CITY OF NORTH ST. PAUL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 1, 2020
6:15 PM

North St. Paul City Hall – Council Chambers
2400 Margaret Street

The City of North St. Paul has moved all of its public meetings online effective August 4, 2020. The move to online meeting access via Zoom ensures compliance with the Governor's Emergency Executive Order and face covering mandate while providing our Planning Commission members, staff and residents with safe and comfortable access to public meetings. Access information and links to meetings are available at northstpaul.org. This change to online meeting access will remain in effect until further notice. (Stat. 13D.02 subd. 4)

The October 1st Zoom meeting can be accessed HERE or via:
https://wsbeng.zoom.us/ (from a PC, Mac, tablet, iPhone or Android device)
Meeting ID: 230 597 443
Password: 663246
or by phone at 1-929-205-6099, meeting ID 230 597 443, password 663246.

The Planning Commission Zoom meeting will be 'open to the public' to listen in, but will be muted from contributing at all times with the exception of the open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Patrick Blees, Commissioner
Rick Gelbmann, Commissioner
John Monge, Commission Vice-Chair
Tom Sonnek, Commission City Council Liaison
Michael Stahlmann, Commissioner
Allan Worm, Commissioner

STAFF

Erin Perdu, Planning Consultant
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

A. Approval of the September 3, 2020 regular meeting minutes.

V. MEETING OPEN TO THE PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are

not on the agenda. This discussion will be limited to 15 minutes.

VI. PUBLIC HEARING

A. Variance and Minor Subdivision, Lot Split for 2847 19th Ave. E

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

VIII. OLD BUSINESS

A. 2020 Zoning Updates Discussion

IX. REPORTS FROM STAFF

X. REPORTS FROM COMMISSIONERS

XI. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, November 5, 2020 at 6:15 p.m.

CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 3, 2020
6:15 P.M.

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m. The meeting was conducted via Zoom.

II. ROLL CALL

COMMISSION
Elaine Barton, Commission Chair
Patrick Blees, Commissioner
Rick Gelbmann, Commissioner
John Monge, Commission Vice Chair EXCUSED ABSENT
Tom Sonnek, Commission City Council Liaison
Michael Stahlmann, Commissioner
Allan Worm, Commissioner

STAFF
Erin Perdu, City Planner

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Blees, with all present voting aye (5-0). Motion carried to adopt the September 3, 2020 Agenda.

IV. APPROVAL OF MINUTES

August 6 meeting minutes

Chair Barton requested the following correction to the August 6, 2020 meeting minutes:
-page 5, 5th paragraph, last word, replace "structure" with "street"

Motion to approve Minutes by Commissioner Worm, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to approve the August 6, 2020 regular meeting minutes as amended.

Commissioner Blees requested the following corrections to the August 13, 2020 meeting minutes:
-page 2 of the packet, 1st paragraph, 2nd line, replace "it" with "the deadline"
-page 2, last paragraph, 2nd line - remove "is"

Chair Barton requested the following correction to the August 13, 2020 meeting minutes:

-Page 8, first sentence - should reflect that she referenced discussions with the developer, and Commissioner Stahlmann mentioned it was a good spot for a gazebo.

Motion to approve Minutes by Commissioner Blees, and seconded by Commissioner Stahlmann, with all present voting aye (5-0). Motion carried to approve the August 13, 2020 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

-None.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

VIII. OLD BUSINESS

A. 2020 Zoning Updates Discussion

Ms. Perdu stated the Planning Commission's last meeting was a discussion of the 2020 Zoning Update, and there are a few items to wrap up from that meeting. She added a new item to discuss is the parking of various vehicles.

Ms. Perdu stated page 26 of the meeting packet is a review of recommended corrections and additions, as well as edits to the "purpose and objectives". She added she had included a section requiring that single-family residential parcels are not eligible for Planned Unit Development (PUD), and additional criteria was added under "General Requirements". The PUD must meet one of two criteria: 2 or more principle uses or structures on a single parcel, which could include a mixture of residential types and could include non-residential buildings; or a mixed-use structure must be included.

Chair Barton asked whether the criteria would be required to be included in the proposal. Ms. Perdu confirmed this.

Commissioner Blees requested the following correction: under Item K, replace "it" with "the proposal".

Chair Barton stated, with regard to flexibility from Ordinance standards, whether these are the only standards from which flexibility can be required. Ms. Perdu confirmed this.

Ms. Perdu stated she added "Street Width and Parking" to the list, based on the discussion at the Planning Commission's last meeting.

Ms. Perdu stated flexibility for parking requirements is addressed on page 30 of 64. She added the Planning Commission expressed concern that the only way you could get flexibility from the

parking requirements is if there were staggered demand. She noted the addition of peak parking demands, shared parking, proximity to mass transit and car ownership as characteristics of the targeted residential population, which should provide flexibility.

Chair Barton asked whether 600 feet is standard. Ms. Perdu stated that requirement was taken from a similar community's Ordinance, but that can be reduced.

Chair Barton stated 600 feet is inconsistent with the next requirement for 300 feet from transit. Ms. Perdu stated the general distance from a transit stop is ¼ mile.

Commissioner Blees stated he would support having both requirements at 600 feet. Chair Barton stated that would be a consideration but not a requirement.

Ms. Perdu stated, on page 33 of 64, neighborhood meetings are "strongly encouraged".

Ms. Perdu stated a review criteria was added that the PUD must be consistent with the Purpose and Objectives.

Chair Barton requested that "consistent with" be replaced with "achieves".

Commissioner Gelbmann stated he is fine with leaving C1 and C2 to specify the objectives.

Ms. Perdu stated the Planning Commission requested clarification regarding what would constitute a minor change. She added a 10% threshold was added on page 40 for the separation of buildings, setbacks, design changes, elevation, changes in height, and modification of parking lots as long as there is no reduction in number of stalls.

Chair Barton stated, with regard to 10% change in building height, the change in height must not exceed the maximum buildable height for the district.

Ms. Perdu stated "single family dwelling" was replaced with to "principle dwelling".

Chair Barton stated standards for exterior appearance should be included, similar to standards for detached garages. She asked whether it would make sense to have standards for these and other exterior aspects the Commission talked about.

Ms. Perdu stated the Minneapolis Ordinance covered balconies and decks, which cannot face an interior side yard, and prohibits rooftop decks.

Chair Barton stated exterior requirements apply to single-family homes, so they should also apply to an ADU. Ms. Perdu stated language can be added similar to the language for accessory structures.

Chair Barton stated she has concerns about front yard stairways. She added rear yard stairways are not of concern. Commissioner Gelbmann agreed. Ms. Perdu stated a prohibition can be added for exterior stairways in the front yard.

Chair Barton stated the requirement should limit stairways to the rear and side yards.

Chair Barton asked whether the 10% window requirement on exterior walls facing a public street is necessary.

Commissioner Gelbmann stated the setback is 10 feet, and there may be situations where homes are close together. He added high windows are an option.

Ms. Perdu stated a lot with both public street and alley access would need to have some windows on the wall that faces the alley. Chair Barton stated she is more concerned about the public street side.

Commissioner Gelbmann stated existing requirements for egress windows would take care of that. Ms. Perdu agreed.

Commissioner Gelbmann stated he is not sure what purpose this requirement would service, as people would want to add windows to make their homes more livable and desirable.

Two family dwellings – page 51

Chair Barton requested the following correction: bottom of the page, 2nd paragraph, "Planned Unit Development" should be capitalized.

Chair Barton requested clarification regarding tree requirements on page 52. She asked why the minimum is 1 tree per parcel and not per dwelling unit. Ms. Perdu agreed that requirement can be changed to 2 trees per parcel for a duplex. She added that is not onerous. She noted each family use would require 1 tree.

Chair Barton stated that would be a townhome. Commissioner Gelbmann stated that would be more consistent.

Ms. Perdu stated she would provide a clean draft of PUD and all housing sections in the next Planning Commission meeting packet.

Ms. Perdu stated, with regard to street parking, Commissioners had mixed responses about what should be allowed. She added one Commissioner felt that no street parking should be allowed, but a few Commissioners felt that the type of vehicle should be considered. She noted some Commissioners felt that commercial vehicles should be allowed.

Chair Barton stated the Zoning Code regulates commercial activity within the residential district.

Mr. Gelbmann stated parking of large vehicles could restrict traffic on some streets, especially if the parking is consistent.

Commissioner Worm stated only small and medium vehicles should be allowed to be parked on the street, as long as they do not have commercial signage.

Ms. Perdu stated there was consensus on commercial vehicles and equipment. She added there was some discussion last year about State regulations for vehicle size.

Commissioner Gelbmann asked whether semi-trucks are allowed. Chair Barton stated that would be considered a large vehicle. She added they have been parked in side yards in the past, which creates issues with neighbors.

Ms. Perdu stated there is consensus that semi-trucks should be prohibited from parking in residential neighborhoods.

Commissioner Blees stated the term "long-term basis" is used. He added he does not believe it is objectionable to park a semi-truck in the side yard once in a while. He noted perhaps it would be helpful to define "long-term".

