

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

ORDINANCE NO. 21-

**AN ORDINANCE AMENDING SECTIONS 153.032, 153.346 AND 153.348
OF THE WEST ST. PAUL ZONING CODE REGARDING
BUILDING SETBACKS, PARKING STREET FRONTAGE,
AND REQUIRED MINIMUM PARKING**

The City of West Saint Paul does ordain:

SECTION 1. AMENDMENT. West St. Paul City Code Section 153.032 relating to site plan approval procedure and design in commercial and industrial districts is hereby amended as follows:

§ 153.032 SITE PLAN APPROVAL PROCEDURE AND DESIGN REQUESTS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

(D) Drive aisle, building, parking and curbing standards. Except for auto-related uses in § 153.382, all drive aisle, building, parking and curbing standards are as follows.

(3) In the B-1 and B2 Zoning Districts, off-street parking, building and drive aisle setback standards are as follows:

B-1, B-2	Building	Parking
Front Yard	10 to 40 feet	Not Permitted
Rear Yard	20 feet minimum	10 feet minimum
Side Yard	0 feet	0 feet
Side adjacent to "R"	10 feet minimum	10 feet minimum
Side adjacent to street	*10 to 30 feet	*10 feet minimum
*On corner lots, traffic sight lines must be preserved and maintained to ensure safety. Buildings and parking lots must not be constructed within "sight triangles." A SIGHT TRIANGLE is defined as that portion of a corner lot being within a triangle, the apex of which is the intersecting point of the two street right-of-way lines, extended 25 feet from the apex along each right-of-way line. At driveway entrances, site obstructions will be reviewed for safety as part of the site plan review process.		

(4) In the B-3, B-5, B-6 Zoning Districts, off-street parking, building and drive aisle setback standards are as follows:

B-3, B-5, B-6	Building	Parking
Front Yard	10 to 40 feet	Not Permitted
Rear Yard	20 feet minimum	10 feet minimum

Side Yard	0 feet	0 feet
Side adjacent to "R"	10 feet minimum	10 feet minimum
Side adjacent to street	*10 to 30 feet	*10 feet minimum
*On corner lots, traffic sight lines must be preserved and maintained to ensure safety. Buildings and parking lots must not be constructed within "sight triangles." A SIGHT TRIANGLE is defined as that portion of a corner lot being within a triangle, the apex of which is the intersecting point of the two street right-of-way lines, extended 25 feet from the apex along each right-of-way line. At driveway entrances, site obstructions will be reviewed for safety as part of the site plan review process.		

- (5) In the B-4, ~~I-1, I-2~~ Zoning Districts, off-street parking, building and drive aisle setback standards are as follows:

B-4, I-1, I-2	Building	Parking
Front Yard	10 to 40 feet 20 to 90 feet	10 feet minimum
Rear Yard	20 feet minimum	10 feet minimum
Side Yard	10 feet minimum	0 feet
Side adjacent to "R"	20 feet minimum	10 feet minimum
Side adjacent to street	20 feet minimum	20 feet minimum

- (6) In the I-1 and I-2 Zoning Districts, off-street parking, building and drive aisle setback standards are as follows:

<u><i>I-1, I-2</i></u>	<u><i>Building</i></u>	<u><i>Parking</i></u>
<u>Front yard</u>	<u>20 to 90 feet</u>	<u>10 feet minimum</u>
<u>Rear yard</u>	<u>20 feet minimum</u>	<u>10 feet minimum</u>
<u>Side yard</u>	<u>10 feet minimum</u>	<u>0 feet</u>
<u>Side adjacent to "R"</u>	<u>20 feet minimum</u>	<u>10 feet minimum</u>
<u>Side adjacent to street</u>	<u>20 feet minimum</u>	<u>20 feet minimum</u>

- ~~(6)~~(7) Parking located in a front, side or rear yard must provide a wall, railing or fence that physically prohibits vehicles from extending over the property line.

SECTION 2. AMENDMENT. West St. Paul City Code Section 153.346 relating to general parking provisions and requirements is hereby amended as follows:

§ 153.346 GENERAL PROVISIONS.

- (D) Location of parking facilities. ~~Required off-street parking in the R Districts shall be on the same lot at the principal building.~~

(1) Within all districts:

- a. All vehicles normally owned or kept by the occupants on the premises must be parked in a private garage, stall, parking space or driveway on the lot.
- b. All parking areas and driveways must comply with § 153.347(D), requiring concrete-type or asphalt surface. ~~In addition:~~

(2) In an R District:

- a. Required off-street parking ~~in the R Districts~~ shall be on the same lot as the principal building;:-
- b. ~~In an R District n~~No parking shall be permitted in a front yard, unless the vehicle is located in a driveway;
- c. ~~Parking may be located in a rear yard, however, the parking surface must comply with § 153.347(D);~~
- d. ~~In an R District, No more than 30% of the front or rear yard may be used for parking or driveway purposes;~~

(3) Within all B Districts:

- i. Off-street parking shall not exceed 50% of the total lot frontage abutting Robert Street.
- i.ii. If off-street parking areas are visible from any public right-of-way, quality landscaping and/or screening shall be required to visually enhance the site.

SECTION 3. AMENDMENT. West St. Paul City Code Section 153.348 relating to minimum parking stall requirements is hereby amended as follows:

§ 153.348 NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

Unless modified and approved as part of a site and building plan approval process, the number of required off-street parking spaces shall be as follows.

- (A) Single-family dwelling: at least one enclosed parking space for each dwelling unit, except that two spaces shall be required for dwelling units in the R-1C District. A private garage shall constitute a parking space. One private garage per dwelling unit in the R-1C District shall be provided as part of the overall parking space required. No person in any district shall convert a private garage to living space unless other acceptable provisions are made to provide the required parking space.
- (B) Two-family dwelling: at least one enclosed parking space per unit except that one and one-half spaces shall be required for each dwelling unit in the R-2 District. A private garage shall constitute a parking space in any district. At least one garage per dwelling unit in the R-2 District shall be provided as part of the overall parking space required. No person shall convert a private garage to living space unless acceptable provisions are made to provide the required parking space.

(C) Townhouses/single-family attached housing: at least two parking spaces per unit, plus at least one parking space per two units shall be provided in common lots for visitor parking use in excess of 1,000 square feet of floor space in the principal structure.

(D) For R Districts that permit structures housing three or more dwelling units without a conditional use permit, ~~two parking spaces shall be provided per dwelling unit. At least half of the required spaces shall be enclosed. All enclosed parking spaces shall be designed with sufficient access area to allow temporary parking of vehicles on the access way without interfering with access to other required spaces~~ a minimum of 1.5 stalls shall be provided for each unit that is a studio, one-bedroom, or two-bedroom apartment, and a minimum of 2 stalls for each unit that has three or more bedrooms.

(E) Properties within the B3 and B4 Zoning Districts that either directly abut or are adjacent to a property abutting Robert Street may reduce the minimum parking requirements by a maximum of 50 percent.

SECTION 4. 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 aligns the B4 – Shopping Center district building setbacks with the other business zoning districts, establishes a maximum parking frontage along Robert Street, and reduces required minimum parking for businesses along Robert Street.

SECTION 5. 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 8th day of November, 2021.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk