



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	January 26, 2010
Agenda Item	Workshop 2
Title	Comprehensive Plan Implementation Workshop
Submitted By	Deb Jones, Staff Liaison

Description	Preparation for the process of updating the zoning code and district map to provide the official controls called for in the new Falcon Heights Comprehensive Plan
Background	In 2009, the City of Falcon Heights officially adopted a new Comprehensive Plan, as required by Minnesota statute. The plan calls for a number of changes to the City's zoning code and land use map. In 2010 the City will take the first steps toward implementation of the new plan by reviewing and updating ordinances. Changes to land use and zoning ordinances require public hearings, Planning Commission recommendations and Council action.
Budget Impact	None at this stage
Attachment(s)	<p>Working Documents</p> <ul style="list-style-type: none"> • Comprehensive Plan pages 113-114 - Implementation Sections 1, 2, 3 • City Map • District purpose statements - existing City Code • Residential district ordinances - existing City Code • Residential district ordinances - pre-2006 City Code <p>* Commissioners will also need their copies of the 2008 Comprehensive Plan and the Chapter 113 (Zoning) of the City Code for this and future workshops.</p>
Action(s) Requested	<ul style="list-style-type: none"> • Review the 2008 Comprehensive Plan, especially the following <ul style="list-style-type: none"> ○ Chapter 1: Background <ul style="list-style-type: none"> ▪ Vision, Values and Objectives, pages 3 - 5 ▪ Forecasts for population, households and employment changes in Falcon Heights, pages 13 - 15 ○ Chapter II: Land Use and Housing, pages 20 - 52 ○ Chapter VII: Implementation, Sections 1 - 3, pages 113 - 114 • Discuss action steps and resources needed to proceed on implementation.

VII. IMPLEMENTATION

1. LAND USE

In pursuit of the goals and vision outlined in this plan the City will need to take the following actions:

1. Conduct a detailed corridor study of the Larpenteur and Snelling Avenue corridors in Falcon Heights. The University of Minnesota has developed useful tools for enlisting public participation in this process and providing public education about what is economically feasible. It is recommended that

2. ZONING AND SUBDIVISION ORDINANCES

The City will need to make a number of adjustments to the zoning and subdivision ordinances to bring the chapters into conformance with this Comprehensive plan. With a few potential exceptions noted below, the City expects to complete this process by the end of 2009. At a minimum the following ordinance amendments will be required:

1. Extend exclusively public designation to all public/institutional lands, eliminating dual zoning.
2. Create a new multi-use zoning designation for the Larpenteur corridor areas that have been identified as candidates for multi-use redevelopment by 2030. (2009-2010)
3. Restore the R-3 Medium Density Residential District to the zoning ordinance to accommodate town-home development

this study be done before any major redevelopment project is undertaken along Larpenteur.

2. Use corridor study findings to define the extent of new special development districts or overlays in anticipation of redevelopment to meet forecast housing and business needs over the lifetime of this plan.

where lot sizes are too small to accommodate high density redevelopment.

4. Revise the R-4 zoning designation to more accurately characterize the multi-family housing existing in the city, to update design standards and to guide redevelopment of existing R-4 sites.
5. Revise off-street parking requirements for commercial and multi-family properties to provide for a safer, more attractive and pedestrian-friendly environment; also, to reduce the amount of impervious surface on private property. (2009-2010)
6. Re-examine and revise the purpose statements for all districts
7. Revise the Zoning Map to reflect new districts.