Chair Barton stated one of the difficult things about this issue is that the City does not do proactive Code enforcement. She stressed the importance of making sure that requirements are clear and reasonable.

Commissioner Worm stated there are several homes in North St. Paul that do not have a driveway at all. He asked where small commercial vehicles would be parked in that case.

Ms. Perdu stated she would review the City Code for language about what is allowed to be parked on the street and provide draft changes for the Planning Commission's review.

Commissioner Blees stated restricting commercial vans with logos could severely restrict people from being able to do their business.

Chair Barton stated vehicles that are being operated for commercial purposes over a certain weight are required to have commercial signage. She added signage is not a problem in the small vehicle category, as many people drive them for personal use as well. She added her only question is how many would be allowed.

Commissioner Blees stated two vehicles would be acceptable.

Chair Barton stated she mentioned to Ms. Perdu the importance of not encouraging residents to add more impervious surface for parking. She added she is thinking about quantity of vehicles and what will happen to residential streets from an aesthetic perspective. She noted consideration should also be given to safety concerns related to larger vehicles and trailers.

Commissioner Gelbmann stated screening and landscaping could be used to address the aesthetic of large vehicles in side and rear yards. Ms. Perdu stated that is a good idea.

Chair Barton stated she does not support routine parking on the street.

Ms. Perdu stated there is some disagreement about whether recreational vehicles should be allowed to be parked in driveways. Commissioner Gelbmann stated some residents may have

visitors who come and stay in a recreational vehicle in their driveway. He asked what impact that would have on where the vehicle can be parked.

Ms. Perdu stated the number of recreational vehicles that are allowed to be parked in a driveway can be limited. She added, however, some parcels are very large and regulation may not be necessary.

City Council Liaison Sonnek stated he has reviewed similar Ordinances from other local communities, and they are not very specific about these issues that are being discussed. He added this could be opening up a pandora's box, in terms of being too specific. He noted there may be more general statements that could be made.

Commissioner Blees stated his biggest issue is with street parking, and issues with views, safety and visibility. He added restrictions on parking in the side and rear yards should be lessened dramatically.

Ms. Perdu stated she can draft some language related to safety related to street parking.

City Council Liaison Sonnek stated the main focus is to limit the impact on neighboring properties.

Chair Barton stated there could be a limit on the number of recreational vehicles per household. She added that might be considered unreasonable. Ms. Perdu stated the number of vehicles in the side yard and rear yard could be regulated.

Ms. Perdu stated she would draft a parking Ordinance. She added the photos and grid were very helpful and might be used at City Hall as an exhibit for residents.

Commissioner Worm requested that a draft document be sent out to the Commissioners for review before it is finalized.

REPORTS FROM STAFF
-None.

IX. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated construction continues on all projects, and there is a lot happening in the downtown area. He added the live video stream from the rooftop of Polar Lounge is now available for viewing on the City website. He added construction on the storage facility at Anchor Block is coming along, and the apartment complex should be starting soon.

City Council Liaison Sonnek stated the City Council has been discussing the 2021 budget at recent budget workshops. He added the City Council's guidance was to keep the City operating levy at a 0% increase. He noted this has resulted in the elimination of 5 City Staff positions, which is having some affect throughout the City, and at City Hall.

Chair Barton stated video recordings of City Council budget workshops have been added to the City's website. She added she has watched the more recent meetings, and the City Council has been discussing budget impacts and layoffs. She expressed appreciation for City Staff and the City Council for their hard work and efforts.

Commissioners Worm and Stahlmann did not receive their meeting packets. Ms. Perdu agreed to let Ms. Boerschinger know about that.

Commissioner Gelbmann stated the Lake Association has been working with Ramsey County and other organizations to eradicate purple loosestrife in the lake.

Chair Barton asked whether the signal at McKnight Road will be activated soon. She added she noticed the road between 8th and 9th Avenues was closed. City Council Liaison Sonnek stated he did not see a notice on that.

Chair Barton stated the annual MIA March is scheduled for September 10, 2020 at 6:30 p.m. from City Hall to the Veteran's Memorial.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Worm, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to adjourn the meeting at 7:57 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, October 1, 2020 at 6:15 p.m.

Members, please notify any planned absences to:

Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org

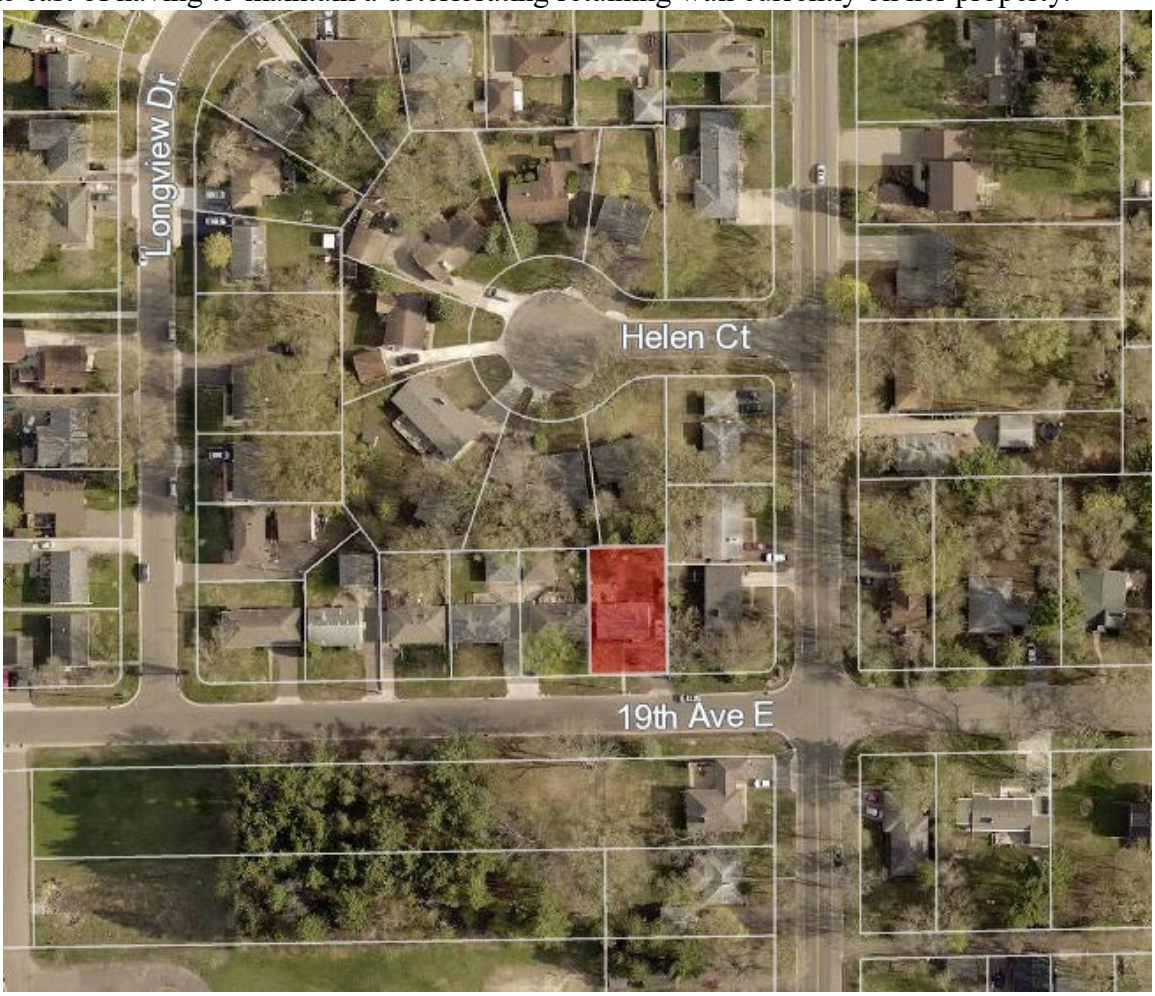
MEMORANDUM

Date: September 24, 2020
To: Planning Commissioners
From: Erin Perdu, AICP, City Planner
CC: Scott Duddeck, City Manager
Re: Variance and Minor Subdivision, Lot Split for 2847 19th Ave. East

BACKGROUND

The City is sponsoring an application for a Minor Subdivision Application and a Variance from for a lot line adjustment at 2847 19th Avenue East. The existing structure at 2487 19th Ave. E. will be torn down and a new house rebuilt on the parcel. The proposed lot size and width meet the minimum requirements for the zoning district. However, the proposed house on the site (part of the city's student-built home program) exceeds the maximum lot coverage of 40%. Therefore, a variance is requested to enable a new home to be built on the lot.

A minor subdivision/lot split is a division of a single parcel, lot, or tract into two separate parcels, lots, or tracts. Any lot line adjustment, such as the one proposed here, requires a minor subdivision. The proposed adjustment would move the side lot line eastward by five feet. That shift allows the proposed home to meet required side setbacks and relieves the property owner to the east of having to maintain a deteriorating retaining wall currently on her property.



