All meetings of the St. Louis Park Planning Commission will be conducted by telephone or other electronic means until further notice. This is in accordance with a local emergency declaration issued by Mayor Jake Spano March 16, 2020 in response to the coronavirus (COVID-19) pandemic. Additionally, city facilities are closed to the public in keeping with the Executive Orders 20-20 and 20-33 issued by Gov. Tim Walz directing Minnesotans to Stay at Home March 28 through May 4, 2020.

All members of the St. Louis Park Planning Commission will participate in the August 19, 2020 planning commission meeting by electronic device or telephone rather than by being personally present at the planning commission’s regular meeting place at 5005 Minnetonka Blvd.

Members of the public can monitor this meeting by video and audio at [https://bit.ly/watchslppc](https://bit.ly/watchslppc) and on local cable (Comcast SD channel 17, or CenturyLink SD channel 8117 and HD channel 8617) or by calling +1-312-535-8110 meeting number (access code): 372 106 61 for audio only. Cisco Webex will be used to conduct videoconference meetings of the planning commission, with planning commissioners and staff participating from multiple locations.

**AGENDA**

1. Accessory dwelling units
2. Historic Walker Lake mixed-use zoning district

Auxiliary aids for individuals with disabilities are available upon request. To make arrangements, please call the administration department at 952-924-2525 (TDD 952-924-2518) at least 96 hours in advance of meeting.
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1 Accessory dwelling units zoning code text amendment

Location: Applicable to all single-family lots in the R-1, R-2 and R-3 zoning districts

Case Number: 19-15-ZA

Applicant: City of St. Louis Park

Owner: N/A

Review Deadline: 60 days: N/A  120 days: N/A

Recommended motions: No formal action at this time. Provide input on the draft ordinance in preparation for a fall public hearing.

Summary of request: In January 2019, the city council decided to discuss accessory dwelling units (ADUs). An ADU is a permanent, self-contained residential unit with its own living space, kitchen and bathroom. ADUs may be located inside the principal building or may be in a detached accessory building on the same parcel. The 2040 comprehensive plan indicates ADUs will be allowed in the city. Developing ADU regulations was a high priority in the planning commission’s approved 2019 work plan and the planning commission worked throughout 2019 to identify potential regulations. In early 2020, staff prepared a draft ordinance for community and planning commission consideration. A public hearing had been prepared for mid-March but was cancelled due to the health pandemic. In July, staff provided a communication to the planning commission to help refamiliarize members about ADUs. Staff anticipates that a public hearing for the draft ordinance will be able to be held in September so the study session in August is to ensure that commissioners are comfortable with the draft ordinance.

Background: An accessory dwelling unit (ADU) is a self-contained residential unit that meets the requirements of the Minnesota State Building Code. ADUs are permanent installations that are legally part of a larger property that includes a standard single-family house. ADUs can sometimes be referred to as: carriage or coach houses, accessory apartments, backyard cottages, secondary dwelling units, granny flats, mother-in-law suites, second suites or garden apartments. The ADU may be part of the principal building or it may be in a detached accessory building on the same property.

Types of ADUs:
**Ordinance Direction:** The following summarizes what is included in the included draft ordinance. Additional information explaining the bullets can be found in the July 10, 2020 planning commission communication:

- Allow internal, attached and detached ADUs as described in the background above.
- Allow ADUs in the R-1, R-2 and R-3 zoning districts on single-family lots.
- Allow ADUs on all buildable single-family lots without restrictions relating to a minimum lot size.
- Limit ADUs to one (1) per lot.
- Require all ADUs to be at least 300 square feet in area.
- Limit the size of internal ADUs, which are within or attached to the principal dwelling, to 40% of the gross floor area of the principal single-family dwelling.
- Limit detached ADUs to no more than 800 square feet or 25% of the back yard. Allow detached ADUs that are up to 576 square feet in area even if they exceed 25% of the back yard.
- Principal structures with an internal ADU are required to meet the same building heights, setbacks, and footprints as any other residential principal structure.
- In order to have openings, such as doors and windows, detached ADUs will need to be at least 5 feet from a side or rear property line.
- Detached ADUs must be at least 15 feet from the rear property line.
- Allow ADUs without requiring more off-street parking.
- Limit the total number of individuals on the lot to no more than one family and up to two boarders. In most cases, this would result in the ADU having two boarders.
- Prohibit sale of the ADU independent of the principal building and lot.
- Allow ADUs on properties that are not owner occupied.
- Prohibit short-term vacation rental of the ADU or the principal residence, as currently enforced by the city. Define short-term vacation rentals as leasing properties for a term of less than one month.

**Next steps:** A public hearing on the draft ordinance is anticipated for September.

**Supporting documents:**
- Draft ordinance
- Zoning map showing highlighting the areas of the city zoned R-1, R-3 and R-3. The map excludes properties that are not in single-family residential use (i.e. churches, schools).

**Prepared by:** Rita Trapp, HKGi

**Reviewed by:** Jacquelyn Kramer, associate planner
Jennifer Monson, planner
Gary Morrison, assistant zoning administrator
Ordinance No. ___-20

Ordinance regarding accessory dwelling units

The City of St. Louis Park does ordain:

Whereas, the City Council has the strategic priority “St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development,” and

Whereas, the Housing Plan in Chapter 5 of the 2040 Comprehensive Plan identifies the following strategies related to increasing the diversity of housing types:

- Create a broad range of housing types to provide more diverse and creative housing choices to meet the needs of current and future residents.
- Review existing policies, programs and regulations to remove barriers to innovative and creative housing options.
- Ensure new housing policies promote fair and equitable housing choices.
- Allow for accessory housing units in all low-density residential areas.

