

**City of South St. Paul
Dakota County, Minnesota**

Ordinance No. 1432

**AN ORDINANCE AMENDMENT UPDATING THE ZONING CODE'S PARKING
REGULATIONS FOR RESIDENTIAL AND MIXED-USE PROPERTIES**

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

SECTION 1. 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:

- (16) Residential dwelling units in a building that contains a ground-floor nonresidential use, subject to the following standards:
 - a. For new buildings, at least 90 percent of any building façade facing a public street shall be Class I, Class II, or Class III materials as defined in section 118-9. In addition to the listed materials, finished wood siding and engineered wood siding may also be used. For additions onto existing buildings, the addition must be architecturally consistent with the existing building.
 - b. For new buildings, exterior building walls facing a public street shall not exceed 50 feet in length without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions. Additions onto existing buildings shall follow this requirement as much as is practical.
 - c. To be eligible for the conditional use permit, the property must be guided "mixed use" in the comprehensive plan.
 - d. No individual mixed-use building may contain more than 12 dwelling units. No mixed-use development shall be permitted to exceed the maximum density established in the comprehensive plan.
- (17) Body art establishment that offers body art procedures other than micropigmentation and cosmetic tattooing (defined and regulated by section 118-276).
- (18) A commercial or mixed-use building that is located on a corner lot with frontage on Southview Boulevard and is on the same lot as an existing residential building, subject to the following standards:

- a. The commercial or mixed-use building must be oriented towards Southview Boulevard and shall have a maximum setback of 10 feet from the property line along Southview Boulevard.
 - b. Each principal building on the lot shall have its own separate sewer and water utility connection.
- (19) Lot Split of a commercial or mixed-use building that is located on a corner lot with frontage on Southview Boulevard and is on the same lot as a residential building, provided that each parcel has at least 30 feet of street frontage, each building has its own separate sewer and water utility connection, and all building code requirements are met.

SECTION 2. AMENDMENT. South St. Paul City Code Section 118-127 is hereby amended as follows:

Sec. 118-127. – MMM, Mixed Markets & Makers District.

(e) *Design and development standards.*

(10) *Parking.*

- d. The site design requirements for the parking facilities of single-family dwellings, two-family dwellings, and three-family dwellings in the MMM1 sub-district shall be the site design requirements that are in place for two-family dwellings in the R-2 district.

~~e. Parking minimums, residential.~~

- ~~1. A minimum of two spaces is required for a single family dwelling.~~
- ~~2. A minimum of three spaces is required for a two family dwelling.~~
- ~~3. A minimum of four spaces is required for a three family dwelling.~~

~~f. *Parking minimums, multi-family.* In multi-family buildings, one-bedroom and efficiency units shall provide at least one parking space per unit. All units with more than one bedroom shall provide at least two parking spaces. Dens, libraries, and other extra rooms within dwelling units that can be converted to a legal bedroom shall each count as one bedroom.~~

~~e. Parking minimums, residential. At least one parking space shall be provided for each dwelling unit. In a mixed-use building that includes a commercial space that occupies at least 50% of the ground-floor level or 5,000 square feet, whichever is less, there shall be no minimum parking requirement for the first four dwelling units.~~

~~f.g.~~ *Parking minimums, nonresidential uses.* See section 118-352.

~~g.h.~~ All provisions of article vii of the zoning ordinance, which regulates off-street parking and loading, shall be in effect in the MMM districts unless explicitly stated otherwise in this section. In situations where there is a conflict between the MMM ordinance and article VII, the provisions of the MMM ordinance shall prevail.

~~h.i.~~ *Screening on public street frontage.* Where parking fronts a public ROW it shall be screened with an edge planting, decorative fence, wall, or a combination of these elements to a minimum height of three feet. The maximum height of fences and walls is regulated by section 118-199. The screening shall also include one overstory tree per 30 feet, on center, of lot perimeter unless this requirement is waived or modified by the city engineer in situations where the parking setback area is not sufficiently wide to allow the planting of overstory trees without damaging adjacent infrastructure. The graphic below shows an example of screening that could be employed to satisfy this requirement.

