

City of South St. Paul
Dakota County, Minnesota
Ordinance No. 1431

**A HOUSKEEPING ORDINANCE UPDATING VARIOUS SECTIONS OF THE ZONING
CODE TO CLARIFY INTENT AND MAKE MINOR ADJUSTMENTS**

The City Council of the City of South St. Paul does ordain:

SECTION 1. AMENDMENT. South St. Paul City Code Section 114-2 is hereby amended as follows:

Section 114-2.- Definitions

Zoning Administrator means the City Planner or their designee.

SECTION 2. AMENDMENT. South St. Paul City Code Section 114-32 is hereby amended as follows:

Section 114-32.- Same- Preliminary plat.

(c) Upon receipt of the necessary number of copies, as specified by the city, of the preliminary plat, together with the necessary filing fee, the zoning administrator ~~city engineer~~ shall refer the preliminary plat to the city staff for report and recommendation. When county or state highways are involved, two additional copies of the preliminary plat should be furnished.

(d) Upon completion of the staff review, the zoning administrator ~~city engineer~~ shall advertise notice of hearing and notify property owners within 350 feet of subject property of the public hearing by mail at least ten days but no more than 30 days prior to the hearing date.

SECTION 3. AMENDMENT. South St. Paul City Code Section 114-33 is hereby amended as follows:

Section 114-33.- Same- Final plat.

(a) Filing of final plat.

(1) The subdivider shall file the necessary number of copies, as specified by the city, of the final plat with the zoning administrator ~~city engineer~~ within the time limit set upon the preliminary plat.

(b) Referral by the zoning administrator ~~city engineer~~.

(1) Upon filing of the final plat, the zoning administrator ~~city engineer~~ shall refer copies to the city staff and planning commission for their review.

(2) Within 20 days of the filing of the final plat, or upon completion of staff and planning commission review, whichever may be sooner, the ~~city~~ zoning administrator shall place the final plat on the agenda of the next regular city council meeting.

(d) Filing by subdivider.

(4) The subdivider shall pay all reasonable costs incurred by the city for review and inspection, including preparation and review of plans, plats and specifications by the city engineer, attorney, zoning administrator ~~planner~~ and other costs of a similar nature upon receipt of a statement therefor from the zoning administrator ~~city engineer~~. This payment shall be in addition to the subdivision fee provided for in this section.

SECTION 4. AMENDMENT. South St. Paul City Code Section 114-36 is hereby amended as follows:

Section 114-36.- Same- Final plat.

(a) The final plat shall be on a sheet 20 inches wide by 30 inches long and shall be at a scale of 100 feet equals one inch or such other standard scale as approved by the zoning administrator ~~city engineer~~ and in all other respects shall comply with state statutes. Where necessary, the plat or final plat may be on several sheets accompanied by a key map showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the city council. The final plat shall contain the information required on the preliminary plat, except that the following information required on the preliminary plat need not be shown on the final plat:

SECTION 5. AMENDMENT. South St. Paul City Code Section 118-8 is hereby amended as follows:

Sec. 118-8. - Lots, distances, and definitions.

Commercial recreation means bowling alley, cart track, jump center, golf, pool hall, vehicle racing or amusement, dance hall, skating, ~~tavern~~, firearms range, automobile camp, and similar uses such as a sauna, health club, or theater.

Garage, Private means ~~as defined in the state building code~~ a building or portion of a building in which motor vehicles used by an owner or tenant of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

Zoning Administrator means the City Planner or their designee.

SECTION 6. AMENDMENT. South St. Paul City Code Section 118-37 is hereby amended as follows:

Section 118-37.- Enforcing officer.

- (a) *Establishment, appointment, facilities.* It shall be the duty of the zoning administrator ~~city engineer~~ or such other person as may be designated by the city council to enforce the provisions of this chapter.
- (c) The zoning administrator ~~city engineer~~ shall not have the discretion to vary the terms and provisions of this chapter, except as specifically provided for herein or as may be authorized by the city council. The zoning administrator ~~city engineer~~ shall have the power and responsibility to interpret any provisions of this chapter that may be unclear. In the discharge of this duty, the city attorney shall provide advice upon request. In the making of any such interpretation, the zoning administrator ~~city engineer~~ shall set forth in writing the reasons for all decisions made.

SECTION 7. AMENDMENT. South St. Paul City Code Section 118-38 is hereby amended as follows:

Section 118-38.- Appeals.

- (a) The city council shall determine, in harmony with the general purpose and intent of this chapter and the comprehensive municipal plan, by resolution, all appeals from any requirement, permit, or decision made by the zoning administrator ~~city engineer~~.
- (b) At any time within 14 days after the decision of the zoning administrator ~~city engineer~~, or other city official, under the provisions of this chapter, except in connection with prosecutions for violations thereof, the applicant or other person or officers of the city affected thereby may appeal to the city council by filing a written notice with the city clerk stating the action appealed from and stating the specific grounds upon which the appeal is made.
- (e) Appeals from a City Council decision must be filed with the District Court within 60 days of the Council's decision.

SECTION 8. AMENDMENT. South St. Paul City Code Section 118-39 is hereby amended as follows:

Sec. 118-39.- Variances

- (a) *Application.* Any owner of property, a person, firm, association, or corporation holding a contract to purchase property, an optionee holding an option conditioned solely on the grant of a variance, or the duly authorized agent of such person, may make application for a variance, which shall include the written consent of the fee owner. The application shall be

made on forms supplied by the city and filed with the zoning administrator ~~city planner~~. The application shall contain the following:

- (f) Termination. The violation of any condition in the grant of the variance may terminate the variance, following a hearing by the city council. If the property is not used or improvements substantially begun within a period of one year after the decision granting the variance, the variance shall terminate automatically, ~~and the city planner shall notify the owner of the termination thereof. The owner, in the event of any such termination, shall have the right of appeal as set forth in this chapter.~~

SECTION 9. AMENDMENT. South St. Paul City Code Section 118-40 is hereby amended as follows:

Sec. 118-40. - Conditional use permits.

- (a) Purpose and public policy. In the enactment of this chapter, the city recognizes that there are certain uses that, because of their characteristics, limited number, or unique character, cannot be classified into any particular district or districts without providing extensive regulatory provisions. It is also recognized that certain uses, while generally not suitable in a particular zoning district, may, under some circumstances and conditions, be suitable. A conditional use permit shall apply to the use of land and not to a particular person. Any change in land ownership, lease, rental, occupancy or other similar change shall not affect the conditional use permit. The provision for conditional use permits is, therefore, established in order that the regulations of the city with respect to zoning may be continued on an individual basis as follows:

~~(4) Reserved.~~

~~(4)~~ 5 If a use is listed as both a permitted and a conditional use in this chapter, the more restrictive provisions shall apply.

