

City of South St. Paul  
Dakota County, Minnesota

**ORDINANCE NO. 1312**

**AN ORDINANCE AMENDING CHAPTER 118 OF THE  
SOUTH ST. PAUL CITY CODE RELATING TO NUMBER OF ALLOWABLE  
RESIDENTIAL GARAGES AND ACCESSORY BUILDINGS PER THE R-1: SINGLE-  
FAMILY DISTRICT AND STANDARDS FOR ACCESSORY  
BUILDINGS AND STRUCTURES**

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

SECTION 1. AMENDMENT. South St. Paul City Code Chapter 118 Article IV, Division I, Section 118-121 regarding the R-1, Single-Family District is hereby amended as follows:

**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. Garages used as an accessory to the dwelling and located upon the same lot or an adjacent lot under single ownership, 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.
  - (8) A detached garage when the principal dwelling already has an attached garage. No more than one detached garage shall be allowed per lot or per property under single ownership.

SECTION 2. AMENDMENT. South St. Paul City Code Chapter 118 Article V, Division I, Section 118-208 regarding Accessory Buildings and Structures is hereby amended as follows:

**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: Up to two (2) detached accessory structures are allowed as follows:
  - a. One detached garage 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. If there is an attached garage, a detached garage may only be allowed by conditional use permit.
  - b. One detached accessory building or structure (i.e. shed) the use of which is incidental to and located on the same lot as the dwelling, which cannot be used as a garage.

SECTION 3. 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:

An ordinance amending regulations for residential accessory buildings to allow up to two detached accessory buildings on a residential property.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in force upon its adoption and publication.

Approved: November 21, 2016

Published: December 4, 2016

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Christy Wilcox, City Clerk