



Greater Bemidji Area Joint Planning Board

City of Bemidji Northern Township

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RESIDENTIAL RENTAL PARKING STANDARDS

Minimum Required Parking Spaces

One (1) space per bedroom or one (1) space per licensed occupancy, whichever is greater (maximum of 4 allowed). Garage space may be included in this calculation. No more than two (2) cars can be “stacked” in a driveway, without providing for additional off-street parking. Additional off-street parking must be designed, approved and permitted prior to rental license approval. Parking areas will consist of an improved surface and a hardscape edger capable of stopping cars per Section 1009 A. (2). A standard parking space shall not be less than nineteen (19) feet in length and eight and one-half (8.5) feet in width, exclusive of access drives.

** If a house that is being converted to a rental does not have the correct amount of parking needed, staff will work with the applicant to create additional parking spaces on the site, prior to approval, as long as the property isn't exceeding the maximum impervious coverage (The shoreland zone, which is within 1000' feet of a public water, is 25% total impervious coverage).

Parking Surface Material

Off-street parking, driveways, loading and maneuvering areas shall be improved with a bituminous, concrete, pavers, or pervious paving/paver system. Pervious paving/paver systems shall only be used provided appropriate soils and site conditions exist for the pervious systems to function adequately. Off-street parking and driveways for all single-family and two-family residential properties in an R-1, R-2, R-3, R-4, R-5 and R-6 Residential Zoning Districts may use a Class V aggregate base or another similar aggregate base in lieu of a surfacing material such as bituminous, concrete, pavers, or pervious paving/paver system.

Hardscape Edging

Examples of hardscape edge are landscaping block, railroad ties, bolder rock, or a dense evergreen hedge not to exceed five (5) feet in eight.



Submittal Requirements

The Applicant is required to submit at least a hand sketched site plan with the property layout identifying the existing parking as well as the proposed new parking, or the Applicant has the option to meet with a planner to create a plan. If additional parking is needed, a minimum site verification fee of \$50 will be collected. A security escrow may have to be secured to ensure the required parking is completed in a timely manner per the condition requirements on more complex projects.