

**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):
12/18/2025

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Client/Advertiser: CITY OF SOUTH ST. PAUL LEGALS



AFFIANT SIGNATURE

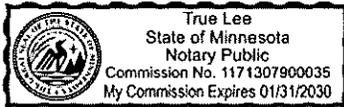
Subscribed and sworn to before me this
12/19/2025

True Lee



NOTARY PUBLIC

Ramsey County, MN
My commission expires January 31, 2025



City of South St. Paul
Dakota County, Minnesota

ORDINANCE NO. 1437

AN ORDINANCE REPEALING THE SHORELAND OVERLAY DISTRICT AND ADDING IMPERVIOUS SURFACE STANDARDS TO THE MISSISSIPPI RIVER CRITICAL CORRIDOR AREA ORDINANCE

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:

The ordinance repeals the Shoreland overlay district ordinance and creates impervious surface regulations within the Mississippi River Critical Corridor Area (MRCCA) ordinance for properties within 300 feet of the OHWL of the Mississippi River.

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

Approved:
December 15, 2025
Published:
December 18, 2025

/s/ Deanna Werner
City Clerk

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

Ordinance No. 1437

**AN ORDINANCE REPEALING THE SHORELAND OVERLAY DISTRICT AND
ADDING IMPERVIOUS SURFACE STANDARDS TO THE MISSISSIPPI RIVER
CRITICAL CORRIDOR AREA ORDINANCE**

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

SECTION 1. REPEAL. South St. Paul City Code Section 118-184 Shoreland Management District is hereby repealed.

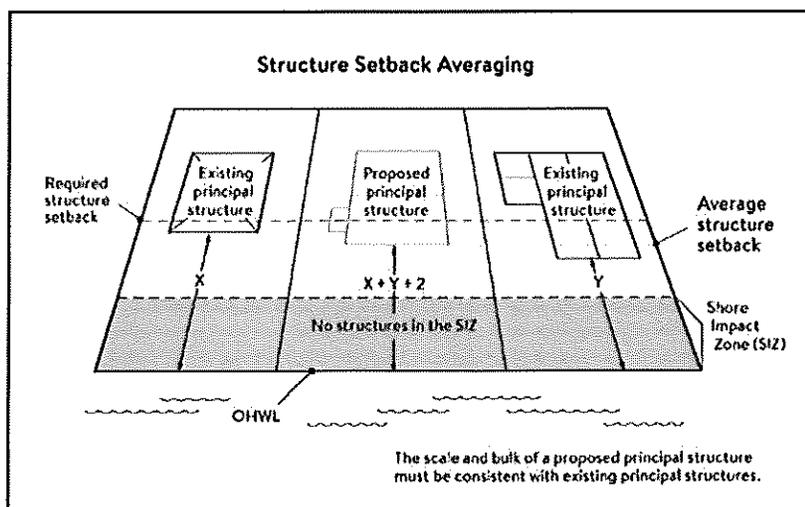
SECTION 2. AMENDMENT. South St. Paul City Code Section 118-171 is hereby amended as follows:

Sec. 118-171. Structure height and placement and lot size; impervious surface requirements.

- (a) *Purpose.* To establish standards that protect primary conservation areas and public river corridor views from development impacts and ensure that new development is sited consistent with the purpose of the MRCCA.
- (b) *Structure height.* Structures and facilities must comply with the following standards unless identified as exempt in section 118-177.
 - (1) Structures and facilities must comply with the following standards unless identified as exempt in section 118-177:
 - a. ROS district: 35 feet
 - b. RN district: 35 feet
 - c. SR district: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OHWL of the opposite shore.
 - d. UM district: 65 feet, provided tiering of structures away from the Mississippi River and from blufflines is given priority, with lower structure heights closer to the river and blufflines, and that structure design and placement minimize interference with public river corridor views. Structures over 65 feet are allowed as a conditional use according to section 118-171(b)(3).
 - (2) Height is measured on the side of the structure facing the Mississippi River.
 - (3) In addition to the conditional use permit requirements of section 118-168(d), criteria for considering whether to grant a conditional use permit for structures exceeding the height limits must include:

- a. Assessment of the visual impact of the proposed structure on public river corridor views, including views from other communities;
 - b. Identification and application of techniques to minimize the perceived bulk of the proposed structure, such as:
 - 1. Placing the long axis of the building perpendicular to the river;
 - 2. Stepping back of portions of the facade;
 - 3. Lowering the roof pitch or use a flat roof;
 - 4. Using building materials or mitigation techniques that will blend in with the natural surrounding such as green roofs, green walls, or other green and brown building materials;
 - 5. Narrowing the profile of upper floors of the building; or
 - 6. Increasing the setbacks of the building from the Mississippi River or blufflines;
 - (4) Identification of techniques for preservation of those view corridors identified in the MRCCA plan; and
 - (5) Opportunities for creation or enhancement of public river corridor views.
- (c) *Structure and impervious surface placement.*
- (1) Structures and impervious surfaces must not be placed in the shore or bluff impact zones unless identified as an exemption in section 118-177. Properties in the special zoning areas are eligible for specific flexibility from these requirements:
 - a. On properties in zoning area A, structures, retaining walls, and impervious surfaces may be placed within the bluff impact zone at the toe of the bluff, but not in the bluff or within 20 feet of the top of the bluff, with a conditional use permit meeting the standards in section 118-171(c)(1)c. A new retaining wall may be allowed by conditional use permit for the purpose of stabilizing the toe of a bluff. Retaining walls in the following situations do not require a conditional use permit:
 - 1. The replacement or modification of an existing retaining wall in the same location as long as the replacement wall does not have a substantially larger exposed face than the existing wall and does not encroach further into the bluff than the existing wall.
 - 2. Retaining walls located on or adjacent to the right-of-way of an existing improved public street or alley if the city determines the wall is necessary for continued functionality and safety.
 - 3. New retaining walls to address an emergency situation determined by the City.
 - b. On properties in zoning area B, structures and impervious surfaces may be placed within the 40-foot bluff top setback and within 20 feet of the top of the bluff up to the top of the bluff or bluffline by conditional use permit meeting the standards in section 118-171(c)(1)c. No structure or impervious surface may extend beyond the bluffline.
 - c. Conditional use permit standards.

1. Plans must demonstrate, through analysis of soil and geotechnical studies if requested by the city, that structures, retaining walls, and impervious surface can be installed without compromising the stability of the bluff.
 2. Compliance with land alteration conditions of approval in section 118-175(f).
 3. Compliance with vegetation removal and restoration standards in Section 118-174(d).
- (2) Structures, impervious surfaces, and facilities must comply with the following OHWL setback provisions unless identified as exempt in section 118-177.
- a. ROS district: 200 feet from the Mississippi River.
 - b. RN district: 100 feet from the Mississippi River.
 - c. UM district: 50 feet from the Mississippi River.
- (3) Structures, impervious surfaces, and facilities must comply with the following bluffline setback provisions unless identified as exempt in section 118-177:
- a. ROS district: 100 feet.
 - b. RN district: 40 feet.
 - c. SR district: 40 feet.
 - d. UM district: 40 feet.
- (4) Where principal structures exist on the adjoining lots on both sides of a proposed building site, the minimum setback may be altered to conform to the average of the adjoining setbacks, if the new structure's scale and bulk riverward or bluffward of the setbacks required under section 118-171(c)(2) and section 118-171(c)(3) are consistent with adjoining development. See figure 7.



- (5) Subsurface sewage treatment systems, including the septic tank and absorption area, must be located at least 75 feet from the ordinary high water level of the Mississippi River and all other public waters.
- (d) *Lot size and buildable area.*

- (1) The width of lots abutting the Mississippi River in the ROS district must be at least 200 feet, unless alternative design methods are used that provide greater protection of the riparian area.
- (2) All new lots must have adequate buildable area to comply with the setback requirements of section 118-171(c)(2) and section 118-171(c)(3) so as to not require variances to use the lots for their intended purpose, except for land in zoning area B.

(e) Impervious surface coverage on properties within 300 feet of the ordinary high water level (OHWL) of the Mississippi River.

- (1) Restrictions on impervious surface coverage:
 - a. For properties with residential zoning, no lot shall exceed 30% impervious surface coverage without a conditional use permit.
 - b. For properties with commercial or mixed-use zoning, no lot shall exceed 75% impervious surface coverage without a conditional use permit.
 - c. For properties with industrial zoning, no lot shall exceed 75% impervious surface coverage without a conditional use permit.
 - d. Regardless of a lot's total impervious surface coverage, a conditional use permit is not required if at least 75% of the portion of the lot that is within 300 feet of the OHWL of the Mississippi River is maintained as open green space. The City may require a certificate of survey verifying compliance with this provision.
- (2) In addition to the conditional use permit standards in section 118-168, the applicant for a conditional use permit shall demonstrate compliance with the following:
 - a. The lot is served by municipal sewer and water if services are readily available.
 - b. The lot complies with the stormwater management criteria listed in Article IV and all development plans, including erosion control measures, have been reviewed and approved by the City Engineer.
 - c. Any other conditions that are deemed necessary to protect the shorelands of public waters.

SECTION 3. AMENDMENT. South St. Paul City Code Section 118-95 is hereby amended as follows:

The city is divided into the following zoning use districts:

- (1) R-1, single-family district.
- (2) R-2, duplex residence district.
- (3) R-3, general residence district.
- (4) R-4, multifamily residential district.
- (5) CGMU, Concord Gateway mixed-use district.
- (6) MMM, mixed markets and makers district.

- (7) C-1, retail business district.
- (8) GB, general business district.
- (9) I-1, light industrial district.
- (10) I, industrial district.
- (11) MH, mobile home district.
- (12) NRDD, North Riverfront development district.
- (13) RT, railroad transportation district.
- (14) PUD, planned unit development district.

The city also contains the following overlay or special purpose subdistricts:

- (1) Mississippi River Critical Corridor Area district.
- ~~(2) Shorelands district.~~
- ~~(23) Floodplain district.~~
- ~~(34) South St. Paul Municipal Airport Safety Zones (see Appendix A).~~

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:

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Published: December 18, 2025



Deanna Werner, City Clerk