3. HOUSING

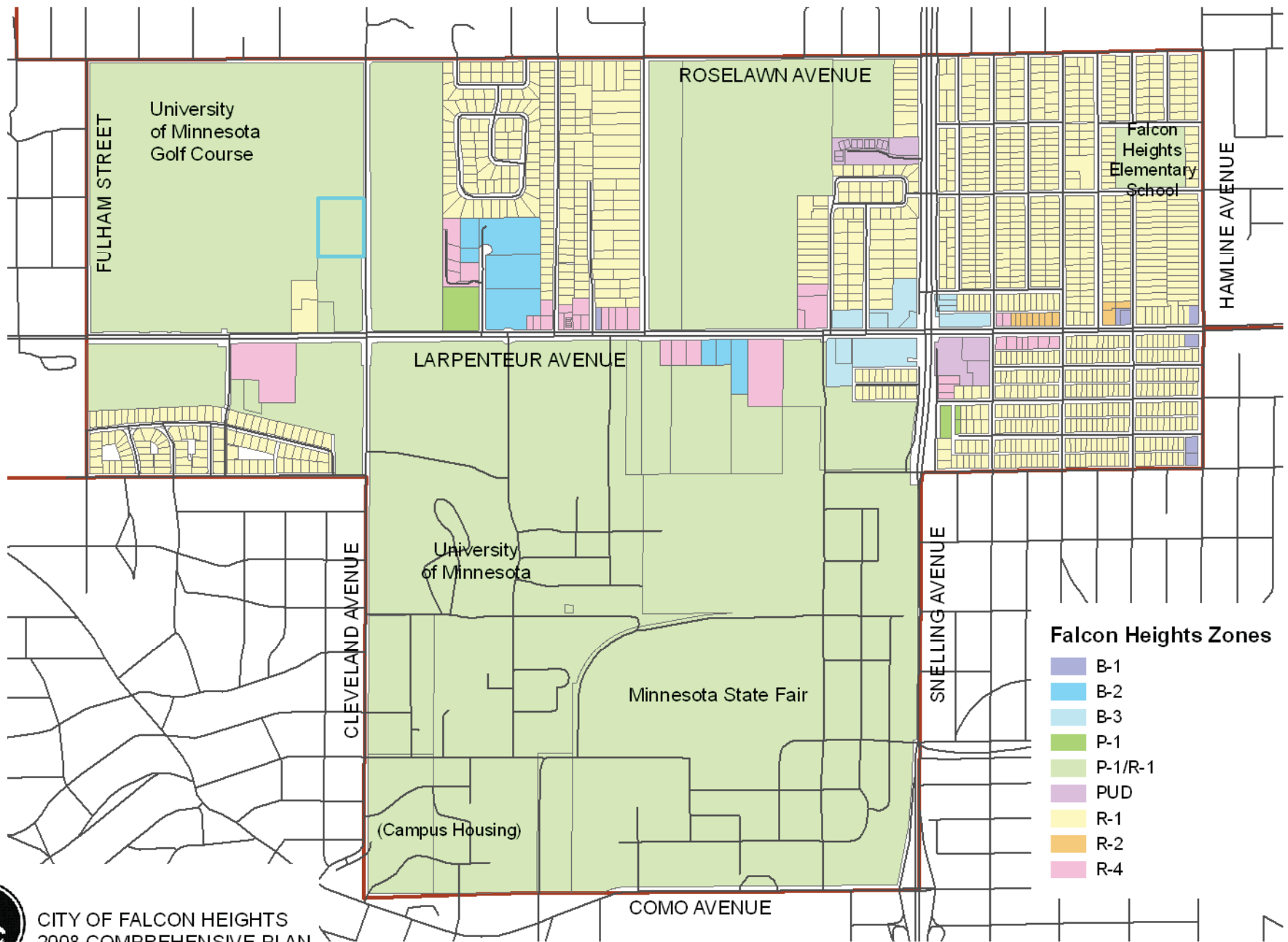
Since the City has virtually no private vacant land available for the development of new housing, it will emphasize the maintenance of the existing housing stock and encourage the construction of additional higher density housing in the Larpenneur Corridor if opportunities for redevelopment arise. If that occurs, the City will make every effort to satisfy unmet needs for affordable housing. Measures that will be considered include:

1. Provision that at least 10 percent of multi-family rental projects be affordable housing, if housing assistance is available.
2. Continuation of support for Section 8 rental assistance vouchers for low and modest income residents.
3. Continue participation in the Livable Communities Local Housing Incentive Program and look for future opportunities to employ this and similar programs to assist in financing affordable housing.

