

The purpose of this section is to provide for orderly, economic, and safe removal and processing of sand, gravel, rock, soil, and other material.

The purpose of this section is to establish parking standards.

Surface and Drainage

Location

General Standards

9.9. Mining

Mining within the Township is regulated by New Scandia Township Ordinance Number 28 as amended.

9.10. Parking

(1) Surfacing and Drainage. Off-street parking areas shall be improved with a durable and dustless surface. Such areas shall be so graded and drained as to dispose of all surface water accumulation within the parking area. Durable and dustless surface may include crushed rock and similar treatment for parking accessory to residential structures up to and including four (4) units; all other uses shall utilize asphalt, concrete or a reasonable substitute surface as approved by the Town engineer. All surfacing must be completed prior to occupancy of the structure unless other arrangements have been made with the Town.

(2) Location. All accessory off-street parking facilities required herein shall be located as follows:

- (A) Spaces accessory to one and two family dwellings shall be on the same lot as the principal use served.
- (B) Spaces accessory to multiple family dwelling shall be on the same lot as the principal use served and within two hundred (200) feet of the main entrance to the principal building served. Parking as required by the Americans With Disabilities Act (ADA) for the disabled shall be provided.
- (C) Spaces accessory to uses located in the Retail Business and General Business Districts shall be on the same lot as the principal building. Parking as required by the Americans With Disabilities Act (ADA) for the handicapped shall be provided.
- (D) Spaces accessory to commercial/industrial use shall be setback ten (10) feet from any street right-of-way or any property line.

(3) General Provisions.

- (A) Existing off-street parking spaces and loading spaces upon the effective date of this Development Code shall not be reduced in number unless said number exceeds the requirements set forth herein for a similar use.
- (B) Motor vehicles over one (1) ton capacity bearing a commercial license and commercially licensed trailers

shall not be parked or stored on residential or agricultural properties (with the exception of trucks/tractors directly associated with the agricultural use) except when loading, unloading, or rendering service and except that one (1) such truck and/or trailer may be stored or parked on semi-rural residential or agricultural properties by the property owner while in regular use.

- (C) A parking space shall not be less than nine (9) feet wide and eighteen (18) feet in length exclusive of an adequately designed system of access drives. Parking lots that separate vehicles based on size may be designed with parking spaces less than or greater than nine (9) feet wide and eighteen (18) feet in length depending upon the size of the vehicle, as long as adequate space is provided for easy and safe ingress and egress for the vehicle. Proposed reductions in or additions to the parking space size must be submitted in a dimensioned site plan with size of vehicle to use parking spaces indicated for review and approval. Signs specifying the vehicle size to use the parking space shall be required. Parking spaces for the handicapped shall be in accordance with the Americans With Disabilities Act (ADA).
- (D) Except as provided in Paragraph (3) (B) of this section, off-street parking facilities accessory to residential uses shall be utilized solely for the parking of passenger automobiles and/or one (1) truck not to exceed twelve thousand pounds (12,000) gross capacity for each dwelling unit. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants or customers of nearby businesses or manufacturing establishments.
- (E) Off-street parking facilities for a combination of mixed buildings, structures or uses may be provided collectively in any "district" (except residential districts) in which separate parking facilities for each separate building, structure or use would be required, provided that the total number of spaces provided shall equal the sum of the separate requirements of each use during any peak hour parking period.
- (F) When required accessory off-street parking facilities are provided elsewhere than on the lot in which the principal use served is located, they shall be in the same ownership or control, either by deed or long-term lease, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with

Required Off-Street Parking Spaces

Refer to Section 9.12(4)(H) for landscaping requirements.

Washington County requiring the owner and his or her heirs and assigns to maintain the required number of off-street parking spaces during the existence of said principal use.

(G) Required off-street parking space in any district shall not be utilized for open storage of goods or for the storage of vehicles that are inoperable, for sale or for rent.