Now, therefore be it resolved that the following amendments shall be made to the City Code:

Section 1. Chapter 36, Section 36-4 of the St. Louis Park City Code is hereby amended to add the following text.

Short-term rental means leasing a residential dwelling unit or accessory dwelling unit for a term of less than one month.

Section 2. Chapter 36, Article III General Provisions of the St. Louis Park City Code is hereby amended to add the following text.

Section 36-70. Short-term rentals. No person shall offer for occupancy or enter into an agreement to allow a dwelling unit, or any other portion of their property, to be used as a short-term rental in a manor not otherwise permitted in the zoning district.

Section 3. Chapter 36, Section 36-142 (a) of the St. Louis Park City Code is hereby amended to add the following text to the list of descriptions of residential uses.

(9) Accessory dwelling unit means a dwelling unit complying with the Minnesota State Building Code; which is located within a principal single-family residential dwelling or in an accessory structure to a single-family residential dwelling. The types of accessory dwelling unit include the following:
a. An attached accessory dwelling unit is located within a principal residential dwelling.

b. A detached accessory dwelling unit is located as a freestanding structure on the same lot as the principal residential dwelling.

Section 4. Chapter 36, Section 36-162 (d) (4) of the St. Louis Park City Code is hereby amended to delete the following strikethrough text and add the following underlined text.

e. Accessory buildings shall not be used for dwelling purposes shall also comply with the regulations set forth in Section 36-162 (e) regarding accessory dwelling units.

Section 5. Chapter 36, Section 36-162 (d) (1) of the St. Louis Park City Code is hereby amended to delete the following strikethrough text and add the following underlined text.

(a) Accessory buildings shall be erected or located within the back yard or side yard as defined in subsection (b) above, except that an accessory building designed and used as a garage may be located within a side yard unless it abuts a street. No accessory buildings shall not be located in the front yard as defined in subsection (b) above.

Section 6. Chapter 36, Section 36-162 (d) (2) a. of the St. Louis Park City Code is hereby amended to delete the following strikethrough text and add the following underlined text.

a. The total cumulative ground floor area of all accessory buildings on single-family lots and on non-conforming two-family lots in the R-1, R-2 and R-3 Districts shall not exceed the smaller of 800 square feet or 25 percent of the back yard. This provision shall not prohibit the construction of either a detached garage or a detached accessory dwelling unit, or a combination thereof, that is no greater than 576 square feet in area provided there are no other accessory buildings.

Section 7. Chapter 36, Section 36-162 (d) (5) of the St. Louis Park City Code is hereby amended to add the following underlined text.

(5) Accessory buildings as part of the principal building – Accessory buildings located less than six feet from a principal building on the same lot, measured from the nearest projection of each building, shall be considered part of the principal building for the purpose of applying provisions of this chapter.

Section 8. Chapter 36, Section 36-162. Restrictions and performance standards. of the St. Louis Park City Code is hereby amended to delete the strikethrough text and add the following underlined text and section breaks are indicated with “***”.

(e) Accessory dwelling units. Accessory dwelling units complying with all the following conditions:

(1) Accessory dwelling units shall only be permitted on single-family lots.
(2) There shall be no more than one (1) accessory dwelling unit permitted per lot.

(3) Occupancy of the single-family lot, including both the principal dwelling unit and the accessory dwelling unit, shall be limited to no more than one family and up to two boarders.

(4) The accessory dwelling unit shall not be sold independently of the principal residential dwelling and may not be a separate tax parcel.

(5) Accessory dwelling units that are attached to the principal dwelling unit shall be no more than 40% of the gross floor area of the single-family dwelling.

(6) Accessory dwelling units that are detached from the principal residential structure shall comply with the regulations for accessory structures in Division 4 Residential District Regulations, with the following exemptions:

a. Detached accessory dwelling units shall be located a minimum of 15 feet from any rear lot line unless the rear lot line is adjacent to an alley, in which case it may be located five (5) feet from the rear lot line.

b. Detached accessory dwelling units shall have a minimum of 300 square feet of floor area.

c. Balconies and decks above the ground floor shall not face an interior side yard or a rear yard not abutting an alley. Rooftop decks for an accessory dwelling unit shall not be allowed.

(e) (f) Parking and storing of vehicles

(1) Except as provided in subsections (e)(f)(2) and (e)(f)(8) of this section, no motor vehicle, recreational vehicle, commercial vehicle, or trailer shall be permitted to stand or park in any R district which exceeds any of the following:

***

(2) One recreational vehicle which exceeds any of the limits set forth in subsection (e)(f)(1) of this section and is owned by the occupant of the premises can be parked in the back yard area if:

***

(3) The following provisions shall apply to the parking and storage of vehicles on residential parcels in the R-1, R-2 and R-3 districts:
a. No more than three vehicles can be parked or stored outside an enclosed building at a single-family residence on a lot that contains a single-family residence. For a duplex, six vehicles can be parked or stored outside. If there are more than three persons residing at a single-family dwelling, inclusive of an accessory dwelling unit or a boarder, who have valid state driver's licenses showing the residence addresses on the lot, then the total number of vehicles allowed to be parked outside is increased to a number equal to the number of licensed drivers residing at the property not to exceed five vehicles. The provisions of this subsection shall not apply during snow emergencies.

b. No more than two non-passenger vehicles can be parked on a residential lot outside of an enclosed building. Except as permitted in subsection (e)(f)(2) of this section, vehicles shall be stored on a designated parking space. Non-passenger vehicles cannot be parked or stored in a front yard or a side yard abutting a street except as allowed under subsection (e)(f)(3) of this section.

