

ORDINANCE NO. 2011-02

**CASTLE ROCK TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING
CASTLE ROCK TOWNSHIP ZONING ORDINANCE,
REVISING THE REQUIREMENTS FOR OFF-STREET PARKING.**

THE BOARD OF SUPERVISORS OF CASTLE ROCK TOWNSHIP ORDAINS:

SECTION 1. Section VII entitled “Performance Standards” of the *Castle Rock Township Zoning Ordinance* is amended by modifying Subdivision 7.07 to read as follows:

7.07 Off-Street Parking

- A. Parking areas shall conform to the following minimum requirements. In figuring the needed area, one (1) parking space and associated access area shall equal three hundred twenty (320) square feet of area. Parking spaces shall be at least ten (10) feet by twenty (20) feet in area. Access lanes shall be at least twelve (12) feet wide for one-way directional traffic and at least twenty-four (24) feet wide for two-way directional traffic. Parking and maneuvering areas shall be constructed of an all-weather surface approved by the Town Board. All parking areas shall be located on the same parcel as the principal use, except as allowed herein. Overnight parking on public streets is prohibited. The minimum number of parking spaces required for each use is based upon the table below. For uses not listed below or in instances where the applicant clearly demonstrates the number of parking spaces required is inappropriate, the Town Board shall determine the number of parking spaces. All commercial and industrial parking areas shall include handicapped parking requirements.

<u>LAND USES</u>	<u>PARKING REQUIRED</u>
Residences	2 spaces per dwelling unit
Restaurant/Church	1 spaces per 3 seats
Offices	5 spaces per 1000 sf gross floor area
General Retail	5 spaces per 1000 sf gross floor area
General Service	4 spaces per 1000 sf gross floor area
Trade Business	3 spaces per 1000 sf gross floor area
Manufacturing	3 spaces per 1000 sf gross floor area
Other Industry	3 spaces per 1000 sf gross floor area
Warehousing	2 spaces per 1000 sf gross floor area

- B. Off-street parking located on a parcel that is not the parcel on which the principal use is located shall be referred to as “off-site off-street parking.” Off-site off-street parking may be permitted as a conditional use provided that the conditions set forth below are met. Any conditional use permit for off-site off-street parking,

or any right to obtain a conditional use permit for the same, shall terminate upon the development of the parcel on which the off-site off-street parking is located or the termination of the principal use on the parcel served by the off-site off-street parking. Any failure to comply with the conditions set forth herein, the conditions set forth in the conditional use permit, or any ordinance of the Township shall constitute sufficient cause for the revocation of the conditional use permit by the Town Board following a public hearing. The conditions required for the approval of off-site off-street parking are as follows:

- 1. The parcel on which the principal use is located cannot physically accommodate the parking needs of the principal use.
- 2. The parcel on which the off-site off-street parking is proposed shares a lot line with the parcel on which the principal use is located.
- 3. The parcel on which the off-site off-street parking is proposed shall contain no greater number of parking spaces than the number of parking spaces located on the parcel on which the principal use is located.
- 4. The parcel on which the off-site off-street parking is proposed is zoned in the same district as the parcel on which the principal use is located.
- 5. The parking and maneuvering areas of the off-site off-street parking shall be constructed of an all-weather surface approved by the Town Board.
- 6. The owner of the parcel on which the off-site off-street parking is proposed has signed the conditional use permit application as a co-applicant.

SECTION 2. Effective Date. This Ordinance shall be effective upon its passage and publication according to law.

ADOPTED this ____ day of _____, 2011, by the Board of Supervisors of Castle Rock Township.

BY: _____
Russell H. Zellmer, Town Board Chair

ATTEST:

Jane Bistodeau, Clerk

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