

OUTDOOR USES
PROPOSED TEXT
AMENDMENT

CURRENT REGULATIONS

Sec. 65.525. - Outdoor uses, commercial.

Standards and conditions for outdoor commercial uses not otherwise allowed in the district: The use shall not conflict with off-street parking, off-street loading and the system of pedestrian flow. 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 three hundred (300) feet of the boundary of said site superimposed on said site plan.

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Outdoor uses, commercial					C			(s)

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Outdoor uses, commercial		C	P		(s)

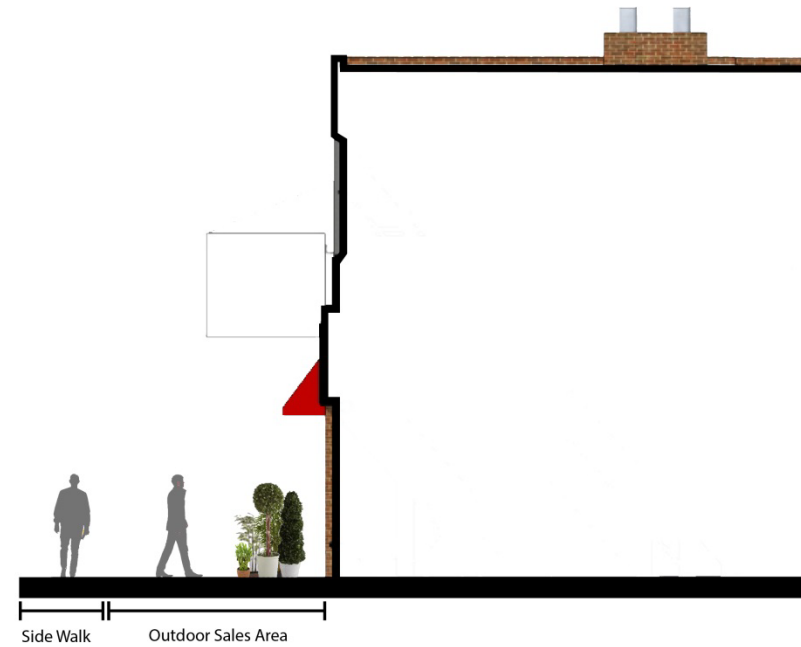
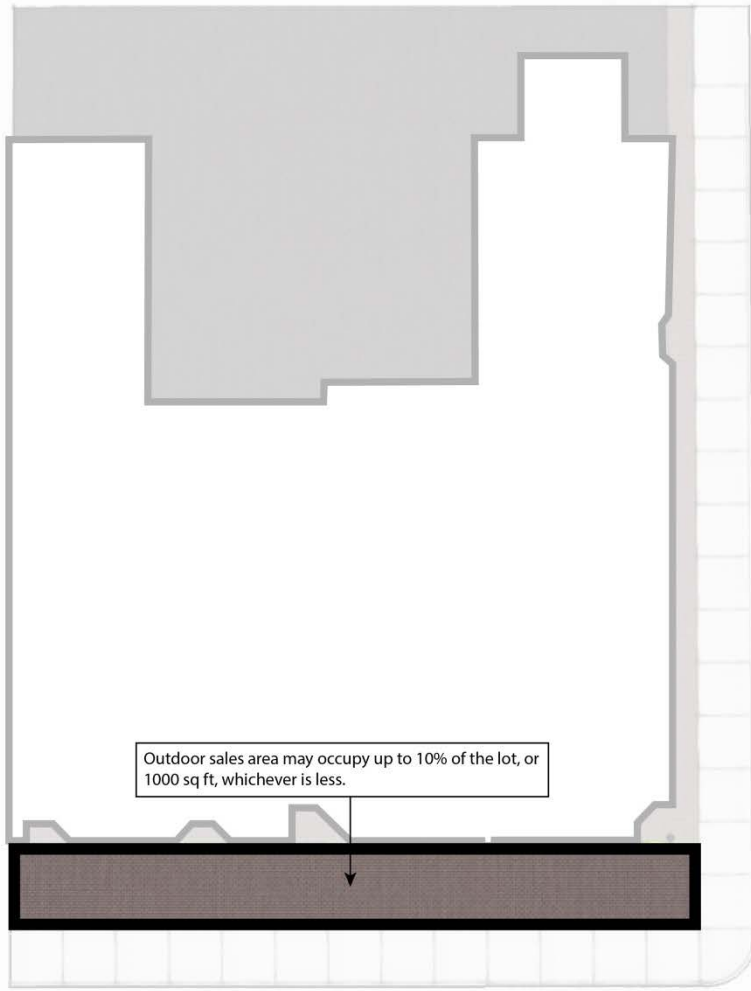
WHY DO THE STUDY?