c. Only commercial vehicles which do not exceed any of the size requirements under subsection (e)(f)(1) of this section and are designed exclusively for on-street use can be parked on residential lots outside an enclosed building. Commercial vehicles shall be parked only within a garage or on a designated parking space and cannot be parked or stored in a front yard or a side yard abutting a street except as permitted under subsection (e)(f)(3) of this section.

d. Except as permitted in subsection (e)(f)(2) of this section, all vehicles must be stored on a surface improved for driveway purposes with an approved paving surface.

e. No more than one recreational vehicle which exceeds the size requirements in subsection (e)(f)(2) of this section can be parked on a residential lot outside an enclosed building.

f. No non-passenger vehicle can be parked within five feet of an interior side lot line or rear lot line.

g. No non-passenger vehicle can be parked within the front yard or within a side yard abutting a street except where designated parking space is permitted under subsection 36-361(k)(11). Under no circumstances can a non-passenger vehicle which exceeds the size limitations in subsection (e)(f)(1) of this section be parked in a front yard.

Section 9. Chapter 36, Section 36-162 (e) (3) a. of the St. Louis Park City Code is hereby amended to delete the strikethrough text and add the underlined text as follows.
a. No more than three vehicles can be parked or stored outside an enclosed building at a single-family residence on a lot that contains a single-family residence. For a duplex, six vehicles can be parked or stored outside. If there are more than three persons residing at a single-family dwelling, inclusive of an accessory dwelling unit or a boarder, who have valid state driver’s licenses showing the residence addresses on the lot, then the total number of vehicles allowed to be parked outside is increased to a number equal to the number of licensed drivers residing at the property not to exceed five vehicles. The provisions of this subsection shall not apply during snow emergencies.

Section 10. Chapter 36, Section 36-163. R-1 single-family residence district (e) Accessory Uses of the St. Louis Park City Code is hereby amended to add the following text:

(16) Accessory dwelling units which comply with the provisions of Section 36-162 (e) and which are not used for short-term rental purposes.

Section 11. Chapter 36, Section 36-164. R-2 single-family residence district (e) Accessory Uses of the St. Louis Park City Code is hereby amended to add the following text:

(15) Accessory dwelling unit which comply with the provisions of Section 36-162 (e) and which are not used for short-term rental purposes.

Section 12. Chapter 36, Section 36-165. R-3 two-family residence district (e) Accessory Uses of the St. Louis Park City Code is hereby amended to add the following text:

(16) Accessory dwelling units which comply with the provisions of Section 36-162 (e) and which are not used for short-term rental purposes.

Section 13. Chapter 36, Table 36-361 (a) Off-Street Parking Areas of the St. Louis Park City Code is hereby amended to delete the following strikethrough text and add the following underlined text and section breaks are indicated with “***”:

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single family dwelling</td>
<td>Two spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit. One additional space is required if boarders are accommodated.</td>
</tr>
</tbody>
</table>

***

| Two family              | Two spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit. One additional space is required if boarders are accommodated. |
**Section 13.** This ordinance shall take effect (insert text)

<table>
<thead>
<tr>
<th>First Reading</th>
<th>(date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Reading</td>
<td>(date)</td>
</tr>
<tr>
<td>Date of Publication</td>
<td>(date)</td>
</tr>
<tr>
<td>Date Ordinance takes effect</td>
<td>(date)</td>
</tr>
</tbody>
</table>

Reviewed for administration:  

Thomas K. Harmening, City Manager  

Attest:  

Melissa Kennedy, City Clerk  

Adopted by the City Council (insert date)  

Jake Spano, Mayor  

Approved as to form and execution:  

Soren Mattick, City Attorney
Accessory Dwelling Units

Zoning districts permitted: R-1, R-2, and R-3

Legend

- R-1 Single-Family Residence
- R-2 Single-Family Residence
- R-3 Two-Family Residence

Source: City of St. Louis Park
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Establishing the New MX-2 Zoning District for the Historic Walker Lake Area

**Recommended Action:** Discuss the specific standards proposed for the new MX-2 zoning district.

**Background:** The *Historic Walker Lake: District Revitalization Plan* was completed in May 2019 and accepted by the city council in January 2020. Since its completion, city staff have analyzed how best to implement the recommendations of the plan. The Revitalization Plan focused on establishing guidelines and standards related to parking, mix of uses, building form, and the public realm to continue the unique character of the Walker Lake area. At the March 4, 2020 planning commission workshop, consulting staff from HKGi and city staff introduced the concept of establishing a mixed use base district within the Walker Lake area that would have such standards established. Accompanying the zoning standards would be a set of design guidelines for the neighborhood that could guide and inform revitalization without necessarily being mandatory. With a few suggestions from the planning commission about this approach, consulting staff have worked closely with city staff to draft ordinance language for a new mixed use district: MX-2, neighborhood mixed use as well as draft a set of design guidelines for the Historic Walker Lake commercial district.

**Study Session:** Commissioners were given an earlier draft of the Design Guidelines in early July and provided feedback to staff which has been incorporated into the document. This will be the first meeting where the guidelines are being discussed. The intention of the August 19th study session will be to discuss the Design Guidelines for the area as well as the proposed zoning district standards, which are attached to this report. A full draft of the ordinance language (dealing with technical changes to the code beyond just establishing a new district) will be reviewed by the planning commission at the time of ordinance review. Instead, the study session should focus on the standards specific to the MX-2 district, and how they might work alongside the Design Guidelines to accomplish the goals of the Revitalization Plan.

