

Ordinance No. ____-18

**Ordinance amending the St. Louis Park Ordinance Code
relating to zoning by amending Section 36-166**

The City of St. Louis Park does ordain:

Whereas, the City Council has considered the advice and recommendation of the Planning Commission (Case No. 18-39-ZA).

Section 1. The St. Louis Park Ordinance Code, Section 36-166. R-4 multiple-family residence district is hereby amended as follows. Section breaks are represented by ***.

Sec. 36-166. R-4 multiple-family residence district.

(d) Uses permitted by conditional use permit. No structure or land in any R-4 district shall be used for the following uses except by conditional use permit. These uses shall comply with the requirements of all the general conditions provided in section 36-33 regarding conditional use permits, and with the specific conditions imposed in this subsection.

(8) Educational (*academic*) facilities with more than 20 students. The conditions are as follows:

- a. Buildings shall be located at least 50 feet from a lot in an R district.
- b. Outdoor recreational and play areas shall be located at least 25 feet from any lot in an R district.
- c. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.
- d. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
- e. Student housing. At a minimum, the student housing, if provided, must meet the following conditions:
 1. No more than 200 students may live on-site.

2. The maximum number of dorm rooms allowed shall be determined by multiplying the district density maximum by the lot size.
3. An outdoor recreation area shall be provided that contains at least 40 square feet per student living at the school.
4. The housing must be supervised 24 hours a day, seven days a week by an adult living on-site.
5. The students living on-site must be actively enrolled in the school as full-time students.
6. The student housing must be located on the same parcel as the school.

Section 2. The contents of Planning Case File 18-39-ZA are hereby entered into and made part of the public hearing record and the record of decision for this case.

Section 3. This ordinance shall take effect (insert text)

First Reading	September 17, 2018
Second Reading	
Date of Publication	
Date Ordinance takes effect	

Reviewed for administration:

Adopted by the City Council (date)

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney