one (1) or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately. When considering a request for such a permit, the Council shall not approve such a permit except when the following conditions are found to exist:

- 1) Up to fifty (50) percent of the parking facilities required for a theatre, bowling alley, dance hall, bar or restaurant may be supplied by the off-street parking facilities provided by types of uses specified as primarily daytime uses in Section 51.03, Subd. E.10.a.4) below.
- 2) Up to fifty (50) percent of the off-street parking facilities required for any use specified under Section 51.03, Subd. E.10.a.4) below, as primarily daytime uses may be supplied by the parking facilities provided by the following night time or Sunday uses; churches, bowling alleys, dance halls, theatres, bars, or restaurants.
- 3) Up to eighty (80) percent of the parking facilities required by this Ordinance for a church may be supplied by the off-street parking facilities provided by uses specified under Section 51.03, Subd. E.10.a.4) below, as primarily daytime uses.
- 4) For the purposes of this section, the following uses are considered a primarily daytime use: banks, business offices, retail stores, personnel service shops, and similar uses.
- 5) Conditions Required For Joint Use:
 - a) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
 - b) The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
 - c) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the Wright County Recorders Office.

11. Off-Site Parking.

- a. Any off-site parking which is used to meet the requirements of this Ordinance shall be a conditional use as regulated by Section 51.02, Subd. B of this Ordinance and shall be subject to the conditions listed below.
- b. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.

- c. Reasonable public access from off-site parking facilities to the use being served shall be provided.
- d. The site used for meeting the off-site parking requirements of this Ordinance shall be under the same ownership as to the principal use being served or under public ownership.
- e. Off-site parking for multiple family dwellings shall not be located more than one hundred (100) feet from any normally used entrance of the principal use served.
- f. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the main entrance of the principal use being served. No more than one (1) main entrance shall be recognized for each principal building.
- g. Any use which depends upon off-site parking to meet the requirements of this Ordinance shall maintain ownership and parking utilization of the off-site location until such time as on-site parking is provided or a site in closer proximity to the principal use is acquired and developed for parking.