**Sections for Review:**

A. **Purpose and effect**
   - Purpose of the district driven by the goals established in the Revitalization Plan

B. **District restrictions and performance standards**
   - These pair with the restrictions and performance standards at the Division level (apply to all Mixed Use districts) – we will review these at the PC study session

C. **Uses Table**
   - Following the format of the MX-1 district, these uses were identified through the Revitalization Plan as well as an analysis of other established districts

D. **Uses Permitted with Conditions**

E. **Uses Permitted by Conditional Use Permit**

F. **Accessory Uses**

G. **Dimensional Standards**
   - Again, these follow the format of the MX-1 district, however, they reflect the standards suggested within the Revitalization Plan to have the right “feel” for the HWL area

H. **Special Provisions**
These cover requirements for the district that go above and beyond those requirements established for the whole city in Article V of the Zoning Ordinance (Off-Street Parking, Signs, Outdoor Lighting, Landscaping, and Architectural Design).

**Discussion:** At the August 19 study session, staff will present the approach to the MX-2 zoning district and requests the commission provide feedback on the draft standards and the draft design guidelines.

**Next steps:** Once the planning commission feels that the MX-2 zoning district standards and Historic Walker Lake Area Design Guidelines are in a good place to move forward, then staff will present the ordinance and design guidelines to Historic Walker Lake business and property owners. Staff will also give an update report to the City Council. Then the process of adopting the new ordinance may begin.

**Attachments:**
- Draft MX-2 zoning district language sections:
  - Purpose and effect
  - District restrictions and performance standards
  - Uses Table
  - Uses Permitted with Conditions
  - Uses Permitted by Conditional Use Permit
  - Accessory Uses
  - Dimensional Standards
  - Special provisions
- *Historic Walker Lake Area Design Guidelines* Draft
- March 4, 2020 planning commission agenda and minutes
- February 3, 2020 city council agenda
- May 28, 2019 city council agenda and minutes.

**Prepared by:** Laura Chamberlain, planning consultant with HKGi  
**Reviewed by:** Jennifer Monson, senior planner
DIVISION 9. MIXED USE DISTRICTS REGULATIONS

Sec. 36-265. MX-2 neighborhood mixed use district.

A. Purpose and effect.

The purposes of the neighborhood mixed use district are to:

1. Promote investment and infill development within the district by allowing flexibility of uses and a mix of uses;
2. Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and vehicles and by considering sensitive, compatible use, scale, and operational transitions to neighborhood uses;
3. Promote shared parking and optimization of existing parking areas; and
4. Promote high quality architectural design and materials, and innovative site design

B. MX-2 district restrictions and performance standards.

1. Fences.

   a. All fences shall comply with the standards established in Sec. 36-74.

   b. Fences in the street yards are prohibited, unless they meet the following standards:

      1. Maximum height: three feet.
      2. Maximum opacity: 50%.

C. Neighborhood Mixed Use District Uses

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL AND LODGING USES</strong></td>
<td></td>
</tr>
<tr>
<td>Residential dwellings (including multifamily housing, - and roominghouses)</td>
<td>PC (up to 8 units) / CUP (up to 30 u/a)</td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P</td>
</tr>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
</tr>
<tr>
<td>Museum</td>
<td>P</td>
</tr>
<tr>
<td>Parks/open space</td>
<td>P</td>
</tr>
<tr>
<td>Parks/recreation</td>
<td>PC</td>
</tr>
<tr>
<td>Police/fire station</td>
<td>P</td>
</tr>
<tr>
<td>Places of Assembly</td>
<td>CUP</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Adult day care</td>
<td>PC</td>
</tr>
<tr>
<td>Animal handling</td>
<td>PC</td>
</tr>
</tbody>
</table>
### Principal Use

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliance, small engine and bicycle repair</td>
<td>PC</td>
</tr>
<tr>
<td>Bank</td>
<td>PC</td>
</tr>
<tr>
<td>Brewery</td>
<td>PC</td>
</tr>
<tr>
<td>Food service</td>
<td>PC</td>
</tr>
<tr>
<td>Group day care/nursery school</td>
<td>PC</td>
</tr>
<tr>
<td>Liquor store</td>
<td>PC</td>
</tr>
<tr>
<td>Medical/dental office</td>
<td>P</td>
</tr>
<tr>
<td>Micro-distillery</td>
<td>PC</td>
</tr>
<tr>
<td>Motor fuel station</td>
<td>CUP</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Post office customer service</td>
<td>PC</td>
</tr>
<tr>
<td>Private entertainment (indoor)</td>
<td>PC</td>
</tr>
<tr>
<td>Restaurant</td>
<td>PC</td>
</tr>
<tr>
<td>Retail</td>
<td>P</td>
</tr>
<tr>
<td>Retail, large item</td>
<td>P</td>
</tr>
<tr>
<td>Service</td>
<td>PC</td>
</tr>
<tr>
<td>Shopping center</td>
<td>P</td>
</tr>
<tr>
<td>Vendor market</td>
<td>PC</td>
</tr>
</tbody>
</table>

### INDUSTRIAL USES

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light assembly or low impact manufacturing and processing</td>
<td>PC</td>
</tr>
<tr>
<td>Medical, optical and dental laboratories</td>
<td>PC</td>
</tr>
<tr>
<td>Printing process/supply</td>
<td>P</td>
</tr>
<tr>
<td>Research and development</td>
<td>PC</td>
</tr>
<tr>
<td>Showrooms</td>
<td>P</td>
</tr>
<tr>
<td>Studio</td>
<td>PC</td>
</tr>
</tbody>
</table>