To encourage home ownership and rehabilitate affordable housing, the City will also

4. Implement some form of licensing and safety inspection program for rentals in single-family homes, duplexes and triplexes.
5. Participate as appropriate in Federal and State housing programs as may be made available
6. Seek partnerships with non-profit community land trust organizations that promote affordable home-ownership and rehabilitation of housing.
7. Continue to participate in partnerships with non-profit community organizations which provide home maintenance and rehabilitation resources to both home-owners and owners of rental residential properties.

City of Falcon Heights Zoning 2006



Statements of Purpose for Non-Residential Districts – 2007 City Code

Sec. 113-177. B-1 neighborhood convenience district.

...

(b) *Purpose and intent.* The purpose of the neighborhood convenience business district is to provide for small-scale consumer goods stores and limited service establishments which deal directly with the customer by whom the goods and services are consumed. The maximum business size limit is 5,000 square feet. Some business areas may be further restricted by zoning regulations to avoid adverse impacts on residential neighborhoods. The district is primarily intended to serve the surrounding neighborhood rather than the entire community. It is designed to be accessible to retail customers from the nearby neighborhoods, to be compatible with the character of the neighborhoods, and to minimize the blighting influence on surrounding residential neighborhoods by limiting and controlling the uses that are permitted.

Sec. 113-178. B-2 limited business district.

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(b) *Purpose and intent.* The primary purpose of the limited business district is to provide for office and limited service, employment and institutional uses which are freestanding in nature, require larger sites and are or can be made to be compatible with adjacent land uses. It is also intended to accommodate certain existing businesses for the purpose of maintaining them as conforming uses. Except where current retail or wholesale businesses are specifically listed, the limited business district is not intended to accommodate retail or wholesale businesses. The district is designed to minimize the blighting influence on the surrounding residential neighborhoods by limiting and controlling the uses that are permitted.

...

Sec. 113-179. B-3 Snelling and Larpenteur community business district.

...

- (b) *Purpose and intent.*
- (1) The district applies only to the northeast, northwest, and southwest quadrants of the Larpenteur and Snelling intersection. The district is designed to provide retail sales and services that serve the surrounding neighborhoods' and community's needs. Retail sales and services that serve a larger geographic area are available in larger, nearby business districts in adjacent cities. By limiting and controlling the uses that are permitted, the district is designed to be accessible to retail customers from the nearby neighborhoods and the community, to be compatible with the character of the neighborhoods and overall community, and to minimize the blighting influence on the surrounding residential neighborhoods.
 - (2) Furthermore, the district provides for and encourages compact centers for

retail sales and services by grouping businesses into patterns of workable relationships that complement each other. The district is designed to be easily accessible to users. It excludes highway oriented and other high traffic volume businesses that would tend to disrupt the cohesiveness of the shopping center or its circulation patterns and shared parking arrangements.

...

Sec. 113-180. Public land (P-1).

...

(b) *Generally.* All public (city, state, school district, state fair, University of Minnesota, and other) land owned and operated for public purposes is zoned for what may be the most appropriate private use should the land be sold, leased, or otherwise transferred from public ownership and/or use.

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ARTICLE V.

PLANNED UNIT DEVELOPMENT (PUD)

Sec. 113-199. Purpose.

The planned unit development district is intended to permit flexibility of site design, the conservation of land and open space through clustering of buildings and activities, and an incentive to developers to plan creatively by providing density bonuses. This flexibility can be achieved by allowing deviations from standards including setbacks, heights and similar regulations. PUDs are characterized by central management, integrated planning and architecture, joint or common use of parking, open space and other facilities, and a harmonious selection and efficient distribution of uses.
(Code 1993, § 9-16.01)

Sec. 113-200. Required use.

