

<p>Chair: John Ross Vice-Chair: Ryan Briese Commissioners: Tim Felton Justin Humenik Ruth Krueger Jason Pachi Stephanie Yendell</p>		<p align="center">City of South St. Paul Planning Commission Agenda <i><u>REVISED</u></i> Wednesday, July 6, 2016 7:00 p.m.</p>	<p>City of South St. Paul 125 Third Avenue North South St. Paul, MN 55075 Phone: (651) 554-3217 Fax: (651) 554-3211 www.southstpaul.org</p>
<p>Hearing assistance PA system is available – if you need a hearing assistance unit please notify City staff before the meeting. <i>(If you use the hearing assistance PA system, please remove your hearing aid so it does not cause a feedback problem)</i></p>			
<p>Roll Call</p>			
<p>1. Agenda</p>			
<p>2. Minutes</p> <p>A. June 1, 2016</p>			
<p>3. New Business</p> <p>A. (none)</p>			
<p>4. Public Hearings</p> <p>A. <u>South St. Paul Rod & Gun Club</u> (600 Gun Club Road): Consider a Conditional Use Permit and Site Plan Review for a proposed firing shed for a proposed pistol and rifle range at their facility.</p> <p>B. <u>Zoning Code Amendment</u>: Amending Section 118-121 of the Zoning Code to allow up to two accessory structures to include one garage and one accessory structure.</p> <p>C. <u>Comprehensive Plan Amendment</u>: Changing the Future Land Use designation of a property from Open Space to Industrial – <i>(moved to the August 3, 2016 Planning Commission meeting)</i>.</p> <p>D. <u>Zoning Amendment</u>: Amendment to the North Riverfront Development District that would allow exterior storage as an Interim Use. – <i>(moved to the August 3, 2016 Planning Commission meeting)</i>.</p>			
<p>5. Other Business</p> <p>A. <i>Updates</i></p>			
<p>6. Adjournment</p>			

Next Planning Commission Meeting: August 3, 2016

This meeting is being taped by Town Square Television (NDC4): phone: 651-451-7834 web: www.townsquare.tv
Replays can be viewed on Government Channel 19 on the Thursday following the meeting at 1:00 p.m. & 7:00 p.m.

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
June 1, 2016

MEETING CALLED TO ORDER BY COMMISSIONER JOHN ROSS AT 7:00 P.M.

Present: John Ross
Jason Pachl
Ryan Briese
Tim Felton
Justin Humenik
Ruth Krueger
Stephanie Yendell
Peter Hellegers, City Planner

- 1) APPROVAL OF AGENDA – as presented – Briese/Yendell (7-0)
- 2) APPROVAL OF MINUTES for May 4, 2016 – Krueger/Pachl (7-0)
- 3) NEW BUSINESS

There was none.

- 4) PUBLIC HEARINGS

A. John Askelson Variances (615 Concord Street North) – Consider Variances from the bluffline structure setbacks to allow for the construction of a fence on the property.

Mr. Hellegers reported the property is located in the Mississippi River Corridor overlay area ensuring the steep slopes and natural amenities along the Mississippi River are preserved. The DNR was notified and has no issue with applicant's request to install the fence. Erection of the fence would not impact the treeline as the fence would not extend beyond the groomed portion of the yard and would not obstruct views of the bluff.

The applicant stated the proposed fence will be used to provide an enclosed pet area and the request for a 40-foot variance would not alter the essential character of the neighborhood. The proposed fence materials for the west and east sides consist of decorative metal fencing with an opaque section on the south property line adjacent to the neighbor.

No one other than the applicant was present to comment and no correspondence was received related to this request.

Staff recommends approval subject to conditions listed in the report.

Motion to approve as recommended – Yendell/Krueger (7-0)

B. Scott Miller CUP & Variance (357 19th Avenue South) – Consider a Conditional Use Permit for a second garage and variance to allow an existing shed to remain.

Mr. Hellegers reported the applicant currently has a home with an attached two-car garage and a 10x10 shed on the property. The applicant is seeking a conditional use permit to construct a second garage and a variance that would allow the existing shed to remain on the property. The Code allows for one house, one garage (attached or detached) and one accessory structure. The CUP would allow the second garage; however, under the Code the shed would be non-conforming. Staff recommendation is to approve the CUP and deny the variance.

The applicant reported the shed is on slab, well-constructed and would be not be visible from the street once the second garage is constructed. The shed is needed for storage of tools and lawn equipment.

There was no one present to comment other than the applicant nor was any correspondence received related to this request.

Commissioner Ross asked the applicant if alternative options had been explored with staff. The alternative is to deepen the garage; however, that takes up additional property and decreases the yard available for kids to play. Commissioner Ross stated the variance request does not meet the threshold of practical difficulties and approving the variance would set a precedent.

Commissioner Briese concurred with Chair Ross that the home is well maintained; however, does not meet the threshold for the variance.

Commissioner Felton disagreed with Commissioner Briese's comment regarding the threshold variance and stated the property is unique, conducive to what the applicant wants to do and will consider the application on an individual basis.

Chair Ross opined the request be considered as two separate items.

Motion to approve the CUP as presented – Pachi/Felton (7-0)

Motion to approve the Variance to allow the existing shed to remain – Krueger/Felton (3-4).
Motion failed.

C. Cherokee Manufacturing CUP (500 Malden Street): Consider a Conditional Use Permit for exterior storage on the southwest side of the new building at 150 BridgePoint Drive and a variance of 2' fence height variance.

Mr. Hellegers reported that Cherokee Manufacturing will be occupying the west half of Schadegg Mechanical's new building at 150 BridgePoint Drive. The storage area would be located on the southwest side of the building. The building and wing wall on the west side

of the building would screen the storage area from the north and west.

The company is also proposing a 10' tall fence along the south and east sides of the storage area requiring a 2' variance for the fence height.

Discussion ensued regarding the type of fence materials. Mr. Hellegers reported allowable fence types include wood or a composite privacy fence along the west and south side of the exterior storage area and chain link fence with privacy slats or mesh on the east side. To provide additional screening coniferous trees will be planted south/southwest of the proposed exterior storage to screen the storage area to the south.

Commissioner Pachl queried as to the height limitation of materials to be stored. Mr. Hellegers reported a condition of the exterior storage is that it doesn't exceed the height of the screening.

John Gunderman, CFO was present to discuss his request stating exterior storage is needed for wire baskets and other products they manufacture. The applicant provided the Commission a company background stating they have been in the community for 76 years.

There was no one other than the applicant to comment on the request. Staff received an email stating they had no issue with the request as long as the exterior storage remained screened.

Staff's recommendation is to approve with the conditions in the report.

Moved to approve the CUP and variance as recommended – Pachl/Felton (7-0).

D. Roger Tollas CUP & Variances (1321 Southview Blvd.) – Consider the request for a Conditional Use Permit to allow for the construction of a detached garage building and surface parking lot, a 3' variance for the side yard setback and 10' for the parking setback for 1321 Southview Blvd.

Mr. Hellegers reported the applicant acquired the vacant lot at 203 14th Avenue South from the HRA as it was not conducive for construction of a single family home. The request consists of the construction of a surface parking lot (4 spaces) and 4 garages with 4 attached storage units on the east side of the garage for the apartment tenants of 1321 Southview Blvd. The parking lot will serve the needs of the tenants, guests and the commercial space occupants.

Commissioner Pachl stated the commercial building has never had enough parking and the lot is not suitable for a single family home. The project would improve the property, is a good use of the space and would lessen the parking along Southview Blvd.

Commissioner Briese raised concerns with the granting the setbacks stating no one wants to be adjacent to a commercial property; however, this is what would happen to the property owner to the south. He opined the City's setbacks should be respected.

The applicant stated plans depict fencing on the east side of the property and on either sides of the garage which would provide additional screening for the neighboring resident and green space for the tenants.

Discussion ensued regarding the garages and whether they would be tied to the apartments or possibly rented out as storage units if the tenant had no use for a garage. Commissioner Felton had issue with the garages becoming storage units if a tenant didn't require a garage. Mr. Hellegers stated the Commission could add a condition requiring the garages be limited to building users and not rented to users other than building tenants. The applicant stated this would be an unreasonable restriction as not all tenants need a garage. With project costs estimated at \$50,000 he will need a steady stream of income to cover his costs.

No correspondence was received nor was any one present to comment on the application.

Chair Ross reiterated staff's condition that the applicant would be required to combine the tax parcels and that the ADA parking space are signed and striped. Chair Ross recommended handling the requests separately.

Motion to approve the Conditional Use Permit for the garage as recommended in staff's report – Briese/Yendell (7-0).

Commissioner Krueger queried as to whether the project would work if the variance wasn't granted. Mr. Hellegers stated without the variance there wouldn't be enough room for vehicles to maneuver in and out of the garages and exit the lot.

After further discussion a motion was made to approve the variance request as recommended – Krueger/Yendell (5-2).

5) OTHER BUSINESS

There was none.

Motion to adjourn – Yendell/Pachl (7-0).

Planning Commission Meeting Date: Wednesday, July 6, 2016		City of South St. Paul Planning Commission Report	PC Agenda Item: 4.A
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Project Name:	SSP Rod and Gun Club – Rifle Range Firing Shed CUP		
Site Address:	600 Gun Club Road	PIDs:	(multiple)
Applicant(s):	SSP Rod and Gun Club		
Request:	Consider the request for a Conditional Use Permit for an accessory building (shooting enclosure) for a proposed rifle and pistol range and associated site plans		
Proceeding:	Public Hearing / Planning Commission Recommendation		
Tentative City Council Meeting Date:	July 25, 2016		
Deadline:	August 2, 2016* <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>		
Exhibits:	A. Location map, previous approvals B. Correspondence from neighboring property owners - (none) C. Materials submitted by the applicant		

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Medium Performance Industrial	I: Industrial	(I) Dakota Bulk Terminal
South	Medium Performance Industrial	I: Industrial / P: Public/Institutional	(I) Gun Club / Park (IGH)
East	Mississippi River	N/A (Mississippi River)	Mississippi River
West	Railroad / Mixed-Use (on Concord St.)	Railroad / General Business	Railroad / Mostly residential / some commercial
Subject Property Site Data			
Future Land Use Plan	Medium Performance Industrial		
Existing Land Use	Industrial – Gun Club		
Zoning	I: Industrial		
Property Size	81.02 acres (3,529,231 square feet)		

Topography	Varies (generally low – floodplain area)
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ZONING SUMMARY:

Other Zoning Considerations	
Floodplain	Yes
Shoreland	Yes
MNRRA	Yes
Utility easements	No

BACKGROUND

The South St. Paul Rod and Gun Club (Gun Club) is located at the southeastern corner of the City and up against the western side of the Mississippi River. The Gun Club was approved for a CUP for a temporary levee in 2002, a 2010 CUP was approved to amend the 2002 approval and establish a permanent barrier against flooding and with a more gradual slope to make the sides of the berm easier to maintain. Another CUP approval in 2012 included berms with a 3:1 slope and a top height of 710 feet above sea level and with berms along the southern portion of the site separating shooting areas with 2:1 slopes and a top height of 720 feet above sea level. In 2015 the Gun Club received CUP approval to amend a section of the berms inside of the previously approved berms to allow heights of up to 25 feet (725 ASL) and provides separation for a proposed rifle range. The CUP dealt with the issue of the berming as the area proposed for the range was already within the Gun Club property and was already used for shooting. At the time the proposal contemplated firing through culvert structures to ensure that everything stayed on site but no building was proposed. However, the Gun Club brought in a semi-trailer to use as a structure for firing from with culverts aligned with the firing stations. This was not what was proposed to the Council and would not have been allowed as a temporary building nor would it meet the architectural standards. The Gun Club has now submitted a plan that would replace the trailer with a permanent building that would be fully enclosed on three sides with only the side with the firing station having the openings. The culverts would be replaced with a different safety design: baffles set at different intervals so that bullets fired from standing or seated positions would not leave the site.

EVALUATION OF THE REQUEST

A. CONDITIONAL USE PERMIT

Following are standards from the City's Zoning Code that apply to specifically to the application.

1. Zoning / Land Use

Accessory structures over 200 s.f., such as the proposed firing shed, require a Conditional Use Permit (CUP). In consideration of the CUP the Planning Commission will also need to make findings that proposed use will not have adverse impacts on adjacent uses or that potential impacts can be mitigated by the addition of conditions. Findings for the Commissions to consider are listed in the following section.

Standards for shooting ranges are outlined Minnesota Statutes Chapter 87A which states that the best practices are to follow the November 1999 revised edition of the National Rifle Associations' Range Source Book: A Guide to Planning and Construction.

