



MEMORANDUM

**DATE:** January 21, 2020

**TO:** Honorable Mayor and City Councilmembers  
Dave Perrault, City Administrator

**FROM:** Joe Hartmann, Associate Planner  
Mike Mrosla, Community Development Manager/City Planner

**SUBJECT:** Residential Driveway Parking Standards

<b>Budgeted Amount:</b>	<b>Actual Amount:</b>	<b>Funding Source:</b>
N/A	N/A	N/A

**Council shall consider**

The City Council shall consider amending language in the City Zoning Code as it relates to parking, loading, and circulation restrictions in residential areas.

**Background**

The Applicants Gary and Julie Gronquist requested a variance to construct a garage adjacent to their second driveway facing New Brighton Road located at the Subject Property 1932 County Road E W on the October 9<sup>th</sup>, 2019 Planning Commission meeting. The Subject Property is a single family detached dwelling that already has a driveway facing County Road E W. In August 2000 their second driveway was constructed on New Brighton Road. At the time, there were no restrictions on driveways in the R-2 District. In summary, Staff determined that the variance request met the statutory three-standard test for practical difficulties and complied with the provisions of the Arden Hills Zoning Regulations. After discussion, the Planning Commission voted to recommend approval.

At the October 28<sup>th</sup>, 2019 City Council meeting, the Council voted in favor of a motion to add a fifth condition to the terms of approval for the request that would read that only four vehicles would be allowed between the two driveways. Council directed Staff to review the current vehicle parking restrictions for residential properties in the City Code.

**Summary:**

Chapter 8 of the City Code outlines regulations for traffic and motor vehicles. City Code Section 800.03 Subd. 3 reads that “in all residential districts, parking shall be prohibited on any area of private property except on designated driveways or parking lots.” And City Code Section 800.03

Subd. 4 restricts parking further, stating, “In all residential districts, there shall be no more than four vehicles parked *on a driveway*.”

City Code Section 1325.06 Subd. 3, C, 8 repeats Section 800.03 Subd. 3 “in all residential districts, parking shall be prohibited on any area of the property except on designated driveways or parking lots.” This code section also repeats City Code Section 800.03 Subd. 4 “There shall be no more than four vehicles parked on the driveway.”

The vast majority of properties in Arden Hills have one driveway, but there are an estimated 12-20 properties with two driveways such as the property 1932 County Road E that are legally nonconforming. It’s worth noting that unless the ordinance is amended further, the number of nonconforming properties will not increase. Under City Code Section 1325.06 Subd. 1, B, the number of curb cuts along arterial and collector roads *shall be held to a minimum whenever possible*. City Code Section 1325.06 Subd. 3, C, 7 states that “each property which abuts one or more public streets, shall be entitled to at least one access to a public street. *Single family uses shall be limited to one (1) access per property*.”

A review of other Cities’ ordinances revealed that neighboring communities do not regulate the number of cars in the driveway of a residential property, only the approved parking areas on which vehicles may park at a residential property. There are no limits on the number of vehicles permitted in New Brighton, Shoreview, Vadnais Heights, and Roseville, however, they do regulate that vehicles must be parked on a hard surface such as asphalt, concrete or pavers.

### **Ordinance Discussion:**

Staff is looking for Council direction in regards to the language of the vehicle parking ordinance(s) as they pertain to legally-nonconforming properties with two driveways. Council may:

1. Keep the language as it is written.
2. Amend the language. Below are different ordinance language options.
  - a. In all residential districts excluding the R-4 district, there shall be no more than four vehicles parked on a driveway. *Residential properties with more than one driveway shall not exceed a combined total between driveways of four (4) vehicles.*
  - b. In all residential districts excluding the R-4 district, no more than a total of four (4) vehicles may be parked on a single lot on an approved surface outside of a building or accessory structure.
  - c. In all residential districts excluding the R-4 district, no more than a total of four (4) vehicles may be parked on a single lot on an approved surface.

### **Budget Impact**

NA

### **Attachments:**

- A. Existing City Code Language Regulating Residential Driveway Parking.