PUD zoning is required for all developments having two or more principal uses or structures on a single parcel of land and may include townhouses, apartment projects involving more than one building, residential subdivisions, multi-use structures such as an apartment building with retail at ground floor level, commercial developments, mixed residential and commercial developments, and similar projects.
(Code 1993, § 9-16.02)

Sec. 113-174. One-family R-1 residential district.

- (a) *Scope.* The provisions of this section apply to the R-1 one-family residential district.
- (b) *Permitted Uses.* Within any R-1 one-family residential district, no structure or land shall be used except for one or more of the following uses: one-family detached dwellings.
- (c) *Conditional Uses.* Within any R-1 one-family residential district, no structure or land shall be used for the following uses except by conditional use permit:
 - (1) Public parks and playgrounds.
 - (2) Schools, provided no buildings shall be located within 50 feet of any lot line of an abutting lot in an R use district. Any fence erected around a play area shall be not less than 15 feet from a street line when said fence would be across the street from an R use district.
 - (3) Municipal buildings and structures, excluding storage of maintenance equipment and trucks over 1 1/2 tons, stockpiling of aggregate and open storage of material, but including firefighting apparatus, provided these shall not be located within 30 feet of any lot line of an abutting lot in an R use district.
 - (4) Essential service structures, provided no building shall be located within 50 feet from any lot line of an abutting lot in an R use district. The architectural design of service structures should be compatible to the neighborhood in which they are to be located.
 - (5) Golf courses, country clubs, tennis clubs, public swimming pools serving more than one family.
 - (6) Off-street parking: when the proposed site of the off-street parking abuts on a lot which is in a B district and subject to those conditions set forth in article VI, division 2, subdivision II, and such other conditions as found necessary by the council to carry out the intent of this chapter. However, such off-street parking shall be permitted as a conditional use in any R-1 one-family use district for church parking purposes.
 - (7) Room and/or board for up to four persons.
 - (8) Home occupations not meeting the definitions and requirements of section 113-391.
- (d) *Permitted accessory uses.* No accessory structures or use of land shall be permitted except for one or more of the following uses:
 - (1) Home occupations meeting the definitions and requirements of section 113-391.
 - (2) Private tennis courts, provided no portion of the paved or fenced area is within a required front yard or less than ten feet from a property line.
 - (3) One private garage or carport and parking space as regulated in section 113-240.
 - (4) Private automobile repair or reconditioning as regulated in section 113-250.
 - (5) Gardening and other horticultural uses where no retail sale of products is conducted on the premises.
 - (6) Keeping of domestic pets as required in the Code.
 - (7) Signs as provided in subsection (g) of this section.

- (8) Decorative landscape features and fences as regulated herein.
 - (9) Accessory buildings other than detached private garages as regulated herein. The design and placement of the accessory buildings must be approved by the planner as being in harmony with the surrounding residential neighborhood.
 - (10) Buildings temporarily located for purposes of constructing on the premises for a period not to exceed the time necessary for such construction (approved by zoning administrator).
 - (11) One compost area, or one compost structure as defined in section 113-240(l), of leaves, grass clippings, and plant trimmings (not including fruits and vegetables) not to cover more than 25 square feet in area and five feet in height in the rear yard. A larger composting area requires a permitted accessory use permit. The compost shall be maintained according to accepted composting practices for the residential yard.
 - (12) Garage and residential boutique sales limited to four sales each calendar year per residential unit, not to exceed ten consecutive days or two consecutive weekends each.
- (e) *Lot area, height, lot width and yard requirements.*
- (1) No structure or building shall exceed two stories or 25 feet in height aboveground level, whichever is lesser in height, except as provided in section 113-243.
 - (2) A side yard abutting a street shall be at least 20 percent of the width of the lot.
 - (3) The following minimum requirements shall be observed subject to the additional requirements, exceptions and modifications as set forth in this section and section 113-241.