FINDINGS

Minor Subdivision Lot Split Review:

Standards for the review of minor subdivisions are as follows:

1. *Dimensions of all property lines.*
   The applicant has provided the dimensions of all property lines as shown on the Certificate of Survey. The lot width dimensions comply with the R-1 Single Family Residential District which requires a minimum lot width of 60 feet.

2. *Proposed use and area of each new lot.*

   The proposed use of each new lot is single family residential.
   The parcel is located in the R-1 district, which carries a minimum lot size of 7,920 sf., minimum width of 60 ft, and minimum side yard setback of 6ft. The existing lot is non-conforming at 6,082 sf. The proposed lot line adjustment will bring the lot area closer to conformity, at 6,513 sf.
   The proposed lots meet the minimum lot width, measuring 65' and 80' respectively.
   The proposed new home at 2487 19th Ave. E. meets the minimum side setback requirements with the proposed lot line adjustment. The existing home to the east will also meet the rear setback requirement of 25 feet.

3. *Existing and proposed drainage and contour plan.*
   The City Engineer has reviewed the proposed drainage and contour plan and has determined that it meets all City requirements.

4. *Location and widths of proposed utility easements. The City requires most new lots to have drainage and utility easements located on the front and rear ten feet and the side five feet of the lot. The easements must be reflected on the survey.*
   The applicant has included the required 5-foot and 10-foot drainage and utility easements on the "Lot Line Adjustment" exhibit.

Lot Coverage Variance Review:

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

i.) The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;
Part of the purpose of the residential districts is to "promote quality housing design and rehabilitation" and to "ensure that new buildings…are designed with sensitivity to their context in terms of building placement, architectural materials, height, proportions, garage and driveway placement, landscaping and similar design features." This redevelopment is consistent with this intent. The proposed home is a single-story rambler as are the rest of the homes on that block. The home is similar in design and scale to

those in the neighboring area. The home also meets all setback requirements.

ii.) *The variance will not adversely affect the health, safety, or general welfare of the City;*
The use of the property will not change with this variance. The City Engineer has reviewed the proposal and no adverse impacts on neighboring properties are anticipated with the slight increase in lot coverage.

iii.) *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land in located;*
The parcel is of similar size and shape to neighboring parcels. The proposed home includes a garage where the current home has none, making it more in character with neighboring structures. The addition of the garage pushes the site beyond the allowable lot coverage. The other homes within this block that also have detached garages also have similar lot coverage ratios.

iv.) *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*
The proposed home is one-story and similar in style to those in the neighborhood. The main floor plan of the home includes two bedrooms, 2-and-a-half bathrooms and a standard two-car garage. The additional living space is located in the lower-level. The footprint of the home has been minimized, so the variance request to exceed allowable lot coverage is as small as possible.

v.) *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*
The proposed intensity of use is reasonable; no change in use will take place as a result of this variance request.

b. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*
The circumstances on the parcel are not created by the landowner; rather, they are created due to the creation of a livable one-story dwelling unit that matches the character of the homes nearby.

c. *The variance, if granted, will not alter the essential character of the locality.*
The variance, if granted, will not alter the essential character of the locality; rather, it allows for the construction of a one-story home that fits the character of the neighborhood.

d. *Economic considerations alone do not constitute practical difficulties.*
The practical difficulty results from trying to build a home that meets current

basic needs for single-family home on the lot while maintaining a single-story structure that is compatible with the neighborhood.

e. *The variance is consistent with officially adopted City plans and overlays.* The proposed variance is consistent with the city code and the R-1 district.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following actions:

1. **Approval** of a variance for the maximum allowable lot coverage on the site: 43.5% where 40% is required.

2. **Approval** of the minor subdivision as requested.

City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:
Residential $500 min.
Non-Res. $1000 min.
(code 1.2044)

Application Fee:
Residential $250.00
Non-Res $500
(code 1.3290)

APPLICATION FOR VARIANCE

The variance process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: City of North St. Paul HRA
Company (if applicable): _____
Address: 2400 MARGARET ST.
City, State, Zip: NORTH ST. PAUL, MN 55109
Phone Number: 651-747-2400
Email: _____

Owner Name: City of North St. Paul HRA
Company (if applicable): "
Address: "
City, State, Zip: "
Phone Number: "
Email: "

Are you the owner of the property? X YES _____ NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): 2487 19TH AVE., NORTH ST. PAUL, MN 55109
Parcel Identification Number (PID) (see Ramsey County website): _____
Legal description of property: LOT 14 BLOCK 2 OF LONGVIEW ADDITION
Present zoning of property (see City website): R-1: Single Family Residential
Size of property (acreage): 0.15
Title information: _____ Abstract _____ Torrens
Property Desciption: _____ Residential _____ Commercial _____ Industrial _____ Institutional

PROPOSAL INFORMATION

The request(s) which we desire for our property is/are in conflict with the following section(s) of the City of North St. Paul Zoning Code (reference Zoning Code, see City website): Residential Districts Design Requirements: Lot Coverage (Table 5)
Proposed non-conformance(s): lot coverage existing 40%

On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a project description.
2. Is the variance in harmony and consistent with the general purposes and intent of the Comprehensive Plan and Chapter 154?
3. Will the variance adversely affect the health, safety, or general welfare of the City?
4. Is the variance necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land in located?
5. Is the variance requested, the minimum variance necessary to alleviate the practical difficulty? Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:
   - The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.
   - The plight of the landowner is due to circumstances unique to the property not created by the landowner.
   - The variance, if granted, will not alter the essential character of the locality.
   - Economic considerations alone do not constitute practical difficulties.
   - The variance is consistent with officially adopted City plans and overlays.

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: Scott Duddeck Date: 9/17/2020

Owner Signature: Scott Duddeck Date: 9/17/2020

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: 9/17/20 Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____

City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow: $500 min. (code 1.2044)

Application Fee: $500.00 (code 1.3290)

APPLICATION FOR MINOR SUBDIVISION

The minor subdivision permit process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: City of North St. Paul HRA
Company (if applicable): _____
Address: 2400 Margaret St.
City, State, Zip: North St. Paul MN 55109
Phone Number: 651-747-2400
Email: _____

Owner Name: City of North St. Paul HRA
Company (if applicable): _____
Address: "
City, State, Zip: "
Phone Number: "
Email: _____

Are you the owner of the property? X YES _____ NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): 2487 19TH AVE. NORTH ST. PAUL, MN 55109
Parcel Identification Number (PID) (see Ramsey County website): _____
Legal description of property: LOT 14 BLOCK 2 OF LONGVIEW ADDITION
Present zoning of property (see City website): R1: SINGLE FAMILY RESIDENTIAL
Size of property (acreage): 0.15
Title information: _____ Abstract _____ Torrens
Property Desciption: X Residential _____ Commercial _____ Industrial _____ Institutional

PROPOSAL INFORMATION

Application is hereby made for a Minor Subdivision

_____ Lot Split _____ Lot Combination X Lot Line Adjustment

The applicant hereby grants permission for the City's employees, officials, and agents to enter onto the property that is subject to this application for the purposes of viewing the property and reviewing this request.

Provide a project description (attach additional paperwork if necessary): ADDITION OF 430 SQFT. TO EAST SIDE OF PROPERTY (5FT × 86FT)

NOTE:

1. In addition, the City requires a Certificate of Survey reflecting the location(s) of the building(s) for all new construction prior to issuance of a building permit.
2. Filling or excavating a wetland may require a permit from the City or Watershed District.
3. County driveway permits are required where applicable.
4. Contact the Finance Department at (651) 747-2404 for sewer, water or any other pending or deferred assessments or cash connection charges. Any outstanding assessments or required cash connection fees must be paid at the time of application.
5. City Ordinances can be view online at www.amlegal.com/north_saint_paul/

NOTE TO APPLICANT

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2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: Scott Dudderich Date: 9/17/2020

Owner Signature: Scott Dudderich Date: 9/17/2020

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

LOT LINE ADJUSTMENT

~for~ THE CITY OF NORTH ST. PAUL
~of~ 2487 19TH AVENUE E.
NORTH ST. PAUL, MN 55109

EXISTING PROPERTY DESCRIPTIONS

(2487 19TH AVENUE E.)
Lot 14, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

(2711 HELEN STREET N.)
Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

DESCRIPTION OF PARCEL TO BE CONVEYED

The west 5.00 feet of Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

DENOTES PARCEL TO BE CONVEYED (432 sq. ft.)

PROPOSED PARCEL DESCRIPTIONS

(2487 19TH AVENUE E. - 6,513 sq. ft.)
Lot 14, Block 2, and the west 5.00 feet of Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

(2711 HELEN STREET N. - 6,887 sq. ft.)
That part of Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota, which lies east of the west 5.00 feet thereof.

