

Ordinance 2025-14

13.76.230 Design Requirements

Upon review and recommendation by the Planning Commission and approval by the City Council, all off-street parking plans shall comply with the following design standards, consistent with Minnesota State Law and applicable state and local codes:

- (a) *Surfacing.* All parking and driveway areas shall be surfaced with asphalt, concrete, or other durable, dustless materials as approved by the Planning Commission and City Council, in accordance with Minnesota Stormwater Manual guidelines and local erosion control standards.
- (b) *Drainage.* All off-street parking areas must be properly graded and drained to prevent surface water runoff onto adjacent properties or public rights-of-way, in accordance with MN Rules Chapter 7050 and applicable watershed district regulations.
- (c) *Lighting.* All lighting used to illuminate off-street parking areas shall be fully shielded to prevent light spill onto adjacent properties or public right-of-way and comply with Minnesota Pollution Control Agency (MPCA) lighting standards and city code Article IV.
- (d) *Signs.* No signage shall be so located as to restrict the sight, orderly operation, and traffic movement within any parking area.
- (e) *Screening.* All parking lots shall be screened in accordance with PCC 13.76, Art. IV.
- (f) *Design standards.* All parking areas must meet the minimum design standards established in this article, including: the minimum number of required stalls, dimensions, and required number of accessible stalls as mandated by MN Rules Chapter 1341 and the Americans with Disabilities Act (ADA) and PCC 13.04.010.
- (g) *Setback.* Unless otherwise specified, parking and maneuvering areas may be located within required yards, provided a minimum 10-foot setback is maintained from all property lines or buffer yards.
- (h) *Striping required.* All parking lots must be clearly delineated with pavement striping that meets the size requirements listed in Subsection (i).
 - (i) *Minimum parking space dimensions.* All stall dimensions and drive aisle widths must

comply with the following:

<i>Angle of Parking</i>	<i>Maneuvering Lane Width (in feet)</i>	<i>Minimum Stall Width (in feet)</i>	<i>Minimum Stall Depth (in feet)</i>	<i>Total Width of One Tier of Space Plus Maneuvering Lane (in feet)</i>	<i>Length Along Curb Stall (in feet)</i>
Parallel Parking	12	8	21	20	
Angled 30-53 degrees	12	8.6	18	30.6	12.7
Angled 54-75 degrees	15	8.6	18	35	10.4
Perpendicular 75-90 degrees	20	8.6	18	38	12.7

*Maximum legal speed limit must be 30 mph.

*At least two through-traffic lanes must be provided.

*Diagonal parking provisions must be established by a cooperative agreement between the local road authority and the business.

1. Must include angle and pavement markings.
2. Must comply with MN Stat. § 169.34.
3. Minimum 2-foot clearance from curb to fixed objects.

Exception. In lots with 10 or more spaces, up to 20% of spaces may be designated for compact cars (min. size: 7.5 ft x 15 ft) and must be clearly marked.

- (j) *Access/egress.* Entrances or exits for off-street parking lots with over four spaces shall not be located within 75 feet of the intersection of two public right-of-way lines, in compliance with MN MUTCD visibility triangle standards.
- (k) *Lighting.* All parking lot lighting shall conform to Article IV and any applicable state light pollution and dark sky compliance guidelines.
- (l) *Cross access easements.* Cross-access drives shall be required between all non-residential properties. Final construction shall occur following the execution of a recorded easement agreement between adjacent property owners.
- (m) *Curb cuts.* Each property is entitled to one curb cut. Single-family lots may only access local or minor streets, unless such access is unavailable. Curb cuts must comply with MnDOT access spacing guidelines.

(n) *Handicap accessible. Design requirements:*

Type	Width (in feet)	Aisle Space (in feet)	Vertical Clearance (in feet)	Notes
Standard	8	5	No Minimum	Shared aisle allowed
Van-Accessible	8	8	8.2	OR 11 feet + 5 feet aisle

(Prior Code, § 10.400.0320)

13.76.240 Completion Time For Parking Lots

All required parking areas must be completed and made usable prior to final building inspection and issuance of occupancy certificate, consistent with MN Building Code requirements for site improvements.

(Prior Code, § 10.400.0325)

13.76.250 Joint Facilities

- (a) Joint parking for multiple uses within a block or vicinity is permitted, provided: The total number of spaces equals the sum of requirements unless otherwise approved by Conditional Use Permit.
- (b) The City Council with recommendation from Planning Commission may allow a reduction in total spaces by CUP if:
 - (1) Uses are within 300 feet of shared lot.
 - (2) Operating hours do not significantly overlap.
 - (3) No physical barriers (walls, grade, etc.) block access.
 - (4) Requirements of this section are met.

(Prior Code, § 10.400.0330)

13.76.260 Loading Requirements

Loading/unloading spaces shall be provided for all uses except single and two-family dwellings.

- (a) *Site Plan Submittal.* Site plans must show loading areas, ingress/egress, and on-site circulation.

(b) *Design standards. Loading Space Dimensions:*

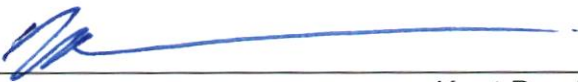
<i>District Type</i>	<i>Width (in feet)</i>	<i>Length (in feet)</i>	<i>Height (in feet) (if covered)</i>
Residential	10	25	14
Commercial/Industrial	12	60	15

(c) *Location.* Loading zones may be placed in side/rear yards except along side streets on corner lots. No part of a required front yard may contain a loading space.

(d) *Setback.* No loading space or driveway shall be within 50 feet of a residential lot unless fully enclosed. No loading facilities may be placed in required transition areas. (See Article III of this chapter.)

Effective Date: This ordinance shall be effective immediately upon passage and publication according to law.

ADOPTED this 21st day of January 2026, by the City Council of the City of Pine City.

By: 
Kent Bombard, Mayor

ATTEST:


Marcy Peterson, City Administrator

State of Minnesota
County of Pine

This instrument was acknowledged before me on 1/29/2026 by Kent Bombard,
Mayor of City of Pine City a Municipal Corporation under the laws of Minnesota on behalf of the
Municipal Corporation



SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Drafted by:

City of Pine City

1015 Hillside Ave SW, Ste. 2

Pine City, MN 55063