TABLE INSET:

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
10,000 sq. ft.	75 feet interior lot, 90 feet corner	30 feet	5 feet	30 feet

Flexibility may be provided by allowing the side yard to be decreased to a minimum of three feet if a maintenance easement is recorded on the deeds of all affected properties. (No fences or significant landscaping could be installed in the easement areas).

- (f) *Off-street parking and loading.* As provided in article VI, division 2 of this chapter.
- (g) *Signs.* As provided in section 113-449.
- (h) *Swimming pools.* As permitted in section 113-382.

(Code 1993, § 9-4.01; Ord. No. 0-89-12, 7-26-1989; Ord. No. 0-89-16, 11-8-1989; Ord. No. 0-91-2, 1-23-1991; Ord. No. 0-91-13, § 2, 11-27-1991; Ord. No. 0-99-09, § 3, 12-15-1999; Ord. No. 00-01, 6-3-2000)

Sec. 113-175. One- and two-family R-2 residential district.

- (a) *Scope.* The provisions of this section apply to the R-2 one- and two-family residential district.
- (b) *Permitted uses.* No structure or land shall be used except for one or more of the following uses:
 - (1) One- or two-family detached dwellings.

- (2) All permitted uses in the R-1 district.
 - (c) *Conditional uses.* Conditional uses shall be as permitted in the R-1 district.
 - (d) *Permitted accessory uses.* No accessory structures or use of land shall be permitted except for one or more of the following uses: all accessory uses as permitted in the R-1 district.
 - (e) *Lot area, height, lot width and yard requirements.* The following minimum requirements shall be observed subject to any additional requirements, exceptions or modifications as set forth herein:
 - (1) One-family building as required in the R-1 district.
 - (2) Two-family building as required for a one-family building except that any building with two families shall have a minimum lot area of 12,500 square feet.
 - (f) *Off-street parking and loading.* As provided in article VI, division 2 of this chapter.
 - (g) *Signs.* As provided in section 113-449.
 - (h) *Swimming pools.* As permitted in section 113-382.
 - (i) *Permitted encroachments on required yards.* As permitted in the R-1 district.
- (Code 1993, § 9-5.01; Ord. No. 0-93-07, § 6, 7-28-1993)

Sec. 113-176. R-4 medium density multiple-family residential district-apartment buildings.

- (a) *Scope.* The provisions of this section apply to the R-4 medium density multiple-family residential district.
- (b) *Permitted uses.* All permitted uses in the R-2 district.
- (c) *Conditional uses.* No structure or land shall be used for the following uses except by conditional use permit, except that multifamily dwellings shall not exceed 12 per acre:
 - (1) Any conditional use permitted in the R-1 and R-2 districts.
 - (2) Conversion or enlargement of existing homes to accommodate one-, two-, three- or four-dwelling units.
 - (3) Large group homes as defined in this chapter.
 - (4) Townhouses. See performance standards as permitted in article VI, division 3 of this chapter.
 - (5) Buildings containing two or more dwelling units not exceeding 12 dwelling units per acre.
- (d) *Permitted accessory uses.* The following uses shall be permitted accessory uses:
 - (1) All accessory uses as permitted in the R-1, R-2 districts.
 - (2) Conversion or enlargement as required by terms of a conditional use permit.
- (e) *Lot area, height, lot width and yard requirements.*
 - (1) See performance standards as permitted in article VI, division 3 of this chapter (or as required by conditional use permit).
 - (2) No structure or building shall exceed three stories, or 30 feet, whichever is lesser in height, except as provided in section 113-243.

- (3) A side yard abutting on a street shall not be less than 30 feet in width, and when a side yard of a multiple-family structure abuts a single family residence, the side yard shall not be less than 20 feet.
- (4) The following minimum requirements shall be observed subject to additional requirements except as a modification set forth in this section and section 113-241.