SECTION 3. AMENDMENT. South St. Paul City Code Section 118-267 is hereby amended as follows:

Except in the case of planned unit developments, as provided for herein, not more than one principal building shall be located on a single lot unless a zoning provision explicitly allows for the co-location of multiple principal buildings on one lot by conditional use permit.

SECTION 4. AMENDMENT. South St. Paul City Code Section 118-267 is hereby amended as follows:

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

(j) *Townhouses.* Townhouse developments and twin houses ~~developments~~ consist of the placing of common wall residential dwelling units in compact groupings. Townhouse developments and twin houses ~~developments~~ shall be permitted in such residential districts as permit multiple dwellings of comparable size and number.

g. Each dwelling unit which contains two or more bedrooms shall be provided at least two off-street parking spaces, at least one of which shall be fully enclosed. Each dwelling unit that contains just one bedroom must provide at least one parking space which shall be fully enclosed. If a townhouse development is built with units that front private roads which are not wide enough to accommodate on-street parking for guests, each of these units shall be provided with at least one additional off-street parking space for guests. Each required guest parking space shall be located within 100 feet of the applicable dwelling unit. ~~, and an additional 1½ off-street parking~~

~~spaces for guests. Guest parking shall be located within 100 feet of each dwelling unit.~~

SECTION 5. 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.

- (1) *Minimum distance from building.* In any zoning district other than for one-family, ~~and~~ two-family, ~~and three-family~~ homes, no parking space shall be closer than five feet to any building, except for garage parking.

SECTION 6. AMENDMENT. South St. Paul City Code Section 118-354, and 118-355 are hereby amended as follows:

Sec. 118-354. Off-street parking spaces required.

Under section 118-352, some land uses in certain zoning districts do not have a set parking requirement and certain other land uses may secure a modified parking requirement with the approval of the city council. Unless a land use is granted a modified parking requirement under section 118-352, the default off-street parking spaces required by various land uses shall be as follows:

- (1) ~~Single-family, two-family, and three-family dwellings: One family and two family residences: Two spaces per dwelling unit.~~
 - ~~a. A minimum of two spaces is required for a single-family dwelling.~~
 - ~~b. A minimum of three spaces is required for a two-family dwelling.~~
 - ~~c. A minimum of four spaces is required for a three-family dwelling.~~
- (2) ~~Multiple dwellings: Two spaces per dwelling unit. Multifamily buildings with four or more dwelling units, townhouse developments, and residential dwelling units that are part of a mixed-use development:~~
 - ~~a. A minimum of one space is required for each one-bedroom or efficiency unit.~~
 - ~~b. A minimum of two spaces is required for each unit with more than one bedroom.~~
 - ~~c. The following exceptions to these requirements shall be provided for properties with commercial or mixed-use zoning that are within 1,320 feet of a stop on a fixed-route transit line, measured from the transit stop to the nearest property line of the parcel:~~
 - ~~(1) Mixed-use buildings that include a commercial space which occupies at least 50% of the ground-floor level or 5,000 square feet, whichever is less. There shall be no minimum parking requirement for the first four dwelling units. At least one parking stall shall be provided for each additional dwelling unit.~~

(2) Residential buildings that are co-located on a parcel that also contains a commercial or mixed-use building in the C-1 Retail Business zoning district. There shall be no minimum parking requirement for the first four dwelling units that are located on these parcels. At least one parking stall shall be provided for each additional dwelling unit.

SECTION 7. 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 modifies parking requirements for residential buildings and residential dwelling units within mixed-use buildings. It also establishes a conditional use permit process for co-locating a commercial building with a residential building in the C-1 Retail Business zoning district.

SECTION 8. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Approved: March 3, 2025

Published: March 6, 2025



Deanna Werner, City Clerk