

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 20-019

**AN ORDINANCE AMENDING WEST ST. PAUL ZONING ORDINANCE
SECTION 153.113 AND 153.128 REGARDING LOT AREA PER DWELLING UNIT**

The City Council of West St. Paul does ordain:

SECTION 1. AMENDMENT 1. West St. Paul Zoning Ordinance Section 153.113 is hereby amended as follows:

153.113 LOT AREA, HEIGHT, LOT WIDTH AND YARD REQUIREMENTS.

(A) No limit shall be placed on height of buildings in this R-3 Zone, except that buildings over 35 feet shall have front, side and rear yards not less than one-half of the height of the building.

(B) The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications as set forth elsewhere in this chapter:

- (1) ~~Average number of units per acre: 20-40; Lot area per dwelling unit: 5,500 square feet;~~
- (2) Lot width: 100 feet;
- (3) Yard, building setback:
 - (a) Front: 30 feet;
 - (b) Side: ten feet adjacent to another lot, 20 feet adjacent to street, except where the lot in question abuts any R-1 District where the side yard setback shall conform to the established setback or 30 feet, whichever is greater; and
 - (c) Rear: 30 feet or 20% of average lot depth, whichever is greater.
- (4) Distance between principal structures: 30 feet.

SECTION 2. AMENDMENT 2. West St. Paul Zoning Ordinance Section 153.128 is hereby amended as follows:

153.128 LOT AREA, HEIGHT, LOT WIDTH AND YARD REQUIREMENTS.

(A) The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications as set forth elsewhere in this chapter. Minimum requirements for three or more dwelling units:

- (1) ~~Average number of units per acre: 20-40; Lot area per dwelling unit: 3,500. For dwelling units with more than two bedrooms, an additional 1,750 square feet is required;~~
- (2) Lot width: 200 feet;
- (3) Yard, building setback:
 - (a) Front: 50 feet, plus one foot per foot of building height over 50 feet;
 - (b) Side: 40 feet, plus one-half foot per foot of building height over 50 feet; and
 - (c) Rear: 40 feet, plus one-half foot per foot of building height over 50 feet.
- (4) Distance between principal structures: 50 feet.

SECTION 3. 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:

This ordinance increases the allowable density in the R3 and R4 zoning districts to an allowable range of 20 to 40 units per acre.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this 12th day of October 2020.

Attest:

David J. Napier, Mayor

Shirley R Buecksler, City Clerk