2. Conditional Use Permit Findings:

As a Conditional Use the Planning Commission needs to evaluate the proposal and determine that the proposed use will not cause adverse impacts on adjacent properties and the area of the proposed use. Accordingly the Planning Commission will need to make findings as part of the evaluation of the proposed use. The following findings should be made to consider approval of any proposed Conditional Use Permit:

- ✓ *The proposed conditional use conforms to the general purpose and intent of the zoning code.*
- ✓ *The conditional use will not substantially diminish or impair property values within the neighborhood, and in consideration of this question the comparison of the use shall be with respect to uses that are permitted without a Conditional Use Permit in the district which the use is located.*
- ✓ *The conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district affected.*
- ✓ *Adequate utilities, access roads, streets, drainage, and other necessary facilities have been provided.*
- ✓ *Adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

3. Architectural Standards / Building Design

The proposed firing station building is a timber frame building with almost exclusively fiber cement siding. Fiber cement siding is a Class III material in the architectural standards and the standards for the area of the SSP Gun Club allows up to 75% of the exterior material to be Class I, II or III with no more than 25% of the exterior as Class IV or V. The Code also states that Industrial properties that have visibility from public ways or adjacent parcels should have at least 75 of those walls a Class I or II materials but properties with limited public exposure may use combinations of Class II, III, IV or V materials with no more than 10% of the exterior being a Class V material. The proposed building is relatively isolated and will be located behind a berm on three sides so none of the sides is truly visible from public ways or adjacent parcels, therefore the proposed exterior materials would be in line with the architectural standards.

Additionally, while the property is protected by berms it still has potential to be impacted by flooding. Therefore the property should include openings on the lower portion of the building that can help diminish hydrostatic pressure on the structure in the event of a flood.

4. Parking Standards

An ADA parking space is proposed next to the firing shed to accommodate ADA users of the proposed rifle range. No other parking is proposed at the site and would therefore be reliant on parking in the existing SSP Gun Club lot and walking to the site via a paved trail. Staff recommends installing a sign at the beginning point of the paved trail leading back to the rifle range which could advise users that there is only the 1 ADA parking space would be available there and all other parking would need to be in the main lot.

The existing SSP Gun Club site has a large parking area that would appear to have enough parking to accommodate the proposed use. However, if an expansion of the lot were to become necessary then the parking surface would need to be upgraded to an approved paved surface to meet City requirements. In regard to the number of spaces required by Code there is no specific standard for gun clubs but Commercial Recreation would appear to be the most appropriate:

Commercial recreation: one space per each two employees plus one space for each three persons that may be accommodated at any one time based upon maximum design capacity.

5. Correspondence from Neighboring Property Owners

Since approval of the additional height for the berming around the proposed rifle range there have been several questions from the public about the direction of firing and how the SSP Gun Club would be ensuring that bullets do not leave the site. The proposal from last year included adding onto the height of the berms to raise the elevation so that there would be a 25 foot elevation difference from the top of the berm to the firing area. The applicants also stated that people using the range would be firing through culvert structures so that they would only be able to see the berms with "no blue sky" visible from a firing position. The proposed firing shed and baffle system would replace that culvert structure.

Staff also received a letter from the Parks Department of the City of Inver Grove stating that they were not opposed to the expansion of the SSP Gun Club in general but requested that there be no aiming or firing in the direction of the Inver Grove Heights park that is directly south of the Gun Club site or the regional trail that runs west and south of the Gun Club site.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

- A. **Approval.** If the Planning Commission has reviewed the application and determined that the application is consistent with the Conditional Use findings (see p.3-4 of this report), then staff would recommend the following conditions for a recommendation for approval:
- **(Step 1) Findings:** The Planning Commission would need to include findings (see the section above) that the proposed Conditional Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions.

- (Step 2) Recommendation for Approval: Approval of the **Conditional Use Permit** to allow an accessory building over 200 s.f. and associated site plans for the rifle range, subject to the following conditions:
 - 1) **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:

a) Application/Narrative (SSP Gun Club / Deeb)	dated 06/03/2016
b) Range and Firing Shed Plans (AECOM)	dated 06/02/2016
 - 2) Prior to opening the rifle/pistol range for shooting, construction of the proposed firing shed, baffles, and other safety measures detailed on the signed plans by AECOM will need to be completed.
 - 3) **Building Permits.** Building permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal.
 - 4) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
 - 5) **Bring Property into Compliance with City Code.** The following items need to be addressed to bring the property into compliance with City Code.
 - a) *A shooting trailer was installed at the rifle range and was located right behind the culvert structures but was not approved by the City Council and needs to be removed. This structure is also not compliant with the architectural standards required for buildings in that district.*
 - i. *The proposed firing shed and baffle system will replace the culvert structure that was previously proposed and installed. Therefore the culverts that were installed will also need to be removed from the property.*
 - b) *Underground electrical was run to the shooting trailer at the rifle range, this electrical work was done without an electrical permit and needs to be corrected.*
 - c) *There are several large old culvert pipes that are sitting on the ground near the rifle firing shed site. These culverts need to be removed.*
 - d) *The piles of debris, tree limbs/trunks on several piles around the site need to be cleaned up and removed.*
 - e) *There are two storage pod units on the site that were not shown on any approved CUP/site plan. The pods need to be removed or the pods would require a CUP/IUP for this exterior storage on the site.*
 - f) *Another shooting trailer was found on the site, this one for the 5-stand area and also was not part of an approved CUP/site plan and needs to be removed. In order to have a heated shooting building a more permanent structure, like the propose firing shed at the rifle range, will be needed.*

- 6) **Grading Plans Subject to City Engineer's Approval.** All engineered grading plans and specifications are subject to the review and approval of the City Engineer. Any future filling or raising of berms could not have access through wetland areas. Also any future filling would need to be reviewed and approved by the City Engineer and SWCD and MPCA.
- 7) **Structure Compliance with Floodplain Regulations.** The Firing Shed (accessory structure) shall be built to be compliant with Floodplain regulations including features such as adequately anchoring the structure to prevent floatation and shall be designed to equalize hydrostatic flood forces on exterior walls.
- 8) **Applicant is Responsible for Obtaining Approvals from other Agencies as Applicable.** The Applicant is required to secure any required approvals from the State of Minnesota/MPCA, Army Corps of Engineers, and any other applicable governmental and regulatory agencies.
- 9) **Termination of the Conditional Use Permit.** The Conditional Use Permit will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit. The violation of a condition of approval shall terminate the Conditional Use Permit. The property must be continually operated for use specified in the Conditional Use Permit to remain valid. If the property is not used for the use listed in this Conditional Use Permit for a period of 1-year then the Conditional Use Permit shall terminate.
- 10) **Review of the Conditional Use Permit.** The Conditional Use Permit will be reviewed in approximately 1 year to determine compliance with the Conditional Use Permit.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- Recommendation for Denial: Denial of the proposed **Conditional Use Permit** to allow an accessory building over 200 s.f. and associated site plans for the rifle range for the following reasons:

1) _____

STAFF RECOMMENDATION

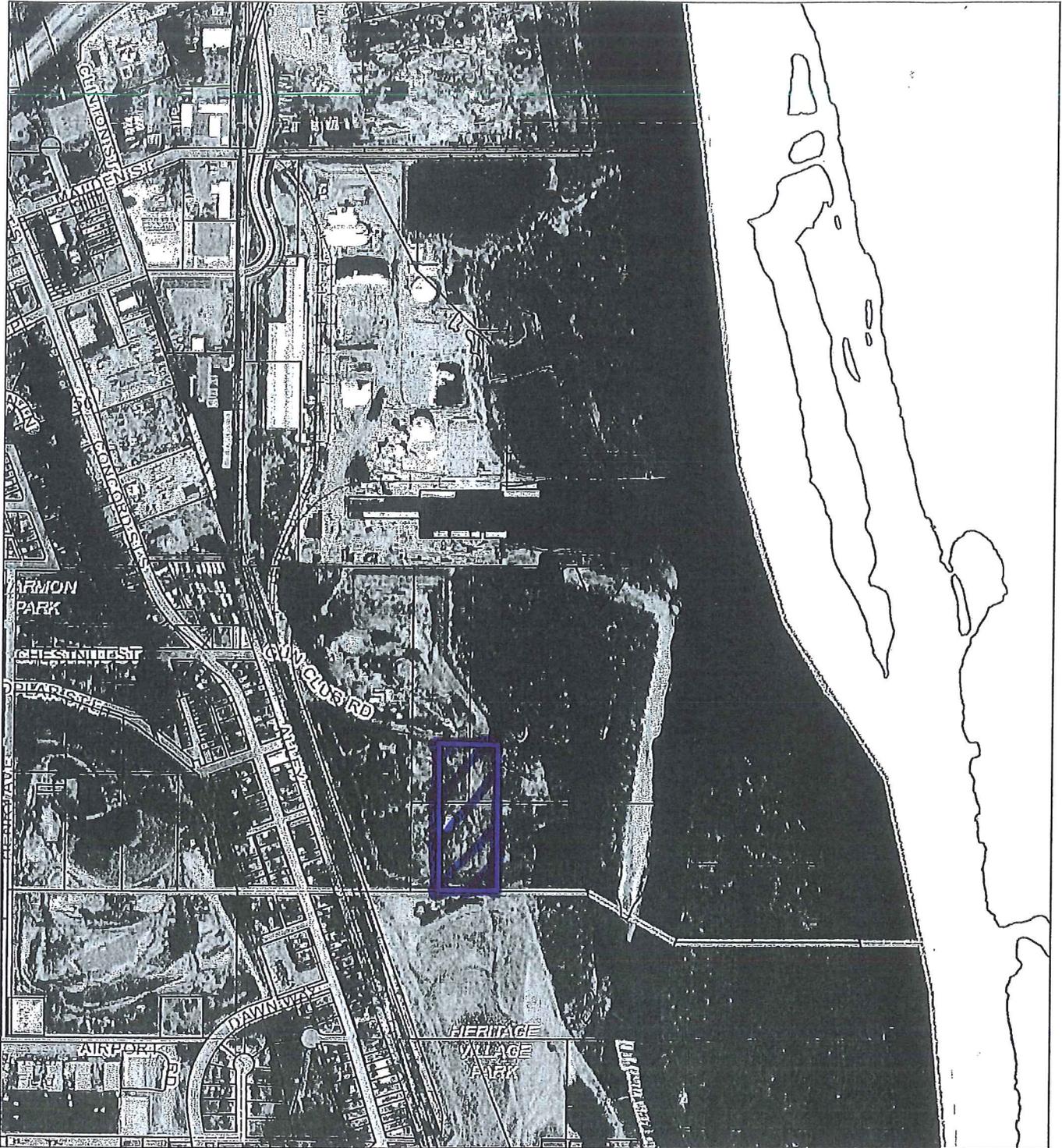
Staff recommends **approval** of the proposed CUP for the property located at 600 Gun Club Road, subject to the conditions listed in this report.

Respectfully Submitted,

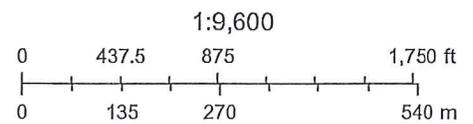
Peter Hellegers

Peter Hellegers, City Planner

SSP Gun Club - Pistol / Rifle Range Area



June 17, 2016



Property Information



B₁



**City of Inver Grove Heights
Parks and Recreation Department**
"Discover the Opportunities"

8055 Barbara Avenue • Inver Grove Heights, MN 55077 • Phone: 651-450-2585 • Fax: 651-450-2490 • www.invergroveheights.org

June 30, 2016

BY EMAIL ONLY

City of South St. Paul
Attn: City Planner
125 Third Ave N
South St. Paul MN 55075

Subject: South St. Paul Rod and Gun Club Conditional Use Permit

Mr. Peter Hellegers

I appreciate you giving the City of Inver Grove Heights an opportunity to comment on the Conditional Use Permit and Site Plan Review for the South St. Paul Rod and Gun Club that will be reviewed on Wednesday, July 6, 2016.

The property is adjacent to the City of Inver Grove Heights and impacts two public facilities in the area:

- Mississippi River Regional Trail (MRRT) – owned and operated by Dakota County
- Heritage Village Park (HVP) – owned and operated by the City of Inver Grove Heights

The South St. Paul Rod and Gun Club has been a good neighbor and we do not object to their expansion but would request the following condition(s) be placed on the CUP:

- No aiming or shooting of firearms should be in the direction of the MRRT or HVP

Please let me know if you have any questions or concerns by contacting me at 651.450.2587 or via email at ecarlson@invergroveheights.org.

