

**ORDINANCE NO. 1501**

**AN ORDINANCE AMENDING NO. 1060  
KNOWN AS THE WILLMAR ZONING ORDINANCE  
BY AMENDING SECTION 4 RELATING TO  
PARKING AND LOADING**

The City Council of City of Willmar does ordain as follows:

SECTION 4. Ordinance 1060 is hereby amended by adding a new SECTION 4.A.3.a so as to read as follows:

- a. All parking surfacing shall use at least 20% of permeable pavement.

SECTION 4. Ordinance 1060 is hereby amended by adding a new SECTION 4.A.4.a so as to read as follows:

- a. All parking lots shall provide at least one tree per each 4 (four) parking lot, location is subject of Planning and Development Department approval.

SECTION 4. Ordinance 1060 is hereby amended by adding a new text to SECTION 4.A.5.a so as to read as follows:

- a. Parking spaces required by this Ordinance shall be located on the same property as the principal use served. In the case of shared use of parking, parking spaces can be located in other property, according to Section 4.A.9.

SECTION 4. Ordinance 1060 is hereby amended by repealing SECTION 4.A.8 and adding new text to SECTION 4.A.8 so as to read as follows:

1. Maximum number of stall can be defined according to applicant demand and Planning and Development Department approval.
  - a. Parking space minimum is not specified. The number of spaces to be provided shall be based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces. The Director of the Planning and Development Department may approve the minimum or maximum parking ratio for any use in this Section as follows:
    - (1) Horizontal and pedestrian safety signs shall be provided and maintained.
    - (2) Bike parking are mandatory in all new building approvals.
    - (3) The parking ratio is supported by a parking demand analysis provided by the applicant, including but not limited to:
      - i. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
      - ii. Evidence in available planning and technical studies relating to the proposed use; or
      - iii. Required parking for the proposed use as determined by other compatible

jurisdictions.

- (4) Periodic Review. The Director may require periodic review of the proposed review of the reduced parking supply to ensure the terms of the approval are being met.
- (5) To increase the maximum parking ratio, the applicant must show that shared or off-site parking is not available or adequate to meet demand.
- (6) Planning and Development Department can consult Planning Commission to accessorize the minimum or maximum parking ratio.

EFFECTIVE DATE. This Ordinance shall be effective from and after its adoption and second publication.

This Ordinance introduced by Council Member: Asmus

This Ordinance introduced on: June 5, 2023

This Ordinance published on: June 10, 2023

This Ordinance given a hearing on: June 20, 2023

This Ordinance adopted on: June 20, 2023

This Ordinance published on: June 24, 2023

**SUMMARY PUBLICATION OF CITY OF WILLMAR ORDINANCE NO. 1501**

**AN ORDINANCE AMENDING ORDINANCE NO. 1060 KNOWN AS THE WILLMAR ZONING ORDINANCE BY  
AMENDING SECTION 4 RELATING TO PARKING AND LOADING**

**Summary:** Ordinance No. 1501 authorizes amends the City's Zoning Ordinance by generally eliminating minimum parking requirements and establishing new project-specific criteria for determining parking requirements, and other requirements applicable to surface parking.

The complete text of Ordinance No. 1501 may be obtained at no charge at City Hall (333 6<sup>th</sup> Street Southwest, Willmar, MN 56201), or from the City's website at [www.willmarmn.gov](http://www.willmarmn.gov).