(H) Off-street parking spaces required shall be as follows for:

Multiple Dwelling Units	Two (2) spaces per dwelling unit. At least one-half (1/2) of the required spaces shall be enclosed.
Place of Worship and Other Places of Assembly	One (1) space for each three (3) seats or for each five (5) feet of pew length. Based on maximum design capacity.
Offices	One (1) space for each two hundred (200) square feet of gross floor space.
Hotel, Motel	One (1) space per unit, plus one (1) space per employee.
Schools, Elementary and Junior High	Three (3) spaces for each classroom.
Schools, High School through College	One (1) space for each four (4) students based on design capacity plus three (3) additional spaces for each classroom.
Community Residence	One (1) space for each bed plus one (1) space for each three (3) employees other than doctors.
Health Club	One (1) space for each 200 square feet of floor area.
Bowling Alley	Six (6) spaces for each alley, plus additional spaces as may be required for related uses such as a restaurant.
Motor Vehicle Service Station	Two (2) spaces plus three (3) spaces for each service stall.
Retail Store	Four (4) spaces for each one thousand (1,000) square feet of gross floor area.
Medical or Dental Clinic	Six (6) spaces per doctor or dentist.
Restaurants, Cafes, Bars, Taverns or Night Clubs	One (1) space for each two and one-half (2½) seats, based on capacity design.
Funeral Homes	Eight (8) spaces for each chapel plus one (1) space for each funeral vehicle maintained on the premises. Aisle space shall also be provided off the street for making funeral procession.
Furniture Store, Wholesale, Auto Sales, Repair Shops	Three (3) spaces for each one thousand (1,000) square feet of gross floor area. Open sales lots shall provide two (2) spaces for each five thousand (5,000) square feet of lot area, but not less than three (3) spaces.
Industrial, Warehouse, Storage, Handling of Bulk Goods	One (1) space for each two (2) employees on maximum shift or one (1) for each two thousand (2,000) square feet of gross floor area, whichever is greater.
Marinas	One and one-half (1½) spaces per slip plus one (1) space per employee and a minimum of twenty (20), twelve by twenty-five (12 feet x 25 feet) foot trailer stalls.
Uses Not Specifically Noted	As determined by the Zoning Administrator.

Parking spaces for uses outlined above may be reduced if a detailed parking analysis is provided and approved by the Zoning Administrator.

Design and Maintenance of Off-Street Parking Areas in Commercial Districts

(4) Design and Maintenance of Off-Street Parking Areas in Retail Business and General Business District.

- (A) Parking areas shall be designed so as to provide adequate means of access to a public street. Such driveway access widths shall be in accordance with the State of Minnesota Highway Department Standards, but in no case shall they exceed thirty-two (32) feet in width or less than twenty-four (24) feet in width. Driveway access shall be so located as to cause the least interference with traffic movement.
- (B) When the calculation of the number of off-street parking spaces required results in a fraction, such fraction shall require a full space.
- (C) Any lighting used to illuminate an off-street parking area shall be in accordance with Chapter Two, Section 9.8 of this Development Code.
- (D) All open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb not less than ten (10) feet from the property line.
- (E) When a required off-street parking space for six (6) or more cars is located adjacent to a residential district, a fence or screening not less than four (4) feet in height shall be erected along the residential district property line.
- (F) It shall be the joint responsibility of the operator and owner of the principal use or building to reasonably maintain the parking space, accessways, landscaping and required fencing.
- (G) All off-street parking spaces shall have access from driveways and not directly from the public street.
- (H) No parking space shall be closer than ten (10) feet to any building.
- (I) Fire access lanes shall be provided as required by the building or fire code.

9.11. Woodland and Tree Preservation

- (1) Purpose.

The preservation and protection of trees and woodlands can significantly add to the quality of the physical environment of the community. The City recognizes the value of trees and woodlands for improving air quality, scenic beauty, protection against wind and water erosion, shade, natural insulation for