- *The current outdoor use provision is very restrictive.*
- *To define an outdoor use in the zoning code.*
- *In response to issues and requests.*

SEASONAL SALES



SEASONAL SALES

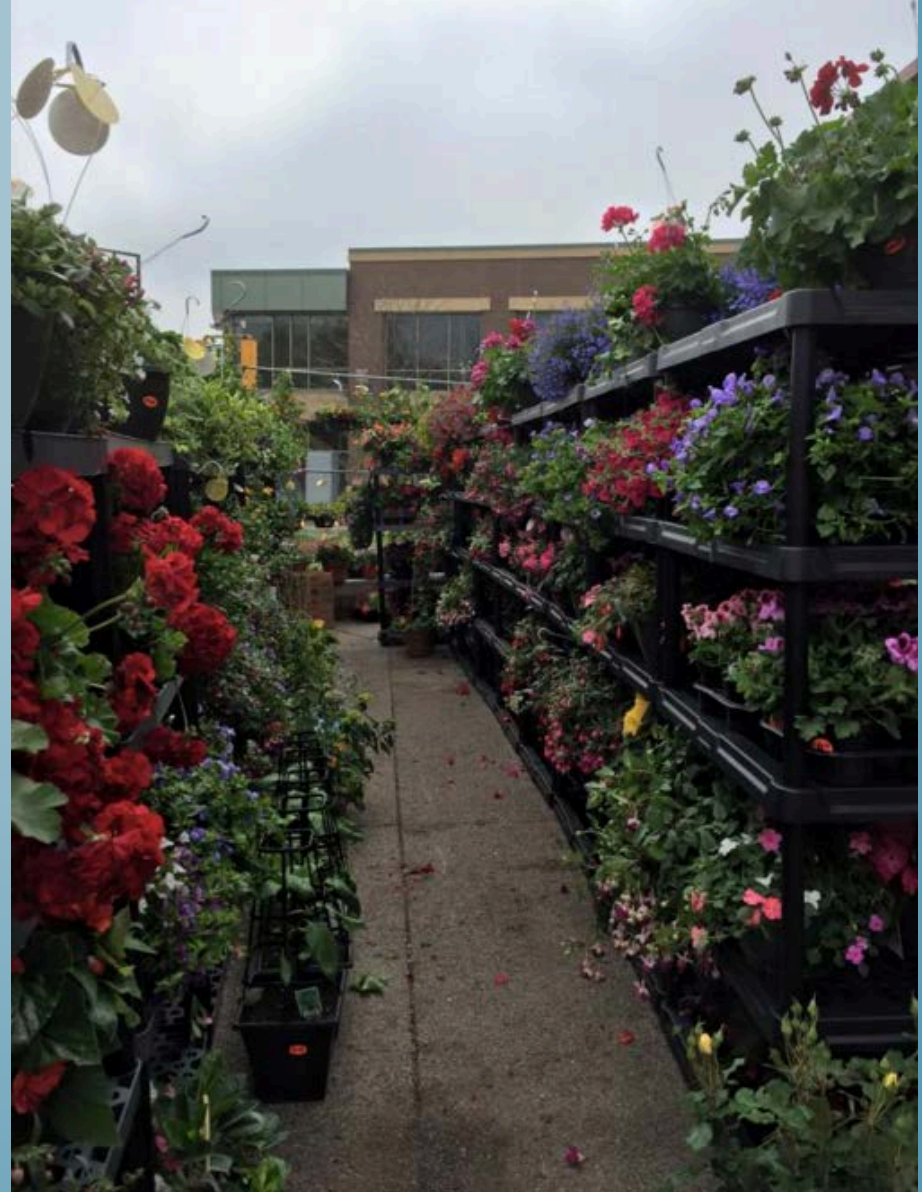


(a) The use shall not obstruct pedestrian flow.

