

**City of South St. Paul**  
**Dakota County, Minnesota**  
**Ordinance No. 1379**

**AN ORDINANCE AMENDING SOUTH ST. PAUL CITY CODE TO CLARIFY  
ELIGIBILITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS AND CLARIFY  
AND UPDATE OPEN SPACE AND LOT COVERAGE REQUIREMENTS IN  
RESIDENTIAL ZONING DISTRICTS**

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

**SECTION 1. AMENDMENT.** South St. Paul City Code Section 118-8, 118-121, 118-132, 118-198, 118-352, and 118-354 are hereby amended as follows:

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

*Planned unit development.* ~~See section 118-132.~~ Planned Unit Development (PUD) is a zoning procedure whereby a conditional use permit is issued for a land area that is designed and regulated as a unit and granted flexibility from certain subdivision and zoning regulations. A Planned Unit Development may consist of a single building or multiple buildings and it may apply to a single lot or multiple lots which may be under single or multiple ownership. A Planned Unit Development may include multiple land uses.

**Sec. 118-121. - R-1, single-family district.**

(d) *Lot requirements.* Within the R-1 district, the following requirements shall apply:

- (3) *Percent of land use.* All dwellings and accessory buildings on any lot shall not cover more than ~~30~~ 35 percent of the area of the lot (see article VII of this chapter for additional requirements). ~~except that all dwellings and accessory buildings on a lot containing 5,000 square feet or less shall not cover more than 35 percent of the lot.~~

**Sec. 118-132. - PUD, planned unit development.**

~~(b) *Definition.* Planned unit developments shall include all developments having two or more principal uses or structures on a single parcel of land; this may include townhouses, apartment projects involving more than one building, residential subdivisions, multi-use structures such as commercial uses in industrial-type developments, mixed residential and commercial developments, and more than one principal use in a single building.~~

(b) Eligibility. Planned Unit Developments are permitted in all zoning districts and are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. A Planned Unit Development may include mixed residential and commercial developments and more than one principal use in a single building. An individual detached single-family home may not be reviewed as a Planned Unit Development.

(1) When Required. A Planned Unit Development may be used, but is not required, for a proposed development that includes a single principal use or structure on a single parcel of land. A Planned Unit Development shall be required for any proposed development that includes two or more principal uses or structures on a single parcel of land unless the underlying zoning district separately authorizes multiple uses or structures as a permitted or conditional use.

(c) Exclusions. Code Flexibility. Planned unit developments may be ~~excluded from granted flexibility to deviate from~~ certain requirements of this chapter relating to land use, subdivision, and development, providing:

- (1) A general development plan is approved.
- (2) The city council shall find that the proposed development is fully consistent with the purposes of this chapter and consistent with the comprehensive municipal plan.
- (3) Adequate performance bonds or other security shall be given to secure completion of the development as provided by the general development plan.

#### **Sec. 118-198. - Required yards and open spaces.**

(b) In residential zoning districts, off-street parking, structures of any type, buildings, or other improvements shall cover no more than 75 percent of the lot areas. The landscaped portion of the lot shall not be less than 25 percent of the entire lot as a result of permitted encroachments on required yards.

#### **Sec. 118-352. - General provisions.**

(h) ~~Minimum driveway area~~ Maximum lot coverage by surface parking. For residential uses in residential districts, no more than 25 percent of the ~~property required yard area~~ shall be surfaced or utilized for driveway space or uncovered surface parking. ~~vehicle parking space.~~

#### **Sec. 118-354. - Off-street parking spaces required.**

- (1) One-family and two-family residences: Two spaces per dwelling unit, ~~but not to exceed four per dwelling unit.~~

**SECTION 2. 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:

The ordinance clarifies what types of projects are eligible to be Planned Unit Developments. It also clarifies and updates code requirements for open space and lot coverage in residential zoning districts.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall become effective upon publication.

Approved: May 3, 2021

Published: May 5, 2021

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Christy Wilcox, City Clerk