



1500.41
APPENDIX ONE (1)

TO THE
CITY OF SOUTH ST. PAUL
ZONING ORDINANCE

B. USE RESTRICTIONS:

- GENERAL: Subject at all times to the height restrictions set forth in SECTION IV.B, no use shall be made of any land in any of the safety zones defined in SECTION V.A which creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between airport and aircraft, makes it difficult for pilots to distinguish between AIRPORT lights and other lights, results in glare in the eyes of pilots using the AIRPORT, impairs visibility in the vicinity of the AIRPORT or otherwise endangers the landing, take off, or maneuvering of aircraft.
- ZONE A: Subject at all times to the height restrictions set forth in SECTION IV.B and to the general restrictions contained in SECTION V.B.1, areas designated as Zone A shall contain no buildings, temporary structures, exposed transmission lines, or other similar above-ground land use structural hazards, and shall be restricted to those uses which will not create, attract, or bring together an assembly of persons thereon. Permitted uses may include, but are not limited to, such uses as agriculture (seasonal crops), horticulture, animal husbandry, raising of livestock, wildlife habitat, light outdoor recreation (nonspectator), cemeteries, and auto parking.
- ZONE B: Subject at all times to the height restrictions set forth in SECTION IV.B, and to the general restrictions contained in SECTION V.B.1, areas designated as Zone B shall be restricted in use as follows:
 - Each use shall be on a site whose area shall not be less than three acres.
 - Each use shall not create, attract, or bring together a site population that would exceed 15 times that of the site acreage.
 - Each site shall have no more than one building plot upon which any number of structures may be erected.
 - A building plot shall be a single, uniform and non-contrived area, whose shape is uncomplicated.
 - The following uses are specifically prohibited in Zone B: Churches, hospitals, schools, theaters, stadiums, hotels and motels, trailer courts, campgrounds, and other places of frequent public or semi-public assembly.
- ZONE C: Zone C is subject only to height restrictions set forth in section IV.B, and to the general restrictions contained in SECTION V.B.1.
- EXEMPTIONS – ESTABLISHED RESIDENTIAL NEIGHBORHOODS:
 - Land uses which existed as of July 2, 1979 in the Established Residential Neighborhoods set forth in SECTION V.A.4 above, and as shown on the zoning map are subject to the height restrictions of SECTION IV.B and the general restrictions of SECTION V.B.1. Land uses which come into existence after July 2, 1979 are treated as though they were not in a designated ESTABLISHED RESIDENTIAL NEIGHBORHOOD and are subject to the Zone A or Zone B restrictions as the case may be.
 - Land uses in ESTABLISHED RESIDENTIAL NEIGHBORHOODS which violate any of the following restrictions are prohibited as safety hazards and must be acquired, altered or removed at public expense. See Airport Zoning ordinance for additional details.

C. BOUNDARY LIMITATIONS: The land use restrictions set forth in this section shall apply for a distance not to exceed one mile beyond the perimeter of the AIRPORT boundary and in that portion of an AIRPORT hazard area under the approach zone for a distance not exceeding two miles from the AIRPORT boundary.

AIRPORT ZONING DIMENSIONS							
	RNWS.	LENGTH ZONE A	INNER WIDTH ZONE A	OUTER WIDTH ZONE A	LENGTH ZONE B	INNER WIDTH ZONE B	OUTER WIDTH ZONE B
EXIST &	16	2,668'	500'	1,300'	1,333'	1,300'	1,700'
FUTURE	34	2,668'	500'	1,300'	1,333'	1,300'	1,700'

ZONE C HEIGHT RESTRICTION - NO OBJECT SHALL EXCEED 971' MSL

LAND USE LEGEND:

- AGRICULTURAL
- RURAL OR LARGE-LOT RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- MIXED USE
- MULTI-OPTIONAL DEVELOPMENT
- PARK AND RECREATION
- OPEN SPACE OR RESTRICTIVE USE
- RIGHTS-OF-WAY (I.E., ROADS)
- RAILWAY (INC. LRT)
- AIRPORT
- VACANT OR UNKNOWN
- OPEN WATER

LEGEND:

- AIRPORT PROPERTY
- PROPERTY ACQUISITION
- AVIGATION EASEMENTS EXIST
- AVIGATION EASEMENTS FUT
- CITY BOUNDARY
- PARCELS
- RUNWAY PROTECTION ZONE (RPZ)
- PUBLIC FACILITIES
- CEMETERIES
- SAFETY ZONES**
- ZONE A
- ZONE B
- ZONE C EXIST
- ZONE C FUT
- NOISE CONTOURS



MAGNETIC DECLINATION 0.16° E CHANGING BY 0.11° W/YR SEPTEMBER 15, 2014 SOURCE: NGDC DECLINATION EPOCH YEAR=2010

- DUE TO THE URBAN LOCATION OF THE AIRPORT, NO CROP RESTRICTION LINES WILL BE SHOWN ON THIS DRAWING.
- NOISE CONTOURS WERE NOT DEVELOPED AS PART OF AN OFFICIAL FAA 14 CFR PART 150 AIRPORT NOISE COMPATIBILITY PLANNING STUDY



HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



REVISIONS

DATE: _____
BY: _____
CHANGE: _____

LAND USE &
ZONING

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