DRAINAGE AND UTILITY EASEMENT DESCRIPTIONS

(2487 19TH AVENUE E.)
A perpetual easement for drainage and utility purposes over, under and across the west 5.00 feet; the south 10.00 feet; the north 10.00 feet; and the north 18.65 feet of the east 5.00 feet of Lot 14, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under and across the west 5.00 feet of Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

(2487 19TH AVENUE E.)
A perpetual easement for drainage and utility purposes over, under and across the west 10.00 feet; the south 10.00 feet; the east 10.00 feet; and the north 5.00 feet of the following described parcel:

That part of Lot 13, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota, which lies east of the west 5.00 feet thereof.

NOTES

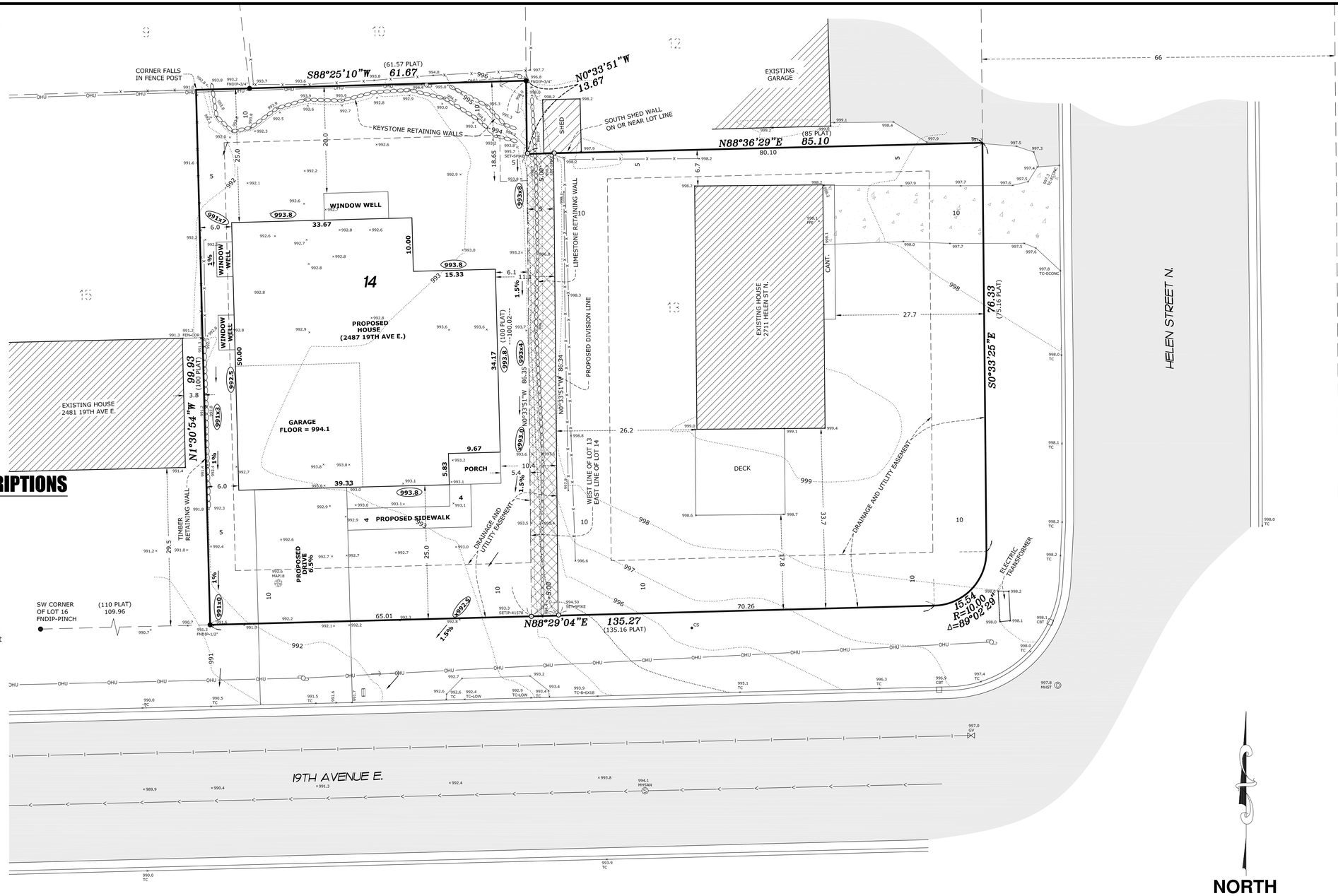
- Field survey was completed by E.G. Rud and Sons, Inc. on 8/4/2020.
- Bearings shown are on Ramsey County datum.
- Parcel ID Numbers: 01-29-22-34-0013 (2487 19th Ave N.)
  01-29-22-24-0012 (2711 Helen St N.)
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES MAILBOX
- DENOTES GUY WIRE
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SANITARY SEWER MANHOLE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

TREE DETAIL

DENOTES ELEVATION
DENOTES TREE QUANTITY
DENOTES TREE SIZE IN INCHES
DENOTES TREE TYPE



NORTH

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

BENCHMARK

MNDOT GSID STATION #106361
MNDOT STATION NAME: ACE
ELEVATION: 937.793 (NAVD 88)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 9/16/2020 License No. 41578

DRAWN BY: BAB	JOB NO: 200889HS	DATE: 9/15/2020
CHECK BY: JER	FIELD CREW: JR	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

C:\USERS\BBYER.EGRUD\DESKTOP\REMOTE JOBS\200889 NORTH ST PAUL\200889-LL ADJUST2.DWG

20.0889HS

CERTIFICATE OF SURVEY

~for~ THE CITY OF NORTH ST. PAUL
~of~ 2487 19TH AVENUE E.
NORTH ST. PAUL, MN 55109

PROPERTY DESCRIPTION

Lot 14, Block 2, LONGVIEW ADDITION, Ramsey County, Minnesota.

PROPOSED ELEVATIONS

(9'4" POURED WALL BASEMENT)

TOP OF WALL = 994.5
GARAGE FLOOR = 994.1
LOWEST FLOOR = 985.5
TOP OF FOOTING = 985.2

DIAGONAL: 49.00 X 72.00 = 87.09

IMPERVIOUS COVERAGE

Total parcel area = 6,082 sq. ft.

Proposed house foundation = 2,297 sq. ft.
Proposed driveway = 429 sq. ft.
Proposed sidewalk = 109 sq. ft.

Total impervious area = 2,835 sq. ft. (46.6%)

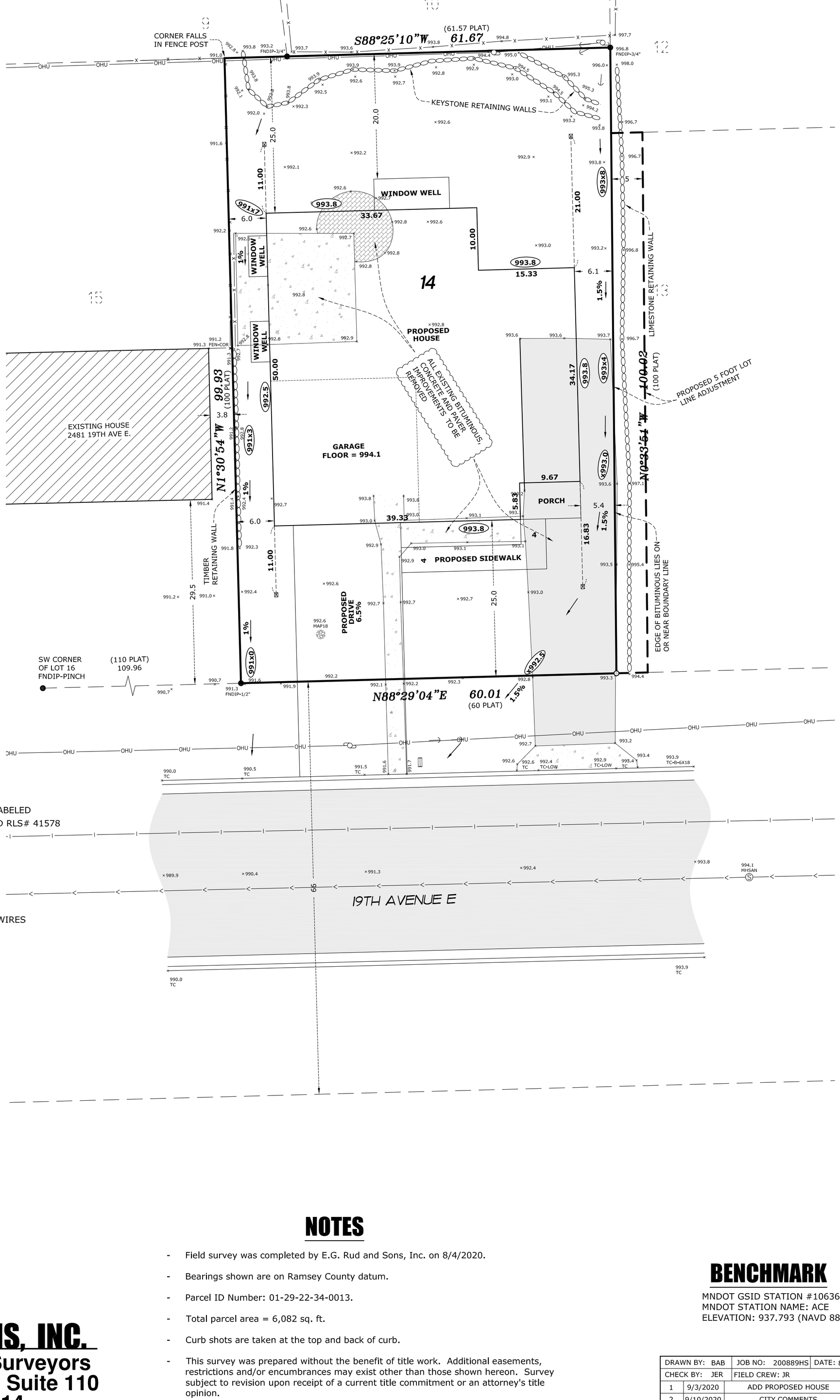
Parcel area after 5 foot acquisition = 6,513 sq. ft.
Total impervious area = 2,835 sq. ft. (43.5%)

