

PARKING LOTS

Site Plan Review

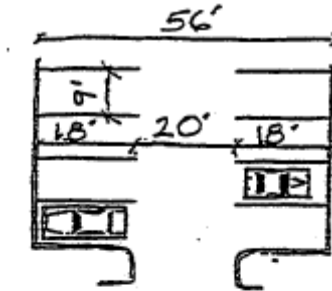
City of Saint Paul

PARKING LOT DIMENSIONS

The Zoning Code sets these minimum dimensions for these parking spaces and drive lanes:

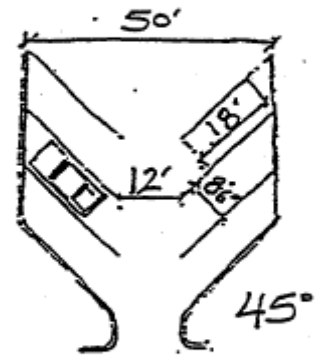
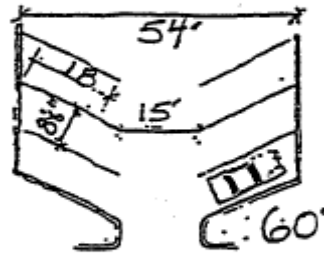
90 Degree Parking

- Accommodates two-way traffic.
- Most efficient use of space (most parking spaces per square foot of parking lot).
- An aisle of 24 feet is preferable to the minimum 20 feet, if space permits.

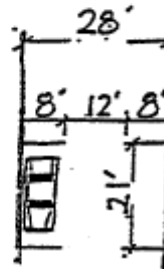


Angle Parking

- One-way traffic
- Can be used where the width of parking area is limited.
- It is recommended that drive lanes be 2-3 feet wider than minimum requirements where space permits.



Parallel parking



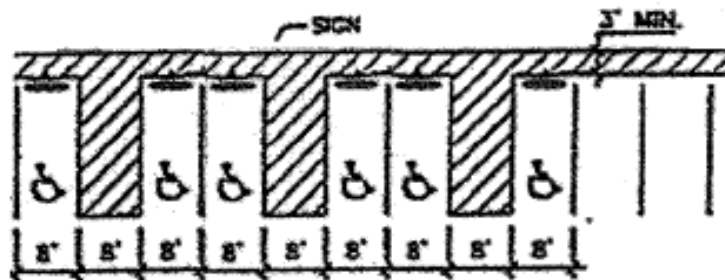
COMPACT SPACES

Up to 50 percent of the spaces may be designated for compact cars only. The minimum dimension for compact spaces is 8' x 16'. Compact spaces must be designated by a sign.

ACCESSIBLE SPACES

Handicapped accessible parking must comply with the standards of the Americans with Disabilities Act.

Total Parking Spaces	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2%
1001 and over	



Accessible parking spaces must be 8' wide with an access aisle next to it. The access aisle must be 8' wide. Accessible spaces must be located as close to accessible building entrances as possible. All accessible parking spaces must be designated with signs displaying the international handicapped symbol.

PARKING LOT DESIGN

Paving All off-street parking facilities must be paved with asphalt or concrete. Gravel or crushed rock is not permitted. Parking spaces must be striped.

Curbs Curbs, wheel stops, berms or similar devices must be used to prevent vehicles from overhanging adjacent property or the public right-of-way. Concrete curbs are preferable but wheel stops and bituminous curbs are permitted.

Drainage Storm water drainage must be controlled. For further information see the "Stormwater Management" handout.

Screening and landscaping A visual screen is required for parking lots that are adjacent to a residential use or residentially zoned area. Ornamental fence, hedge and trees are required along street frontage for parking lots serving non-industrial uses. Parking lots with more than 20 spaces must provide interior landscaping equal to 15% of the paved surface.

Bike racks Parking lots with 12 or more spaces must provide bicycle parking/racks. (One bicycle space per 20 parking spaces.)