Sincerely,

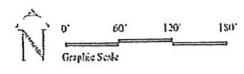
Eric Carlson
Parks & Recreation Director
City of Inver Grove Heights

CC Mayor and City Council
Inver Grove Heights Park & Recreation Commission
Joe Lynch – City Administrator
Tom Link – Community Development Director
Steve Sullivan – Dakota County Parks
Chris Esser – South St. Paul Parks & Recreation

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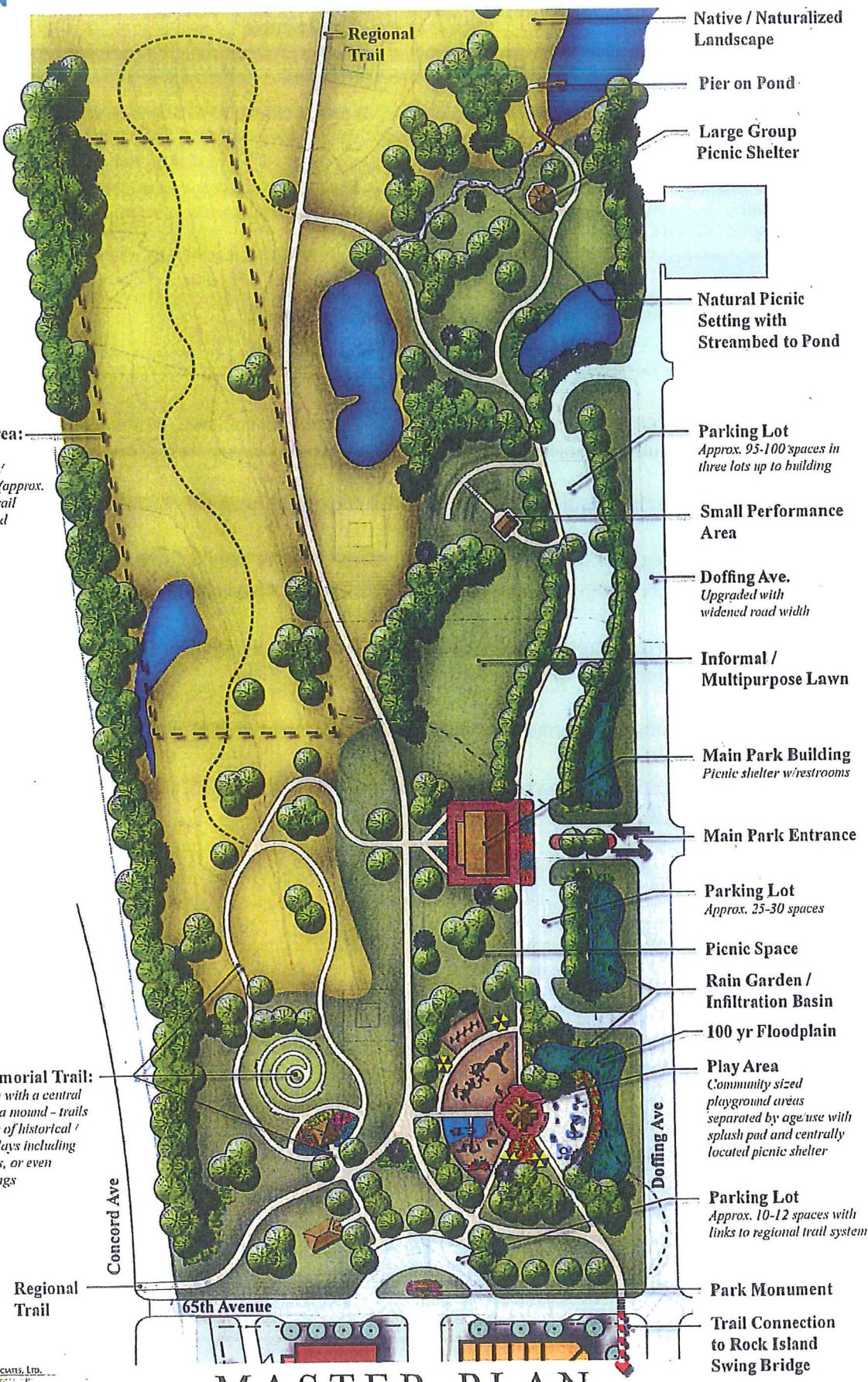


Heritage Village Park ON THE MISSISSIPPI RIVER



Infiltration Area:
Land set aside for stormwater system' infiltration basins (approx. 3 acres) - nature trail could possibly wind through this area

Heritage Memorial Trail:
Trail loop system with a central path rotating up a mound - trails contain a variety of historical / interpretive displays including signage, artifacts, or even historical buildings



BEAUB & ASSOCIATES, LTD.
200 South Broadway, Suite 100
St. Louis, MO 63102
Tel: 314.581.1100
Fax: 314.581.2355

MASTER PLAN

C₁

6/3/2016

The South St. Paul Rod and Gun Club has been operating since 1935. We currently have 700+ members with an additional 500+ high school trap shooters that participate in shooting leagues. Over the last four years we have worked with the city and received approval to import fill to build and increase the height of our surrounding berms. In July 2015 we were granted a second approval for the importation and regrading of soils to form the space for an outdoor rifle/pistol range. At this time that range is has not been opened. Since that approval we have had Frattalone Companies shape our existing area and as of May 2016 start the importation of additional fill. We have also hired AECOM Engineering to produce a range design which is being submitted at this time.

The provided set of plans show the design of the permanent shooting enclosure, safety baffles, bullet traps, and sand backstops to be installed in the shooting range. The shooting enclosure will have full walls on the north, east and west sides of the building and a partial wall up to the height of the shooting benches on the south side. The shooting tables are to be set back into the building as shown. This accompanied with the finished sides of the building will greatly reduce the noise experienced outside of the range. The baffles are specifically designed such that no bullet can be fired off of the range. As shown no matter the height of which a bullet is fired downrange it will impact the baffles or the berm. Built into the berms are the bullet traps. These insure that when the bullets impact the berm that they are not able to bounce up and over the top of the berm.

The range when it is fully implemented will consist of fifteen 6' wide lanes that can be used by either rifle or pistol shooters. It will be operated seven days a week from 9am to dusk. The range will have at least one full time range officer during hours of operation with them overseeing the maximum of 15 shooters. This expansion will add 8-12 employees to our operation minimally.

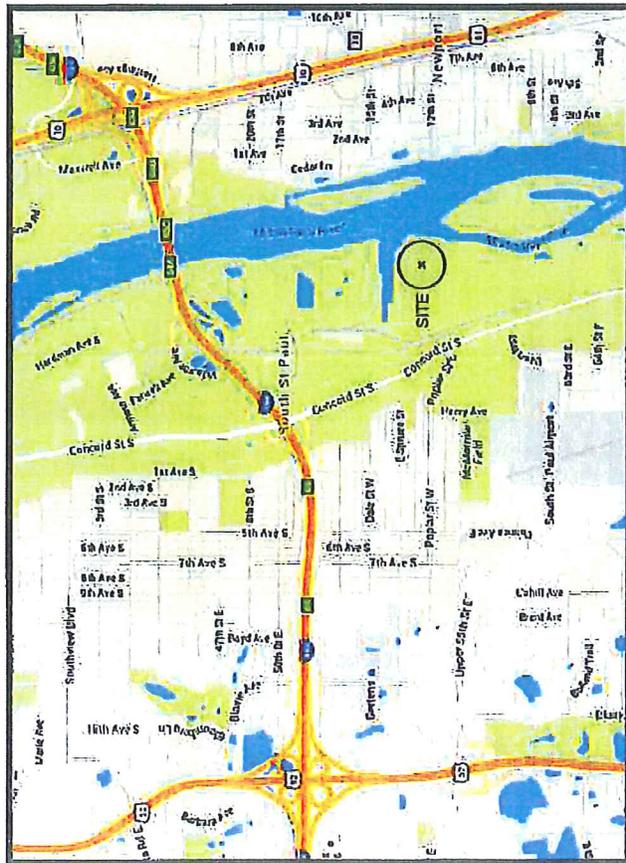
This expansion will help us generate the revenue to continue the process of additional soil importation to further our flood protection and isolate our noise impact on the surrounding properties.

SOUTH SAINT PAUL ROD & GUN CLUB

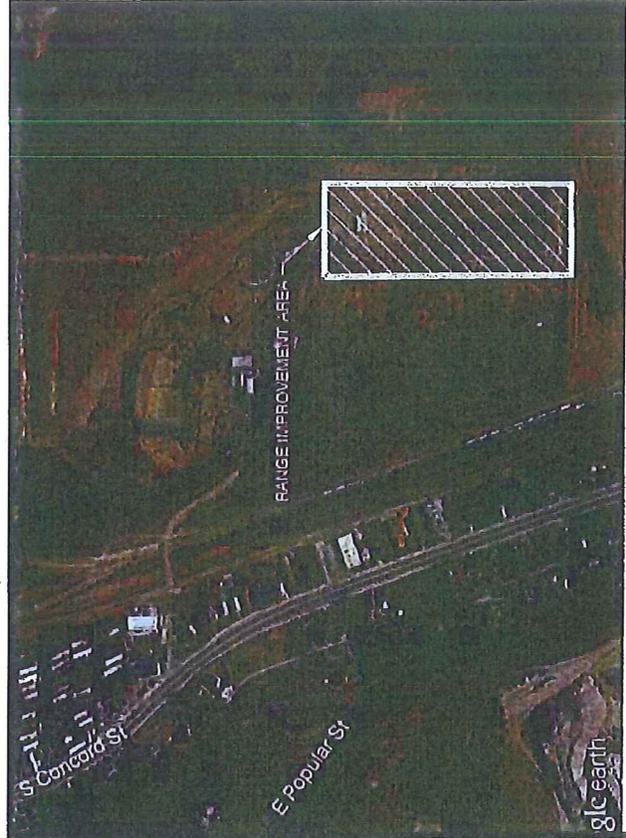
600 GUN CLUB ROAD SAINT PAUL, MINNESOTA

RANGE IMPROVEMENTS

DRAWING INDEX	
01	COVER SHEET
02	DESIGN CRITERIA, GENERAL NOTES AND ABBREVIATIONS
03	EXISTING SITE PLAN
04	SITE DEVELOPMENT PLAN
05	CIVIL AND STRUCTURAL NOTES
06	FIRING LINE CROSS SECTIONS
07	FIRING LINE SHED FOUNDATION PLAN
08	FIRING LINE SHED ROOF FRAMING PLAN
09	FIRING LINE SHED TYPICAL SECTIONS AND DETAILS
10	BERM SECTIONS
11	ECOLOGY BLOCK WALL AND BULLET TRAP SECTIONS AND DETAILS
12	CONCEPT RIFLE EYEBROW
13	CIVIL DETAILS



VICINITY MAP
NTS



SITE PLAN
NTS

NO. DATE BY		REVISION	
1	05/22/16	SK	FOR FINAL REVIEW
PRELIMINARY NOT FOR CONSTRUCTION			
JOB No. 00484412		DESIGNER PS	PRIN. ENGINEER MLT
SCALE AS NOTED		DRAWN BY SK	APPROVED BY SK
		CHECKED BY MLT	DATE: JUNE 2016
		AECOM	
		115 5th South St., Suite 1500 Portland, Oregon 97201-5844 (Tel) 503-222-7200 (Fax) 503-222-4922 www.aecom.com	
		DAKOTA COUNTY, MN	
		600 GUN CLUB ROAD SAINT PAUL, MINNESOTA	
		COVER SHEET	
		SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT	
		DRAWING NUMBER: 01	
		DD FILE NUMBER: 01 - Cover	
		SHEET: 1 of 13	REV: B