TABLE INSET:

Lot Area*	Lot Width	Front Yard	Side Yard	Rear Yard
12,500 sq. ft.	90 feet	30 feet	10 feet or 1/2 the height of the building, whichever is greater	30 feet

*Lot area for single-family residence may be reduced to 10,000 square feet.

- (f) *Off-street parking and loading.* As provided in article VI, division 2 of this chapter.
 - (g) *Signs.* As provided in section 113-449.
 - (h) *Swimming pools.* As permitted by the R-1 district.
- (Code 1993, § 9-7.01; Ord. No. 0-93-07, § 7, 7-28-1993)

Part 5. "R-2" ONE & TWO FAMILY RESIDENTIAL DISTRICTS

9-5.01 One and Two Family "R-2"

Subdivision 1. Permitted Uses. No structure or land shall be used except for one or more of the following uses:

- a. One or two family detached dwellings.
- b. All permitted uses in the "R-1" district.

Subdivision 2. Conditional Uses. No structure or land shall be used for the following uses except by conditional use permit as permitted in the "R-1" district.

Subdivision 3. Permitted Accessory Uses. No accessory structures or use of land shall be permitted except for one or more of the following uses:

- a. All accessory uses as permitted in the "R-1" district.

Subdivision 4. Lot Area, Height, Lot Width and Yard Requirements. The following minimum requirements shall be observed subject to any additional requirements, exceptions or modifications as set forth herein.

- a. 1-Family building As required in the "R-1" District.
- b. 2-Family building As required for a 1-family building except that any building with two families shall have a minimum lot area of 12,500 square feet.

Subdivision 5. Off-Street Parking and Loading. As permitted in the "R-1" district.

Subdivision 6. Signs. As permitted in the "R-1" district.

Subdivision 7. Swimming Pools. As permitted in 9-14.01, Subd. 15.

Subdivision 8. Permitted Encroachments on Required Yards. As permitted in the "R-1" district.

PART 6. "R-3" LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT-TOWNHOUSES

9-6.01 "R-3, Multiple Family.

Subdivision 1. Permitted Uses. No structure or land shall be used except for one or more of the following uses:

- a. Any permitted use as permitted in the "R-1" and "R-2" district and as regulated therein.

Subdivision 2. Conditional Uses. No structure or land shall be used for the following uses except by conditional use permit:

- a. Any conditional use permitted in the "R-1" and "R-2" Districts except that Town House dwelling unit density shall not exceed eight (8) units per acre.
- b. Conversion or enlargement of existing homes to accommodate 1, 2, 3 or 4 dwelling units.

Subdivision 3. Permitted Accessory Uses. The following uses shall be permitted accessory uses:

- a. All accessory uses as permitted in the "R-1", "R-2" Districts.
- b. Conversion or Enlargement as required by terms of a conditional use permit.
- c. Town houses (not exceeding 8 dwelling units per acre). See performance standards as permitted in Section 9-14.01.

Subdivision 4. Off-Street Parking and Loading.

- a. Regulation of off-street parking and loading spaces in this Code is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for off-street parking, loading and unloading from motor vehicles in accordance with the utilization of the various parcels of land and structures.
- b. Permits prior to effective date - structures or uses for which a building permit has been issued prior to the effective date of this Code but for which work has not been completed shall be exempt from the hereinafter stated parking requirements if the structure is completed within six (6) months after the effected date of this Code.
- c. Surfacing and Drainage. Off-street parking areas shall be improved with a durable and dustless paved surface consisting of asphalt, concrete, or a reasonable substitute surface as approved by the city engineer and capable

of carrying a minimum 5 ton axle load. Such areas shall be so graded and drained as to dispose of all surface water accumulation within the parking area. All surfacing must be completed prior to occupancy of the structure unless other arrangements have been made with the Zoning Administrator.

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

1. Spaces accessory to multiple family dwellings on the same lot as the principal use served and within two hundred (200) feet of the main entrance to the principal building served. Parking as required by the Building Code for the handicapped shall be provided.
2. Off-street parking spaces shall not be located on or project into a street or alley right-of-way.
3. No driveway or off-street open parking area shall be located closer than five (5) feet from an adjacent lot zoned or used for residential purposes.
4. Off-street parking space shall not be located within any required front or side yard setback.

e. Parking spaces. Each parking space shall not be less than nine (9) feet wide or twenty (20) feet in length exclusive of an adequately designed system of access drives.

Subdivision 5. Lot Area, Height, Lot Width and Yard Requirements.

- a. No structure or building shall exceed three (3) stories, or thirty (30) feet, whichever is lesser in height, except as provided in section 9-2 of this ordinance.
- b. A side yard abutting on a street shall not be less than thirty (30) feet in width, and when a side yard of a multiple family structure abuts a single family residence, the side yard shall not be less than twenty (20) feet.
- c. The following minimum requirements shall be observed subject to additional requirements except as a modification set forth in this section and section 9-2.

<u>Dwelling</u>	<u>Lot Area</u>	<u>Lot Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
1 bedroom unit	12,500 sq.ft.	90'	30'	10' or 1/2 the height of the building, whichever is greater	30'
2 bedroom unit	12,500 sq.ft.	90'	30'	10' or 1/2 the height of the building, whichever is greater	30'

*Lot area for single family residence may be reduced to 10,000 square feet.

Subdivision 6. Signs. As permitted in the "R-1" district.

Subdivision 7. Swimming Pools. As permitted in the "R-1" district.

PART 7. "R-4" MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT-APARTMENT BUILDINGS

9-7.01 "R-4" Medium Density

Subdivision 1. Permitted Uses. None. All uses are conditional, as per below.

Subdivision 2. Conditional Use. Any conditional use as permitted in the "R-3" district except that multi-family dwellings shall not exceed twelve (12) per acre.

Subdivision 3. Permitted Accessory Uses. Any permitted accessory use as permitted in the "R-3" district.

Subdivision 4. Lot Area, Height, Lot Width and Yard Requirements.

- a. Buildings containing two (2) or more dwelling units not exceeding twelve (12) dwelling units per acre.
- b. See Performance Standards as permitted in Section 9-14.01 (or as required by conditional use permit).
- c. All requirements of the R-3 District shall also be required in this section.

Revised 9/2/93

Subdivision 5. Off-Street Parking and Loading.

- a. Regulation of off-street parking and loading spaces in this Code is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for off-street parking, loading and unloading from motor vehicles in accordance with the utilization of the various parcels of land and structures.
- b. Permits prior to effective date - structures or uses for which a building permit has been issued prior to the effective date of this Code, but for which work has not been completed shall be exempt from the hereinafter stated parking requirements if the structure is completed within six (6) months after the effected date of this Code.
- c. **Surfacing and Drainage.** Off-street parking areas shall be improved with durable and dustless paved surface consisting of asphalt, concrete, or a reasonable substitute surface as approved by the City engineer and capable of carrying a minimum 5 ton axle load. Such areas shall be so graded and drained as to dispose of all surface water accumulation within the parking area. All surfacing must be completed prior to occupancy of the structure unless other arrangements have been made with the Zoning Administrator.

d. Location. All accessory off street parking facilities required herein shall be the same as in an "R-3" district.

e. Parking spaces. Each parking space shall not be less than nine (9) feet wide and twenty (20) feet in length exclusive of an adequately designed system of access drives. Parking lots that separate vehicles based on size may be designed with parking spaces less than or greater than nine (9) feet wide and twenty (20) feet in length depending upon the size of the vehicle as long as adequate space is provided for easy and safe ingress and egress for the vehicle. Proposed reductions in or additions to the parking space size must be submitted in a dimensioned site plan with size of vehicle to use parking spaces indicated to the Zoning Administrator for review and approval. Signs specifying the vehicle size to use the parking space may be required by the Zoning Administrator. Parking spaces for the handicapped shall not be less than twelve (12) feet wide and twenty (20) feet in length.

