

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

**Ordinance No. 1357**

**AN ORDINANCE AMENDING SOUTH ST. PAUL CITY CODE TO ESTABLISH  
ZONING REGULATIONS FOR RECEPTION HALLS AND TO ALLOW RECEPTION  
HALLS IN HISTORIC BUILDINGS 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, 118-128, 118-268, and 118-354 are hereby amended as follows:

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

*Racetrack* means any area where one or more animals or power-driven vehicles are raced for profit or pleasure.

*Reception or Meeting hall* (also known as a rental hall or a banquet hall) means a building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event or function, that is not open to the general public, whether or not a fee is charged.

*Recreation equipment* means play apparatus such as swing sets and slides, sandboxes, poles for nets, unoccupied boats and trailers not exceeding 25 feet in length, picnic tables, lawn chairs, barbecue stands, and similar equipment or structures, but not including tree houses, swimming pools, playhouses exceeding 25 square feet in floor area, or sheds utilized for storage of equipment.

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

(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 small wireless facility, as defined in section 54-402, that is located in the right-of-way, as long as all provisions of sections 54-400—54-429 have been met.
- (9) 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.
- (10) A Reception or Meeting hall that is not part of a church, school, charitable organization, or other allowed use when contained within an existing building that is listed on the National Register of Historic Places.

**Sec. 118-128. - GB, general business district.**

(b) *Uses by conditional use permit.* Within the GB district, the following uses may be allowed only by conditional use permit:

- (26) Other uses deemed by the city council to be similar in purpose and character to those set forth in this subsection and in subsection (a) of this section.
- (27) Parking garage.
- ~~(28) Public hall.~~
- ~~(29)~~~~(28)~~ PWS antennas.
- ~~(30)~~~~(29)~~ PWS tower.
- (30) Reception or Meeting Hall
- (31) Seasonal business.

**Sec. 118-268. - Amusement or entertainment.**

Amusement and entertainment uses shall include, but are not limited to, auditorium or recreational building, reception or meeting hall that is not accessory to an allowed use, billiard parlor, pool hall, bowling alley, dance studio, health club, moving picture theater, swimming pool, reading room, professional fine arts, photography, music, drama or dance studio, video game room, mechanical amusement game room, video tape rental, and similar uses. Said uses shall not be permitted unless they meet the following criteria:

- (1) The use is desirable to the public convenience and welfare;
- (2) The use is not detrimental or injurious to the public health, peace, or safety;
- (3) The use is not detrimental or injurious to the character or value of surrounding properties;
- (4) The use has adequate off-street parking facilities;

- (5) The use is served, or can be served, by adequate utility services;
- (6) The hours of operation of the proposed use will not be detrimental to nearby residential uses;
- (7) The use will not stimulate the gathering of large numbers of persons outside the building within which the use is located.

**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:

- (4) Churches, theaters, auditoriums, funeral homes, reception or meeting halls, and other places of assembly: One space for each three seats or for each five feet of pew length based upon maximum design capacity.

**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 proposed ordinance would establish zoning standards for standalone reception halls that are not part of some other allowed use such as a church, restaurant, or school. The ordinance would also allow reception halls as a conditional use in the City's residential zoning districts for any building that is listed on the National Register of Historic Places.

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

Approved: June 1, 2020

Published: June 4, 2020

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Christy Wilcox, City Clerk