### TRANSPORTATION AND INFRASTRUCTURE USES

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antenna and communication tower</td>
<td>PC (less than 45’) / CUP (between 45’ and 75’)</td>
</tr>
<tr>
<td>Parking lot as principal use</td>
<td>PC</td>
</tr>
<tr>
<td>Parking ramp as principal use</td>
<td>PC</td>
</tr>
<tr>
<td>Public service structure</td>
<td>PC</td>
</tr>
<tr>
<td>Utility substation</td>
<td>PC</td>
</tr>
</tbody>
</table>
D. **Uses permitted with conditions (PC).**

A structure or land in the MX-2 district may be used for one or more of the following uses with conditions established below:

1. **Adult day care.**
   a. The condition for adult day care is at least 12% of the lot area shall be developed as designed outdoor recreation area.

2. **Animal handling.**
   a. No animals or pens shall be kept outside the building or cause offensive odor or noise discernible at the property line of the lot on which the activity is conducted.
   b. Where animals are boarded, the facility shall be located a minimum of 100 feet from any parcel that is zoned residential and used for residential.

3. **Appliance, small engine and bicycle repair.**
   a. Engines shall not be operated or tested outside of a structure if the use is located within 300 feet of any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.

4. **Banks.**
   a. In-vehicle sales or services are prohibited.
   b. Self-service machines shall be located inside the building

5. **Brewery.**
   a. The brewery shall not produce more than 20,000 barrels of malt liquor per year.
   b. A taproom and/or retail outlet is required and shall be located in the Primary Street storefront of the building.
   c. The taproom and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.
   d. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions.

6. **Communication towers** that are 45 feet or less in height, subject to the provisions of Section 368 (Communication Towers and Antennas).

7. **Food service.**
   a. In-vehicle sales or services are prohibited.

8. **Group care nursery school.**
   a. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.
   b. Ground level outdoor play areas:
1. Shall be at least 1,500 square feet in total area and provide at least 75 square feet of area per child in the area at any given time.
   a. An off-site park meeting these standards may meet this requirement, if the park is within 2,000 feet of the school

2. Shall be located a minimum of 200 feet from any roadway defined on the Comprehensive Plan as a principal arterial.

(9) *Light assembly or low impact manufacturing and processing.*
   a. A showroom and/or retail outlet is required and shall be located in the primary street frontage of the building.
   b. The showroom and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.
   c. All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned residential and used residential.

(10) *Liquor stores.*
   a. The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center of multi-use building, the distance shall be measured from the portion of the center or building occupied by the liquor store.

(11) *Medical, optical and dental laboratories.*
   a. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.

(12) *Micro-distillery.*
   a. A cocktail room and/or retail outlet is required and shall be located in the primary street frontage of the building.
   b. The cocktail room and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.
   c. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions

(13) *Parking lots as principal use.*
   a. Shall be owned by the municipal government.

(14) *Parking ramps as principal use.*
   a. Shall be owned by the municipal government.
   b. The height of any parking ramp located within 200 feet of any parcel that is zoned residential and used for residential may not penetrate the height of a line
commencing at and perpendicular to said parcel line and extending upward away from said parcel at a slope of five horizontal feet for each vertical foot.

c. The minimum yard requirement for any parking ramp located within 200 feet of a parcel that is zoned residential and used for residential shall be 50 feet.

d. Access shall be from a roadway identified in the Comprehensive Plan as a collector or arterial or otherwise located so that access can be provided without conducting significant traffic on local residential streets.

e. The parking ramp shall be screened from view from any abutting property located within an R district. The screening shall include a six foot berm if the parking ramp is above ground.

f. If the parking ramp is located within 400 feet of any parcel that is zoned residential and used for residential, all light sources on the top deck of a parking ramp shall be below the sight lines drawn from a point one foot above the light source to any point within said parcel ten feet lower than the maximum structure height of that use district at a distance of 400 feet from the wall of the parking ramp nearest to said parcel.

g. A minimum of 40% of the street level frontage of a parking ramp located adjacent to a street designated as a collector or arterial in the Comprehensive Plan shall be dedicated to non-parking uses.

h. Parking ramp shall be designed so that vehicles are not visible from the sidewalk and the only openings at street level are those to accommodate vehicle ingress and egress.

i. Snow storage areas shall not be located in the front yard or side yard abutting a street.

(15) Parks/recreation.

a. The principal structure shall be located a minimum of 50 feet from a lot in an R district.

b. Areas designated for group activities shall be located a minimum of 25 feet from a lot in an R district.

c. Swimming pools shall be located a minimum of 50 feet from any lot line and a minimum of 12 feet from any other structure on the same lot.

d. Screening shall be installed along the property line when the use abuts property residentially used or in one of the R districts. This screening shall include a berm or fence which shall be adequately maintained. Application of this provision shall not require a fence within the required front yard.

e. Facilities which serve a community wide or regional function shall be located with primary vehicular access on a collector or arterial street.

(16) Post office customer service.
a. The use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service and safety of adjacent streets and intersections.

b. 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.

c. In-vehicle sales or services prohibited.

d. Storage of vehicles is prohibited.

e. Outdoor mailboxes intended for in vehicle service shall be located to allow in vehicle mail drop off by the vehicle’s driver.

f. Screening shall be provided along the lot line between the drive through facilities and stacking areas and adjacent streets and properties, but shall not interfere with visibility at the intersection of the exit drive and adjacent street as required by section 36-76.

