

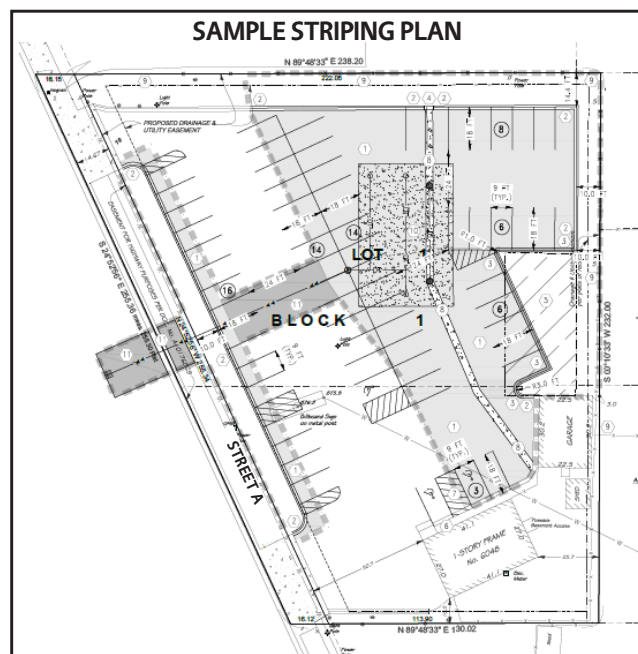
This handout provides answers relating to the guidelines and city code requirements for parking lots. The information does not cover all requirements. Contact the city about permits and specifications.

## Resurfacing and Reconstruction Requirements

City requirements are dependent upon the scope of the project.

### Sealcoating or resurfacing without increasing the footprint

- A building permit application must be issued before the work begins.
- A striping plan is required with the application that meets the following requirements:
  - The size of the parking spaces and drive aisles should be noted (see table below). The full parking code is found in city code section 520.15 at [go.crystalmn.gov/parkingcode](http://go.crystalmn.gov/parkingcode).
  - Note on the striping plan that striping will be 4" in width, either white or yellow in color.
  - Requirements for handicapped accessible spaces are found in the 2020 Minnesota Accessibility Code, but an excerpt of the requirements is found on page 2 of this handout.



**Parking Space and Aisle Dimensions**

Angle of Parking (degrees)	One-way Maneuvering Aisle Width (feet) "A"	Two-way Maneuvering Aisle Width (feet) "A"	Parking Stall Width (feet) "B"			Parking Stall Length (feet) "C"		
			Compact Size	Low Turnover	Full Size	Compact Size	Low Turnover	Full Size
0° – Parallel	12	20	8	8.5	9	18	22	22
30° – 53°	14	20	8	8.5	9	18	20	20
54° – 75°	18	22	8	8.5	9	18	20	20
76° – 90°	22	24	8	8.5	9	18	18	18

#### Notes for table:

1. Compact spaces are limited to 20% of the parking lot, should be clearly labeled for compact cars, and should be grouped together in one or more locations.
2. Low turnover spaces are those in which the typical user parks for more than two hours.

### Constructing a new, or enlarging an existing, parking lot

- Submit a development review application for approval of a zoning certificate application. The application form is found on the Planning and Zoning page of the city's website at [go.crystalmn.gov/planning](http://go.crystalmn.gov/planning).
- The zoning certificate application checklist has specific requirements for submitting a complete application and is found on the same webpage [go.crystalmn.gov/planning](http://go.crystalmn.gov/planning).

## Handicapped Parking Code Requirements

Each parking area shall provide accessible parking spaces in accordance with the following table: (note: parking for apartments, hospitals and rehabilitation facilities do not use this table (right). See IBC 1106 for those facilities.)



- In occupancy Groups I-1 and R-1, R-2, R-3 and R-4, where at least one parking space is provided for each dwelling unit or sleeping unit, at least one accessible parking space shall be provided for each Accessible and Type A unit.
- Each accessible parking space shall be a minimum of eight feet wide.
- Each accessible space shall have a sign showing the International Symbol of Accessibility and notification that violators are subject to a fine of up to \$200.
- Each sign shall be centered at the head end of the space and mounted between 60 inches to 66 inches above the parking surface measured to the bottom of the sign.
- One in six accessible parking spaces shall be van accessible (having a height clearance of 98 inches minimum).
- Where not all accessible spaces have a 98 inch height clearance, van accessible spaces shall provide a sign indicating “van accessible”.
- All accessible parking spaces shall have an adjacent access aisle measuring a minimum of 8 feet in width. Two parking spaces can share the same access aisle.
- Van accessible parking spaces that are angled shall have the access aisles located on the passenger side of the parking space.
- Each access aisle shall be provided with a sign indicating “no parking.”
- Access aisle signs shall be centered at the head end of the access aisle and mounted between 60 inches to 66 inches above the surface of the access aisle measured to the bottom of the sign.
- Where the access aisle sign would obstruct a curb ramp or pedestrian route, the no parking designation shall be provided on the surface of the access aisle.
- Where the parking space and access aisle are located in an enclosed structure or otherwise protected from the elements, the no parking designation shall be permitted to be provided on the surface of the access aisle.
- The slope of each accessible parking space and access aisle shall not exceed 1:48.
- Each access aisle shall connect to an accessible route.
- Accessible spaces shall be located as near as possible to an accessible building entrance.

## Handicapped Accessible Parking Space Table

Total Parking Lot Spaces	Required Minimum Accessible Spaces	Required Van Accessible Spaces
1 – 25	1	1
26 – 50	2	1
51 – 75	3	1
76 – 100	4	1
101 – 150	5	1
151 – 200	6	1
201 – 300	7	2
301 – 400	8	2
401 – 500	9	2
501 – 1,000	2% of total	1 for every 6 accessible spaces
1,001 or more	20 +1 for each 100 more than 1,000	