



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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SAINT PAUL CITY COUNCIL NOTICE OF PUBLIC HEARING

Zoning Text Amendments

The Saint Paul City Council will hold a public hearing on draft Zoning Code amendments pertaining to outdoor commercial uses. The draft amendments add a definition, a size limit, and increase the number of zoning districts where outdoor commercial uses are permitted. The draft amendments are on the second and third page of this notice.

The hearing will be held before the City Council on:

Wednesday, January 18, 2017
5:30 p.m.
City Council Chambers, City Hall, Room 300
15 West Kellogg Boulevard, Saint Paul

All comments concerning the draft Zoning Code amendments will be heard at this hearing. Comments submitted in writing should be addressed to:

Office of the City Council
310 City Hall
15 Kellogg Blvd. West
Saint Paul, MN 55102

Or to Tony Johnson at Tony.Johnson@ci.stpaul.mn.us or fax to 651-266-6549.

The following documents are available from Tony Johnson, City Planner, 651-266-6620, Tony.Johnson@ci.stpaul.mn.us. They are also available online at <https://www.stpaul.gov/departments/planning-economic-development/planning/current-activities>.

- Draft Ordinance for the Outdoor Commercial Use Zoning Text Amendments
- Summary of Draft Outdoor Commercial Use Zoning Text Amendments
- Summary of Planning Commission public hearing testimony and recommendations
- Neighborhood Planning Committee review of public testimony, analysis, and recommendations
- Planning Commission Public Hearing Minutes
- Planning Commission Public Hearing Written Testimony

Outdoor Commercial Uses Zoning Text Amendments 1-18-2017

Sec. 65.525. Outdoor uses, commercial.

Outdoor retail sales and services (primary and accessory), mobile food units, and display of merchandise for sale on the premises, not including outdoor commercial uses otherwise specifically regulated or allowed in the district. Commercial outdoor uses in conjunction with community festivals are regulated under Chapter 366 and are not subject to the requirements of this section.

Standards and conditions for outdoor commercial uses that are not otherwise allowed in the district public right-of-way:

- (a) The use shall not conflict with required off-street parking, off-street loading and the system of pedestrian flow, and shall not obstruct building ingress and egress. The planning commission, in determining that the use is harmonious with adjacent uses, shall require the submission of a site plan including a floor plan and all uses within 300 feet of the boundary of said site superimposed on said site plan.
- (b) For commercial outdoor uses that occupy more than ten (10) percent of the zoning lot or one thousand (1000) square feet, whichever is less, the following apply:
 - (1) Except in the I2 industrial district, a conditional use permit is required.
 - (2) Approval of a site plan showing the location and layout of outdoor commercial uses on the site.
 - (3) Provide the zoning administrator with written contact information for the person responsible for coordinating the outdoor sales and activities and update the zoning administrator in writing within thirty (30) days should any contact information change.
- (c) The area shall be kept free of litter. Donated items or materials shall not be left outside of donation drop-off boxes.

Sec. 65.518. Garden center, outdoor.

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Standards and conditions in B2BC-B3 business and IRIT-I2 industrial districts:

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
...					
<i>Retail Sales and Services</i>					
...					
Mortuary, funeral home		P	P	P	
<u>Outdoor uses, commercial</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Post office	P	P	P	P	
...					

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
...								
<i>Retail Sales and Services</i>								
...								
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial				<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Outdoor uses, commercial sales of consumer fireworks					C			<u>(d), (s)</u>
...								

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
...					
<i>Retail Sales and Services</i>					
...					
Mortuary, funeral home		P	C		
Outdoor uses, commercial	<u>P/C</u>	<u>P/C</u>	P		<u>(d), (s)</u>
Outdoor uses, commercial sales of consumer fireworks		C	C		<u>(d), (s)</u>
...					