NORTH

GRAPHIC SCALE

10 0 5 10 20

1 INCH = 10 FEET



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES MAILBOX
- DENOTES GUY WIRE
- OHU DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SANITARY SEWER MANHOLE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

TREE DETAIL

950.26 OAK20-2

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 9/10/2020 License No. 41578

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 8/4/2020.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 01-29-22-34-0013.
- Total parcel area = 6,082 sq. ft.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

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MNDOT STATION NAME: ACE
ELEVATION: 937.793 (NAVD 88)

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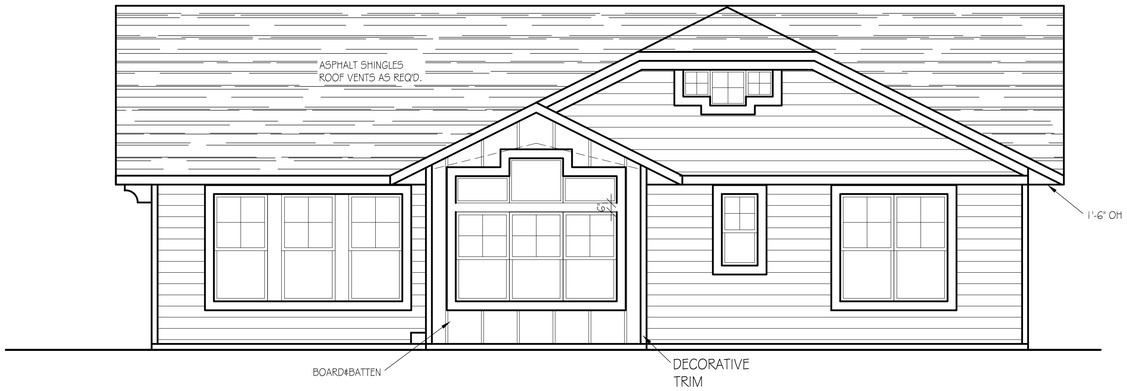
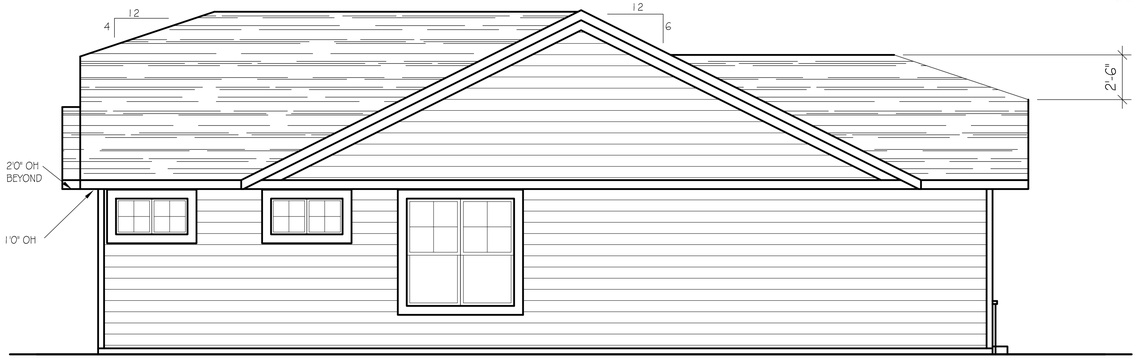
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

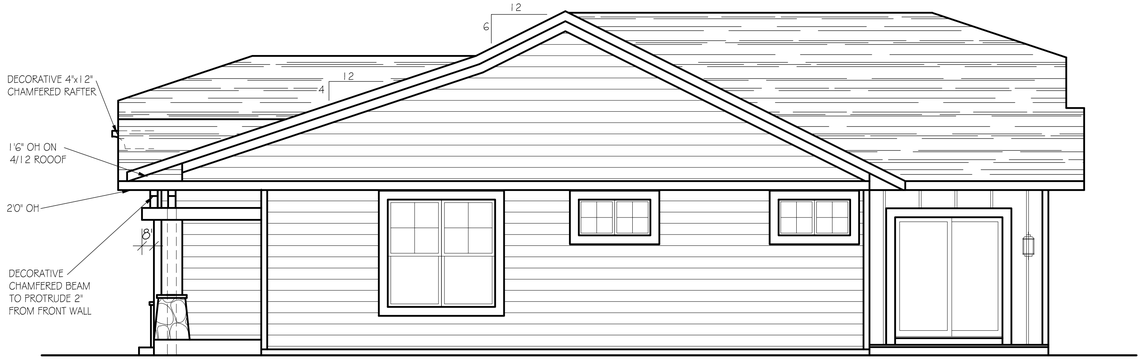
DRAWN BY: BAB	JOB NO: 200889HS	DATE: 8/6/2020
CHECK BY: JER	FIELD CREW: JR	

NO.	DATE	DESCRIPTION	BY
1	9/3/2020	ADD PROPOSED HOUSE	BAB
2	9/10/2020	CITY COMMENTS	BAB
3			

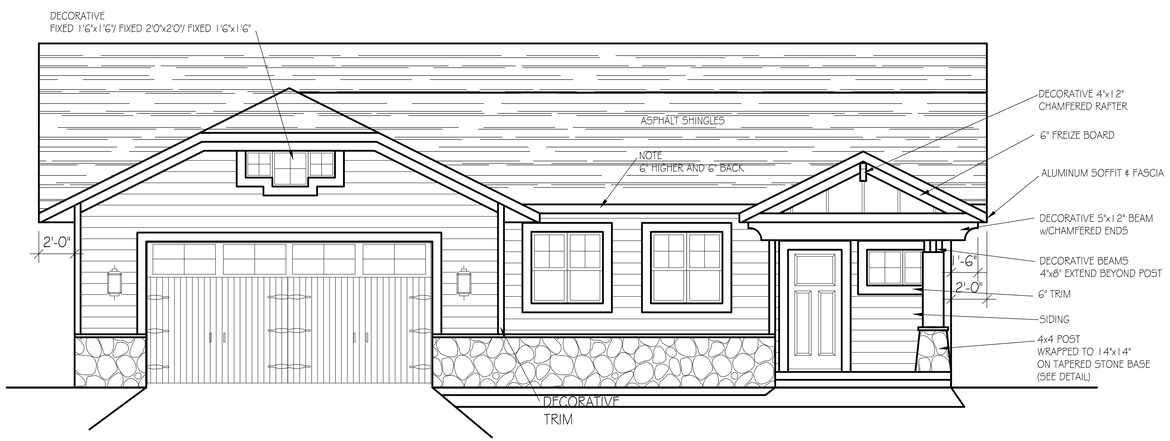


REAR ELEVATION
SCALE: 1/4" = 1'-0"





LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

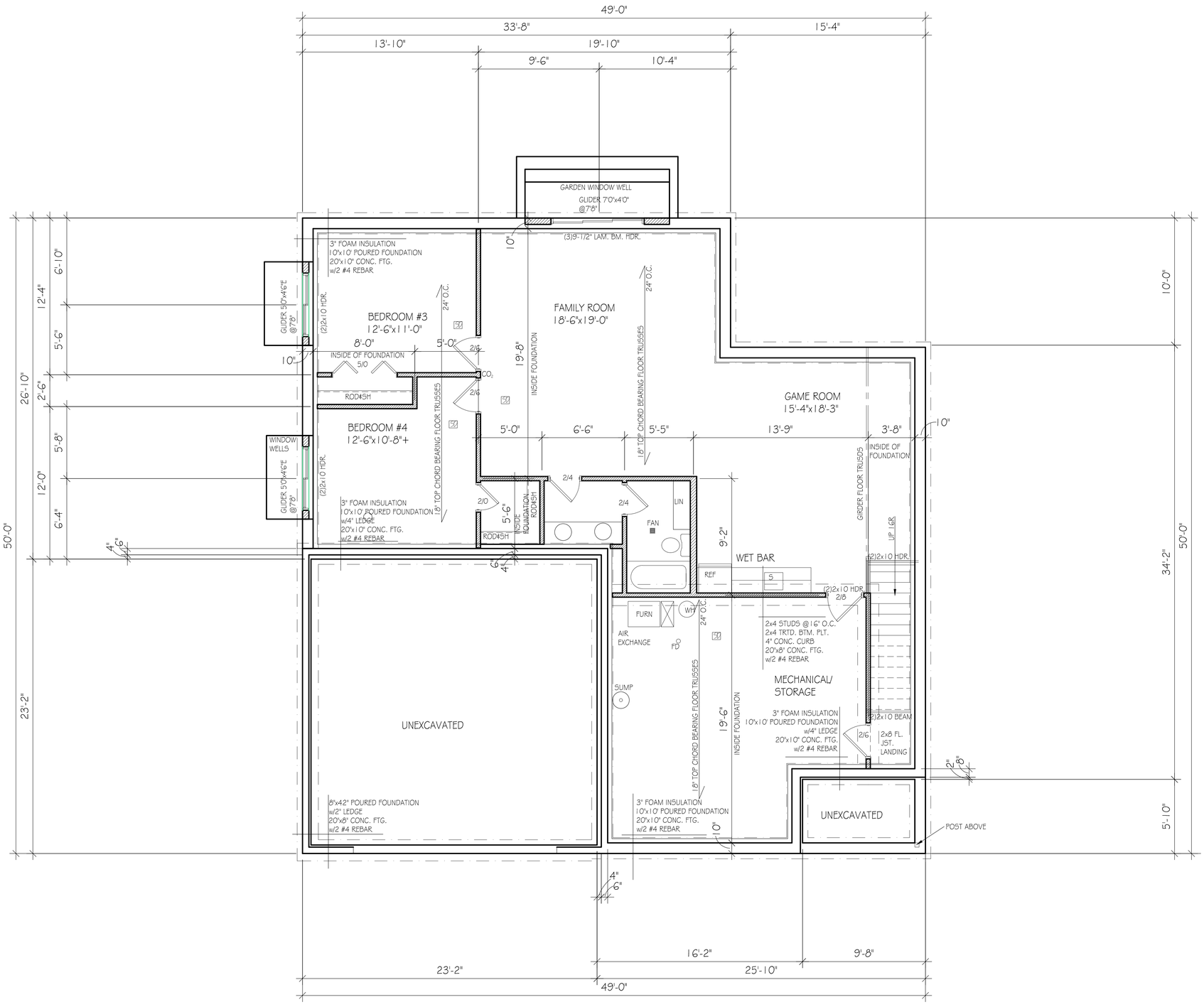
Cornerstone Custom Design
Tom and Cindy Johnson
Cell (712) 330-2827
www.cornerstonecustomdesign.com

CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D.JOHNSON
DATE: 8-28-20		ELEVATIONS

2487 19TH AVENUE

PLAN #200807 | PG 1OF4



FOUNDATION PLAN

1685 sq. ft.
1285 fin. sq. ft.

SCALE: 1/4" = 1'-0"

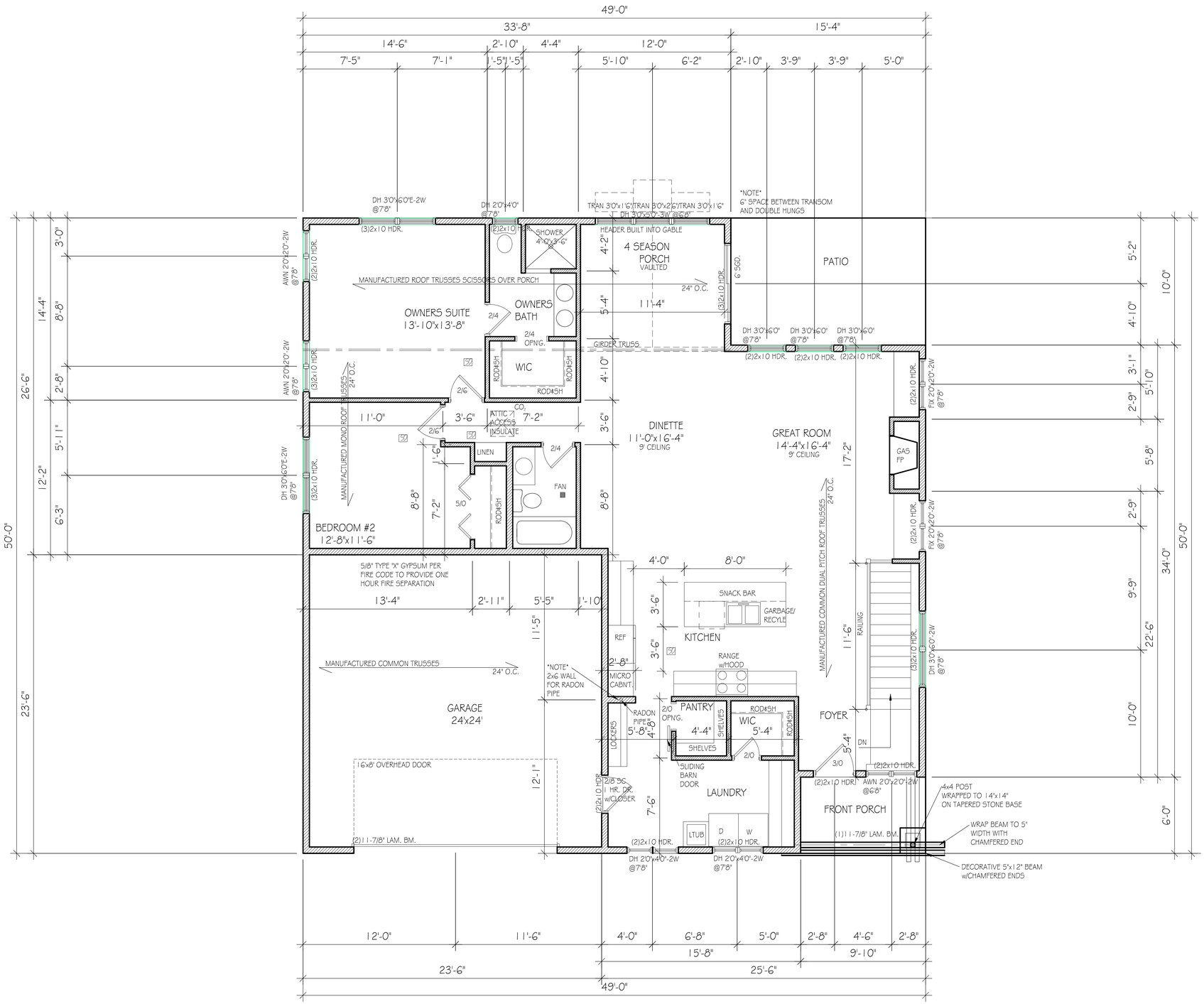
Cornerstone Custom Design
Certified Professional Designer
www.cornerstonecustomdesign.com

CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D.JOHNSON
DATE: 8-28-20		FOUNDATION PLAN

2487 19TH AVENUE

PLAN #200807 | PG 2OF4



MAIN FLOOR PLAN

1685 sq. ft. SCALE: 1/4" = 1'-0"