~~(5)~~ 6 The city may deny issuance of any conditional use permit not in conformity to the basis and criteria for granting such permits.

- (b) *Application.* Any owner of property, a person, firm, association, or corporation holding a contract to purchase property, an optionee holding an option conditioned solely on the grant of a variance, or the duly authorized agent of such person, may make application for a variance, which shall include the written consent of the fee owner. The application shall be made on forms supplied by the city and filed with the zoning administrator ~~city planner~~. The application shall contain the following:

- (f) *Termination.* The violation of any condition in the grant of the conditional use permit may terminate the conditional use permit, following a hearing by the city council. If the property is not used or improvements substantially begun within a period of one year after the decision of the city council, the conditional use permit shall terminate automatically., - ~~and the city planner shall notify the owner of the termination thereof. The owner, in the event of any such termination, shall have the right of appeal as set forth in this chapter.~~

SECTION 10. AMENDMENT. South St. Paul City Code Section 118-41 is hereby amended as follows:

Section 118-41.- Interim use permits.

- (b) *Application.* Any owner of property, a person, firm, association, or corporation holding a contract to purchase property, an optionee holding an option conditioned solely on the grant of an interim use permit, or the duly authorized agent of such person, may make application for an interim use permit, which shall include the written consent of the fee owner. The application shall be made on forms supplied by the city and filed with the zoning administrator ~~city planner.~~
- (f) *Termination.* The violation of any condition in the grant of the interim use permit may terminate the interim use permit, following a hearing by the city council. If the property is not used or improvements substantially begun within a period of one year after the decision of the city council, the interim use permit shall terminate automatically., ~~and the city planner shall notify the owner of the termination thereof. The owner, in the event of any such termination, shall have the right of appeal as set forth in this chapter.~~

SECTION 11. AMENDMENT. South St. Paul City Code Section 118-42 is hereby amended as follows:

Section 118-42.- Amendments.

- (1) *Application.* Any owner of property, a person, firm, association, or corporation holding a contract to purchase property, an optionee holding an option conditioned solely on the grant of a rezoning, or the duly authorized agent of such person, may make application for a rezoning text or map amendment, which shall include the written consent of the fee owner. The application shall be made on forms supplied by the city and filed with the zoning administrator ~~city planner.~~ The application shall contain the following:

SECTION 12. AMENDMENT. South St. Paul City Code Section 118-45 is hereby amended as follows:

Sec. 118-45. - Certificate of occupancy permit.

No person may change the use of any land (except for agricultural purposes or for construction of essential services and transmission lines) or occupy a new or structurally altered building after the effective date of the ordinance adopting this Code unless that person has first obtained a certificate of occupancy.

(1) Application for a certificate of occupancy for a new use of land, new building or for an existing building that has been altered may be filed with the building official ~~city engineer~~ after the application for a building permit for such building. The certificate of occupancy shall be issued by the building official ~~city engineer~~ within ten days after the construction or alteration of such building or part thereof has been completed in conformity with the provisions of this chapter and the state building code. Pending the issuance of said certificate, a temporary certificate of occupancy may be issued by the building official ~~city engineer~~, subject to the provisions of the building code, for a period not to exceed 12 months during the completion of the erection or the alteration of such building. The temporary certificate shall not be construed as in any way altering the respective rights, duties, or obligations of the owners or of the city relating to the use or occupancy of the premises or any other matter except under such restrictions and provisions as will adequately ensure the safety of the occupants. The use of any structure for which a building permit is required shall be considered a violation of this chapter unless a certificate of occupancy has been issued.

(2) Any owner of any building or land may request a certificate of occupancy from the building official ~~city engineer~~, who shall issue the same upon the payment of the fee stated in the fee schedule ~~chapter 26 of Code~~ when the following findings have been made:

SECTION 13. AMENDMENT. South St. Paul City Code Section 118-123 is hereby amended as follows:

Section 118-123.- R-3, general residence district.

- (a) Permitted uses. Within the R-3 district, no structures or land shall be used except for one or more of the following uses:
- (1) Any use permitted in the R-1 and R-2 districts, as regulated therein, except that a state licensed residential care facility may only serve six or fewer persons and must be located on a lot that is being used as a single-family use.
 - (2) Townhouses not exceeding eight dwelling units (also see section 118-267).
 - (3) Buildings containing two or more dwelling units, not to exceed 12 dwelling units. No building permit shall be issued for any apartment building or townhouse containing three or more dwelling units unless the zoning administrator ~~city engineer~~ has first approved drawings showing the following information:

- a. The overall size of the exterior of the building or buildings and the general character and appearance of the building or buildings in elevation.
- b. A site plan filed with the city clerk, as approved by the zoning administrator ~~city engineer~~, shall be submitted showing the placement of buildings on the site, proposed parking and ingress and egress, proposed contours and retaining walls as related to existing contours, general layout of any proposed access roads, and locations of sewer and water connections, as may be needed.

SECTION 14. AMENDMENT. South St. Paul City Code Section 118-126 is hereby amended as follows:

Sec. 118-126.- C-1, retail business district

(b) *Uses by conditional use permit.* The following uses shall require a conditional use permit:

- (1) On-sale and off-sale liquor establishments (~~see section 118-269~~).

(c) *Interim Uses.* The following interim uses shall be permitted:

- f. "Sidewalk" sales may be located on city right-of-way provided:
 - 5. Properties that would like to hold a "sidewalk" sale are not required to obtain an interim use permit but shall be required to register the occurrence and the dates for the occurrence with the zoning administrator ~~city planner~~ prior to holding the sale.

SECTION 15. AMENDMENT. South St. Paul City Code Section 118-127 is hereby amended as follows:

Sec. 118-127. MMM, mixed markets and makers district.

(e) *Design and development standards.*

- (1) Building materials.

- a. At least 90 percent of any building façade facing Concord Street shall be Class I, II, or III materials as defined in section 118-9. In addition to the listed materials, architectural metal siding, finished wood siding, and engineered wood siding may also be used.
- b. On a corner lot, at least 90 percent of the façade facing the side street shall be comprised of Class I, II, or III materials as defined in section 118-9. In addition to the listed materials, architectural metal siding, finished wood siding and engineered wood siding may also be used.

