

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

**Ordinance No. ~~\_\_\_\_\_~~1327**

**AN ORDINANCE AMENDING SOUTH ST. PAUL CITY CODE  
SECTIONS 118-354 REGARDING OFF-STREET PARKING REGULATIONS**

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

**SECTION 1. AMENDMENT.** South St. Paul City Code Section 118-354 is hereby amended as follows:

**Sec. 118-354. – Off-Street Parking Spaces Required.**

Off-street parking spaces required by land uses generating the need for parking shall be as follows:

- (1) One-family and two-family residences: two spaces per dwelling unit, but not to exceed four per dwelling unit.
- (2) Multiple dwellings: two spaces per dwelling unit.
- (3) Elderly (senior citizen) housing: reservation of parking space adequate for one space per dwelling unit. Initial development, however, shall require only one-half space per dwelling unit with additional spaces provided if and when needed as determined by the city council.
- (4) Churches, theaters, auditoriums, funeral homes, and other places of assembly: one space for each three seats or for each five feet of pew length based upon maximum design capacity.
- (5) Offices: one space for each 300 square feet of gross floor space.
- (6) Hotel/motel: one space per dwelling unit plus one space per employee, plus one space for each three persons who may be accommodated in a bar, restaurant, meeting room, swimming pool, convention facility, or similar place of public assembly based upon maximum design capacity.
- (7) Schools, elementary and junior high: three spaces for each classroom plus one space for each three persons who may be accommodated or seated at special meetings, athletic events, and similar occasions.
- (8) Schools, high school through college: one space for each four students based on design capacity plus three additional spaces for each classroom. In addition, one space shall be provided for each three persons who may attend a special occasion, athletic event, or similar assembly.
- (9) Hospital/clinic: one space for each three hospital beds, plus one space for each three employees, other than doctors, plus one space for each resident and regular staff doctor. Bassinets shall not be counted as beds. In no instance, however, shall the amount of

parking provided for a medical facility be less than the sum total of patients to be served at any one time plus one space for each three employees.

- (10) Sanitarium, convalescent home, rest homes, or institution: one space for each six beds, for which accommodations are offered, plus one space for each three employees.
- (11) Drive-in food establishment: one space for each 15 square feet of gross floor space plus additional parking and stacking space as may be required by the city council.
- (12) Bowling alley: ~~six~~three spaces for each bowling lane plus additional spaces as may be required for related uses such as a bar or restaurant.
- (13) Motor fuel (service) station: three spaces for each enclosed bay or service stall, plus one space for each employee.
- (14) Retail sales and service establishments: one space for each 150 square feet of gross floor area.
- (15) Medical and dental clinic: six spaces for each doctor and four spaces for each dentist.
- (16) Restaurants, cafes, bars, taverns, clubs: one space for each ~~two and one half~~three seats, based on maximum design capacity.
- (17) Undertaking or funeral establishments: one space for each funeral vehicle maintained on the premises plus one space for each three seats provided based upon maximum design capacity. Parking space shall be provided for making up a funeral procession if required by the city council.
- (18) Furniture store, wholesale use, automobile and truck sales, repair shops: one space for each 400 square feet of gross floor space plus one space for each two employees.
- (19) Industrial, warehouse, storage, handling of bulk goods: one space for each two employees on maximum shift or one space for each 2,000 square feet of gross floor space, whichever is the greater requirement. Parking spaces shall also be provided for visitors and salespersons if need is anticipated.
- (20) Uses not specifically noted: Where a use is not specifically listed herein, the required minimum off-street parking spaces shall be as determined by the city engineer using this section as a guide.
- (21) Planned unit developments and conditional uses: spaces shall be provided in amounts and locations as per approved site development and use plans and conditions, as may be determined by the city council.
- (22) Automobile repair, bus terminal, taxi terminal, boat and marine sales and repair, bottling company, shop for a trade employing six or less people, garden supply store, building material sales within a building: eight spaces plus one additional space for each 800 square feet of floor area over 1,000 square feet.
- (23) Skating rink, dance hall, or public auction house: 20 spaces plus one additional space for each 200 square feet of floor space over 2,000 square feet or one space for each three persons to be accommodated on the premises, whichever parking requirement is greater.

- (24) 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.
- (25) Community centers, libraries, clubs and lodges, art galleries: ten spaces plus one for each 150 square feet in excess of 2,000 square feet of floor area in the building.
- (26) Animal hospitals and professional service offices: one space for each employee plus three spaces for each doctor or professional person providing a service to the public.
- (27) Business service establishment: one parking space for each employee plus one space for each 200 square feet of floor area.
- (28) Financial institutions: Banks and other financial institutions shall have at least six stacking spaces per drive-in window and one off-street parking space for each 100 square feet of customer floor area.
- (29) Carwash and other drive-in businesses: Stacking space shall be provided as determined necessary by the city engineer.
- (30) Outdoor sales lots: There shall be one space for each 800 square feet of display area or one space for each ten vehicles for sale where cars and trucks are displayed.
- (31) Automobile and truck sales: one space for each 400 square feet of gross floor space plus one space for each two employees.

**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:

The proposed ordinance would decrease the number of off-street parking spaces required for bowling alleys to three parking spaces per bowling lane and for restaurants to one parking space per each three seats based on design capacity.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall become effective upon publication.

Approved:     October 16, 2017

Published:    October 22, 2017

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Christy Wilcox, City Clerk