SEASONAL SALES: SPEEDY MARKET



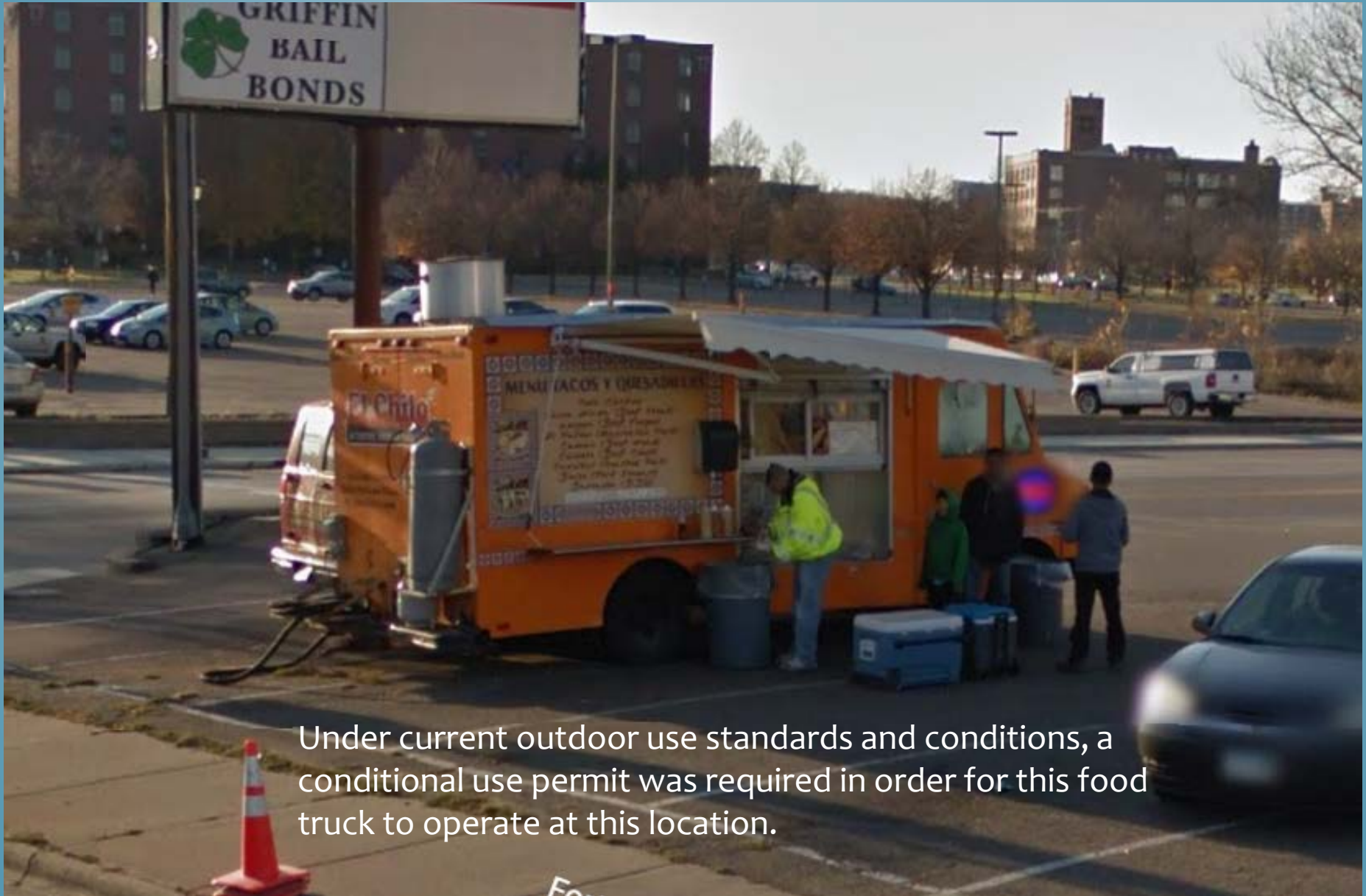
SEASONAL SALES: SPEEDY MARKET



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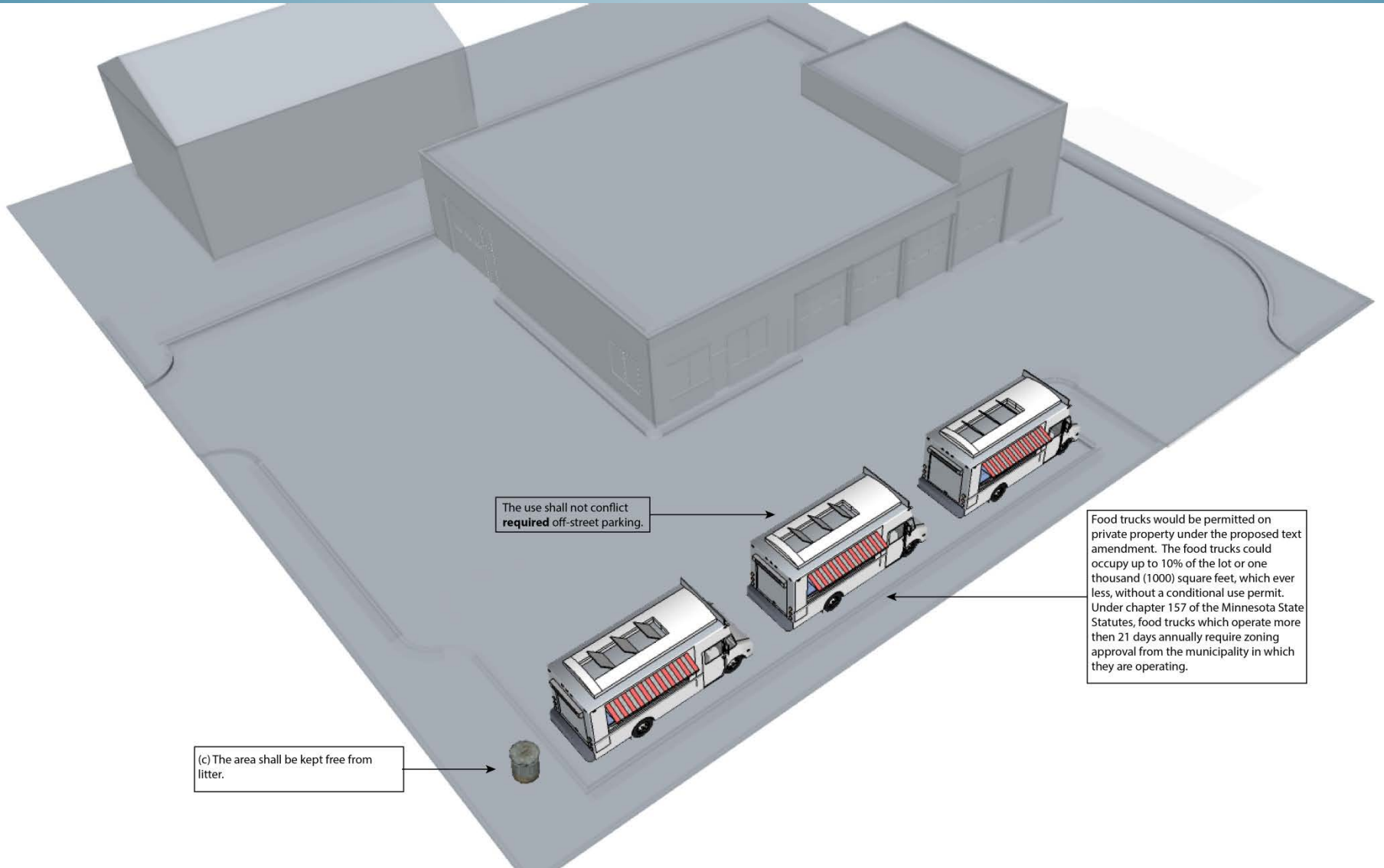


FOOD TRUCKS



Under current outdoor use standards and conditions, a conditional use permit was required in order for this food truck to operate at this location.