(17) **Private entertainment (indoor) with or without intoxicating liquor license.**

a. In-vehicle sales or services prohibited.

b. Not permitted in a building with residential uses.

(18) **Public service structures.**

a. All exterior faces of all buildings shall meet the provisions of Article V of this chapter.

b. All structures shall be located a minimum of 15 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 schools, religious institutions and community centers.

c. All service drives shall be paved.

(19) **Restaurants with or without intoxicating liquor license.**

a. In-vehicle sales or services prohibited.

(20) **Residential dwellings.**

a. The residential use is part of a mixed use building with non-residential uses on the ground floor; the non-residential uses on the ground floor may include structured parking, however, structured parking may not occupy the first 30 feet in depth of the ground floor of the primary street frontage.

b. The building design and placement provide a desirable residential environment.

c. Access to open space, plazas, and pedestrian ways is provided.

d. The housing is located above the ground floor.
e. The total number of units provided on an individual parcel does not exceed eight units.

(21) **Service.**
   a. In-vehicle sales and services are prohibited.

(22) **Studio.**
   a. Not permitted in a building with residential uses.

(23) **Utility substation.**
   a. No structure shall be located within 25 feet of any property line.
   b. No structures shall be located within 200 feet of any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.
   c. No impact noise shall be audible from any property located in an R district.

(24) **Vendor market.**
   a. In-vehicle sales or services prohibited.
   b. Not permitted in a building with residential uses.
   c. In multi-tenant buildings, noise shall be contained within that space dedicated to the place of vendor/food hall. No noise shall be audible within common areas or in adjacent units.
   d. In multi-tenant buildings, the vendor market shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

E. **Uses permitted by conditional use permit (CUP).**

   No structure or land in the MX-2 district shall be used for the following uses except by conditional use permit:

   (1) **Communication towers** more than 45 feet in height but not to exceed 70 feet in height, subject to the provisions of Section 368 (Communication Towers and Antennas).

   (2) **Educational (academic).**
   a. Pickup/dropoff areas shall not conflict with other on-site or abutting land uses and shall not create congestion on public streets. Buses shall not be permitted to use an alley for pickup and dropoff of students.
   b. The size of the school shall be limited to 20 students.
   c. In multitenant buildings, the school shall have at least one separate building entrance or shall have an interior entrance that is within 50 feet of a common building entrance.
(3) **Motor fuel station.**

a. Hours of operation shall be between 6:00 a.m. and 11:30 p.m.

b. The gasoline pump islands, dispenser type and location shall be designed so that no more than eight vehicles can be refueled at any given time.

c. All pump islands, air dispensers and other service devices shall be located on the side or rear of the building and installed at least 12 feet off and toward the interior of the lot from the required yard line, and no display, parking or dispensing of gasoline shall take place within the required yard.

d. 

e. No outside sale or display shall be permitted except gasoline and other goods consumed in the normal operation of a car limited to the following kinds of products: oil, gasoline and oil additives, windshield cleaner, and windshield wipers. No products shall be sold or displayed in any required yard nor shall the total display area occupy more than 150 square feet in area or be more than five feet in height. No other vehicular parts and non-automobile oriented goods shall be displayed or sold outside.

f. Car washes shall be prohibited

g. No public address system shall be audible from any property located within an R district.

h. Canopy and canopy support systems shall be constructed using architectural design and materials which are compatible with the principal structure.

i. 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.

(4) **Places of assembly with or without intoxicating liquor.**

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. Not permitted in a building with residential uses.

c. Seating capacity shall be limited to 150 persons.

d. Parking shall meet zoning code requirements, unless it is a religious or other institution that requires walking because of a religious tenet or other rule, then one space per every eight seats shall be required.

e. In multi-tenant buildings, noise shall be contained within that space dedicated to the place of assembly use. No noise shall be audible within common areas or in adjacent units.
f. In multi-tenant buildings, the place of assembly shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

(5) Residential dwellings.

a. The residential use is part of a mixed-use building with non-residential uses on the ground floor; the non-residential uses on the ground floor may include structured parking, however, structured parking may not occupy the first 30 feet in depth of the ground floor of the primary street frontage.

b. The building design and placement provide a desirable residential environment.

c. Access to off-site parks, open space, plazas and pedestrianways is provided.

d. The housing is located above the ground floor.

e. The total number of units provided on an individual parcel does not exceed a density of 30 units per acre.

f. 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.

g. Ground floor multi-family in existence on date of ordinance adoption shall be considered a conforming use.

F. Accessory uses.

The following uses shall be permitted accessory uses in the MX-2 district when meeting the standards below:

(1) Catering if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.

(2) Food service where food service is an accessory use to other uses).

(3) Home occupations.

a. All material or equipment shall be stored within an enclosed structure.

b. Operation of the home occupation is not apparent from the public right-of-way.

c. The activity does not involve warehousing, distribution, or retail sales of merchandise produced off the site.

d. No light or vibration originating from the business operation is discernible at the property line, or adjacent dwelling unit.

e. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.

f. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
g. No portion of the home occupation is permitted within any attached or detached accessory building.

h. The structure housing the home occupation conforms to the building code. If there are any customers or students coming to the site, then the home occupation has received a certificate of occupancy for the business.

(4) **Incidental repair or processing** which is necessary to conduct a permitted principal use shall not exceed 40 percent of the gross floor area or 40 percent of the labor hours required to conduct the principal permitted use.

(5) **Outdoor seating and service of food and beverages.**

a. The use shall not be located in the interior side or back yard if the use is adjacent to a parcel that is occupied by a residential dwelling. This provision will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential dwelling or if a residential dwelling is located above the principal use.

b. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a parcel that is zoned residential and used for residential.

c. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a parcel that is zoned residential and used for residential.

d. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.

