

**CITY OF EDEN PRAIRIE
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE NO. 12-2023

AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA AMENDING CITY CODE CHAPTER 11, SECTION 11.03 RELATING TO PARKING REQUIREMENTS; AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH AMONG OTHER THINGS CONTAIN PENALTY PROVISIONS

THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA ORDAINS:

Section 1. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, Item 1, is amended by deleting the word “curb” and replacing it with the phrase “on-street parking”.

Section 2. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, is amended by inserting the following new Item 4 and renumbering the remaining items:

4. *Compact Parking Stalls.* Up to 10% of the required parking spaces in a parking lot, ramp, or garage may be marked for compact cars and may be counted toward required parking counts, provided that the applicant meets the following requirements:
 - (a) All compact stalls must be a minimum of 8’ wide and 16’ in length for 90 degree stalls. For spaces that are not 90 degree, the most recent standards issued by the Institute of Transportation Engineers will be applied.
 - (b) Compact stalls must be identified.
 - (c) All required drive aisles must comply with City Code requirements.

Section 3. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, Item 5 (as renumbered by Section 2, above) is deleted in its entirety and replaced with the following:

5. *Parking Requirement/Use*
 - (a) Parking requirements based on type of use are as listed in the following table. The requirements for any use not specifically mentioned shall be designated by the City Manager.

| LAND USE | OFF-STREET PARKING SPACE REQUIREMENTS |
|------------------------------|--|
| RESIDENTIAL USES | |
| Single-Family | 2/D.U. minimum, 4/D.U. maximum A minimum of 1 space must be enclosed, driveway parking acceptable |
| Multifamily | |
| • Studio or Efficiency Units | 1/D.U. Half of all spaces must be enclosed (rounded up) |
| • All Other Units | 2/D.U. Half of all spaces must be enclosed (rounded up) |

| | | |
|---|--|--------------------|
| <ul style="list-style-type: none"> Independent Senior Living | 1/D.U., plus 0.5 per unit for guest parking Half of all spaces must be enclosed (rounded up) | |
| <ul style="list-style-type: none"> Nursing Homes, Assisted Living, Memory Care, or Convalescent Care | 1 per 4 beds, plus 1 space for each employee on the largest shift If independent living units are combined with any of these uses then ½ of the required parking stalls for the independent living units must be enclosed | |
| OFFICE USES | | |
| Office | G.F.A. | RATIO |
| | 1—60,000 sq. ft. | 5.0/1,000 sq. ft. |
| | 60,001—70,000 sq. ft. | 4.9/1,000 sq. ft. |
| | 70,001—80,000 sq. ft. | 4.8/1,000 sq. ft. |
| | 80,001—90,000 sq. ft. | 4.7/1,000 sq. ft. |
| | 90,001—100,000 sq. ft. | 4.6/1,000 sq. ft. |
| | 100,001—150,000 sq. ft. | 4.2/1,000 sq. ft. |
| | 150,001 PLUS sq. ft. | 4.0/1,000 sq. ft. |
| RETAIL, SERVICE AND COMMERCIAL USES | | |
| Service Stations | 10+ spaces where cars are serviced | |
| Motels, Hotels | 1/guest room + 1/employee | |
| Restaurant Type 1 | 1/2.5 seats based on seating capacity | |
| Restaurant Type 2 | 1/3 seats based on seating capacity | |
| Restaurant Type 3 | 1/2 seats based on seating capacity | |
| Day Care Center | 1 per employee on the largest work shift plus 1 per business vehicle plus 1 per every 6 children the facility is licensed to care for | |
| Banks | 5/1,000 sq. ft. G.F.A. | |
| Brewer Taproom, Cocktail Room | 1/60 sq. ft. G.F.A. | |
| Small Brewer, Microdistillery | 1/1,000 sq. ft. G. F. A. | |
| Retail | 0-30,000 sq. ft. | 5/1000 sq. ft. |
| | 30,001 – 200,000 sq. ft. | 4.5/1,000 sq. ft. |
| | Over 200,000 sq. ft. | 4.25/1,000 sq. ft. |
| Shopping Center | 4.25/1,000 sq. ft. G.F.A. | |
| INDUSTRIAL USES | | |
| Manufacturing | 3/1,000 sq. ft. G.F.A. | |
| Warehouses | 0.5/1,000 sq. ft. G.F.A. | |

| PUBLIC AND SEMI-PUBLIC USES | |
|------------------------------------|--|
| Places of Worship | 1/3 seats in largest assembly room |
| RECREATIONAL USES | |
| Golf Course | 72 spaces, plus 1/3 seats in any clubhouse restaurant |
| Gymnasium | 1/3 seats with fixed seating or 2.5/1,000 sq. ft. G.F.A. |

- (b) For supporting minor commercial uses within office/industrial buildings providing a supplemental function to the major office and/or industrial use, the number of parking spaces for such uses shall not be less than the minimum required for such uses as provided in the table above.
- (c) Specific parking requirements for the Mixed Use District, Transit Oriented Development District, and Town Center District are located in Sections 11.24, 11.26, and 11.27, respectively, of Chapter 11.