32

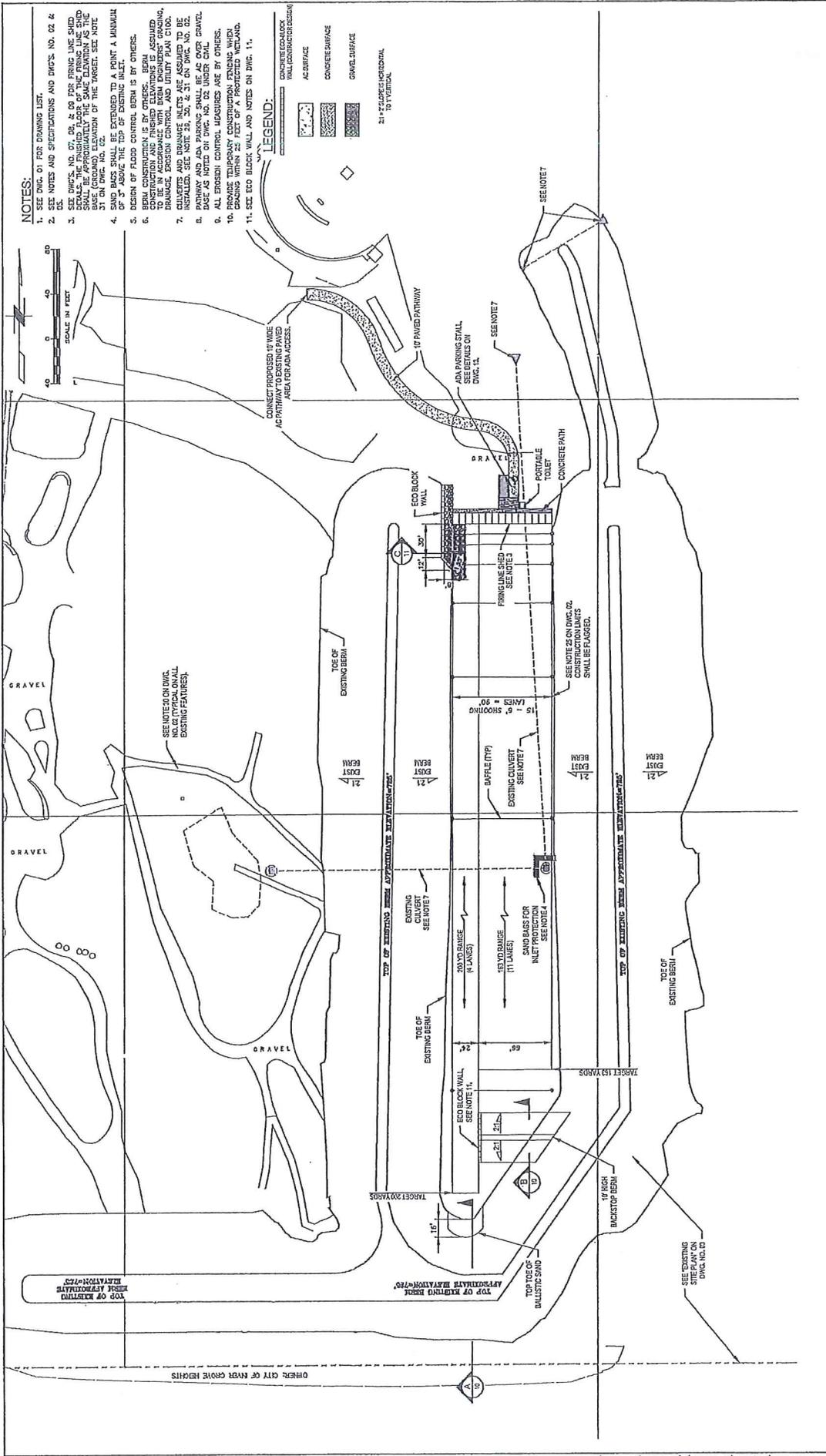
C4



- NOTES:**
1. SEE DRAWING No. D4 FOR PROPOSED IMPROVEMENTS.
 2. SEE DRAWING No. D2 & D5 FOR GENERAL CIVIL AND STRUCTURAL NOTES.
 3. ALL EXISTING UTILITIES SHOWN ON THIS PLAN, AND ALL UTILITIES LOCATED BY THE FIELD ENGINEER, SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES NOT SHOWN ON THIS PLAN, AND NOT LOCATED BY THE FIELD ENGINEER, SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES NOT SHOWN ON THIS PLAN, AND NOT LOCATED BY THE FIELD ENGINEER, SHALL BE MAINTAINED AND PROTECTED.

<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>DESIGNED: PS DRAWN BY: JD CHECKED BY: JLT</p>		<p>PROJECT ENGINEER: JLT</p>		<p>AECOM 111 SW Columbia, Suite 1500 Portland, Oregon 97201-3514 (503) 522-7200 (fax) 503-222-4222 www.aecom.com</p>		<p>DAKOTA COUNTY, MN 600 GUN CLUB ROAD SAINT PAUL, MINNESOTA</p>		<p>SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT EXISTING SITE PLAN</p>		<p>DRAWING NUMBER: 03 CADD FILE NUMBER: 03-EXIST SHEET: 3 OF 13 REV: B</p>	
<p>JOB NO. 6064412</p>	<p>SCALE: AS NOTED</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>	<p>DATE: JUNE 2015</p>

C5



- NOTES:**
1. SEE DWG. 01 FOR DRAWING LIST.
 2. SEE NOTES AND SPECIFICATIONS AND DWG'S NO. 02 & 03.
 3. SEE DWG'S NO. 01, 02, & 03 FOR FINISH LINE SHED. THE FINISH LINE SHED SHALL BE APPROXIMATELY THE SAME ELEVATION AS THE BASE (GROUND) ELEVATION OF THE TARGET. SEE NOTE 01 ON DWG. NO. 02.
 4. THE FINISH LINE SHED SHALL BE EXTENDED TO A POINT A MINIMUM OF 3' ABOVE THE TOP OF EXISTING INLET.
 5. DESIGN OF FLOOD CONTROL BERM IS BY OTHERS.
 6. BERM CONSTRUCTION IS BY OTHERS. BERM CONSTRUCTION SHALL BE IN ACCORDANCE WITH BERM DESIGNER'S DRAWINGS. EROSION CONTROL AND UTILITY PLAN C100, C101, C102, C103, C104, C105, C106, C107, C108, C109, C110, C111, C112, C113, C114, C115, C116, C117, C118, C119, C120, C121, C122, C123, C124, C125, C126, C127, C128, C129, C130, C131, C132, C133, C134, C135, C136, C137, C138, C139, C140, C141, C142, C143, C144, C145, C146, C147, C148, C149, C150, C151, C152, C153, C154, C155, C156, C157, C158, C159, C160, C161, C162, C163, C164, C165, C166, C167, C168, C169, C170, C171, C172, C173, C174, C175, C176, C177, C178, C179, C180, C181, C182, C183, C184, C185, C186, C187, C188, C189, C190, C191, C192, C193, C194, C195, C196, C197, C198, C199, C200, C201, C202, C203, C204, C205, C206, C207, C208, C209, C210, C211, C212, C213, C214, C215, C216, C217, C218, C219, C220, C221, C222, C223, C224, C225, C226, C227, C228, C229, C230, C231, C232, C233, C234, C235, C236, C237, C238, C239, C240, C241, C242, C243, C244, C245, C246, C247, C248, C249, C250, C251, C252, C253, C254, C255, C256, C257, C258, C259, C260, 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<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>NO. 6036412</p>		<p>DESIGNER: PS</p>		<p>PROJ. ENGINEER: MLT</p>		<p>DRAWN BY: JG</p>		<p>APPROVED BY: SK</p>		<p>DATE: JUNE 2010</p>		<p>DATE: JUNE 2010</p>	
<p>OWNER: CITY OF RIVER CROVE HEIGHTS</p>		<p>SCALE: AS NOTED</p>		<p>CHECKED BY: MLT</p>		<p>DATE: JUNE 2010</p>		<p>DATE: JUNE 2010</p>		<p>DATE: JUNE 2010</p>		<p>DATE: JUNE 2010</p>		<p>DATE: JUNE 2010</p>	
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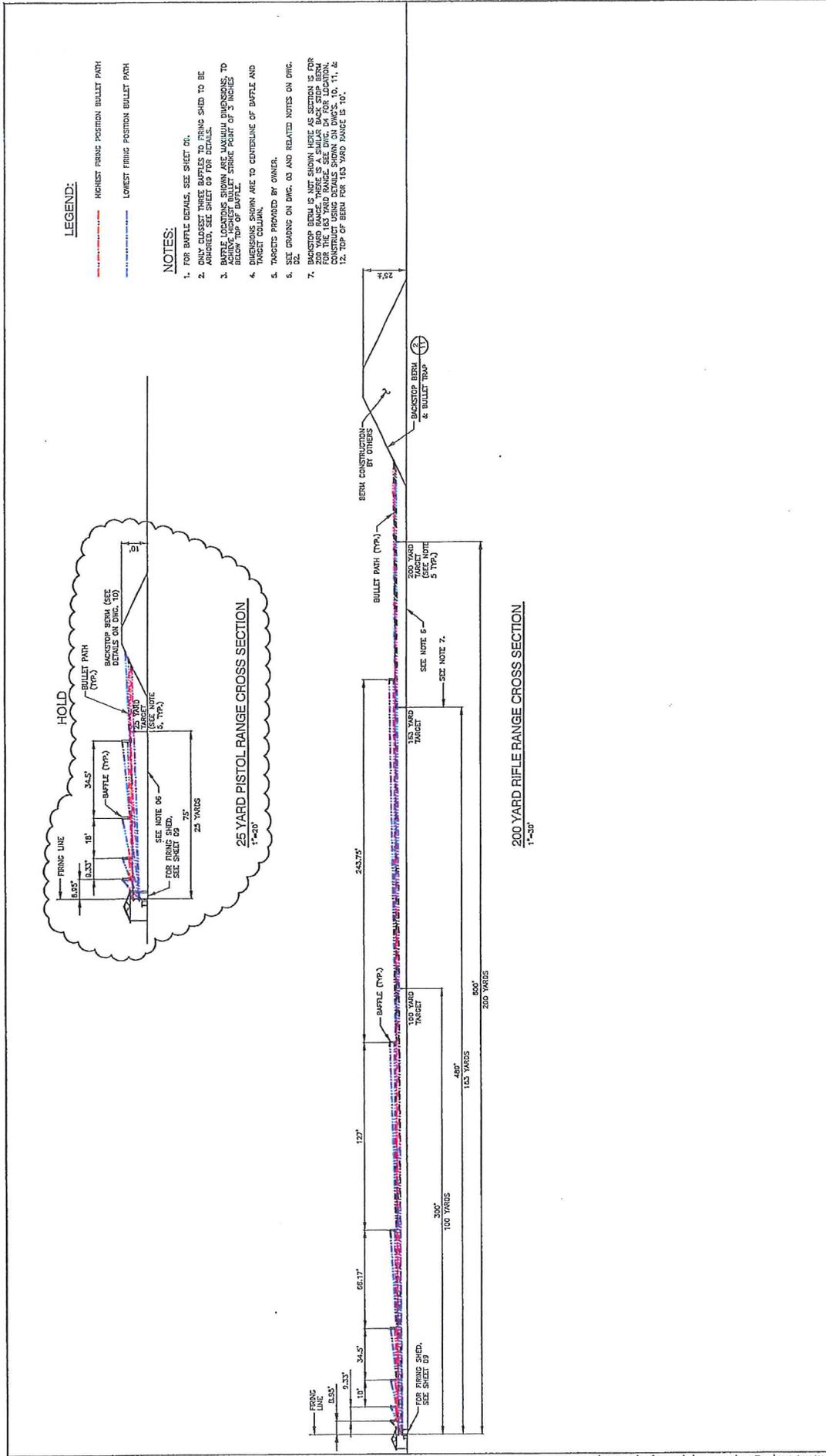
CIVIL NOTES

- ALL CIVIL MATERIALS, INSTALLATION AND TESTING SHALL CONFORM TO THE DAKOTA COUNTY STANDARDS, WHERE A MATERIAL IS NOT ADDRESSED IN THE ABOVE STANDARDS AND SPECIFICATIONS, THE CONTRACTOR SHALL CONFORM TO THE APPROPRIATE MUDOT STANDARDS AND SPECIFICATIONS.
- ALL CIVIL UTILITIES WORK SHALL CONFORM TO THE DAKOTA COUNTY, CITY, AND/OR OWNER OF THE UTILITY DESIGN AND CONSTRUCTION REQUIREMENTS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPANY FEES.
- CONTRACTOR SHALL CONFORM TO ALL COUNTY, STATE AND FEDERAL LAWS IN REGARD TO EROSION CONTROL.
- LONG OR REMOTE VEHICLES SHALL BE PARALLEL TO THE DRIVEWAY.
- ENTRANCE ROAD AND SITE ROADWAYS TO BE PRIMARILY MAINTAINED. (BY OTHERS).

MATERIALS

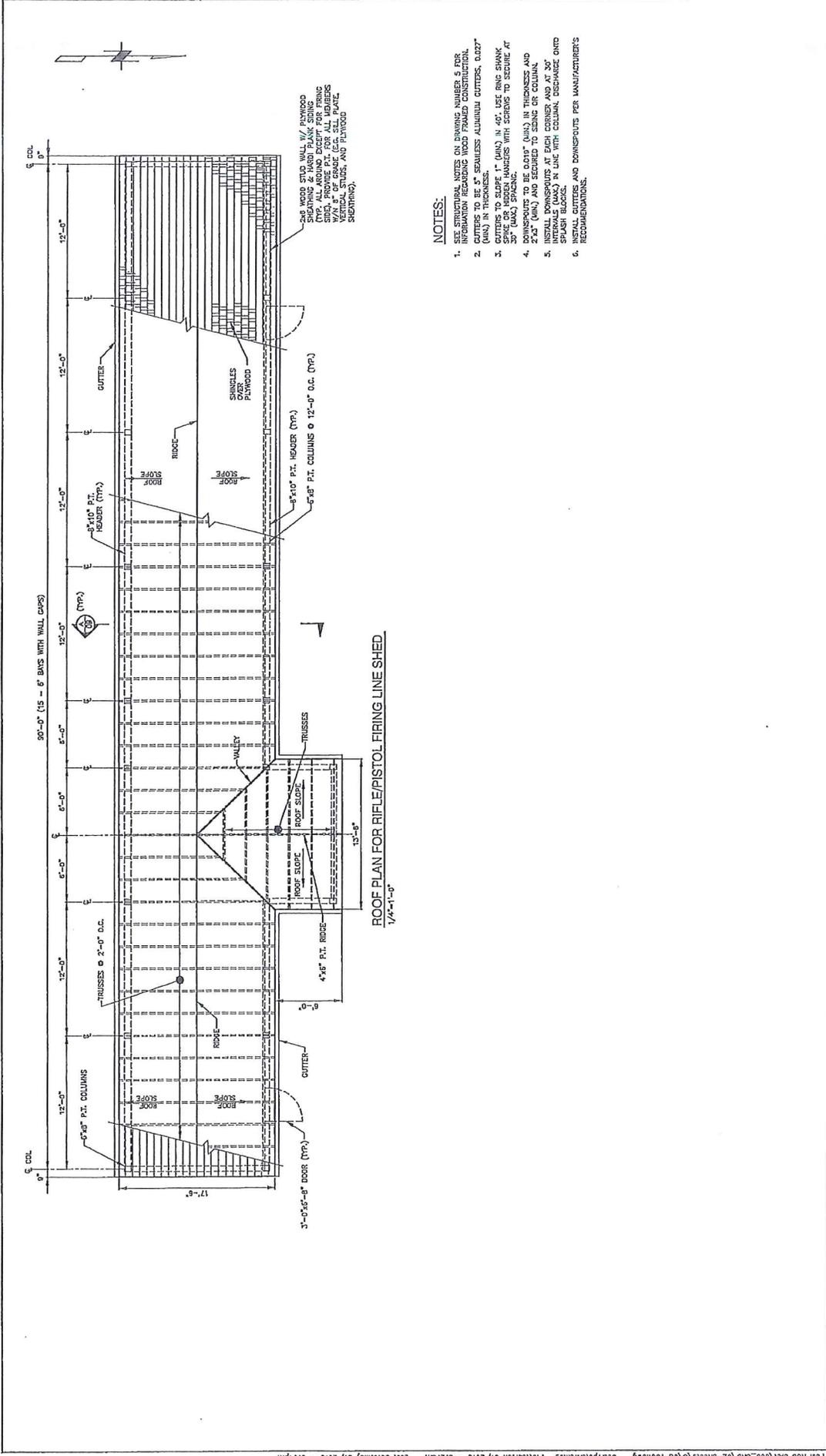
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JOB No. 04-164412		DESIGNED: PS	PROJ. ENGINEER: SK	DRAWING NUMBER: 06	
SCALE: AS NOTED		DRAWN BY: JC	APPROVED BY: SK	JOB FILE NUMBER: 06-FIRING	
CHECKED BY: HLT		DATE: JUNE 2015	SHEET: 6 OF 13		
REVISION		REV: B			
PRELIMINARY NOT FOR CONSTRUCTION			SOUTH SAINT PAUL ROAD AND GUN CLUB PROJECT		
DAKOTA COUNTY, MN			FIRING LINE CROSS SECTIONS		
AECOM 111 SW Columbia, Suite 1500 Portland, OR 97201 (Tel) 503-222-2922 www.aecom.com			600 GUN CLUB ROAD SAINT PAUL, MINNESOTA		