(6) **Parking lots.**

(7) **Parking ramps.**

a. Parking ramps shall be located only behind the rear of the building.

b. Parking ramps located on the secondary street frontage shall have principal uses on the ground floor.

c. Parking ramps shall meet the façade requirements for the principal building.

d. The height of any parking ramp located within 200 feet of any parcel that is zoned residential and used for residential may not penetrate the height of a line commencing at and perpendicular to said parcel line and extending upward away from said parcel at a slope of five horizontal feet for each vertical foot.

e. The minimum yard requirement for any parking ramp located within 200 feet of a parcel that is zoned residential and used for residential shall be 50 feet.

f. Access shall be from a roadway identified in the Comprehensive Plan as a collector or arterial or otherwise located so that access can be provided without conducting significant traffic on local residential streets.
g. If the parking ramp is located within 400 feet of any parcel that is zoned residential and used for residential, all light sources on the top deck of a parking ramp shall be below the sight lines drawn from a point one foot above the light source to any point within said parcel ten feet lower than the maximum structure height of that use district at a distance of 400 feet from the wall of the parking ramp nearest to said parcel.

h. The parking ramp shall be screened from view from any abutting property located within an R district. The screening shall include a six foot berm if the parking ramp is above ground.

i. A minimum of 40% of the street level frontage of a parking ramp located adjacent to a street designated as a collector or arterial in the Comprehensive Plan shall be dedicated to non-parking uses.

j. Parking ramp shall be designed so that vehicles are not visible from the sidewalk and the only openings at street level are those to accommodate vehicle ingress and egress.

k. Snow storage areas shall not be located in the front yard or side yard abutting a street.

(8) Building interior parking. Parking is permitted fully in any basement and within the building, except on the primary street frontage. Interior parking shall meet the façade requirements of the building. Entrances to the interior parking are permitted from the rear or side building facades only, unless otherwise noted per the street frontage type.

(9) Warehouse/storage provided that the storage does not occupy more than 40 percent of the gross floor area of the site. No warehouse/storage area shall exceed 20,000 square feet.

G.

H. Dimensional standards.

<table>
<thead>
<tr>
<th></th>
<th>Primary Street Frontage</th>
<th>Secondary Street Frontage</th>
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<tbody>
<tr>
<td><strong>BUILDING SITING</strong></td>
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<tr>
<td>Minimum Lot Line Coverage</td>
<td>80%</td>
<td>50%</td>
</tr>
<tr>
<td>Build-to Zone</td>
<td>10’ to 15’</td>
<td>10’ to 20’</td>
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<tr>
<td>Maximum Building Length</td>
<td>130’</td>
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<tr>
<td><strong>HEIGHT</strong></td>
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<tr>
<td>Minimum Height</td>
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<td>2 stories</td>
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<tr>
<td>Maximum Height</td>
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<tr>
<td>Ground Story Height</td>
<td>14’ to 18’</td>
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</tr>
<tr>
<td>All Other Stories Height</td>
<td>10’ to 15’</td>
<td></td>
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</tbody>
</table>

* Minimum Lot Line Coverage, the following exceptions may apply:
  - Courtyards. A courtyard up to 35% of the width of the front facade is permitted and may
contribute to the minimum lot line coverage.

- Driveways. When a driveway is located on a primary street frontage and side yard parking is not utilized, a driveway width of 22’ may be deducted from the width of the build-to zone and is not included in the calculation of the minimum lot line coverage.

**Build-to Zone:**

- Minimum is 10’ or the smallest setback of the existing buildings on the block front, whichever is greater.
- Encroachments. Awnings and signage are permitted to encroach beyond the build-to zone, towards the lot line.
- Intersection of two build-to zones.
  - All buildings located on corner lots shall be built to the corner of the build-to zone unless otherwise stated.
  - The corner is defined as the intersection of the two build-to zones. Courtyards, per definition, cannot be located in this area.

**Tall stories:** 18’ or more in floor-to-floor ground story height counts as two stories toward maximum building height.

### (1) Side and Rear Yards:

- a. Buildings with side or rear property lines adjacent to R-1 or R-2 zoned and used districts shall have a minimum side yard of 10 feet and rear yard of 15 feet.
- b. Accessory parking structures shall have minimum side yard and rear yard setbacks of 15 feet.

### I. Special provisions.

1. **Generally.** The design of lots and uses in the MX-2 district that fall within the Historic Walker Lake area should substantially conform with the guidelines established in the [Historic Walker Lake Area Design Guidelines](#), adopted by the City Council on [DATE].

2. **Off-Street Parking Areas.** Specific standards for the neighborhood mixed use district established in Sec. 36-362 shall apply.

3. **Sign Regulations.** The standards established in Sec. 36-363 shall apply, with the following additional standards:
   - a. Signage shall be allowed with the following conditions:
     1. Pylon signs are prohibited.
     2. Freestanding monument signs are prohibited.
     3. Signs painted directly on the building side shall be limited to non-brick surfaces.
     4. Pedestrian scale signs visible from public sidewalks shall be encouraged. Such signs shall be no more than three feet in vertical dimension unless flush with the building wall.

4. **Outdoor Lighting.** The standards established in Sec. 36-364 shall apply.
(5) Landscaping. The standards established in Sec. 36-365 shall apply.