- c. Façades that face an interior property line or a rear property line may be comprised of any combination of Class I, II, III, or IV materials, as defined in section 118-9. In addition to the listed materials, engineered wood siding and architectural metal siding may also be used.

SECTION 16. AMENDMENT. South St. Paul City Code Section 118-129 is hereby amended as follows:

Section 118-129.- I, industrial district.

- (c) *Uses by conditional use permit or interim use permit.* The following uses shall require a conditional use permit or an interim use permit, and all applications for such conditional use permits shall follow the review and procedural guidelines set forth in section 118-132 of this chapter, governing planned unit developments:
 - (1) Armories, convention halls and similar uses.
 - (2) Automobile, truck and other vehicle repair.
 - (3) Cannabis cultivation
 - (4) Cannabis retailer when accessory to a cannabis or lower-potency hemp edible manufacturing business or cannabis cultivation business.
 - (5) Cannabis or lower-potency hemp edible manufacturing.
 - (6) Cannabis wholesaler.
 - (7) Commercial kennels, animal hospitals.
 - (8) Child day care facility when located within the same building as the principal use and provided only for employees of the principal use.
 - (9) Exterior processing on industrial zoned property south of I-494, except that part north of Richmond Street, west of Hardman Avenue north of vacated Malden Street from Hardman Avenue to the Mississippi River, the south one-half of section 35, T28N, R22W and the east one-half of the NW 1/4 of section 35, T28N, R22W.
 - (10) Exterior storage (not as a principal use).
 - (11) Exterior storage and open sales lot in conjunction with an approved use on the same site.
 - (12) Exterior storage and processing of wood chips, accessory to an approved business, provided a detailed screening, parking, driveway, storage, and display plan for the wood chip processing and storage area and all off-street parking and driveway area is implemented, consistent with current city codes, subject to the city council review and approval.
 - (13) Exterior storage as a principal use on industrial zoned property south of I-494, except that part north of Richmond Street, west of Hardman Avenue, north of vacated Malden Street, from Hardman Avenue to the Mississippi River, the south one-half

of section 35, T28N, R22W and the east one-half of the NW 1/4 of section 35, T28N, R22W.

~~(14) Exterior storage or exterior processing as a principal use on industrial zoned property described as follows:~~

~~That part of Government Lots 5 and 6, section 26, Township 28 N., Range 22 W., and that part of Government Lot 11, section 35, Township 28 N., Range 22 W., (Part of which as formerly platted as "South Saint Paul Syndicate Park No. 2, Dakota County, Minnesota" according to the plat thereof on file and of record in the office of the county recorder and now vacated), described as follows:~~

~~Commencing at the northwest corner of said section 35; thence southerly, along the west line of said Government Lot 11, a distance of 300.00 feet of the northerly line of Maltby Street as dedicated in said "South Saint Paul Syndicate Park No. 2, Dakota County, Minnesota," thence on a assumed bearing of N 89 degrees 13'32" E., along said northerly line of Maltby Street, a distance of 672.63 feet to the point of beginning of the tract to be described; thence N 2 degrees 11'13" W a distance of 714.32 feet; thence N 78 degrees 24'28" E a distance of 1,210.62 feet; thence N 61 degrees 11'38" E to the westerly shore line of the Mississippi River; thence southerly, along said westerly shore line to its intersection with the easterly extension of said northerly line of Maltby Street; thence westerly, along said northerly line of Maltby Street and its easterly extension to the point of beginning (old MWCC sewage settling pond property).~~

~~Such uses shall expire and not be available after December 31, 2009.~~

- ~~(14 15)~~ Hotel or motel.
- ~~(15 16)~~ Laundry and dry cleaning processing plants (not retail).
- ~~(17)~~ **Metal clad building.**
- ~~(16 18)~~ Other uses deemed by the city to be similar to those set forth in this subsection and consistent with the purpose set forth in subsection (a) of this section.
- ~~(17 19)~~ Pawnbrokers and precious metal dealers, as defined in article XIV of chapter 18 of this Code, 500 feet north of I-494 and south of Grand Avenue.
- ~~(18 20)~~ Private and business schools.
- ~~(19 21)~~ PWS antenna.
- ~~(20 22)~~ PWS tower.
- ~~(21 23)~~ Restaurants.
- ~~(22 24)~~ Sexually oriented uses, as defined in article XVIII of chapter 18, 500 feet north of I-494 and south of Grand Avenue.
- ~~(23 25)~~ Spur tracks.
- ~~(24 26)~~ Structures of any type over 50 feet in height.

- (~~25~~ ~~27~~) Temporary on-site rock crushing operation when used for surcharging the land as an integral part of a land reclamation plan approved by the city engineer.
- (~~26~~ ~~28~~) Temporary structures.
- (~~27~~ ~~29~~) Truck stop.
- (~~28~~ ~~30~~) Veterinary clinic.
- (~~29~~ ~~31~~) Wholesaling.

(e) Accessory uses.

- (1) Bars and taverns located within a hotel or motel.
 - (2) Dwelling units for security purposes.
 - (3) Mini-storage facilities (not as a permitted principal use).
 - (4) Off-street parking and loading, signs, fences and decorative landscape features as regulated herein.
 - (5) Parking garage for public and/or employee use.
 - (6) Retail outlet sales counter; provided that retail outlet floorspace cannot exceed ten percent of total building floorspace for that business.
 - (7) Temporary construction buildings and storage during construction of the principal use ~~as may be approved by the city engineer.~~
- (j) Landscaping. In addition to the requirements of section 118-243, all areas in this zone shall present a detailed landscape plan prepared by a landscape architect or other qualified person approved by the zoning administrator ~~city engineer~~. The landscaping plan shall provide for a landscaped area that is a minimum of 15 percent of the parcel's total area. The landscaping plan shall present a pleasing handling of the lot and shall include overstory trees, understory trees and appropriate plants and shrubs. The trunks of all deciduous trees shall be at least two and one-half inches in diameter, and all coniferous trees shall be at least six feet in height. The minimum number of overstory trees shall be equal to the perimeter of the lot divided by 70. If any of these specific landscaping requirements are not practicable, as determined by a qualified landscaping expert, due to soil conditions, water tables, availability of plant species or other conditions beyond the control of the property owner, these requirements may be modified by the city at the request of the owner. The plan shall certify that the cost of the plant materials is equal to or exceeds two percent of the cost of the proposed building. For buildings over \$1,000,000.00 in cost, the amount of landscaping cost may be reduced by the city council.