C9

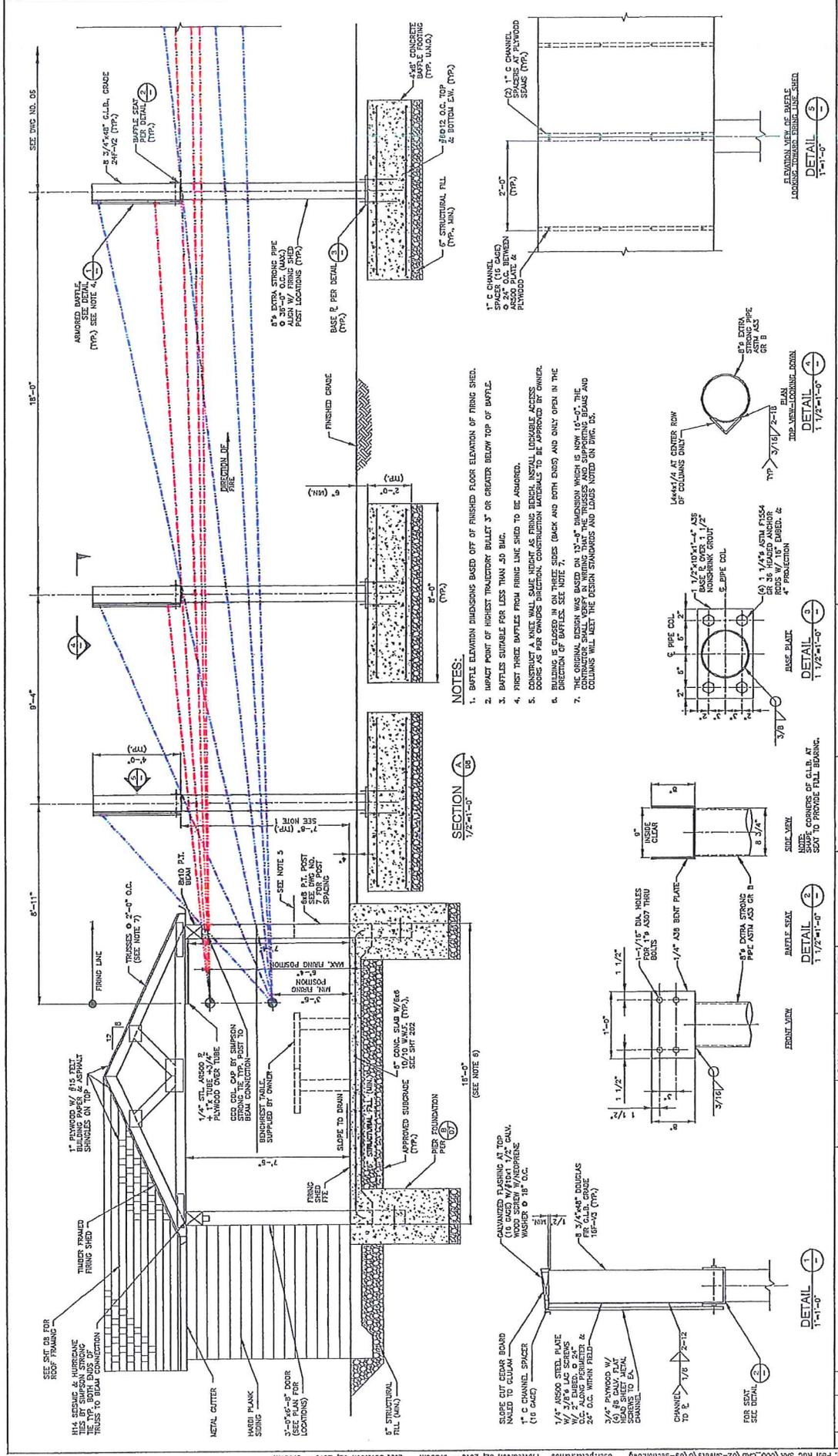


ROOF PLAN FOR RIFLE/PISTOL FIRING LINE SHED
1/4"=1'-0"

- NOTES:
1. SEE STRUCTURAL NOTES ON DRAWING NUMBER 6 FOR INFORMATION REGARDING WOOD FRAMED CONSTRUCTION.
 2. CUTTERS TO BE 5" SEAMLESS ALUMINUM CUTTERS, 0.027" (MIN.) IN THICKNESS.
 3. CUTTERS TO SLOPE 1" (MIN.) IN 40". USE RING SHANK CUTTERS WITH SPACERS TO SECURE AT 30" (MAX.) SPACING.
 4. DOWNSPOUTS TO BE 0.019" (MIN.) IN THICKNESS AND 2"x3" (MIN.) AND SECURED TO SIDING OR COLLING.
 5. INSTALL DOWNSPOUTS AT EACH CORNER AND AT 30" SPACING ALONG EACH LINE WITH COLUMN. DISCHARGE INTO SPLASH BLOCKS.
 6. INSTALL CUTTERS AND DOWNSPOUTS PER MANUFACTURER'S RECOMMENDATIONS.

<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>DESIGNER: JLP DRAWN BY: POF CHECKED BY: AJT</p>	<p>PERM. ENGINEER: SK APPROVED BY: SK DATE: JUNE 2015</p>	<p>111 SW Columbia, Suite 4500 Portland, Oregon 97201-5844 (503) 552-2227 (503) 552-2222-4822 www.aecom.com</p>	<p>DAKOTA COUNTY, MN 600 GUN CLUB ROAD SAINT PAUL, MINNESOTA</p>	<p>SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT FIRING LINE SHED ROOF FRAMING PLAN</p>	<p>DRAWING NUMBER: 08 CDD FILE NUMBER: 08-roof SHEET: 8 OF 13 REV: B</p>
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10



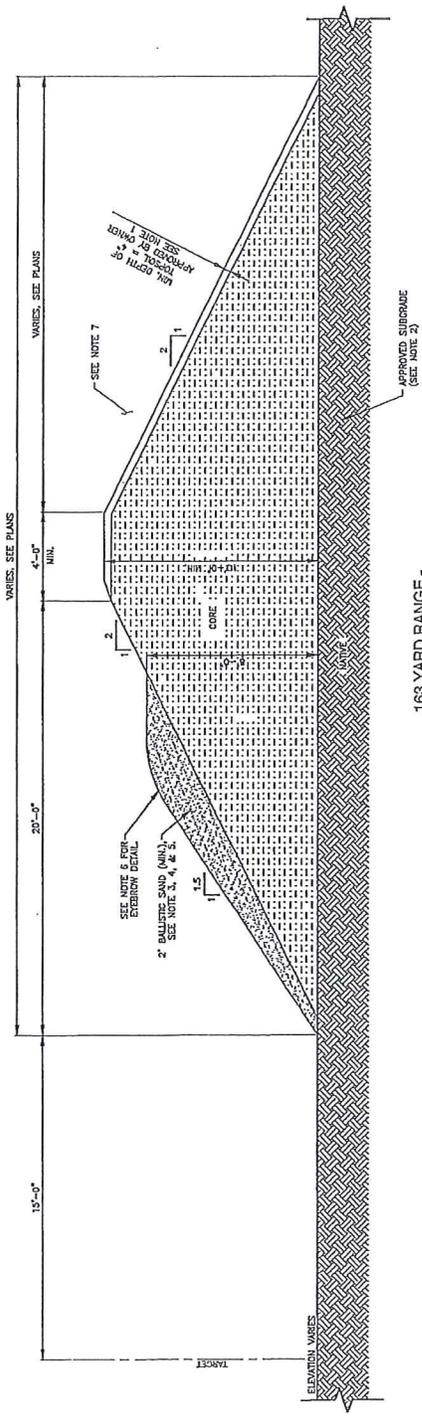
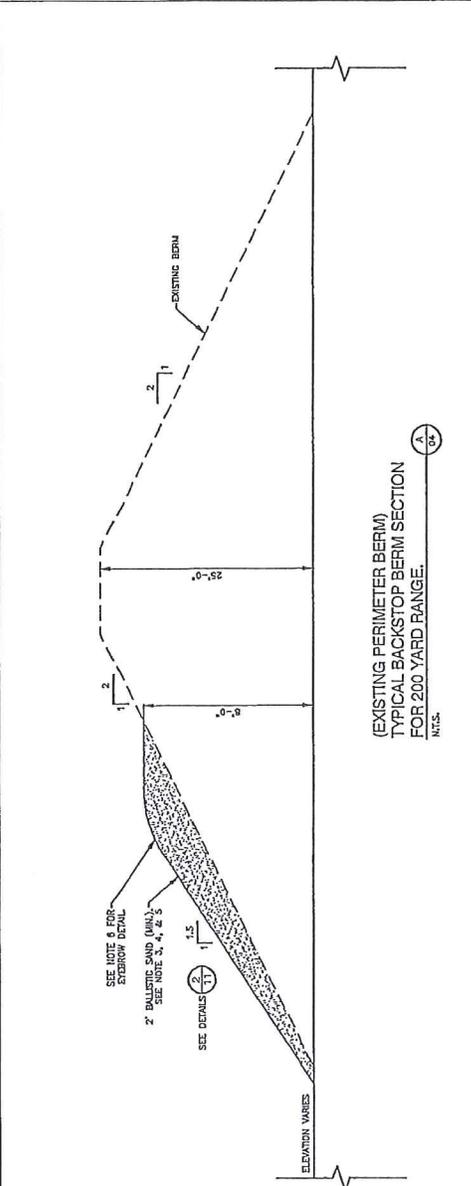
- NOTES:**
1. BAFFLE ELEVATION DIMENSIONS BASED OFF OF FINISHED FLOOR ELEVATION OF FIRING SHED.
 2. IMPACT POINT OF HIGHEST TRAJECTORY BULLET 3" OR GREATER BELOW TOP OF BAFFLE.
 3. BAFFLES SUITABLE FOR LESS THAN 45 DEG.
 4. FIRST THREE BAFFLES FROM FIRING LINE SHED TO BE ANCHORED.
 5. ANCHORMENT A WELDED WIRE MESH REINFORCEMENT SHALL BE INSTALLED. LEADERS SHALL BE APPROVED BY OWNER.
 6. BUILDING IS CLOSED IN ON THREE SIDES (BACK AND BOTH ENDS) AND ONLY OPEN IN THE DIRECTION OF BAFFLES. SEE NOTE 7.
 7. THE ORIGINAL DESIGN WAS BASED ON 12"-14" DIMENSION WHICH IS NOW 15"-0". THE CONTRACTOR SHALL VERIFY IN WRITING THAT THE TRUSSES AND SUPPORTING BEAMS AND COLUMNS WILL MEET THE DESIGN STANDARDS AND LOADS NOTED ON DRG. 02.