Section 4. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, Item 6 (as renumbered), subparagraph (d) is amended by adding the following language after the word “serve” in the first sentence: “unless there is a shared parking agreement in place between two separate lots as provided in subparagraph 7(e) below.”

Section 5. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, Item 7 (as renumbered), subparagraph (d) is amended by adding the following new item v:

- v. All proof of parking stalls are 9’ by 18’.

Section 6. City Code Chapter 11, Section 11.03, Subdivision 3, Subsection H, Item 7 (as renumbered) is amended by adding the following new subparagraph (e):

- (e) *Shared Parking.* Off-street parking facilities for two (2) or more uses with substantially different hours of operation may be provided in a shared facility. The off-street parking requirements for a development or redevelopment project may be reduced up to 20% if the following standards are met.
 - i. Parking spaces are shared between two or more complimentary uses.
 - ii. A shared parking plan must be submitted whenever shared parking is proposed that requires specific analysis on the peaking characteristics of the various and future uses included.
 - iii. The applicant demonstrates that, because of the hours, size, and operation of the respective and future uses, there is no substantial conflict in the peak parking demands of the uses for which shared use of off-street parking facilities is proposed, and there will be an adequate amount of parking available to meet the needs for each use.
 - iv. A shared parking and cross access or similar agreement must be approved by the City Planner and recorded against the applicable properties in the County Registrar of Titles’ or Recorder’s office with proof thereof

presented to the City. The City must be party to the agreement and no changes shall be made to the agreement unless all parties agree.

Section 7. City Code Chapter 1 entitled “General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation” and Section 11.99 entitled “Violation a Misdemeanor” are hereby adopted in their entirety, by reference, as though repeated verbatim herein.


Section 8. This ordinance shall become effective from and after its passage and publication.

FIRST READ at a regular meeting of the City Council of the City of Eden Prairie on the 11th day of July, 2023, and finally read and adopted and ordered published at a regular meeting of the City Council of said City on the 15th day of August, 2023.

ATTEST:



Nicole Tingley, City Clerk



Ronald A. Case, Mayor

Published in the *Sun Sailor* on the 24th day of August, 2023.

**CITY OF EDEN PRAIRIE
HENNEPIN COUNTY, MINNESOTA**

SUMMARY OF ORDINANCE 12-2023

AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, AMENDING CITY CODE CHAPTER 11, SECTION 11.03, SUBDIVISION 3, SUBSECTION H RELATING TO PARKING AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH AMONG OTHER THINGS CONTAIN PENALTY PROVISIONS

THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:


Summary: This ordinance amends Chapter 11, Section 11.03, Subdivision 3, Subsection H, by deleting the word “curb” in Item 1 and replacing it with “on-street parking”; adding a new section allowing compact parking stalls; deleting the table listing the parking requirements organized by zoning and replacing it with a new table listing the parking requirements organized by land use; amending the parking requirements for banks, retail, and gymnasiums and adding parking requirements for day care centers; adding some clarifying language regarding proof of parking and shared parking to several sections; and adding a new section on shared parking

Effective Date: This Ordinance shall take effect upon publication.

ATTEST:



Nicole Tingley, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on August 24, 2023.
(A full copy of the text of this Ordinance is available from City Clerk.)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

Rhonda Herberg being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SS Mtka_Excelsior_Eden Prairie

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

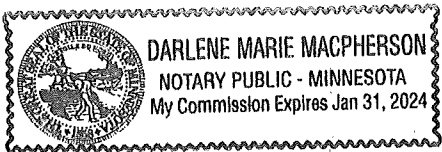
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/24/2023 and the last insertion being on 08/24/2023.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By Rhonda Herberg
Designated Agent

Subscribed and sworn to or affirmed before me on 08/24/2023 by Rhonda Herberg.

Darlene Marie MacPherson
Notary Public



Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch.

Ad ID 1335903

CITY OF EDEN PRAIRIE
HENNEPIN COUNTY,
MINNESOTA
SUMMARY OF
ORDINANCE 12-2023

AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, AMENDING CITY CODE CHAPTER 11, SECTION 11.03, SUBDIVISION 3, SUBSECTION H RELATING TO PARKING AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH AMONG OTHER THINGS CONTAIN PENALTY PROVISIONS

THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:

Summary: This ordinance amends Chapter 11, Section 11.03, Subdivision 3, Subsection H, by deleting the word "curb" in Item 1 and replacing it with "on-street parking"; adding a new section allowing compact parking stalls; deleting the table listing the parking requirements organized by zoning and replacing it with a new table listing the parking requirements organized by land use; amending the parking requirements for banks, retail, and gymnasiums and adding parking requirements for day care centers; adding some clarifying language regarding proof of parking and shared parking to several sections; and adding a new section on shared parking

Effective Date: This Ordinance shall take effect upon publication.

A full copy of the text of this Ordinance is available from City Clerk.

Ronald A. Case, Mayor
ATTEST: Nicole Tingley, City Clerk

Published in the
Sun Sailor
August 24, 2023
1335903