SECTION 17. AMENDMENT. South St. Paul City Code Section 118-132 is hereby amended as follows:

Sec. 118-132. PUD, planned unit development.

- (d) Preliminary review. Before applying for a planned unit development permit, the developer shall first apply for preliminary review of the proposed development. The application shall be accompanied by payment of a preliminary review fee as set by chapter 26. The application shall be filed with the zoning administrator ~~city engineer~~ and shall contain the following information relating to the property, developer, and the proposed development:
- (1) *Standards.* Reports shall be bound and submitted on 8½-inch by 11-inch size paper, vertical format. The scale of maps submitted shall be at least one inch to 100 feet or one inch to 50 feet, as may be required by the zoning administrator ~~city engineer~~
 - (8) *Action of the city.* Within 60 days after its first regular meeting after an acceptable application for preliminary review has been filed with the zoning administrator ~~city engineer~~, the city shall give preliminary plan approval, reject the proposed plan, or request additional information and/or plan changes. If the preliminary plans are approved by the city, the developer may proceed to apply for a permit for a planned unit development.
- (e) *Application for planned unit development permit.*
- (3) *Information required.* The applicant shall file with the city such information as required by this Code and as required by the zoning administrator ~~city engineer~~.
- (g) General provisions. General requirements are as follows:
- (3) Building sites. In the event any or all of the planned unit development site is conveyed, the buyers thereof shall be bound by the provisions of the planned unit development permit. Nothing herein shall be construed to create nonconforming uses by virtue of planned unit development site sales, in whole or in part, provided that a subdivision plan for such sales has been approved by the zoning administrator ~~city engineer~~.

SECTION 18. AMENDMENT. South St. Paul City Code Section 118-133 is hereby amended as follows:

Sec. 118-133. MH, mobile home district.

- (e) General provisions.
- (3) Prior to construction of a mobile home park, the owner shall file for approval by the zoning administrator ~~city engineer~~ a detailed set of plans and specifications concerning those design features set forth herein. The detailed construction plans and specifications shall be in accordance with the design drawings as approved by the city council and in accordance with the design requirements contained herein unless the city council has granted a variance therefrom. If the detailed construction plans and specifications are not in

accordance, no construction shall begin. The zoning administrator ~~city engineer~~ shall determine if the detailed construction plans and specifications are in accordance with the design requirements. If the zoning administrator ~~city engineer~~ finds noncompliance, the decision may be appealed to the city council, which shall either affirm, modify, or reverse the decision of the zoning administrator ~~city engineer~~.

(4) Prior to construction of a mobile home park, the owner shall file with the city a bond or cash deposit of 100 percent of the cost of improvements for landscaping, concrete curbs and gutters, streets, street lighting, recreational areas, and sewer and water for the total park development, or any section thereof, that is planned to be developed under the rezoning application, and as determined and set by the zoning administrator ~~city engineer~~, for the purpose of insuring compliance by the applicant with the design drawings, as approved by the city council; provided, however, that certain preliminary construction work, such as preliminary grading, slope alteration, preliminary landscaping and berm placement, can be performed if the owner files with the city a performance bond for the cost thereof as estimated by the zoning administrator ~~city engineer~~.

(5) No mobile home shall be located on any site within the mobile home park until an occupancy permit has been issued for such specific site. Occupancy permits shall be issued by the building official ~~city engineer~~ if:

a. Construction of the specific mobile home site has been completed in accordance with the detailed construction plans and specifications as submitted to and approved by the building official ~~city engineer~~;

(6) If the building official ~~city engineer~~ denies an occupancy permit, the decision may be appealed to the city council, which shall either affirm, modify, or reverse the decision of the city engineer.

SECTION 19. AMENDMENT. South St. Paul City Code Section 118-134 is hereby amended as follows:

Sec. 118-134. – I-1, light industrial district.

(k) Landscaping. In addition to the requirements of section 118-243, all areas in this zone shall present a detailed landscape plan prepared by a landscape architect or other qualified person approved by the zoning administrator ~~city engineer~~. The landscaping plan shall provide for a landscaped area that is a minimum of 15 percent of the parcel's total area. The landscaping plan shall present a pleasing handling of the lot and shall include overstory trees, understory trees and appropriate plants and shrubs. The trunks of all deciduous trees shall be at least two and one-half inches in diameter, and all coniferous trees shall be at least six feet in height. The minimum number of overstory trees shall be equal to the perimeter of the lot divided by 70. If any of these specific landscaping requirements are not practicable, as determined by a qualified landscaping expert, due to soil conditions, water tables, availability of plant species or other conditions beyond the control of the property owner, these requirements may be modified by the city at the request of the owner. The plan shall certify that the cost of the plant materials is

equal to or exceeds two percent of the cost of the proposed building. For buildings over \$1,000,000.00 in cost, the amount of landscaping cost may be reduced by the city council.

SECTION 20. AMENDMENT. South St. Paul City Code Section 118-194 is hereby amended as follows:

Sec. 118-194. - Screening.

Screening of parking areas shall be required and be properly maintained in all zoning use districts where any off-street parking area contains more than six parking spaces and is within 30 feet of an adjoining residential district and where the driveway to a parking area of more than six parking spaces is within 15 feet of an adjoining residential use or district. Where any business or industrial use, i.e., structure, parking, or storage, is adjacent to property zoned for residential use, that business or industry shall provide screening along the boundary of residential property. The type of screening required in this section shall be as determined by the zoning administrator ~~city engineer~~.

SECTION 21. AMENDMENT. South St. Paul City Code Section 118-204 is hereby amended as follows:

Sec. 118-204. - Conformance with regulations.

Upon application for a building permit, a detailed site and development plan shall be submitted indicating conformance with regulations of this chapter. Plan submission requirements shall be as noted herein and as may be requested by the zoning administrator ~~city engineer~~.