JOB NO. 0418412		DESIGNED: JLP	PROJECT ENGINEER: SK	DRAWING NUMBER: D9	
SOLAS		DRAWN BY: PCF	APPROVED BY: SK	S&B FILE NUMBER: 09-section	
AS NOTED		CHECKED BY: MLT	DATE: JUNE 2018	SHEET: 9 OF 13	
PRELIMINARY NOT FOR CONSTRUCTION		SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT		REV. B	
DAKOTA COUNTY, MN		600 GUN CLUB ROAD SAINT PAUL, MINNESOTA		FIRING LINE SHED TYPICAL SECTIONS AND DETAILS	
AECOM		111 SW Columbia, Suite 1500 Portland, Oregon 97201-6814 (503) 552-2222 www.aecom.com			

11

NOTES:

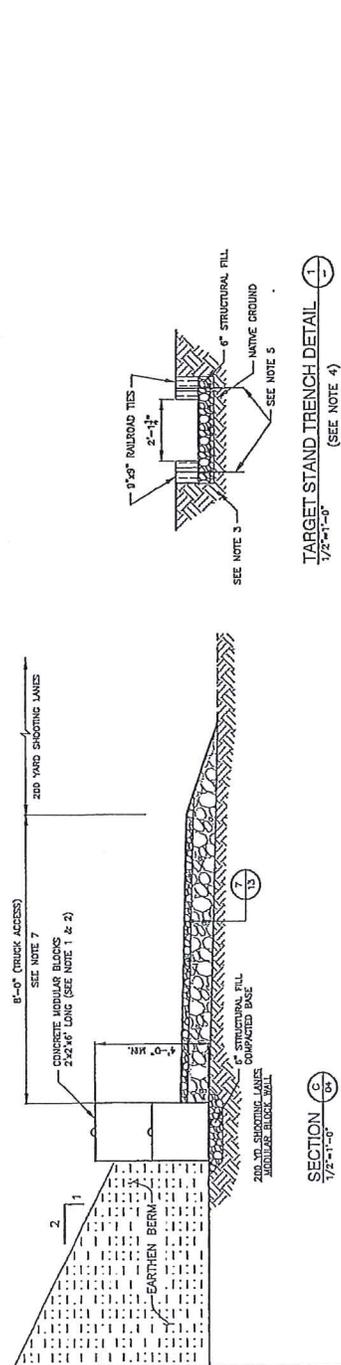
1. VEGGATE BERM WITH APPROVED SEED MIX.
2. REPAIRS TO BE COMPLETED USING SIMILAR MATERIALS AND PROFFERED UNDER THE OBSERVATION OF A QUALIFIED INSPECTOR PRIOR TO PLACING BACKFILL.
3. TREAT BALLISTIC SAND WITH LINE TO ACHIEVE SOIL PH BETWEEN 6.5 - 6.8.
4. SEE DRAWING NO.'S 02 & 05 FOR NOTES AND SPECIFICATIONS SEE DWG. NO. 04 FOR BERM LAYOUT.
5. ANY REPAIRS TO EXISTING BERM SHALL BE CONSTRUCTED WITH BALLISTIC SAND UNLESS OTHERWISE DIRECTED BY OWNER. CONSTRUCT USING SIMILAR DETAILS AND MATERIALS.
6. SEE DWG. 12 FOR EXTERIOR DETAIL.
7. SEE DWG'S 04 AND 11 FOR CONSTRUCTION OF ERO BLOCK AND REPAIRS TO EXISTING BERM. MINIMUM 1" ABOVE TOP OF BACKSTOP BERM.



163 YARD RANGE - TYPICAL BACKSTOP SECTION
3/8" x 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION		DESIGNED: PS DRAWN BY: JC CHECKED BY: MLT DATE: JUNE 2016	PROJ. ENGINEER: SK APPROVED BY: SK DATE: JUNE 2016	AECOM 111 SW Columbia, Suite 1500 Portland, Oregon 97201-6514 (tel) 503-222-7200 (fax) 503-222-4522 www.aecom.com	DAKOTA COUNTY, MN 600 GUN CLUB ROAD SAINT PAUL, MINNESOTA	SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT BERM SECTIONS	DRAWING NUMBER: 10 CAD FILE NUMBER: 10-BERTM SHEET: 10 OF 13 REV: B
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- NOTES:**
1. INSTALL CONCRETE MODULAR BLOCK WALLS (ECOLOGO, ECO, OR ULTRA) ACCORDING TO THE MANUFACTURER'S RECOMMENDED CONSTRUCTION AND INSTALLATION GUIDELINES. MODULAR BLOCK WALLS MAY VARY, MANUFACTURER TO CERTIFY.
 2. EXAMPLE CONCRETE MODULAR BLOCK CONFIGURATION SHOWING FINAL CONFIGURATION TO BE DETERMINED BY THE OWNER.
 3. SUBGRADE TO BE STRIPPED OF UNSUITABLE MATERIALS AND PROOF ROLLING TO BE OBSERVED BY A QUALIFIED INSPECTOR PRIOR TO PLACING BACKFILL.
 4. TARGET SUPPLIED BY OWNER.
 5. SECURE RAILROAD TIES AT EACH END OF THE TIE WITH #6 REBAR EMBEDDED 18" BELOW TIE.
 6. SEE NOTES AND SPECIFICATIONS ON DRAWING No. 02.
 7. PICKUP ACCESS AROUND THE END OF THE FRINGE LAND SUBD.
 8. SEE DWG. 12 FOR EMBOW DETAIL.



SECTION
7/2'-1'-0"

TARGET STAND TRENCH DETAIL
1/2'-1'-0"



200 YARD BULLET TRAP
3/8'-1'-0"

APP No.	60-44412	DESIGNED BY	PS	PROJ. ENGINEER	SK
SCALE	AS SHOWN	DRAWN BY	UP	APPROVED BY:	SK
		CHECKED BY:	MLT	DATE:	JUNE 2010
PRELIMINARY NOT FOR CONSTRUCTION					
No.	DATE	BY	SK	DATE	REVISION
0	06/27/10	SK	EDP	FINAL REVIEW	

DAKOTA COUNTY, MN
600 GUN CLUB ROAD
SAINT PAUL, MINNESOTA

ECOM
111 SW Columbia, Suite 1500
Portland, OR 97201
(503) 522-2700
(fax) 503-222-4282
www.ecom.com

SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT
ECOLOGO BLOCK WALL & BULLET TRAP
SECTIONS AND DETAILS

DRAWING NUMBER: 11
DWG FILE NUMBER: 11-Wc11
SHEET: 11 of 13
REV: B

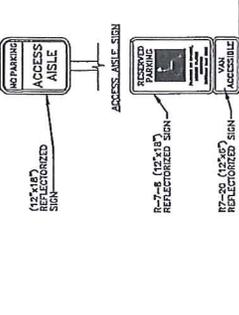
42

ADAAG COMPLIANCE:

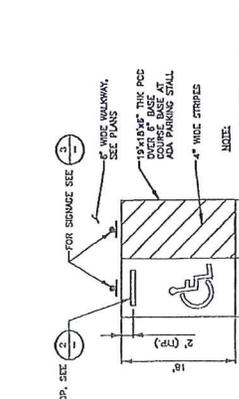
1. ADA COMPLIANCE SHALL BE PER ADAAG SECTION 4.01.2, 4.01.3, 4.01.4, 4.01.5, 4.01.6, 4.01.7, 4.01.8, 4.01.9, 4.01.10, 4.01.11, 4.01.12, 4.01.13, 4.01.14, 4.01.15, 4.01.16, 4.01.17, 4.01.18, 4.01.19, 4.01.20, 4.01.21, 4.01.22, 4.01.23, 4.01.24, 4.01.25, 4.01.26, 4.01.27, 4.01.28, 4.01.29, 4.01.30, 4.01.31, 4.01.32, 4.01.33, 4.01.34, 4.01.35, 4.01.36, 4.01.37, 4.01.38, 4.01.39, 4.01.40, 4.01.41, 4.01.42, 4.01.43, 4.01.44, 4.01.45, 4.01.46, 4.01.47, 4.01.48, 4.01.49, 4.01.50, 4.01.51, 4.01.52, 4.01.53, 4.01.54, 4.01.55, 4.01.56, 4.01.57, 4.01.58, 4.01.59, 4.01.60, 4.01.61, 4.01.62, 4.01.63, 4.01.64, 4.01.65, 4.01.66, 4.01.67, 4.01.68, 4.01.69, 4.01.70, 4.01.71, 4.01.72, 4.01.73, 4.01.74, 4.01.75, 4.01.76, 4.01.77, 4.01.78, 4.01.79, 4.01.80, 4.01.81, 4.01.82, 4.01.83, 4.01.84, 4.01.85, 4.01.86, 4.01.87, 4.01.88, 4.01.89, 4.01.90, 4.01.91, 4.01.92, 4.01.93, 4.01.94, 4.01.95, 4.01.96, 4.01.97, 4.01.98, 4.01.99, 4.01.100.
2. VAN ACCESSIBLE SIGN SHALL BE PER ADAAG SECTION 4.01.2.1, 4.01.2.2, 4.01.2.3, 4.01.2.4, 4.01.2.5, 4.01.2.6, 4.01.2.7, 4.01.2.8, 4.01.2.9, 4.01.2.10, 4.01.2.11, 4.01.2.12, 4.01.2.13, 4.01.2.14, 4.01.2.15, 4.01.2.16, 4.01.2.17, 4.01.2.18, 4.01.2.19, 4.01.2.20, 4.01.2.21, 4.01.2.22, 4.01.2.23, 4.01.2.24, 4.01.2.25, 4.01.2.26, 4.01.2.27, 4.01.2.28, 4.01.2.29, 4.01.2.30, 4.01.2.31, 4.01.2.32, 4.01.2.33, 4.01.2.34, 4.01.2.35, 4.01.2.36, 4.01.2.37, 4.01.2.38, 4.01.2.39, 4.01.2.40, 4.01.2.41, 4.01.2.42, 4.01.2.43, 4.01.2.44, 4.01.2.45, 4.01.2.46, 4.01.2.47, 4.01.2.48, 4.01.2.49, 4.01.2.50, 4.01.2.51, 4.01.2.52, 4.01.2.53, 4.01.2.54, 4.01.2.55, 4.01.2.56, 4.01.2.57, 4.01.2.58, 4.01.2.59, 4.01.2.60, 4.01.2.61, 4.01.2.62, 4.01.2.63, 4.01.2.64, 4.01.2.65, 4.01.2.66, 4.01.2.67, 4.01.2.68, 4.01.2.69, 4.01.2.70, 4.01.2.71, 4.01.2.72, 4.01.2.73, 4.01.2.74, 4.01.2.75, 4.01.2.76, 4.01.2.77, 4.01.2.78, 4.01.2.79, 4.01.2.80, 4.01.2.81, 4.01.2.82, 4.01.2.83, 4.01.2.84, 4.01.2.85, 4.01.2.86, 4.01.2.87, 4.01.2.88, 4.01.2.89, 4.01.2.90, 4.01.2.91, 4.01.2.92, 4.01.2.93, 4.01.2.94, 4.01.2.95, 4.01.2.96, 4.01.2.97, 4.01.2.98, 4.01.2.99, 4.01.300.
3. ACCESSIBLE ROUTE SHALL BE PER ADAAG SECTION 4.01.3.1, 4.01.3.2, 4.01.3.3, 4.01.3.4, 4.01.3.5, 4.01.3.6, 4.01.3.7, 4.01.3.8, 4.01.3.9, 4.01.3.10, 4.01.3.11, 4.01.3.12, 4.01.3.13, 4.01.3.14, 4.01.3.15, 4.01.3.16, 4.01.3.17, 4.01.3.18, 4.01.3.19, 4.01.3.20, 4.01.3.21, 4.01.3.22, 4.01.3.23, 4.01.3.24, 4.01.3.25, 4.01.3.26, 4.01.3.27, 4.01.3.28, 4.01.3.29, 4.01.3.30, 4.01.3.31, 4.01.3.32, 4.01.3.33, 4.01.3.34, 4.01.3.35, 4.01.3.36, 4.01.3.37, 4.01.3.38, 4.01.3.39, 4.01.3.40, 4.01.3.41, 4.01.3.42, 4.01.3.43, 4.01.3.44, 4.01.3.45, 4.01.3.46, 4.01.3.47, 4.01.3.48, 4.01.3.49, 4.01.3.50, 4.01.3.51, 4.01.3.52, 4.01.3.53, 4.01.3.54, 4.01.3.55, 4.01.3.56, 4.01.3.57, 4.01.3.58, 4.01.3.59, 4.01.3.60, 4.01.3.61, 4.01.3.62, 4.01.3.63, 4.01.3.64, 4.01.3.65, 4.01.3.66, 4.01.3.67, 4.01.3.68, 4.01.3.69, 4.01.3.70, 4.01.3.71, 4.01.3.72, 4.01.3.73, 4.01.3.74, 4.01.3.75, 4.01.3.76, 4.01.3.77, 4.01.3.78, 4.01.3.79, 4.01.3.80, 4.01.3.81, 4.01.3.82, 4.01.3.83, 4.01.3.84, 4.01.3.85, 4.01.3.86, 4.01.3.87, 4.01.3.88, 4.01.3.89, 4.01.3.90, 4.01.3.91, 4.01.3.92, 4.01.3.93, 4.01.3.94, 4.01.3.95, 4.01.3.96, 4.01.3.97, 4.01.3.98, 4.01.3.99, 4.01.400.
4. VAN ACCESSIBLE SIGN SHALL BE PER ADAAG SECTION 4.01.2.1, 4.01.2.2, 4.01.2.3, 4.01.2.4, 4.01.2.5, 4.01.2.6, 4.01.2.7, 4.01.2.8, 4.01.2.9, 4.01.2.10, 4.01.2.11, 4.01.2.12, 4.01.2.13, 4.01.2.14, 4.01.2.15, 4.01.2.16, 4.01.2.17, 4.01.2.18, 4.01.2.19, 4.01.2.20, 4.01.2.21, 4.01.2.22, 4.01.2.23, 4.01.2.24, 4.01.2.25, 4.01.2.26, 4.01.2.27, 4.01.2.28, 4.01.2.29, 4.01.2.30, 4.01.2.31, 4.01.2.32, 4.01.2.33, 4.01.2.34, 4.01.2.35, 4.01.2.36, 4.01.2.37, 4.01.2.38, 4.01.2.39, 4.01.2.40, 4.01.2.41, 4.01.2.42, 4.01.2.43, 4.01.2.44, 4.01.2.45, 4.01.2.46, 4.01.2.47, 4.01.2.48, 4.01.2.49, 4.01.2.50, 4.01.2.51, 4.01.2.52, 4.01.2.53, 4.01.2.54, 4.01.2.55, 4.01.2.56, 4.01.2.57, 4.01.2.58, 4.01.2.59, 4.01.2.60, 4.01.2.61, 4.01.2.62, 4.01.2.63, 4.01.2.64, 4.01.2.65, 4.01.2.66, 4.01.2.67, 4.01.2.68, 4.01.2.69, 4.01.2.70, 4.01.2.71, 4.01.2.72, 4.01.2.73, 4.01.2.74, 4.01.2.75, 4.01.2.76, 4.01.2.77, 4.01.2.78, 4.01.2.79, 4.01.2.80, 4.01.2.81, 4.01.2.82, 4.01.2.83, 4.01.2.84, 4.01.2.85, 4.01.2.86, 4.01.2.87, 4.01.2.88, 4.01.2.89, 4.01.2.90, 4.01.2.91, 4.01.2.92, 4.01.2.93, 4.01.2.94, 4.01.2.95, 4.01.2.96, 4.01.2.97, 4.01.2.98, 4.01.2.99, 4.01.300.