FOOD TRUCKS

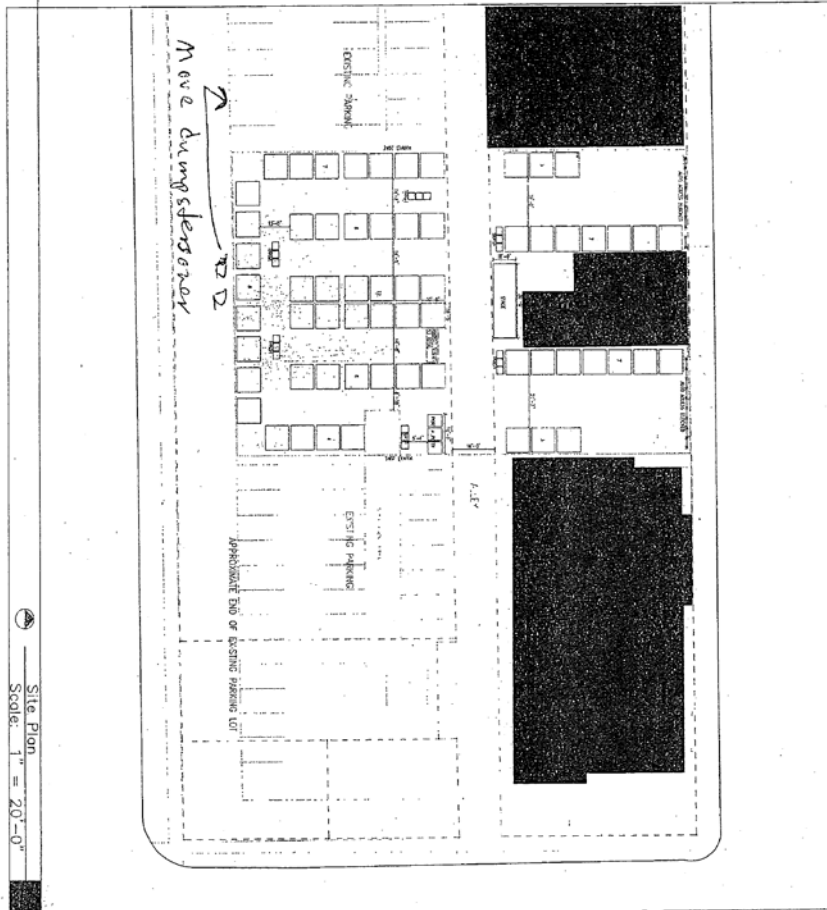


The use shall not conflict
required off-street parking.

(c) The area shall be kept free from
litter.

Food trucks would be permitted on private property under the proposed text amendment. The food trucks could occupy up to 10% of the lot or one thousand (1000) square feet, which ever less, without a conditional use permit. Under chapter 157 of the Minnesota State Statutes, food trucks which operate more then 21 days annually require zoning approval from the municipality in which they are operating.

LITTLE MEKONG MARKET: CONDITIONAL USE PERMIT REQUIRED



Site Plan
Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION OVERVIEW PLAN A	DRAWN: SDC CHK:	LITTLE MEKONG PLAZA NIGHT MARKET 2014 Saint Paul Riverfront Corporation 25 South Street West Saint Paul, MN 55102 651-293-6562 PH www.riverfrontcorporation.com
	ISSUE DATE: 4-17-2014	
	REVISION DATE: # DATE	
	DATE	




PROPOSED TEXT AMENDMENT

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.

Definition and exemption for community festivals



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.

(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, with contact information for the person responsible for coordinating outdoor sales and activities, and for providing the zoning administrator with updated contact information if it changes.

Size of sales area determines when a CUP is required



(c) The area shall be kept free of litter. Donated items or materials shall not be left outside of donation drop-off boxes.

PRINCIPLE USES CHANGES

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			(d), (s)
...								

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		(d), (s)
...					

QUESTIONS?