

Ordinance No. ____-19

**An ordinance regarding size limits for retail and service uses in the C-1
Neighborhood Commercial zoning district**

The City of St. Louis Park does ordain:

Section 1. Chapter 36 of the St. Louis Park City Code is hereby amended by adding underscored text and deleting the strikethrough text. Section breaks are represented by ***.

Sec 36-193. C-1 neighborhood commercial district.

(c) Uses permitted with conditions. A structure or land in a C-1 district may be used for one or more of the following uses.

- (11) *Service.* The maximum floor area shall be ~~2,500~~ 7,500 square feet.

- (25) Retail. The conditions for retail are that the maximum floor area shall be 7,500 square feet and shall not exceed intensity classification 4 for all other measures.

- (26) Large item retail. The conditions for large item retail are that the maximum floor area shall be 7,500 square feet and shall not exceed intensity classification 4.

(d) Uses permitted by conditional use permit. No structure or land in a C-1 district shall be used for the following uses except by conditional use permit.

- (2) *Exceeding classification 4.* All of those uses which are permitted or permitted with conditions, which exceed an intensity classification 4, shall be conditional uses. The conditions are as follows:
- a. 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.
 - b. Buildings shall be located a minimum of 25 feet from any parcel that is zoned residential and used or subdivided for residential or has an occupied institutional

building including but not limited to a school, religious institution or community center.

- c. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located and conditions of approval may be added as a means of satisfying this requirement.
- d. The cumulative gross floor area used for retail, large item retail, and service uses shall not exceed 10,000 square feet.

Section 2. This ordinance shall take effect fifteen days after its publication.

First Reading	September 3, 2019
Second Reading	September 16, 2019
Date of Publication	September 26, 2019
Date Ordinance takes effect	October 11, 2019

Reviewed for administration:

Adopted by the City Council _____

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney

DRAFT