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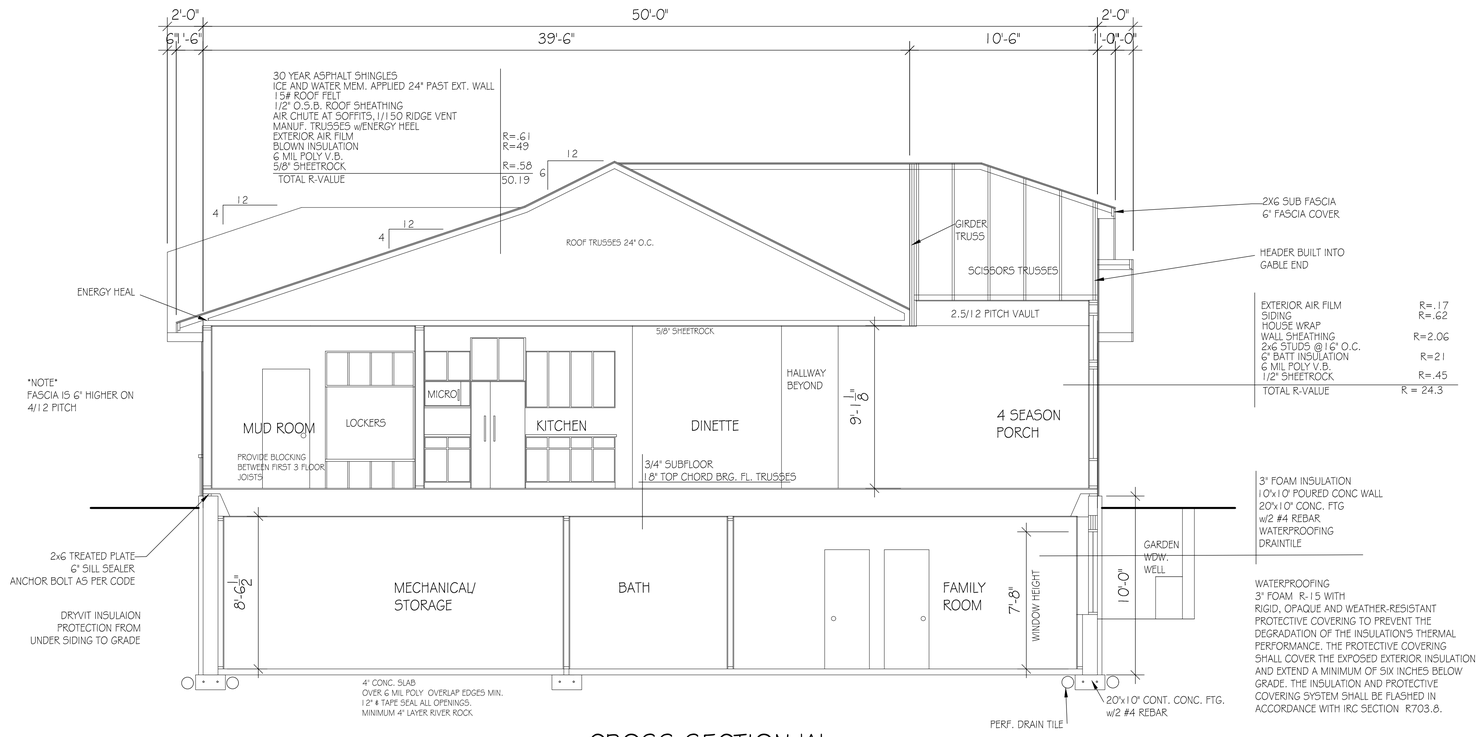
Custom Home Designs
Call (719) 930-2527
www.cornerstonecustomdesign.com

CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: L.D.JOHNSON
DATE: 8-28-20		MAIN FLOOR PLAN

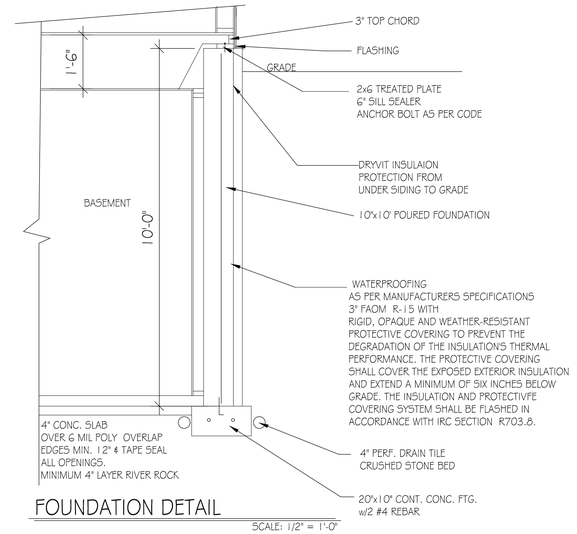
2487 19TH AVENUE

PLAN #200807 | PG 3OF4



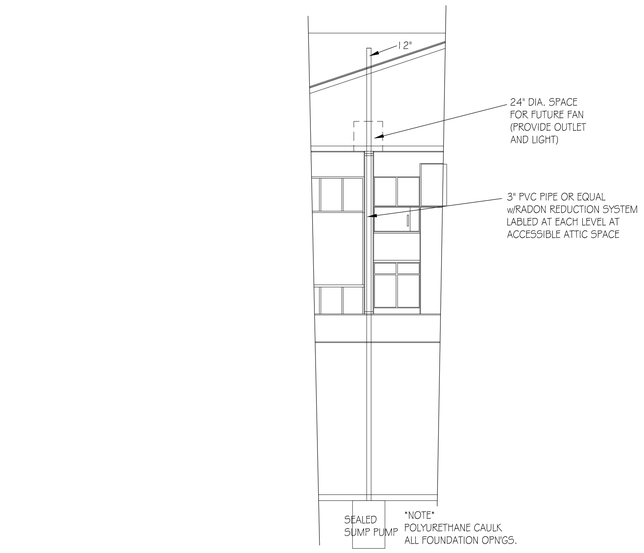
CROSS SECTION 'A'

SCALE: 1/4" = 1'-0"



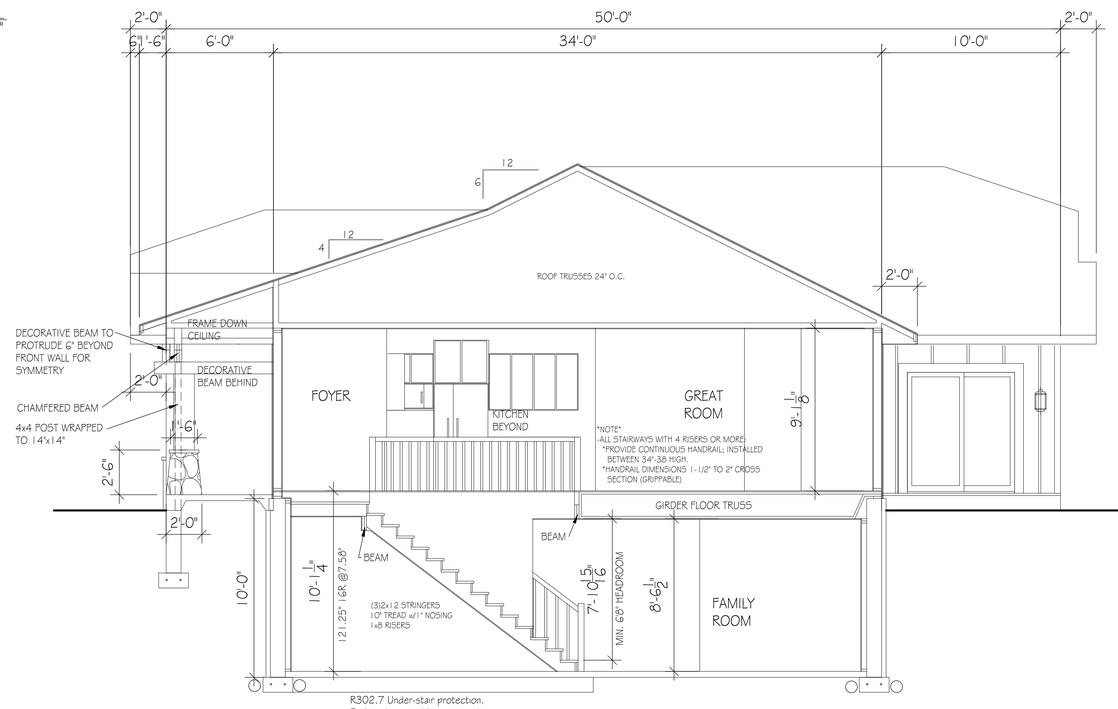
FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



PASSIVE RADON MITIGATION SYSTEM

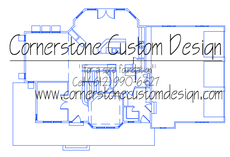
SCALE: 1/4" = 1'-0"



R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

CROSS SECTION 'B'

SCALE: 1/4" = 1'-0"



CORNERSTONE CUSTOM DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO THE START OF CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SCALE: SEE PLAN	APPROVED BY:	DRAWN BY: L.D.JOHNSON
DATE: 8-26-20		SECTIONS

2487 19TH AVENUE-PRELIMINARY

PLAN #200807 | PG 4OF4

Agenda Information Memorandum
North St. Paul Planning Commission
October 1, 2020

VIII. REPORTS FROM STAFF

A. 2020 Zoning Updates Discussion - Parking

ACTION TO BE CONSIDERED

Provide feedback on proposed amendments related to parking in residential areas

FACTS

This memo provides background information and recommendations on the following:

- Parking of Commercial and Recreational Vehicles

Commercial and Recreational Vehicle Parking Ordinance

Based on our discussion at the September meeting and the responses to the homework assignment, we have crafted some draft language regarding parking in residential areas. We endeavored to keep things as simple as possible and focused on clear definitions for the various types of vehicles, where they can be parked and for how long. To summarize, the ordinance amendments include:

- Definitions for all types of vehicles we propose to regulate. These are largely based on the American Planning Association's Planner's Dictionary (which includes best practices from around the country) but have been tweaked in some places based on our local situation. Some are also taken from the Minnesota Department of Vehicle Services
- A table that includes where and when each type of vehicle can be parked.
- Changes to the code language regulating truck parking

We did research regulations at the State level that may help us distinguish between vehicles associated with a residential use and those associated with a commercial use. There are some requirements for commercial plates (included below). However, our experience with code enforcement shows that many people do not register their vehicles properly. Therefore, we think it is better include a combination of regulations including some based purely on the size and type of the vehicle, which can be easily determined by code enforcement personnel if the vehicle does not have the required plates.