Travel Demand Management Plan Parking lots with over 100 spaces and significant expansion of existing large parking lots will require a Traffic Demand Management Plan.

PARKING REQUIREMENTS

RESIDENTIAL

Single-family and duplex	1.5 spaces per dwelling unit
Multiple family	1.0 space for efficiency and 1 bedroom units 1.5 spaces for 2 and 3 bedroom units 2.0 spaces for 4 or more bedroom units
Housing for elderly	0.33 spaces per unit
Assisted living, nursing home	1 space per 3 residents
Community residential Facility	1 space per every 2 beds
Dormitory, fraternity/sorority	1 space per every 3 residents
Bed and breakfast	1 space per dwelling unit and 0.5 spaces per guest room

RECREATIONAL

Theater, auditorium	1 space per 4 seats
Dance hall, bingo hall, electronic game room, reception hall, exhibition hall, assembly hall without fixed seating,	1 space per 200 sq. ft. GFA
Health/sports club, martial arts club, dance studio, swimming club	1 space per 400 sq. ft. GFA

INSTITUTIONAL

Church, synagogue, mosque, place of worship	1 space per 250 sq. ft. GFA in the main unit of worship
Day care, elementary school, junior high school	1 space per employee
Senior high school	1 space per employee and 1 space per 10 students
University, college, seminary, technical college trade school, school, dance school	1 space per every 2 employees and 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, which ever is greater plus required parking for other uses

MEDICAL

Medical/dental/vet clinic	1 space per 400 sq. ft. GFA
Hospital	0.5 spaces per bed

OFFICE

Offices and photo studio	1 space per 400 sq. ft. GFA
--------------------------	-----------------------------

INDUSTRIAL

Industrial manufacturing, limited production and processing	1 space per 1,000 sq. ft. GFA or and 1space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery
Warehousing, storage	1 space per 5,000 sq. ft. GFA
Wholesaling	1 space per 1,500 sq. ft. GFA
Testing lab, research	1 space per 575 sq. ft. GFA
Sheltered workshop	1 space per employee plus 1 for each 25 program participants

RETAIL SALES AND SERVICES

General retail and service, bank, building materials center, convenience market, currency exchange	1 space per 400 sq. ft. GFA up to 30,000 GFA plus 1 space for each additional 800 sq ft GFA over 30,000 sq GFA
drug store, dry cleaning food shelf, furniture/appliance store liquor store, lumber yard, massage center, pawn shop photocopying, repair shop, self-service laundromat, supermarket, tattoo shop, tobacco shop	
Green house, garden center	1 space per 400 sq ft GFA plus 1 space per 1,000 sq ft outdoor sales/display area
Mortuary, funeral home	1 space per 150 sq ft GFA
Package delivery service	1 space per 500 sq ft GFA
Service business with Showroom or workshop	1 space per 900 sq. ft. GFA

AUTOMOTIVE USES

Auto convenience market	1 space per 400 sq. ft. GFA
Auto sales and rental	1 space per 400 sq. ft. GFA of area for sales and office, plus 1 space per 5,000 sq. ft. of outdoor sales
Auto repair accessory to auto sales	1 space per auto service stall
Auto repair station, body shop, service, station, specialty store	space per 400 sq. ft. GFA plus 1 space per auto service stall
Car wash	1 space per 2 employees

RESTAURANTS

Restaurant, coffee shop, tea house, deli fast food, coffee shop)	1 space per 400 sq ft GFA
Establishment with entertainment license class C	1 space per 75 sq ft GFA
Bar (An establishment that serves beer, wine, or intoxicating liquor for consumption on the premises any time between midnight and 2:00 a.m.)	1 space per 150 sq ft GFA

"Space" means off-street parking space. On-street spaces are not counted toward meeting parking requirements. Parking is not required downtown (in the B-4 and B-5 zoning districts).

For more information or to determine parking requirements for uses not listed here call 651-266-9008. For more information about site plan review go to www.stpaul.gov/dsi, click on zoning, click on site plan review, click on Handouts and Forms and Click on Parking.