f. Use of parking facilities. Off-street parking facilities accessory to residential use shall be utilized solely for the parking of passenger automobiles and/or one (1) trucks not to exceed seven thousand (7,000) pounds gross capacity for each dwelling unit. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, or customers of nearby business or manufacturing establishments.

g. The number of off street parking spaces required for various land uses as specified herein shall be considered as absolute minimum requirements. Additional off street parking spaces may be required by the Zoning Administrator or Planning Commission. It is public policy that all public streets in the City are intended primarily for the movement of traffic; on street curb parking shall be considered a privilege which may or may not be granted on a street by street basis.

h. Design and maintenance of off-street parking areas:

1. Parking areas shall be designed so as to provide adequate means of access to a public alley or street. Such driveway access width shall be in accordance with the State of Minnesota Highway Department Standards, but in no case shall they exceed thirty-two (32) feet in width unless a variance has been obtained approving the larger width. Driveways shall be so located as to cause the least interference with traffic movement.

2. Calculating space. When the calculation of the number of off-street parking spaces required results in a fraction, such fraction shall require a full space.

3. Signs. No signs shall be located in any parking area except as necessary for orderly operation of traffic movement and such signs shall not be a part of permitted advertising space. Signs

shall conform to zoning district regulation.

4. Lighting. Any light used to illuminate an off-street parking area shall be arranged so it is not directly visible from the adjoining property and illuminates in a downward vertical direction. However, in no case shall such lighting exceed 0.5 (1/2) foot candle in a residential zone measured at the lot line.

5. Curbing and landscaping. All open off-street parking area designed to have head in parking along the property line shall provide a bumper curb not less than seven (7) feet from the side property line or a guard of normal bumper height no less than five (5) feet from the side property line. When said area is for six (6) spaces or more, a curb or screening not over four (4) feet in height shall be erected along the front yard setback line and grass or planting shall occupy the space between the sidewalk and curb or screening. Wheel guards as approved by the Zoning Administrator may be utilized.

6. Parking space for six or more cars. When a required street parking space for six (6) or more cars is located adjacent to a residential district, a fence not less than four (4) feet in height, not to exceed six (6) feet in height, and to be not less than seventy-five percent (75%) opaque, shall be erected along the residential district property line, plus additional screening as may be required by the Zoning Administrator.

7. Maintenance of off-street parking space. It shall be the joint responsibility of the operator and owner of the principal use or building to reasonably maintain the parking space, accessways, landscaping and required fencing.

8. Access. All off-street parking spaces shall have access from driveways and not directly from the public street.

9. Determination of areas. The parking space per vehicle shall not be less than three hundred and fifty (350) square feet of parking and maneuvering area or an area equal to the width of the parking space multiplied by the length of the parking space plus fifteen (15) feet.

10. No parking space shall be closer than ten (10) feet to any building.

11. Fire access lanes shall be provided as required by the building or fire code or the Zoning Administrator.

12. Setbacks (Yards). Except as specifically authorized and permitted by zoning district provisions, off street parking shall not be located in required setbacks (yards).

h. Off street parking spaces required (one (1) space equals three hundred fifty (350) square feet) shall be as follows for:

Multiple dwellings. At least two (2) parking spaces per dwelling unit except that two and one-half (2 1/2) parking spaces per dwelling unit are required for multiple units of ten or less that abut no parking (on street curb) zones. At least one half (1/2) of the required spaces shall be enclosed. (Garage requirements may be waived for apartment projects designed and intended for occupancy by low income families).

Subdivision 6. Signs. As permitted by the "R-1" district.

Subdivision 7. Swimming Pools. As permitted by the "R-1" district.

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