



City of Spring Lake Park, Minnesota

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Parking Lot Development Guide

This handout provides information to assist you in the construction of a parking lot in the City of Spring Lake Park.

These design regulations are intended to apply to all parking areas, access drives, and loading areas indicated on a plot plan submitted with an application for a building permit or on a site plan. General requirements for plot plan and site plan submittal are available from the Administration Department. All access and circulation will be reviewed by the City Building Official and Engineer.

Permit Required:

All parking areas, access drives, and loading areas expansions, revisions, or overlays must obtain a building permit. A completed application accompanied with a site or plot plan must be submitted to the Building Official. All site or plot plans must be drawn to scale and dimensioned with drainage, lighting, and landscaping details.

General Paving Construction:

All parking areas and access drives must be surfaced with a durable and dustless material capable of supporting wheel load of 5 ton per axle weight. Parking areas and access drives must be constructed utilizing an approved bituminous mixture, concrete or other water sealed surface. A minimum acceptable standard is a sand sub-base, 4 inches Class V, and 3 inches of bituminous. All parking areas must be graded and drained as to dispose of all surface water accumulation as approved by the City Engineer.

Curbing Requirements:

All new and expanded parking areas, access drives, and loading areas must have perimeter concrete curbing.

General Curbing Construction:

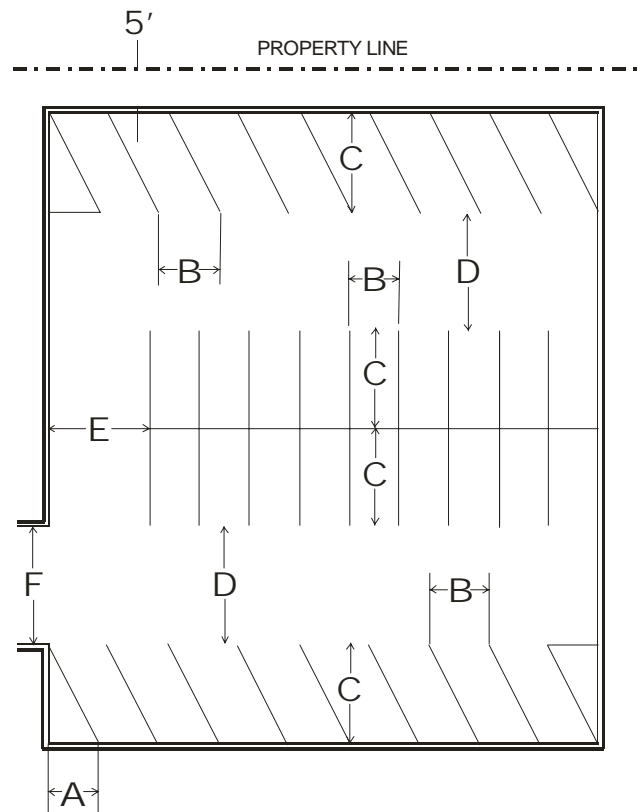
All perimeter curbing must be of concrete B612 standard with gutter. A five (5) foot minimum transition are required when connecting to an existing curb and must be reviewed and approved by the City Engineer.

General Maintenance:

The owner of the principle building must maintain all parking areas, access drives, and loading areas in a safe, neat, and adequate manner.

Parking Stall Size and Dimensions:

Each off-street parking stall must contain a minimum area of not less than 180 square feet which does not include maneuvering and access. Actual size must confirm as illustrated below:



ID	DESCRIPTION	STRIPE ANGLE				
		45	50	55	60	90
A	OFFSET	18'-0"	15'-8"	13'-4"	11'-0"	1'-6"
B	CAR SPACE	12'-0"	11'-4"	10'-8"	10'-0"	9'-0"
C	STALL DEPTH	16'-0"	16'-8"	17'-4"	18'-0"	20'-0"
D	DRIVEWAY	13'-0"	14'-6"	16'-0"	17'-6"	24'-0"
E	TURNAROUND	17'-0"	16'-0"	15'-0"	14'-0"	14'-0"
F	ACCESS DRIVE	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"

Provision shall be made in the parking area for adequate snow storage or removal to ensure that the required numbers of spaces are available at all times during the year.