- Trailers: State statute requires trailers with a gross vehicle weight of 3,000 pounds or more to display a distinctive plate. A registration sticker is displayed on the tongue of the vehicle. If the trailer is *not* a recreational vehicle or towed as a tractor-semi-trailer combination, registration is based on gross weight. Semi-trailers that are designed and used in conjunction with a truck-tractor require special "semi-trailer" plates.
- Weight class license plates apply to trucks, tractor and truck-tractors based on gross vehicle weight.
- Commercial zones plates: these are required for trucks, tractors and truck-tractors with a manufactures gross vehicle weight rating of one ton or more. Vehicles with these plates must park in commercial zones.

Questions for discussion:

- What additional information do we want to include in the proposed definitions (after the "and/ors"
- Do we want to include restrictions on how many days/months recreational vehicles can be parked on a lot? To prevent vehicles being stored over the "off-season"?
- Are the limits on the numbers of recreational vehicles appropriate?
- Are we comfortable with the proposed clear vision zones?

Proposed Changes to Parking Ordinance Language

MOTOR VEHICLE, LARGE. Motor vehicles including but not limited to trucks, recreational vehicles, buses, boats attached to trailers, heavy equipment, and similar size vehicles which exceed eighteen (18) feet in length. AND/OR

TRAILER, WEIGHTED. A trailer required by the State of Minnesota to be registered at over 3,000 pounds gross vehicle weight, that are not a recreational trailer or towed as a tractor-semi trailer combination.

VEHICLE, COMMERCIAL. Any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and similar vehicles not ordinarily used for personal transportation having a gross weight of more than 10,000 pounds and/or exceeding eighteen (18) feet in length

[Existing definition] VEHICLE, RECREATIONAL. A vehicular type portable structure without permanent foundation which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes. AND/OR

Trailers classified as "Small Utility Trailers" by the Minnesota Department of Vehicle Services, receiving permanent registration with a gross vehicle weight over 3,000 pounds. AND/OR

Vehicles bearing a State of Minnesota recreational vehicle license plate required for self-propelled vehicles and trailers equipped as temporary human living quarters.

YARD. A required open space on a lot which is unoccupied and unobstructed by a structure from its lowest level to the sky except as permitted by this chapter. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.

YARD, FRONT. That portion of the yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right-of-way line to the depth required in the setback regulations for the zoning district in which such lot is located.

§ 154.010 GENERAL REGULATIONS.

(J) *Off street parking & loading.*

1. *Purpose.* The purpose of this section is to provide for off-street parking and loading areas and pedestrian facilities that are accessible, attractive, secure, maintained and meet the needs generated by specific uses. It is further the intent of these regulations to avoid undue congestion on public streets; to protect the level of service and capacity of existing streets; to avoid unnecessary conflicts between pedestrians and vehicles; to preserve and enhance the city and to protect the public health, safety and welfare.

2. *Application of parking and loading regulations.* The application of off-street parking and loading regulations shall apply to all buildings and uses of land established after the effective date of this section.

3. *General standards for non-residential areas.*

(a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate

space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.

(b) Use of parking and loading space. Required parking or loading space shall not be used for storage of goods or for storage of vehicles that are inoperable or for sale or rent.

(c) Computing requirements. In computing the number of such parking spaces required, the following rules shall govern:

i. Floor area shall mean the gross floor area of the specific use;

ii. Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.

(d) Buffer fences and planting screens. Off-street parking and loading areas near or adjoining residence districts shall be screened by a buffer fence of adequate design or a planted buffer screen; plans of such screen or fence shall be submitted for approval as part of the required site plan, and such fence or landscaping shall be installed as part of the initial construction.

(e) Access.

i. Parking and loading space shall have proper access from a public right-of-way as determined by the Zoning Administrator.

ii. The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.

(f) Combined facilities. Except in the R-1 District, combined or joint parking facilities may be provided for one or more buildings or uses, provided that the total number of spaces shall equal the sum of the requirements for each building or use. Underground parking bonus. If 50% or more of the required parking is provided underground or under the principal structure, 300 square feet shall be added as lot area for each space, so placed, and said lot area shall be used to determine the maximum allowable use of the property; for example, the number of dwelling units or the floor area ratio for an office building, provided the maximum bonus shall not increase the number of units or floor area by more than 30%.

(g) Lighting. Lighting shall meet the requirements specified in the zoning district and for the specific use where stated.

(h) Required site plan. Application for a building permit shall include a site plan drawn to scale and dimensioned showing off-street parking and loading space to be provided in compliance with this section. The site plan shall include an acceptable drainage plan.

9. *Off-street parking standards for residential districts.*

(a) Definitions: for the purposes of this section, the following vehicles are defined:

a. Type 1 Commercial Vehicle: a commercial vehicle less than 8'6" height or 22' in length -

b. Type 2 Commercial Vehicle: a commercial vehicle greater than dimensions of Type I and less than 15,000 gross vehicle weight rating

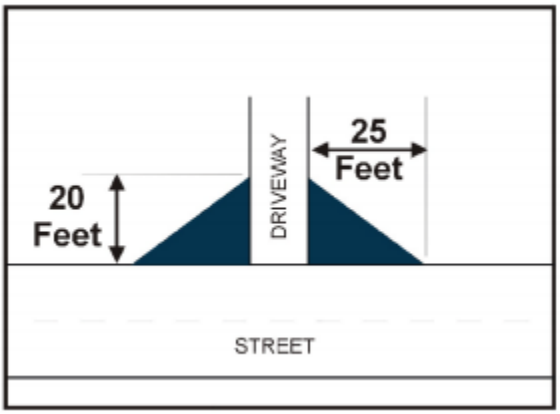
c. Recreational Vehicle – as defined in 154.003

d. Large Recreational Vehicle~~——~~- a recreational vehicle over 36 feet in length OR a boat or unoccupied trailer over 25 feet in length

(b) ~~(a)~~ Vehicles may be parked in residential districts per the following table:~~Truck or bus parking in residential districts. Off-street parking of commercially licensed trucks, trailers or buses with a gross weight of over six tons shall be prohibited, except for deliveries or unloading. Trucks, trailers or buses of less than six tons gross weight shall not be stored in the front yard.~~

Type of Vehicle	Permitted Location	Number	Time Limit
Passenger Automobile	Garage, driveway, side yard, or rear yard surfaced area	No limit	No limit
Type 1 Commercial Vehicle	Garage, Driveway, side yard, or rear yard surfaced area	Two (2) per lot	No limit
Type 2 Commercial Vehicle	Garage	One (1) per lot	No Limit
Recreational Vehicle	Garage, driveway, side yard or rear yard surfaced area	Two (2) per lot	Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded Garage: No limit Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened
Large Recreational Vehicle	Garage, Driveway, side yard, or rear yard surfaced area	One (1) per lot	Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded Garage: No limit Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened

~~(a)~~(c) No vehicle may be parked such that the driveway safety visibility area of adjoining properties is obscured. For this section the driveway safety visibility area shall be created by measuring 25 feet from the edge of the driveway along the street and 20 feet along the driveway, perpendicular from the street (NOTE: we will create our own image)



(sample image)

(b) ~~Vehicle storage~~Paved surface. All vehicles personal, recreational, or commercial shall be stored or parked on a driveway surface.

(c) Setbacks. New driveways and off-street parking shall be set back a minimum of three feet from side property lines. Off-street parking shall be at least 15 feet from the back of the curb or roadway.

(d) Location of parking. Required off-street parking spaces shall be provided on the same lot.

(e) Driveways, authorized parking areas, and authorized garages.

i. Driveways must lead to and abut a vehicle access door having a width of at least eight feet. Driveways must not exceed a 22 foot maximum width at the property line.

ii. Existing driveways which do not lead to an authorized parking area or authorized garage must be removed and landscaped.

iii. Existing driveways which provide access to an authorized parking area or garage shall be improved/surfaced according to this section; however, if the driveway leads to an unpaved street or alley, a waiver to the surface requirement will be considered by the city upon receipt of a written request explaining the reason and justification for this request.

iv. Required number of off-street parking spaces. The minimum number of required off-street parking spaces are located in Table 8.

v. Parking. Vehicles parked in a driveway or other area are not allowed to extend or encroach upon the alley or street right-of-way or public sidewalk.

vi. Driveways located on a corner lot shall be set back a minimum of 15 feet from the corner of the two streets fronting the lot.

§ 72.04 ~~TRUCK PARKING RESTRICTED~~RESTRICTIONS ON CERTAIN VEHICLES.

(A) ~~—~~No person shall park a ~~truck, truck tractor or semi-trailer which has a gross vehicle weight in excess of six tons~~ commercial vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

1. Exceptions: This section does not apply to commercial vehicles being actively loaded or unloaded, vehicles rendering a service, emergency vehicles of the police department, fire department, division of public health, to any public utility vehicle where actually engaged in the performance of emergency duties necessary to be performed by such public departments or public utilities; or to any vehicle owned by or performing work for the United States, the state, or the city.

(B) No person shall park a recreational vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

1. Exceptions: This section does not apply to vehicles being actively loaded or unloaded,