SECTION 22. AMENDMENT. South St. Paul City Code Section 118-208 is hereby amended as follows:

Section 118-208.- Accessory buildings and structures

(f) *Construction and finish.*

(2) All residential zoning districts:

- a. If constructed of metal, the accessory structure shall have prefinished enamel siding and roof.
- b. No corrugated or unfinished galvanized metal siding or roofing shall be used.
- c. Galvanized steel-covered pole buildings are prohibited.
- d. Wood frame accessory buildings or structures shall conform to the Minnesota State Building Code and shall have one of the following types of siding: Masonite, stucco, brick, stone, shakes, redwood, exterior plywood panel, hardboard, decorative steel, decorative aluminum, vinyl, hardie-board, decorative fiberglass and/or rough-cut exterior siding, and the roofing

material shall consist of asphalt shingles, standing-seam metal roofing, or when the pitch of the roof is less than 5/12, decorative rolled roofing will be permitted. In addition to the listed materials, a detached accessory building shall be permitted to match the existing siding and roofing materials of the principal structure.

e. Accessory structures that are 200 sq. ft. in area or less may be constructed out of resin or plastic.

SECTION 23. AMENDMENT. South St. Paul City Code Section 118-240 is hereby amended as follows:

Sec. 118-240. Exterior storage.

(a) No exterior storage is allowed on property used for residential purposes. In all zoning districts, all materials, equipment, and personal property shall be stored within a building or fully screened so as to not be visible from adjoining properties or public rights-of-way. Exterior storage is only allowed by a conditional use permit in the following ~~commercial~~ zoning districts and must follow any applicable rules laid out in each district (except as provided in section 118-129):

- (1) ~~C-1, retail business district;~~ I-1 Light Industrial district
- (2) GB, general business;
- (3) I, industrial district;
- (4) MMM, mixed markets and makers district; and
- (5) CGMU, Concord Gateway mixed-use district.

(b) In nonresidential districts, exterior storage of personal property may be permitted by conditional use permit, provided that any such property is so stored for purposes relating to a use of the property permitted by this Code and will not be contrary to the intent and purpose of this chapter. The city will determine, prior to the issuance of a conditional use permit, that the proposed use of land for exterior storage will conform to the following performance criteria:

- (1) Outdoor storage items shall be placed within an enclosure approved by the zoning administrator ~~city engineer~~.

SECTION 24. AMENDMENT. South St. Paul City Code Section 118-242 is hereby amended as follows:

Sec. 118-242. – Screening.

(d) The screening required in this section shall consist of earth berms, mounds, or ground forms, fences and walls, landscaping (plant materials) or landscaping fixtures (such as timbers) used in combination or singularly so as to block direct visual access. If landscape planting materials are utilized, these shall be provided and designed in such a manner as to provide a reasonable visual barrier during winter as well as summer months. Mechanical equipment screening materials shall require the approval of the zoning administrator ~~city engineer~~ for rooftop equipment.

(e) Required screening shall be as approved by the zoning administrator ~~city engineer~~. Existing land uses may be required to install screening if so ordered by the city council following a public hearing.

(f) Mechanical equipment (as defined in the state building code) located on the roof of any building and visible from the street level or from adjacent properties shall be screened with a material approved by the zoning administrator ~~city engineer~~ and designed to blend harmoniously with the building's facing materials. Where a building has exposure to a building with higher elevation, mechanical equipment on the roof shall be totally screened or enclosed with a material, approved by the zoning administrator ~~city engineer~~, designed to blend with the roof surface material.

SECTION 25. AMENDMENT. South St. Paul City Code Section 118-243 is hereby amended as follows:

Sec. 118-243. – Landscaping.

(a) *General standards.* The following general standards shall be applicable citywide:

(2) In all zoning districts, all developed uses shall provide landscaping from the street curb and gutter to the street right-of-way line or sidewalk. This landscaped yard shall be kept clear of all exterior storage and off-street parking unless otherwise approved by the zoning administrator ~~city engineer~~.

SECTION 26. AMENDMENT. South St. Paul City Code Section 118-256 is hereby amended as follows:

Sec. 118-256. – Service stations.

The following minimum requirements for service stations shall be met:

(2) Exterior storage, other than vehicles, shall be limited to service equipment and items offered for sale on pump islands and other structural platforms as may be approved by the zoning administrator ~~city engineer~~, who may require that the items offered for sale be located in containers such as racks, metal trays, and similar structures designed to

display merchandise. Exterior storage of items offered for sale shall not be located within yard setback requirements. Exterior storage shall not constitute a hazard to vehicular or pedestrian circulation. Existing service stations shall comply with this requirement within 90 days of the effective date of the ordinance adopting this chapter.

SECTION 27. AMENDMENT. South St. Paul City Code Section 118-266 is hereby amended as follows:

Sec. 118-266. – Cluster developments, density zoning, and transfer

(a) Cluster developments.

(1) Cluster developments may be permitted in any multifamily zoning district following the completion and approval of a preliminary and final plat for a cluster development. The city council shall find that the proposed development plan is in substantial compliance with the applicable standards of this chapter, the intent and purpose of the comprehensive city plan, and the city's housing policies on file with the zoning administrator ~~city engineer~~.

SECTION 28. AMENDMENT. South St. Paul City Code Section 118-267 is hereby amended as follows:

Sec. 118-267. – Multifamily residential, townhouses, and cluster developments

(d) Application. The application for ~~an~~ multifamily residential development zoning district shall be made on forms prepared by the zoning administrator ~~city engineer~~ and shall be accompanied by a site plan or a series of plans showing the following information:

The zoning administrator ~~city engineer~~ may waive such elements in such site plans if deemed not necessary for the preliminary consideration of the application, provided that plans disclosing all the above requirements of an affirmative showing of no need for them shall be approved prior to the issuance of a building permit, which approved plans shall be identified as the plans approved. Copies thereof shall be filed with the city and shall be and constitute the plans to be followed in construction.

(h) Conversion of existing residential building to multiple dwelling use. Buildings originally designed for one or two families and in existence on the effective date of the ordinance adopting this chapter may be converted or expanded to accommodate additional dwelling units by the issuance of a conditional use permit, provided that they conform to the following standards:

(5) Plans become a part of permit. All plans submitted to and approved by the city shall be incorporated by reference and proper identification in the permit and copies of the approved

plans shall be presented to the building official ~~city engineer~~, who shall have the duty to determine that the plans are followed in the reconstruction.

- (k) *Cluster developments.* Cluster developments shall be permitted in any multiple-family district by the issuance of a planned unit development conditional use permit.

(2) *Plans and legal documents.* The application for a planned unit development conditional use permit shall contain all documents showing in what manner the applicant proposes to fulfill the requirements of this chapter, including site plans and form of legal documents. All documentation shall be reviewed by the zoning administrator ~~city engineer~~ and the city attorney prior to presentation to the planning commission, which, before setting a public hearing date thereon, shall give preliminary review thereof and may request such further documentation as it shall deem necessary. Said documentation shall be transmitted to such city officials as shall be responsible for supervising the development during construction and future maintenance thereof for their comments and suggestions.