(6) Architectural Design. The standards established in Sec. 36-366 shall apply, with the following additional standards:
   a. Façade Transparency
      1. Each upper story façade shall have a minimum transparency of 20% for primary and secondary street frontages.
   b. Building Entrances
      1. The principal entrance to the building shall be required on the primary street frontage of the building.
      2. Each street entrance shall be within 30" of adjacent street sidewalk average grade.
Purpose

The purpose of the Historic Walker Lake Area Design Guidelines is to provide property owners and developers additional guidance regarding redevelopment, infill, and new development within the Historic Walker Lake Area in central St. Louis Park, covered by the MX-2 zoning district.

- These guidelines are meant to be used alongside the standards established in Sec. 36-365 MX-2 Mixed Use district of the city code.
- They also further implement the guidance established within the Historic Walker Lake District Revitalization Plan (2019).
- Finally, these guidelines are established to ensure infill, redevelopment, and enhancements complement the area’s existing unique character while promoting a stronger sense of place and increased investment.
1. Historic buildings should be replicated in form, but not necessarily in design. This means building form, such as height and setbacks, should be similar, but design, such as materials or window shapes, can be different and modern; the architectural style is open.
   - Infill buildings should replicate the form and size of adjacent buildings, but can use updated building design.
   - Facades should replicate form features such as spacing of entrances and transparency, but design can be different.
   - New buildings should not have “historic” detailing just to match adjacent buildings.
2. Lighting and design should highlight the historic features of older buildings while introducing updated materials and uses.
3. Architecture and design should be used to create street frontages that are visually interesting, especially at a pedestrian scale.
1. The primary entrance should be visually distinct from the rest of the façade. This could be accomplished through:
   » Utilizing different materials or cap/canopy.
   » Installing sidelight and transom windows around entrances.
   » Extending the articulation of the entrance to the second floor.
   » Recessing entrances to achieve articulation and visual interest.

2. In order to design to a pedestrian scale, entrances along primary frontages should be repeated at least every 65 feet.

3. A majority of entrances on the primary frontage should be close to the same elevation of the sidewalk to provide ease of access to pedestrians.
Street Façade Articulation

1. Horizontal articulation of new buildings is encouraged. This can be accomplished through the use of:
   » Cornice  » Molding
   » Belt course  » Other continuous horizontal ornamentation

2. Vertical divisions are encouraged, especially on the ground floor, to create visual interest. This can be accomplished through the use of:
   » Column  » Other continuous vertical ornamentation
   » Pilaster

3. Façade variety along primary and secondary frontages is encouraged. Variety can be accomplished through:
   » Change in façade materials or colors
   » Inclusion of courtyards along the façade
   » Vertical recess or projection of walls

4. Design Elements to add further interest:
   » Awnings on the façade of the ground floor.
     ▪ These elements provide shelter and shade for pedestrians.
     ▪ Should have a clearance of at least ten feet over any walkway.
   » Balconies on upper floor façade.
     ▪ These elements provide outdoor space and upper story activation.
     ▪ Should be at least four feet in depth.
   » Shutters, when used, should complement the windows they surround in scale, materials, and placement.
Awnings/Canopy

1. If awnings are used or installed, they should project over individual window and door openings but should not extend between window and door openings.

2. Awnings should be mounted on the frame of a window or door opening rather than the wall surrounding the opening.

3. Retractable, open-ended shed awnings, with no side panels, are the preferred style. Shed awnings are more traditional in appearance than closed/box awnings and domed awnings, which are usually not appropriate. Shed awnings are more transparent, allow increased views into storefront windows, don’t obscure building architectural features, and are visually lighter and simpler in appearance.

4. Awnings with a front valance or skirt, which hangs down from the awning’s front edge, are the preferred style. Awning signs should usually be located on the front valance, so that the signage is visible whether the awning is extended out or retracted against the building’s façade.

5. Canvas, canvas blend, and acrylics that resemble canvas are appropriate materials for awnings and canopies; vinyl, metal, glass and shiny materials are generally not appropriate.

6. Awnings/canopies should have a minimum clearance height of eight (8) feet above the ground.
1. Architectural innovation is encouraged through the use of both contemporary and traditional materials.

2. Dominant façade should consist of high quality, durable, finish materials. The following are encouraged dominant facade materials:
   » Stone
   » Cement-based stucco
   » Brick
   » Architectural metal
   » Glass

3. The color of materials should generally fit within historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents.

4. In addition to the dominant façade materials, the following can be used as facade accents:
   » Fiber cement trim pieces.
   » Metal for beams, lintels, trim, and ornamentation.
   » Burnished, glazed, or honed concrete masonry units (CMU) or block for trim and details, but not surfaces.
   » Split-face, honed, or glazed concrete masonry units with minimal height for surfaces less than 10 percent of the facade.
   » Cast stone concrete elements.
1. A projecting sign is the preferred style; wall signs are also appropriate but should be oriented to pedestrians in scale and design.

2. Projecting and wall signs should be placed and sized so that they do not obscure building architectural features and fit the scale of the building facade.

3. The style, colors, and materials of projecting and wall signs should be complementary with the character of the building and other signage.

4. Where feasible, projecting and wall signs should be placed to align with other signs on that building and other buildings on the same block face.

5. Projecting signs should usually be mounted near the storefront entrance, just above the door, or just to the side of it.

6. Projecting signs should generally be oriented to visibility by pedestrians and placed so that they do not obscure other signs, both projecting and wall signs.

7. Projecting signs intended for visibility by automobile traffic should be mounted higher on the building façade or positioned at the building corner.

8. If a storefront has awnings, the projecting sign should be placed above the awnings.

9. Projecting signs should have a minimum clearance height of eight (8) feet above the ground.
1. