

ORDINANCE NO. 313

**CITY OF ST. FRANCIS
ANOKA COUNTY**

**AN ORDINANCE MODIFYING DIVISION 7 DEVELOPMENT STANDARDS IN THE
ZONING CODE – 2nd READING**

THE CITY COUNCIL OF THE CITY OF ST. FRANCIS, ANOKA COUNTY, MINNESOTA,
ORDAINS:

Changes in the following sections are denoted with an underline for **new text** or a strikethrough for **deleted language**.

Section 1. Section 10-72-04 Performance Standards of the St. Francis Code of Ordinances is hereby amended to read as follows:

10-72-04. - Performance standards.

All off-street parking facilities shall comply with the following dimensional standards:

~~C. *Private Street Standards.* All private streets intended to service Commercial, Industrial, Institutional, and Multi-unit Projects shall be constructed in accordance to the City's Public Street Standard, including, but not limited to; street width, curb and gutter, intersection standards, pavement section and design standard.~~

Section 2. Section 10-72-08 Design and Maintenance of Off-Street Parking of the St. Francis Code of Ordinances is hereby amended to read as follows:

10-72-08. – Design and maintenance of off-street parking.

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

1. Spaces accessory to one- and two-unit dwellings shall be on the same lot as the principal use served unless guest parking is provided elsewhere.
2. There shall be no off-street parking space within five (5) feet of any property line except as provided below:

a. ~~B-1, B-2,~~ and BPK Districts. Zero lot line parking area setbacks shall be allowed within the B-1, B-2, and BPK Districts subject to the following conditions:

- i. A five (5) foot parking area setback shall be maintained along street rights-of-way (not including alleys). Such setback area shall be sodded or landscaped with approved ground cover, shrubs or trees.

- ii. The parking area shall not abut a residential zoning district or use.
 - iii. If applicable, a maintenance and joint use agreement shall be executed and recorded against the titles of the affected properties.
 - iv. Encroachment into established utility easements shall be allowed only via permit and an encroachment agreement with the City.
- b. Shared Access and Joint Parking. Zero lot line setbacks shall be allowed in cases of shared access and joint parking subject to the following conditions:
- i. The access and/or parking area layout is approved by the City Engineer.
 - ii. A maintenance and joint use agreement shall be executed and recorded against the titles of the affected properties.
 - iii. If applicable, the conditions of Section 10-72-05 of this Ordinance related to joint parking are satisfied.
3. When parking stalls abut a sidewalk, the minimum sidewalk width shall be six (6) feet.
4. Parking stalls shall not be located where they obstruct doorways, driveways, or pedestrian walkways.
5. All disability accessible stalls shall be located in close proximity to entrance areas and shall not be hindered by inappropriately located curb cuts, catch basins, etc.
- I. Use of Parking Area. Required off-street parking spaces in all districts shall not be used for open storage, or sale of goods, or for the storage of vehicles which are inoperable, for lease, rent or sale or the stockpiling of snow.
- J. Rural Parking Lots. Parking lots located outside of the Urban Service Area which serve non-residential uses may allow for different surfacing and design requirements than those found in this Section with approval of an Interim Use Permit. Considerations for the IUP may include but are not limited to: dust management, stormwater runoff, proximity of site to sensitive environmental areas and residential districts, size of parking lot, and anticipated traffic.
- J.K. Parking and Storage of Recreational Vehicles. The parking and storage of recreational vehicles shall be regulated in accordance with Section 7-4-5 of the City Code and Section 10-68-18 of this Ordinance.

Section 3. This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

Approved and adopted by the City Council of the City of St. Francis this 15th day of May, 2023.

SEAL

CITY OF ST. FRANCIS

By: _____
Steven D. Feldman, Mayor

Attest: Jennifer Wida, City Clerk

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