

**AFFIDAVIT OF PUBLICATION
STATE OF MINNESOTA
COUNTY OF RAMSEY**

I, Kayla Tsuchiya, being duly sworn on oath, says: that she is, and during all times herein state has been, Inside Sales Representative of Northwest Publication, LLC., Publisher of the newspaper known as the Saint Paul Pioneer Press, a newspaper of General circulation within the City of St. Paul and the surrounding Counties of Minnesota and Wisconsin including Ramsey and Kanabec.

That the notice hereto attached was cut from the columns of said newspaper and was printed and published therein on the following date(s):
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AFFIANT SIGNATURE

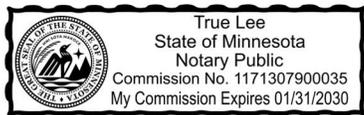
Subscribed and sworn to before me this
12/7/2025

True Lee



NOTARY PUBLIC

Ramsey County, MN
My commission expires January 31, 2025



City of South St. Paul
Dakota County, Minnesota

ORDINANCE NO. 1436

**AN ORDINANCE UPDATING
ZONING RULES FOR
ACCESSORY PARKING LOTS
AND PARCELS WITH MULTIPLE
PRINCIPAL BUILDINGS**

SUMMARY PUBLICATION.
Pursuant to Minnesota Statutes Section 412.191, in 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 updates the zoning rules for accessory parking lots that are located on a different parcel than their principal use. It also establishes a new conditional use permit process for placing multiple non-residential principal buildings on a single lot.

EFFECTIVE DATE. This ordinance shall be in force upon its adoption and publication.

Approved: December 1, 2025

Published: December 5, 2025

/s/ Deanna Werner
City Clerk

**City of South St. Paul
Dakota County, Minnesota**

Ordinance No. 1436

**AN ORDINANCE UPDATING ZONING RULES FOR ACCESSORY PARKING LOTS
AND PARCELS WITH MULTIPLE PRINCIPAL BUILDINGS**

The City Council of the City of South St. Paul does ordain:

SECTION 1. AMENDMENT. South St. Paul City Code Section 118-8 is hereby amended as follows:

Sec. 118-8. Lots, distances, and definitions.

Hotel means as defined in the state building code.

Independent accessory surface parking lot means a parking lot that is located on a parcel without a principal building, and which is accessory to a principal use that is located on a different parcel.

Institution. See section 118-274.

SECTION 2. AMENDMENT. South St. Paul City Code Section 118-353 is hereby amended as follows:

Sec. 118-353. Design and maintenance of off-street parking areas.

~~(q) *Location.* All required off-street parking shall be located on the same lot as the principal building served unless otherwise approved by the zoning administrator in accordance with this section or approved by the city council as part of a parking and circulation plan that is reviewed following the procedures outlined in section 118-352(e). No driveway or off-street parking area shall be located closer than two feet from an adjacent lot zoned or used for residential purposes unless granted an exception by section 118-273.~~

(q) *Location.* Off-street parking is subject to the following:

(1) All required off-street parking shall be located on the same lot as the principal building unless otherwise approved by the zoning administrator in accordance with this section, approved as part of a conditional use permit, or approved by the city council as part of a parking and circulation plan that is reviewed following the procedures outlined in section 118-352(e).

- (2) No driveway or off-street parking area shall be located closer than two feet from an adjacent lot zoned or used for residential purposes unless granted an exception by section 118-273.
- (3) Independent accessory surface parking lots shall require a conditional use permit and must comply with the following performance standards:
- a. Single-family homes, two-family homes, and three-family homes are not eligible for this conditional use permit.
 - b. The independent accessory surface parking lot parcel must be located in a zoning district that allows the principal use.
 - c. The independent accessory surface parking lot must be located within 500 feet of the principal use, measured from the nearest property line of each parcel.
 - d. The lot is to be used only for parking of operable passenger motor vehicles of employees, customers or guests of the principal use, who shall be responsible for its maintenance.
 - e. Exterior storage is not allowed.
 - f. Sales of motor vehicles, repair work or servicing of any kind is not allowed.
 - g. The independent accessory surface parking lot must comply with all paving, landscaping, and screening requirements that are applicable to accessory parking lots in the underlying zoning district. Additional requirements may be imposed as part of the conditional use permit based on the parking lot proposal and the character of the area.
 - h. Independent accessory surface parking lots are discouraged from being located on a corner lot and some zoning districts may prohibit this placement. If located on a corner lot, the property lines of the independent accessory parking lot that adjoin the street must be buffered by a low masonry wall, decorative fence, extensive landscaping, or a combination of those treatments.
 - i. The acreage of the independent accessory surface parking lot parcel and the principal use parcel shall both be considered for the purposes of calculating compliance with minimum Floor Area Ratio requirements and any other similar requirements that may exist in an underlying zoning district.
 - j. The independent accessory surface parking lot parcel and the principal use parcel must be in common ownership and shall be tied together by deed restriction, or a comparable legal instrument and the parking lot parcel may not be sold separately without the City's written consent unless the parking lot infrastructure is removed before the sale.
 - k. In lieu of a conditional use permit, the property owner may combine the principal use parcel and the independent accessory surface parking lot parcel through a lot combination or replat if the lots are adjacent to or abutting each other, are in the same zoning district, and are not divided by a road or alley.

1. This section shall not apply to:
 - a. Surface parking lots that are a principal use in zoning districts where they are allowed.
 - b. Parking facilities at the Fleming Field Municipal Airport.
 - c. Public parking lots provided by the City.

SECTION 3. AMENDMENT. South St. Paul City Code Section 118-196 is hereby amended as follows:

Sec. 118-196. Lot provisions.

~~Except in the case of planned unit developments, as provided for herein, not more than one principal building shall be located on a single lot unless a zoning provision explicitly allows for the co-location of multiple principal buildings on one lot by conditional use permit. Not more than one principal building shall be located on a single lot except as follows:~~

1. A planned unit development may allow for more than one principal building on a single lot in any zoning district.
2. Lots in commercial, industrial, and mixed-use zoning districts may have multiple non-residential principal buildings by conditional use permit.
3. Some zoning districts may explicitly allow for the co-location of multiple principal buildings on one lot by conditional use permit.

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:

This ordinance updates the zoning rules for accessory parking lots that are located on a different parcel than their principal use. It also establishes a new conditional use permit process for placing multiple non-residential principal buildings on a single lot.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Approved: December 1, 2025

Published: December 5, 2025


Deanna Werner, City Clerk