PARKING SIGNAGE NOTES:

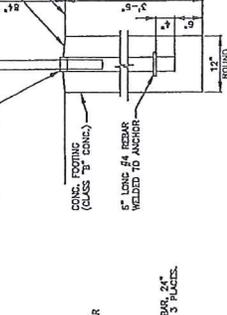
1. ALL SIGNS SHALL COMPLY WITH ADAAG SECTIONS 4.1.2(7), 4.1.2(7)(b), 4.1.2(7)(c), 4.1.2(7)(d), 4.1.2(7)(e), 4.1.2(7)(f), 4.1.2(7)(g), 4.1.2(7)(h), 4.1.2(7)(i), 4.1.2(7)(j), 4.1.2(7)(k), 4.1.2(7)(l), 4.1.2(7)(m), 4.1.2(7)(n), 4.1.2(7)(o), 4.1.2(7)(p), 4.1.2(7)(q), 4.1.2(7)(r), 4.1.2(7)(s), 4.1.2(7)(t), 4.1.2(7)(u), 4.1.2(7)(v), 4.1.2(7)(w), 4.1.2(7)(x), 4.1.2(7)(y), 4.1.2(7)(z), 4.1.2(8), 4.1.2(9), 4.1.2(10), 4.1.2(11), 4.1.2(12), 4.1.2(13), 4.1.2(14), 4.1.2(15), 4.1.2(16), 4.1.2(17), 4.1.2(18), 4.1.2(19), 4.1.2(20), 4.1.2(21), 4.1.2(22), 4.1.2(23), 4.1.2(24), 4.1.2(25), 4.1.2(26), 4.1.2(27), 4.1.2(28), 4.1.2(29), 4.1.2(30), 4.1.2(31), 4.1.2(32), 4.1.2(33), 4.1.2(34), 4.1.2(35), 4.1.2(36), 4.1.2(37), 4.1.2(38), 4.1.2(39), 4.1.2(40), 4.1.2(41), 4.1.2(42), 4.1.2(43), 4.1.2(44), 4.1.2(45), 4.1.2(46), 4.1.2(47), 4.1.2(48), 4.1.2(49), 4.1.2(50), 4.1.2(51), 4.1.2(52), 4.1.2(53), 4.1.2(54), 4.1.2(55), 4.1.2(56), 4.1.2(57), 4.1.2(58), 4.1.2(59), 4.1.2(60), 4.1.2(61), 4.1.2(62), 4.1.2(63), 4.1.2(64), 4.1.2(65), 4.1.2(66), 4.1.2(67), 4.1.2(68), 4.1.2(69), 4.1.2(70), 4.1.2(71), 4.1.2(72), 4.1.2(73), 4.1.2(74), 4.1.2(75), 4.1.2(76), 4.1.2(77), 4.1.2(78), 4.1.2(79), 4.1.2(80), 4.1.2(81), 4.1.2(82), 4.1.2(83), 4.1.2(84), 4.1.2(85), 4.1.2(86), 4.1.2(87), 4.1.2(88), 4.1.2(89), 4.1.2(90), 4.1.2(91), 4.1.2(92), 4.1.2(93), 4.1.2(94), 4.1.2(95), 4.1.2(96), 4.1.2(97), 4.1.2(98), 4.1.2(99), 4.1.300.
2. PROVIDE 12"x18" "RESERVED PARKING" SIGNS WITH BACKGROUND GREEN LETTERS AND SYMBOLS. LETTERS SHALL BE UPPER CASE, 1/4" HIGH, 1/8" SPACING. SIGN SHALL NOT EXCEED 300 GROSS SHEET WEIGHT. SIGN SHALL BE 1/4" THICK.
3. PROVIDE 12"x18" "VAN ACCESSIBLE" SIGNS WITH BACKGROUND GREEN LETTERS AND SYMBOLS. LETTERS SHALL BE UPPER CASE, 1/4" HIGH, 1/8" SPACING. SIGN SHALL NOT EXCEED 300 GROSS SHEET WEIGHT. SIGN SHALL BE 1/4" THICK.
4. PROVIDE 12"x18" "PASSENGER LOADING ZONE" SIGNS WITH BACKGROUND GREEN LETTERS AND SYMBOLS. LETTERS SHALL BE UPPER CASE, 1/4" HIGH, 1/8" SPACING. SIGN SHALL NOT EXCEED 300 GROSS SHEET WEIGHT. SIGN SHALL BE 1/4" THICK.



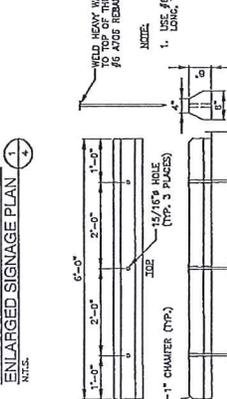
ADA PARKING / ACCESS AISLE SIGNAGE
N.T.S.



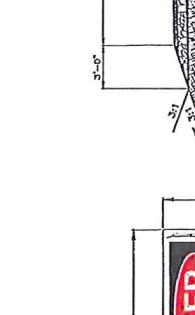
ADA PARKING STALL AND ENLARGED SIGNAGE PLAN
N.T.S.



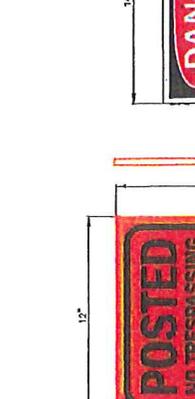
RECYCLED PLASTIC WHEEL STOP DETAIL
N.T.S.



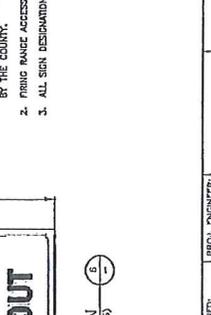
ACCESS ROAD
N.T.S.



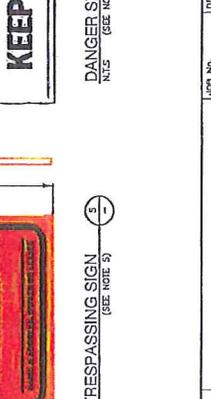
DANGER SIGN
N.T.S. (SEE NOTE 5)



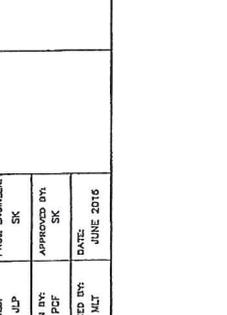
NO TRESPASSING SIGN
N.T.S. (SEE NOTE 5)



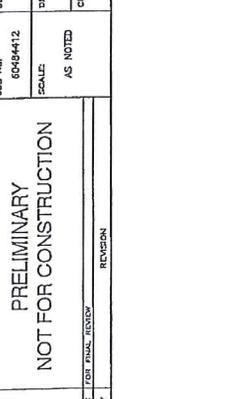
ADA PARKING / ACCESS AISLE SIGNAGE
N.T.S.



ACCESS ROAD
N.T.S.



ADA PARKING SIGNAGE
N.T.S.



ADA PARKING SIGNAGE
N.T.S.

NO TRESPASSING SIGN (SEE NOTE 5)	6	5
DANGER SIGN (SEE NOTE 5)	5	6
ACCESS ROAD	7	1
ADA PARKING / ACCESS AISLE SIGNAGE	8	1

DESIGNED BY: JLP	SK
DRAWN BY: PCF	SK
CHECKED BY: MCT	DATE: JUNE 2016

JOB NO. 60494412	PROJ. ENGINEER
SCALE: AS NOTED	APPROVED BY: SK

DAKOTA COUNTY, MN	600 GUN CLUB ROAD	SAINT PAUL, MINNESOTA
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AECOM	111 SW Columbia, Suite 1500	Portland, OR 97204	(503) 533-2222	www.aecom.com
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SOUTH SAINT PAUL ROD AND GUN CLUB PROJECT	CIVIL DETAILS
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DRAWING NUMBER: 13	CD FILE NUMBER: 13-detailed
SHEET: 13 OF 13	REV: A

14

Planning Commission Meeting Date: Wednesday, July 6, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.B
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Project Name:	Accessory Building Ordinance Amendments
Request:	Consider an ordinance amending the number of Accessory Buildings
Proceeding:	<ul style="list-style-type: none"> ▪ Public Hearing ▪ Planning Commission Resolution (Recommendation to City Council)
City Council Meeting Date(s):	City Council – 1 st Reading – July 25, 2016 (tentative) City Council – 2 nd Reading – August 15, 2016 (tentative)
Exhibits:	A. PC Resolution 2016-05 – Accessory Buildings Amendment B. Proposed amendments to R-1 District and Accessory Building Standards

Request

Review the attached draft ordinance regarding changes to the R-1 Zoning District and Accessory Building Standards. Conduct the public hearing for the draft ordinance and provide a recommendation to the City Council. Staff has prepared Planning Commission Resolution 2016-05 which would recommend that the City Council adopt the proposed ordinance.

What Would the Proposed Ordinance Do?

The proposed amendment would:

- Eliminate language stating that a property is limited to one garage (attached or detached) plus one other accessory building and replace it with allowing two accessory buildings. Attached garages would be considered part of the principal building (house) and would not count against number of accessory buildings.
- Existing language capping an accessory garage building to 1,000 square feet and an additional accessory building (shed) at 200 square feet, for a grand total of 1,200 square feet of accessory buildings.

Why Should the City Take This Action?

In a recent application a property that had an existing attached garage and existing shed and was requesting to add a detached garage the current standards would have required that the shed be removed to build the new garage. However if the property had not had

an attached garage and was looking to build a large detached garage then removal of the shed would not have been an issue. This case highlighted a conflict in the code where homes with attached garages essentially had less flexibility with regard to adding accessory structures to their property. Since there are many properties that have attached 1-car garages and tuck-under garages which do not accommodate today's vehicles the Code would push those properties into requiring a Conditional Use Permit for a second garage. After discussing the case listed above the City Council directed staff to examine ways to remedy the situation so that variances would not be required to have a shed when there is an attached garage.

In the proposed amendment the language is simplified to state that a property may have 2 accessory buildings while the maximum size for a garage (1,000 s.f.) and the maximum size for the second accessory building/shed (200 s.f.) are retained.

Items for additional discussion

Alternative Amendment Language

Another option for dealing with the issue of the number of accessory buildings would be to amend Section 118-121(2) A by inserting "one attached garage", the next item down would be listed as "one detached garage..." and finally "one accessory building in addition to the attached or detached garage..." This would show that you could have an attached and detached garage on the property without needing a Conditional Use Permit and you could also have an accessory building/shed of up to 200 s.f.

1. Would the Planning Commission prefer to see this language incorporated into the proposed amendment?

Should there be a Cap on the maximum size of garages whether attached or detached?

