

**SAINT PAUL PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Minor Text Amendments Zoning Study**

The Saint Paul Planning Commission will hold a public hearing on the Congregate Living Zoning Study. The proposed code amendments begin on the 2nd page of this notice. More information is posted at <https://www.stpaul.gov/departments/planning-economic-development/planning/current-activities>

The Planning Commission will hold the public hearing on:
Friday October 9, 2026 at 8:30 a.m.
City Council Chambers, Room 300 City Hall
15 West Kellogg Boulevard, Saint Paul, MN 55102

All comments concerning the zoning study and proposed zoning code text amendments will be heard at the public hearing. Comments received in writing by 4:00 p.m. the day before the public hearing will be provided to the Planning Commission for their consideration. Comments submitted in writing should be addressed to:

Saint Paul Planning Commission
c/o Bill Dermody
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Or to Bill Dermody at Bill.Dermody@stpaul.gov. Please include your full name and location information. You may choose to withhold your street address as long as your full name is included with your comments.

Call Bill Dermody at 651-266-6617 with any questions.

Proposed Minor Text Amendments

August 28, 2026

DRAFT

Existing language to be deleted shown by ~~strikeout~~. New language shown by underlining.

Sec. 60.217. P.

Pervious pavement. Paving material that allows water to flow ~~through~~through it to minimize stormwater runoff.

Sec. 60.223. V.

Variance. A modification or variation of the literal provisions and requirements of the zoning code where it is determined that strict enforcement would cause practical difficulties due to exceptional circumstances unique to the property. There are two (2) categories of variances:

- (1) *Minor variance.* A modification of a provision regulating a one-family detached dwelling and pertaining specifically to construction of a fence, a deck, a swimming pool, an accessory building, or an addition to the main building when the addition is not designed to convert the building for use by more than one (1) ~~family~~household.
- (2) *Major variance.* A modification of a provision regulating any development not specifically included in the definition of minor variance. Major variance includes any modification allowing the construction or moving of a one-family detached dwelling or allowing the addition of a second dwelling unit.

Sec. 60.227. - Z.

~~*Zoning committee.* An advisory committee to the planning commission, established under section 107.03 of the Saint Paul Administrative Code.~~

Sec. 61.402. Site plan review by the planning commission.

- (a) *Plan to be submitted.* A site plan must be submitted to and approved by the planning commission before a permit is issued for grading or the erection or enlargement of any building except for development of three (3) or fewer dwelling units, and including the following:
 - (14) Any filling, excavation, ~~or~~ tree removal, or common plan of development (as defined by the St. Paul Stormwater Management Design Standards Manual) that disturbs an area greater than ten thousand (10,000) square feet except the construction, installation or maintenance of public roads and public and private utilities.
- (b) *Site plan application:*
 - (5) Alley access; notice. Where a site plan application review has been delegated to the zoning administrator and notification to adjacent property owners is required in section 63.~~310308~~, a notice shall be sent at least ten (10) days prior to a site plan review meeting by city staff to the applicant and owners of record of property located within three hundred fifty (350) feet of the proposed alley access. Notice shall be delivered either personally or by mail at the address of the owner contained in the records of the county department of property taxation.

Sec. 63.117. Vibration.

Every use in an ~~IRIT~~ or I1 district shall be so operated that ground vibration is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. Uses in I2 and I3 districts creating intense earth-shaking vibrations, such as are created by heavy drop forges, shall be set back at least three hundred (300) feet from the boundary of a residence or business district and at least one hundred fifty (150) feet from an ~~IRIT~~ or I1 district unless such operation is controlled in such manner as to prevent transmission, beyond the lot lines, of vibration perceptible without instruments.

Sec. 63.118. Glare and heat.

Any operation in an ~~IRIT~~ or I1 district producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along any boundary line of the lot on which the use is located. Any operation in an I2 and I3 district producing intense glare or heat shall be performed within a completely enclosed building or within an enclosure in such a manner as not to create a public nuisance or hazard along any boundary line of the lot on which the use is located.

Sec. 63.212. - Electric vehicle parking.

For surface parking facilities with more than fifteen (15) parking spaces that require site plan review per [section 63.202](#), electric vehicles shall be accommodated as follows:

- (a) If intended to serve any use that do not include a multifamily dwelling, at least twenty (20) percent of the facility's parking spaces must have an electrical conduit or raceway connection to electrical service with sufficient panel space reserved that is capable of operating at Level 2 (two hundred eight (208) volts) or greater power.
- (b) If intended to serve any use that includes a multifamily dwelling, at least eighty (80) percent of the facility's parking spaces must have an electrical conduit or raceway connection to electrical service with sufficient panel space reserved that is capable of operating at Level 2 (two hundred eight (208) volts) or greater power.
- (c) Additionally, for surface parking facilities with more than thirty (30) spaces that require site plan review per [section 63.202](#), and that are intended to serve any use that includes a multifamily dwelling, at least one (1) of the spaces per each thirty (30) must be served by installed wiring in electrical conduit or raceway, and electrical service sufficient to supply electric vehicle charging at a minimum of two hundred eight (208) volts power level. ~~Such space may or may not include the associated above-ground charging equipment for charging an electric vehicle.~~ Such spaces may or may not include the associated above-ground charging equipment for charging an electric vehicle.

