

City of South St. Paul
Dakota County, Minnesota

ORDINANCE NO. 1306

**AN ORDINANCE AMENDING CHAPTER 118 OF THE
SOUTH ST. PAUL CITY CODE RELATING TO MINIMUM BUILDING SIZES IN THE
INDUSTRIAL DISTRICT**

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

SECTION 1. AMENDMENT. South St. Paul City Code Chapter 118 Article II Section 118-8 regarding definitions and Article IV Section 118-129 Subsection (f) regarding minimum principal building sizes is hereby amended as follows:

Sec. 118-8. Lots, Distances, and Definitions.

(c) *Definitions.* For the purposes of this chapter, certain words and phrases are defined as follows:

Floor Area Ratio

Floor area ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area. To calculate FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

A. Excluded from Floor Area in Calculating FAR.

1. **Basements.** Usable basements and cellars below finished grade.
2. **Parking.** Parking areas located entirely below finished grade or entirely beneath the finished floor of habitable space where the vertical distance between the finished floor of habitable space and finished.

Sec. 118-129. I, Industrial District.

(f) *Lot area, yard and building height.* Within the I district, the following requirements shall be met:

- (1) No structure shall be more than 50 feet in height except by conditional use permit.
- (2) Minimum building setbacks measured from the property line or right-of-way line shall be as follows:

Front yard (any street frontage).	30 feet
Side yard	20 feet
Rear yard	20 feet
Side or rear facing RR siding	0 feet

(3) Minimum lot size shall be one acre.

(4) ~~The Minimum principal building square footage shall be 5,000 square feet~~ floor area ratio shall be 0.2

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:

An ordinance eliminating the language for minimum principal building square footage in the Industrial zoning district and replacing it with a minimum floor area ratio and adding a definition into the code for floor area ratio.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in force upon its adoption and publication.

Approved: July 5, 2016

Published: July 10, 2016

City Clerk