The proposed amendment was intended to correct the situation where properties with a 1-car/tuck-under attached garage are forced into needing a Conditional Use Permit to build a new detached garage or converting the tuck-under garage into part of the finished space in the house. However, the same language would allow a property that already has a 3-car attached garage to also build 2 accessory buildings totaling up to 1,200 square feet.

2. Is the Planning Commission comfortable with the language as proposed noting the situation listed above or would the Planning Commission prefer the language to cap the maximum size for the accessory uses (garages, sheds, etc.) at 1,200 square feet whether the accessory use is in a separate building or is attached to the house?

For example a home with a 768 square foot attached garage would then have the ability to have another 432 square feet of space that could be in 2 accessory buildings (a detached 1-car garage and a small shed or 2 larger sheds)

Process / Timeline

Process – The Planning Commission will hold the public hearing, make a recommendation, and the ordinance amendment would be forwarded to the City Council to be considered at two readings of the ordinance.

Timeline - The first reading for this item would be at the July 18th City Council meeting and the 2nd reading, would be scheduled for either the August 1st or the August 15th City Council meeting. If approved by the Council the ordinance would be in effect from the date of adoption.

Staff Recommendation

Open the public hearing and discuss the proposed ordinance. Staff recommends approval of PC Resolution No. 2016-05 which would recommend approval of the ordinance amending the standards for Accessory Buildings.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

City of South St. Paul
Dakota County, Minnesota

**PLANNING COMMISSION
RESOLUTION NUMBER 2016-05**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO
SECTIONS 118-121 AND 118-208 OF THE CITY CODE REGARDING
REQUIREMENTS FOR ACCESSORY BUILDINGS**

WHEREAS, the City Code establishes certain standards for development in the City of South St. Paul, including standards for the maximum number of accessory buildings and the maximum size of accessory buildings; and

WHEREAS, the proposed amendment would allow two accessory buildings on a residentially zoned property and would consider attached garages as part of the principal building.

WHEREAS, the maximum size for accessory buildings would remain consistent with the current standards.

WHEREAS, the Planning Commission held a public hearing on the proposed resolution at their July 6, 2016 meeting; and

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of South St. Paul, Minnesota, as follows:

1. Approval of An Amendment to Sections 118-121 of the City Code, regarding the Single Family Residence District and 118-208 of the City Code regarding Accessory Buildings.

Adopted this 6th day of July, 2016.

Chair

ATTEST:

City Planner

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

(a) *Permitted uses.* Within the R-1 single-family district, no building, structure or land shall be used except for one or more of the following uses, unless otherwise provided in this chapter:

(1) *Principal use.*

- a. One single-family dwelling (not to include mobile homes).
- b. Churches, chapels, temples, and synagogues, including Sunday schools, and parish houses meeting the requirements of this district.
- c. Public parks and playgrounds.

(2) *Accessory uses.*

- a. One garage (~~attached or unattached~~) used as an accessory to the dwelling and located upon the same lot, intended or capable of providing for the storage of motor vehicles and in which no business, occupation or service for profit is in any way conducted, as regulated herein by the performance standards section 118-208.
- b. One accessory building or structure, in addition to the garage, the use of which is incidental to and located on the same lot as the dwelling, as regulated herein by the performance standards section 118-208.
- c. Swimming pools and tennis courts, as regulated herein by the performance standards section.
- d. Keeping of domestic pets.
- e. Fences, signs, and recreation equipment, as regulated herein.
- f. Residential business office.
- g. A PWS antenna located entirely inside a building or structure.
- h. Keeping of chickens as per the backyard chicken regulations found in section 15-9.

(b) *Uses by conditional use permit.* Within the R-1 district, the following uses shall be by conditional use permit only:

- (1) Accessory buildings that exceed the height or size requirements in city code section 118-208.
- (2) Hospitals or sanatoriums, philanthropic and charitable institutions, except correctional institutions and animal hospitals. Any building permitted to be used shall have an appearance that shall be in appropriate harmony with the residential character of the area.
- (3) Essential services (public utility and municipal services).
- (4) Elementary, junior, and senior high schools and incidental and accessory uses, when situated on the same site or unit of property.
- (5) Cemeteries.
- (6) Home occupations.
- (7) A PWS antenna mounted on the outside of an institutional building or structure of any height, as defined in section 118-207, and any governmental building or structure.

(c) *Building height, width, and area requirement.* Within the R-1 district, residential dwellings must comply with the following:

- (1) Shall not exceed a height of three stories, or 28 feet above grade as defined in the Minnesota State Building Code;
- (2) Shall be a minimum of 24 feet wide; and
- (3) Shall have a minimum area footprint of 800 square feet.

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

- (1) *Lot area, width, and depth.* Each dwelling, together with its accessory buildings, shall be located on a lot having an area not less than 9,000 square feet, width of not less than 75 feet, and depth of not less than 120 feet, except that a dwelling may be erected on a lot platted prior to May 1, 1967, having less than the foregoing area and width but having no less than 4,500 square feet of lot area.
- (2) *Ingress and egress.* All lots shall front on a public street or have adequate ingress and egress to a public street.
- (3) *Percent of land use.* All dwellings and accessory buildings on any lot shall not cover more than 30 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.
- (4) *Front yard.* No building shall be erected, reconstructed, altered or moved nearer to the front lot line than the average setback observed by residential buildings on the same side of the street and fronting thereon within the same block. Further, no part of the structure shall be closer than 25 feet to the street line on which it faces, except when the average setback is less than 25 feet.
- (5) *Side yard.* There shall be a side yard of not less than five feet along each side of each building located on an interior lot having a frontage of 60 feet or less; such side yard on a lot having a frontage of more than 60 feet shall be not less than nine feet; provided, however, that a garage having no basement below it may have a side yard of not less than five feet if located in the front two-thirds of the lot, and no less than three feet if located entirely within the rear one-third of the lot. There shall be a side yard of not less than nine feet on the street side of any structure constructed on a corner lot. No building shall be placed within ten feet of any dwelling unit on an adjacent lot.
- (6) *Rear yard.* Each lot shall have a rear yard of not less than 25 feet in depth, except that a garage may be constructed within the 25-foot rear yard. A garage shall have a setback from the rear property line of not less than three feet unless the entrance faces an alley or street, then the garage shall be set back no less than eight feet from the rear property line.
- (7) *Conditional use permit requirements.* All uses by conditional use permit shall provide such setback in front, side, and rear yards as the city council shall determine, taking into account the proposed use, the character of the surrounding area, the density of the area, and other relevant factors.
- (e) *Off-street loading and unloading berths.* In the R-1 district, off-street loading and unloading shall be governed by the provisions of article VII of this chapter.
- (f) *Prohibited uses.* The following uses are prohibited because they are not compatible with the purposes of the R-1 single-family district: PWS towers and antennas, except as permitted under subsections (a)(2)g and (b)(7) of this section.

(Code 1992, § 1500.09; Ord. No. 1267, § 1, 2-19-2013; Ord. No. 1297, § 1, 4-20-2015)

Sec. 118-208. - Accessory buildings and structures.

The requirements and regulations specified in this chapter shall be subject to the following:

- (a) *Purpose.* The purpose of this section is to regulate the number size, location and appearance of all buildings accessory to and detached from principal buildings on lots within the city. These regulations shall apply to all detached structures, including but not limited to garages, carports, storage buildings, gazebos, screen houses, play houses, and similar structures.
- (b) *Number.*
 - (1) Single-family residential zoning districts:
 - a. One ^{detached}garage (~~attached or unattached~~) used as an accessory to the dwelling and located upon the same lot, intended or capable of providing for the storage of motor vehicles and in which no business, occupation or service for profit is in any way conducted.
 - b. One accessory building or structure in addition to the garage, the use of which is incidental to and located on the same lot as the dwelling.
 - (2) All other districts:
 - a. One per principal building.
- (c) *Location.*
 - (1) All zoning districts:
 - a. No accessory building shall be located nearer the front lot line than the principal building on that lot.
 - b. The required setbacks shall apply to all types of corner lots and accessory buildings shall adhere to any front or side setbacks as may be applicable to any principal building on such lots from both streets.
 - c. The minimum distance between the principal building and a detached accessory building shall be determined by the Minnesota State Building Code.
 - d. No building shall be placed within ten feet of any dwelling unit on an adjacent lot.
 - e. No accessory buildings shall be located within utility and drainage easements. It is the owner's responsibility to verify the location of the property lines.
 - (2) Single-family residential zoning districts:
 - a. Side yard setbacks:
 - i. Accessory buildings in a residential district must be located at least five feet from the side lot line in the front two-thirds of the lot and three feet in the rear one-third of the lot. Accessory buildings and projections (soffits or overhang) located less than five feet from the property line are subject to additional fire separation requirements from the Minnesota State Building Code.
 - ii. An accessory buildings must be located at least nine feet from the street side property line on a corner lot.
 - b. Rear yard setback:
 - i. A garage shall have a setback from the rear property line of not less than three feet unless the entrance faces an alley or street, then the garage shall be set back no less than eight feet from the rear property line. Buildings and projections (soffits or overhang) located less than five feet from a common property line are subject to additional fire separation requirements from the Minnesota State Building Code.

- ii. All other accessory buildings shall be set back at least three feet from the rear property line. Buildings and projections (soffits or overhang) located less than five feet from a common property line are subject to additional fire separation requirements from the Minnesota State Building Code.
 - c. Setbacks for through lots:
 - i. The minimum setback from the rear street of a through lot shall be 30 feet.
 - (3) All other districts:
 - a. Accessory buildings in the business and industrial districts may be located to the rear of the principal building, subject to rear setbacks, the Minnesota State Building Code and any fire separation requirements.
 - b. No accessory building in the industrial district shall be located less than ten feet from a rear or side lot line unless otherwise provided for herein.
- (d) *Maximum height.*
- (1) Single-family residential zoning districts:
 - a. Garages or any accessory structure intended to or capable of storing vehicles:
 - i. No detached garage shall exceed one story. As used in this subsection, the word "story" means the portion of the garage between the surface of the floor and the roof above.
 - ii. In the case of a hip roof or gable roof, no part of the garage shall exceed a height of 16 feet measured from the garage floor to the highest point of the roof; in all other cases the highest point of the garage shall not exceed a height of 12 feet above the surface of the garage floor.
 - iii. The exterior side walls of a garage shall not exceed ten feet in height.
 - b. All other accessory buildings:
 - i. The height of a detached building shall not exceed 12 feet. If attached, the structure shall not exceed the height of the principal building.
 - (2) All other districts:
 - a. No accessory building in a business or industrial district shall exceed the height of the principal building except by conditional use permit.
- (e) *Maximum size.*
- (1) Single-family residential zoning districts:
 - a. Garages or any accessory structure intended to or capable of storing vehicles:
 - i. The maximum size for a garage shall be 1,000 square feet.
 - b. All other accessory buildings:
 - i. Structures larger than 200 square feet shall require a conditional use permit.
 - c. The maximum allowable size for all accessory buildings combined (garages and other accessory buildings) is 1,200 square feet.
 - (2) All other districts:
 - a. Accessory buildings shall not exceed the footprint to the principal building to which they are accessory.
 - b. Accessory buildings larger than 200 square feet shall require a conditional use permit.
- (f) *Construction and finish.*
- (1) All zoning districts:
 - a. All accessory buildings shall require a surfaced floor, except greenhouses.
 - b.

Accessory buildings shall be anchored to a concrete slab, or otherwise securely fastened to the ground by other methods approved by the building inspection department.

- c. Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color and texture. Exterior surfaces of all accessory buildings shall be maintained in new or like new condition, free from cracked and peeling paint, rusting and deteriorating materials.

(2) Single-family residential zoning districts:

- a. If constructed of metal, the accessory structure shall have prefinished enamel siding and roof.
- b. No galvanized siding or roofing shall be used.
- c. Galvanized steel-covered pole buildings are prohibited.
- d. Wood frame accessory buildings or structures shall conform to the Minnesota State Building Code and shall have one of the following types of siding: Masonite, shakes, redwood, exterior plywood panel, hardboard, decorative steel, decorative aluminum, vinyl, hardie-board, decorative fiberglass and/or rough-cut exterior siding, and the roofing material shall consist of asphalt shingles, standing-seam metal roofing, or when the pitch of the roof is less than 5/12, decorative rolled roofing will be permitted.

(3) All other districts:

- a. In business and industrial districts, all accessory structures, screen walls, and exposed areas of retaining walls shall be of a similar type, quality, and appearance as the principal structure.

(g) *Approvals.*

- (1) Except in single-family residential zoning districts, no accessory building shall be constructed, erected or installed without approval of final site plans and building plans by the city.
- (2) No accessory building occupying an area greater than 200 square feet shall be constructed erected or installed without a building permit issued by the city.
- (3) No accessory building or use shall be constructed or developed on a lot prior to construction of the principal building.
- (4) Two-story accessory buildings are not permitted.
- (5) No accessory building or structure shall be used for living purposes as a dwelling unit.

(h) *Other structures.*

- (1) Freestanding tents and canopies for the purpose of housing motor or recreational vehicles or storage are prohibited, except for municipal purposes in an industrial district.
- (2) Fish houses shall be stored as regulated herein by the exterior storage regulations in section 118-240.

(Ord. No. 1267, § 3, 2-19-2013)