SECTION 29. AMENDMENT. South St. Paul City Code Section 118-271 is hereby amended as follows:

Sec. 118-271. – Personal wireless services tower.

- (m) Application for antenna mounted on or within an existing structure or building. A PWS antenna may be mounted on the outside of any existing structure 30 feet in height or higher in an R-4, LB, C-1, GB, or I district upon the issuance of a conditional use permit. In all zoning districts, PWS antennas may be mounted on the outside of an institutional building or structure, as defined in section 118-207, of any height upon issuance of a conditional use permit. PWS antennas may not extend higher than 18 feet above the highest point of a building or structure. In all zoning districts, a visibly obscure PWS antenna and related accessory equipment may be mounted inside any building or structure upon issuance of a building permit. In addition to other building permit application requirements, an application for a building permit for a PWS antenna to be mounted on or within an existing building or structure shall contain the following information:

- (5) Accessory equipment and structures associated with the PWS antenna shall be located within the principal structure on top the principal structure, or ground mounted. Any exterior placement of accessory equipment and structures shall be screened and shall be architecturally designed to blend in with the surrounding neighborhood and the principal structure. All accessory equipment and structures shall be required to meet minimum requirements of the underlying zoning district. Ground-mounted accessory equipment and structure shall be screened from view by suitable vegetation and decorative privacy fencing with a minimum 85 percent opacity. The design of the screening for all ground mounted accessory equipment and structures must reflect and complement the architectural character of the surrounding neighborhood and principal structure. The screening plan is subject to review and approval of the zoning administrator ~~city planner~~. If the screening plan is part of a conditional use permit

application, it shall be subject to the approval of the city council. If the total area of all ground mounted equipment and accessory structures exceeds 120 square feet, a conditional use permit shall be required.

SECTION 30. AMENDMENT. South St. Paul City Code Section 118-272 is hereby amended as follows:

Sec. 118-272. – Moving buildings

(b) Process:

- (3) All permit applications shall be reviewed and approved by the city engineer, police chief, building official, zoning administrator ~~city planner~~, and fire marshal prior to its submission to the planning commission.
- (4) All permit applications to move a building out of the city will be acted upon by the city engineer. ~~The~~ zoning administrator ~~city engineer~~ may impose additional conditions on the permit. The zoning administrator ~~engineer~~ may deny an application based on the criteria listed in section 118-272(e).

(j) *Moving operations.* Moving of all buildings shall comply with the following:

- (4) All exposed basements shall be filled in or backfilled with clean granular fill within seven calendar days after removal of the building. If the exposed basement is left uncovered more than seven calendar days, the building official ~~city engineer~~ shall have the basement filled.
- (5) All excavations and basements at the destination site of the building shall be filled in or backfilled within 21 days after completion of the move, unless building official ~~city engineer~~ grants an extension of time because of frost conditions.
- (6) All fine grading, seeding and sodding at the destination site shall be completed prior to issuance of a certificate of occupancy, unless the building official ~~city engineer~~ grants an extension of time because of frost or other weather conditions.

SECTION 31. AMENDMENT. South St. Paul City Code Section 118-274 is hereby amended as follows:

Sec. 118-274. – Institutional use standards

(b) *Standards.* The following standards shall govern all uses under this section and shall be strictly adhered to:

- (6) The site development plan, including private drives and roads, the exact location of all buildings and structures, landscaping and screening, if required, shall be presented to and approved by the city council. Before the plan is submitted for final approval, it shall have endorsed thereon the approval of the fire department, the city engineer, the zoning administrator, and such other public bodies and agencies as may have an applicable interest in the proposed use.

SECTION 32. AMENDMENT. South St. Paul City Code Section 118-329 is hereby amended as follows:

Sec. 118-329. Exceptions.

The following signs do not require a sign permit and do not count towards the total amount of signage allowed at a property, provided they ~~meet the performance standards as described in this Article and~~ conform to any other provisions of the City Code.

- (a) Address signs.
- (b) Building markers.
- (c) Directional signs, which shall not exceed 6 square feet in gross area and 5 feet in height.
- (d) Interior signs
- ~~(e)~~ Murals in the following situations:
 - (1) Murals on a property with commercial or industrial zoning that is being used for a commercial or industrial use.
 - (2) Murals on a property that is being used for public or institutional use.
 - (3) Murals on residential buildings containing at least 4 dwelling units that have CGMU or MMM zoning.
- ~~(f)~~ Noncommercial flags.
- ~~(g)~~ Signs of the City, county, state or federal government and subdivisions and agencies thereof.
- ~~(h)~~ Walk-up window signs that are oriented towards customers engaging in a transaction at a walk-up window and which feature text that is not readily readable by passing traffic. Electronic changeable copy walk-up window signs require a conditional use permit and are not considered an exempt sign.
- ~~(i)~~ Window signs when located in the C-1, CGMU, GB, and MMM districts may be placed within a building, however the window coverage shall not exceed 30 percent of each window. There shall be no more than a maximum area of 80 square feet per street frontage for window signs. Electronic changeable copy window signs require a conditional use permit and are not considered an exempt sign.

SECTION 33. AMENDMENT. South St. Paul City Code Section 118-331 is hereby amended as follows:

Sec. 118-331. Temporary signs.

- (b) Temporary signs that do not require a permit.

(5) Signs for the purpose of selling or leasing real property. A property may have up to 3 real estate signs, so long as Such signs ~~must be~~ are removed within seven days following the lease or sale of the property or premises and they comply with the following size restrictions:

SECTION 34. AMENDMENT. South St. Paul City Code Section 118-333 is hereby amended as follows:

Sec. 118-333. On-premises signs.

- (a) *Awning and canopy signs.* Awning and canopy signs shall comply with the following requirements:

~~(5) Illuminated canopy and awning signs shall comply with the following lighting requirements:~~

- ~~a. On nonresidential buildings in residential districts, the direct source of light shall not be visible from the public right of way or adjacent residential use or district.~~
- ~~b. For signs or illuminated areas less than three feet in height, the degree of illumination or candlepower of illuminated canopies and awnings shall be limited to a single lamp exterior fluorescent fixture, running the entire length of the illuminated area.~~
- ~~c. For signs or illuminated areas three to five feet in height, the degree of illumination or candlepower shall be limited to double lamp fixtures.~~
- ~~d. In no event shall the power of the fixture exceed ten watts per foot for single lamp fixtures and 20 watts per foot for double lamp fixtures.~~

SECTION 35. AMENDMENT. South St. Paul City Code Section 118-335 is hereby amended as follows:

Sec. 118-335. Permitted signs by district.