Screening:

All off-street parking areas abutting a residential district must be screened by a buffer or adequate design. Plans of such screening must be submitted for approval as part of the required site plan at time of application for a building permit. Screening is also required whenever a parking area is located across the street from a residential zone.

Lighting:

All Parking area lighting shall not be directed upon the public right-of-way and nearby or adjacent properties. Such illuminations must be in directed or diffused and approved by the City Engineer.

Minimum Number of Off-street Parking Stalls:

The City of Spring Lake Park requires the following for the minimum number of parking stalls and loading area based on the usage:

- Single Family Residence: 2 spaces per unit with 1 enclosed.
- Two Family Residences: 2 spaces per unit with 1 enclosed.
- Medium Density Residences: 2.5 spaces per unit with 1 enclosed.
- Manufactured Home Park: 2 spaces per unit.
- Multiple Family Residences: 2.5 spaces per unit with 1 enclosed.
- Elderly Housing: 1 space per 2 units.
- Elementary & Middle School: 2 spaces per classroom.
- Motel or Hotel: 1 space per unit + 1 space per employee.
- Senior High School: 1 per classroom + 1 space for every 10 students, based on capacity, or 1 space per each 3 auditorium seats, whichever is larger.
- Church, Theater, Auditorium
(With permanent seats): 1 space per each 3 seats or five 5 linear feet of pew.
(Without permanent seats): 1 space per 100 sq. ft. of gross floor area.
- Hospital, Nursing Home: 1 space per each 4 beds + 1 space per each 2 employees on the major shift.
- Medical or Dental Clinic: 6 spaces per 1,000 sq. ft. of gross floor area.
- Mortuary: 1 space per each 4 seats.
- Supermarket: 5 spaces per each 1,000 sq. ft. of gross floor area.

- Shopping Center: 5.5 spaces per each 1,000 sq. ft. of gross floor area.
- Retail & Department Stores: 10 spaces per each 1,000 sq. ft. of gross floor area.
- Restaurants:
 - * Drive-in – 35 spaces per each 1,000 sq. ft. of gross floor area.
 - * Carry Out – 10 spaces per each 1,000 sq. ft. of gross floor area.
 - * Sit-down – 15 spaces per each 1,000 sq. ft. of gross floor area.
- Service Stations: 3 spaces per bay + 1 for each employee on major shift.
- Offices: 4 spaces per each 1,000 sq. ft. of gross floor area.
- Beauty or Barber Shop: 2 spaces per chair + 1 space per 3 employees.
- Day Care Center: 1 space per employee + 5 additional spaces per building.
- Liquor Store: 4 spaces per each 1,000 sq. ft. of gross floor area.
- Laundromat: 1 space per each 2 washing machines.
- Industrial Use:
 - * Related to Personnel: 1 space per 1 ½ plant employees + 1 space per managerial employee + 1 space per 10 managerial employees for visitors.
 - * Related to Floor Area: 1 space per 1,000 sq. ft. of gross floor area for warehousing and distribution. Or 2 spaces per 1,000 sq. ft. of gross floor area used for manufacturing. Or 2.5 spaces per 1,000 sq. ft. of office area.

Any uses not specifically listed will be calculated by the Building Official using the number of the most similar use.

Minimum Number of Off-street Loading Spaces:

Each commercial and industrial building must have accommodations for loading on site as detailed below where applicable:

<u>Industrial:</u>	<u>Sq. Ft.</u>	<u>Number of Loading Spaces</u>
	Less 10,000	1
	10,000-20,000	2
	20,000-40,000	3
	40,000-70,000	4
	70,000-110,000	5
	Ea. 50,000 over 110,000	1 Additional

<u>Commercial:</u>	<u>Sq. Ft.</u>	<u>Number of Loading Spaces</u>
	Less 5,000	1
	5,000-10,000	2
	10,000-20,000	3
	20,000-40,000	4
	Ea. 50,000 over 50,000	1 Additional

50% of all loading areas must be 50 feet in length by 12 feet in width and 15 feet in height.