A parking lot reconstruction that is not associated with a larger project may comply with this section only within the surface parking facility footprint, and does not need to comply with this section to the extent it would require work outside the surface parking facility footprint.

Conduit and raceway required above shall be installed in accordance with the Minnesota State Building Code and National Electrical Code, including with regard to sizing and location, and shall be capped. The amounts of electric vehicles parking infrastructure for structured parking shall be as directed by the Minnesota State Building Code.

Sec. 65.131. Housing for the elderly.

A multiple-family structure in which eighty (80) percent of ~~e~~ the occupants shall be sixty-two (62) years of age or over, or a multiple-family structure owned and operated by the city public housing agency (PHA) within which over ninety-five (95) percent of the units have no more than one bedroom and are occupied by persons who are eligible for admission to public housing in accordance with current federal regulations.

Sec. 65.155. - Foster home.

A dwelling unit in which a foster care program licensed by the commissioner of human services or the commissioner of corrections is operated, whether located in the ~~principle~~principal residence of the license holder or not.

Sec. 65.160. - Shelter for battered persons.

One (1) main building, or portion thereof, on one (1) zoning lot where adults and children who have suffered assault or battery live on a 24-hour-per-day basis for a period of time generally not to exceed thirty (30) days ~~and are served by a program certified by the state department of corrections.~~

Sec. 65.706. Auto sales and rental, outdoor.

Outdoor sales space for the sale or rental of new, secondhand, or pawned automobiles, trucks, motorcycles, trailers, or boats.

Standards and conditions:

- (a) A site plan shall be submitted ~~showing that includes~~ the layout of the vehicles for sale or rent, ~~employee parking, and customer parking.~~ The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.

Sec. 65.847. - Solid waste compost facility.

A site that has been approved by the city, the county and the state pollution control agency ~~(based on Minnesota Rules Section 7035.2835)~~ for the storage, transfer or composting of specifically identified types of solid waste materials.

Sec. 65.921. - Solar energy system.

Standards and conditions:

(a) Building mounted systems shall be subject to the dimensional standards that apply to the building, except that roof-mounted systems that are more or less flush-mounted may extend to the roof edge and may be affixed to roofs with legal nonconforming setbacks, and provided that the height standards for building mounted systems in residential districts shall be as follows:

- (1) The system shall extend no more than three (3) feet above the surface of a roof at its exterior perimeter, and shall be set back at least one (1) foot from the exterior perimeter for every additional foot that the system extends above the height of the roof at its exterior perimeter;
- (2) The system may extend up to three (3) feet above the ridge of a gable, gambrel, hip or mansard roof.

Sec. 66.101. Use tables.

Use tables in this chapter list permitted and conditional uses in the primary underlying zoning districts, and note applicable development standards and conditions.

- (b) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district, or any use not determined by the planning commission or zoning administrator to be substantially similar to a listed permitted or conditional use, shall be prohibited in that district.
- (c) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district, or any use not determined by the planning commission to be substantially similar to a listed permitted or conditional use, shall be prohibited in that district.
- (d) *Development standards.* Permitted and conditional uses specified with a "~~✓~~S" in the development standards column shall be subject to the specific standards and conditions of chapter 65, land use definitions and development standards, in addition to all other applicable provisions of this ordinance.

Sec. 67.102. SFV state fair vending overlay district.

- (e) *Sales and displays of merchandise, goods and services temporarily permitted.*
Notwithstanding any provision of section 66.221 to the contrary, the front yard, as defined in section 60.226.Y, of a property with the SFV overlay ~~overlay~~ district as well as the side and rear yards of the properties located at the southeast corner of Snelling Avenue and Hoyt Avenue and the northeast corner of Snelling Avenue and Midway Parkway, may be used for the display, exhibition, or sale of certain merchandise, goods or services only during the period of the annual "Minnesota State Fair" conducted by the state agricultural society pursuant to Minn. Stat. § 37.15.

Sec. 67.208. Replacement of trees.

- (d) *Deciduous replacement trees.* Deciduous replacement trees of nursery stock shall be at least two and one-half (2 ½) caliper inches, of a species similar to the tree(s) lost or removed, and meet the standards in section 63.~~406115~~, landscaping and plant materials. At the discretion of the superintendent of parks, coniferous trees may replace deciduous trees that are lost or removed.
- (e) *Coniferous replacement trees.* Coniferous replacement trees shall be at least six (6) feet in height, of species similar to the tree(s) lost or removed, and meet the standards in section 63.~~406115~~, landscaping and plant materials.