Any sign that is not listed as a permitted (P) or allowed by conditional use permit (C) is prohibited. An asterisk (*) indicates special conditions within the zoning district.

Figure A-1. Permissible Signs By District

	R-1 R-2 R-3	R-4 <u>MH</u>	CGMU- 1	CGMU- 2	MMM	C-1	GB	I I-1 <u>RT</u>
Signage Area and Size								
Maximum Gross Area of all Signage on the Property (Square Feet)	6*	24*	150*	150*	150*	150*	200*	200*
Individual Sign Maximum Gross Area (Square Feet)	6*	24	100	100	100	100	100*	100*
Height (Feet)	6	6	8	8	8	8	12*	12*
Type of Signage								
Area Identification Signs	P	P	P	P	P	P	P	P
<u>Awning and Canopy Signs</u>	<u>P/C*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Drive-Through Signs	—	—	C*	C	C	C	C	C
Dynamic Display Signs	C*	C*	C*	C	C	C	C	—
Dynamic Display Off-Premises Signs	—	—	—	—	—	—	C*	—
Electronic Changeable Copy Signs	C*	C*	C*	C	C	C	C	C

Electronic Graphic Display Signs	C*	C*	C*	C	C	C	C	—
Freeway Signs	—	—	—	—	—	—	C*	C
Illuminated Canopy and Awning Signs	E	P	E	E	E	E	E	E
Monument Signs	P*	P	C*	P*	P*	P	P	P
Non electronic Changeable Copy Signs	P*	P	C*	P*	P *	P	P	P
Nonilluminated Awning and Canopy Signs	P	P	P	P	P	P	P	P
Projecting Signs	C	P	P	P	P	P	P	—
Wall Signs	P/C*	P	P*	P*	P*	P	P	P

(b) Within multifamily residential zoning districts (R-4) signs must comply with the following regulations:

(3) The following types of signs are permissible:

- a. Area identification signs.
- b. Awning and canopy signs ~~Illuminated canopy and awning signs.~~
- c. Monument signs.
- d. Nonelectronic changeable copy signs.
- e. ~~Nonilluminated awning signs and nonilluminated canopy signs.~~
- e. f. Projecting signs.
- f. g. Wall signs.
- g. h. Wall signs and monument signs for an institutional

(c) Within the CGMU-1: Concord Gateway Mixed-Use Zoning Sub-district 1. Signs must comply with the following regulations:

(1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half times the lineal feet of the longest building frontage facing a public street or 150 square feet in gross area, whichever is greater. If a property has a second street frontage, the property is eligible for additional signage equal to one-half times the lineal feet of the building frontage facing the second public street.

(2) Individual signs: The maximum gross area per sign shall not exceed 100 square feet in gross area and eight feet in height.

(3) The following types of signs are permissible:

a. Area identification signs.

b. Awning and canopy signs.

~~c. b.~~ Nonilluminated awning and canopy signs.

~~d. e.~~ Projecting signs.

~~e. d.~~ Wall signs.

(4) The following types of signs require a conditional use permit:

a. ~~Illuminated canopy and awning signs.~~

~~a. b.~~ Monument signs on an eligible property. Monument signs shall not be allowed on Concord Exchange or within 75 feet of the Concord Exchange right-of-way. As part of a monument sign the following types of signs may also be incorporated:

1. Dynamic display, electronic changeable copy, and electronic graphic display signs.

2. Non-electronic changeable copy signs.

~~b. e.~~ Drive-through signs.

(5) The following types of signs are prohibited:

a. Freeway signs.

(d) Within the CGMU-2: Concord Gateway Mixed Use Zoning Sub-district 2. Signs must comply with the following regulations:

(1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half times the lineal feet of the longest building frontage facing a public street or 150 square feet in gross area, whichever is greater.

(2) Individual signs: the maximum gross area per sign shall not exceed 100 square feet in gross area and eight feet in height.

(3) The following types of signs are permissible:

- a. Area identification signs.
 - b. Awning and canopy signs.
 - c. ~~b.~~ Monument signs.
 - d. ~~e.~~ Nonelectronic changeable copy signs.
 - e. ~~d.~~ Nonilluminated awning and canopy signs.
 - f. ~~e.~~ Projecting signs.
 - g. ~~f.~~ Wall signs.
- (4) The following types of signs require a conditional use permit:
- a. Dynamic display signs, electronic changeable copy, and electronic graphic display signs that are part of a monument sign.
 - b. Drive-through signs.
 - c. ~~illuminated awning and canopy signs.~~
- (5) The following types of signs are prohibited:
- a. Freeway signs.
- (e) Within the MMM: Mixed Markets and Makers District. Signs must comply with the following regulations:
- (1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half times the lineal feet of the building frontage along Concord Street or 150 square feet in gross area, whichever is greater. Properties that do not have frontage on Concord Street shall not exceed 150 square feet of gross signage.
 - (2) Individual signs: The maximum gross area per sign shall not exceed on 100 square feet in gross area and eight feet in height.
 - (3) The following types of signs are permissible:
 - a. Area identification signs.
 - b. Awning and canopy signs.
 - c. ~~b.~~ Monument signs.
 - d. ~~e.~~ Nonelectronic changeable copy signs.
 - e. ~~d.~~ Nonilluminated awning and canopy signs.
 - f. ~~e.~~ Projecting signs.
 - g. ~~f.~~ Wall signs.
 - (4) The following types of signs require a conditional use permit:
 - a. Dynamic display signs, electronic changeable copy, and electronic graphic display signs that are part of a monument sign.
 - b. Drive-through signs.