Handicap Requirements:

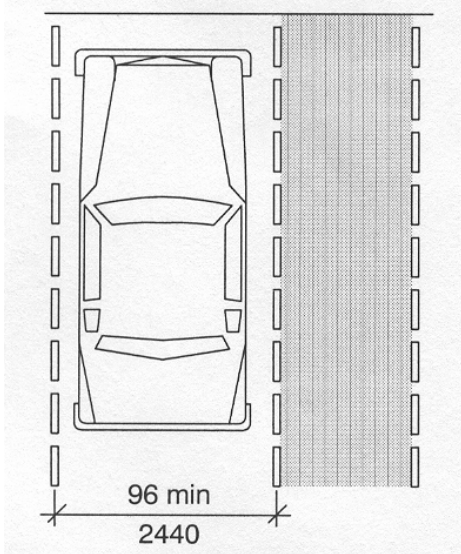
Handicap parking spaces must be located on the shortest possible accessible route of travel to a building entrance. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk. Every handicap parking space located in a parking area shall be identified by a sign, including the International Symbol of Accessibility, centered between the parking space and 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.

The number of handicap parking spaces required shall be listed below:

Total # Parking Spaces	# of Handicap Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total spaces
Over 1,000	20 spaces + 1 for every 100 spaces or fraction thereof, over 1,000

Handicap Vehicle Spaces:

Car and van handicap parking spaces must be 96 inches wide minimum and must have an adjacent access aisle with access aisles serving car parking spaces must be 60 inches wide minimum.



Handicap Access Aisles:

Access aisles serving van parking spaces shall be 96 inches wide minimum. Two parking spaces shall be permitted to share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Access aisles shall extend the full length of the parking spaces they serve. Access aisles shall be marked so as to discourage parking in them. Parking spaces and access aisles shall have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve. Access aisles shall be part of the accessible route to the building or facility entrance. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum. Access aisles shall be 20 feet long minimum. Access aisles shall be marked so as to discourage parking in them.

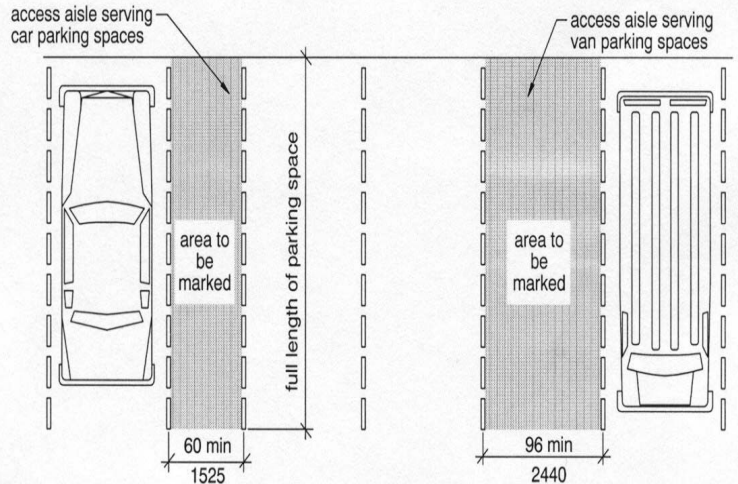
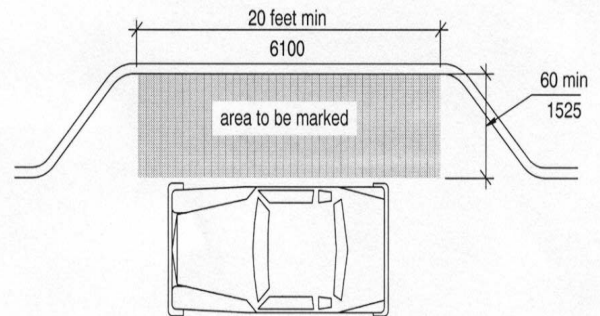


Fig. 502.3
Parking Space Access Aisle



Questions?

If you have questions about the information in this handout, please contact the Building Official at (763) 792-7212, or by e-mail at: bbrainard@ci.spring-lake-park.mn.us, or the City Engineer at (651) 604-4803, or by e-mail jrhein@bonestroo.com