~~c. Illuminated awning and canopy signs.~~

- (5) The following types of signs are prohibited:
 - a. Freeway signs.
- (f) Within the C-1: Retail business zoning districts signs must comply with the following regulations:
 - (1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half times the lineal feet of the longest building frontage facing a public street or 150 square feet in gross area, whichever is greater.
 - (2) Individual signs: The maximum gross area per sign shall not exceed 100 square feet in gross area and eight feet in height.
 - (3) The following types of signs are permissible:
 - a. Area identification signs.
 - b. Awning and canopy signs
 - ~~c. b.~~ Monument signs.
 - ~~d. e.~~ Nonelectronic changeable copy signs.
 - ~~e. d.~~ Nonilluminated awning signs and canopy signs.
 - ~~f. e.~~ Projecting signs.
 - ~~g. f.~~ Wall signs.
 - (4) The following types of signs require a conditional use permit:
 - a. Dynamic display signs, electronic changeable copy, and electronic graphic display signs that are part of a monument sign.
 - b. Drive-through signs.
 - c. ~~Illuminated awning and canopy signs.~~
 - (5) The following types of signs are prohibited:
 - a. Freeway signs.
- (g) Within the GB: General business zoning district signs must comply with the following regulations:
 - (1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half times the lineal feet of the longest building frontage facing a public street or 200 square feet in gross area, whichever is greater, unless otherwise excepted in section 118-333(e).
 - (2) Individual signs: the maximum gross area per sign shall not exceed 100 square feet in gross area and 12 feet in height, or as otherwise excepted in section 118-333(e).

- (3) Freeway signs are not permitted in that part of the GB district north of I-494, east of Trunk Highway 56 (Concord Street), south of Wentworth Avenue extended easterly and west of the Mississippi River.
- (4) The following types of signs are permissible:
 - a. Area identification signs.
 - b. Awning and canopy signs
 - c. ~~b.~~ Monument signs
 - d. ~~e.~~ Nonelectronic changeable copy signs.
 - e. ~~d.~~ Nonilluminated awning and canopy signs.
 - f. ~~e.~~ Projecting signs.
 - g. ~~f.~~ Wall signs.
- (5) The following types of signs require a conditional use permit:
 - a. Drive-through signs subject to the requirements of section 118-333(b).
 - b. Dynamic display signs that are part of a monument sign. These signs are subject to the requirements of section 118-333(c).
 - c. Dynamic display off-premises signs on properties that are outside of the Mississippi River Critical Corridor Area (MRCCA), subject to the requirements of section 118-334. A property or business that has a dynamic display off-premises sign shall be permitted to have up to 200 square feet of total site signage in addition to the dynamic display off-premises sign. A property or business that currently exceeds 200 square feet of site signage must reduce their total site signage to 200 square feet or less in order to qualify for a conditional use permit to have a dynamic display off-premises sign.
 - d. Electronic changeable copy or electronic graphic display signs that are part of a monument sign.
 - e. Freeway signs, subject to the requirements of section 118-333(e).
 - f. ~~Illuminated awning and canopy signs.~~
- (h) Within the industrial zoning districts (I and I-1) and Railroad Transportation District (RT), signs must comply with the following regulations:
 - (1) Aggregate property signage: The maximum gross signage for a property shall not exceed one and one-half the lineal feet of the longest building frontage facing a public street or 200 square feet in gross area, whichever is greater, unless otherwise excepted in section 118-333(e). Each principal building at the Fleming Field Municipal Airport shall be allowed to have at least 200 square feet of total signage, regardless of the length of the building frontage.
 - (2) Individual signs: the maximum gross area per sign shall not exceed 100 square feet in gross area and 12 feet in height, or as otherwise excepted in section 118-333(e).

- (3) The following types of signs are permissible:
 - a. Area identification signs.
 - b. Awning and canopy signs.
 - c. ~~b.~~ Monument signs.
 - d. ~~e.~~ Nonelectronic changeable copy signs.
 - e. ~~d.~~ Nonilluminated awning and canopy signs.
 - f. ~~e.~~ Wall signs.
- (4) The following types of signs require a conditional use permit:
 - a. Drive-through signs.
 - b. Electronic changeable copy signs.
 - c. Freeway signs, subject to the requirements of section 118-333(e).
 - d. ~~Illuminated canopy and awning signs.~~
- (5) The following types of signs are prohibited:
 - a. Dynamic display signs.
 - b. Electronic graphic display signs.
 - c. Projecting signs.

SECTION 36. AMENDMENT. South St. Paul City Code Section 118-352 is hereby amended as follows:

Sec. 118-352. – General provisions.

- (f) Control of off-street parking facilities. When required, accessory off-street parking facilities are provided elsewhere than on the lot on which the principal use served is located, they shall be in the same ownership or control, either by deed or longterm lease, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with the zoning administrator ~~city engineer~~ requiring the owner and the heirs and assigns thereof to maintain the required number of off-street parking spaces during the existence of said principal use.
- (j) Parking on grass, yards prohibited. In all zoning districts within the city, off-street parking of any type of motor vehicle shall be permitted only on driveways or parking areas that are constructed of asphalt or concrete material. No more than one-third of the front yard of any property used for residential purposes may be paved for parking areas. Parking in landscaped yards and boulevards is prohibited, except as follows:
 - (2) For any property used for residential purposes, a recreational vehicle may be parked in a landscaped rear or side yard if the following conditions are met:

f. The recreational vehicle is stored on a parking pad constructed of asphalt, concrete, landscape pavers or uniform rock, as depicted on a plan approved by the zoning administrator ~~city engineer~~. The parking pad must encompass the entire parking area on which the recreational vehicle is located. If uniform rock is used, the rock must be contained by the use of edging and commercial-grade weed prevention fabric.

SECTION 37. AMENDMENT. South St. Paul City Code Section 118-353 is hereby amended as follows:

Sec. 118-353. – Design and maintenance of off street parking areas

(g) *Planting islands.* For each additional 3,000 square feet or a portion thereof of parking area beyond the first 3,000 square feet, one planting island of identical size to the neighboring parking space, but not less than 200 square feet, shall be installed within the interior of the parking lot, unless otherwise approved by the zoning administrator ~~city engineer~~. All planting islands installed shall have six-inch integral concrete curb and gutter around the entire perimeter, and a landscaped interior.

(h) *Screening, six parking spaces or more.* When a required off-street parking area for six or more vehicles is located adjacent to a residential use or district, a fence or screening not less than four feet in height shall be erected along the residential property line; additional screening may be required by the zoning administrator ~~city engineer~~.

SECTION 38. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance addresses items that were missed during the recent sign code update, removes an expired use from the I district, replaced “city engineer” with “zoning administrator” or “building official” where appropriate, and addresses other items that need to be clarified or removed.

SECTION 39. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Approved: February 3, 2025

Published: February 5, 2025

/s/: Deanna Werner, City Clerk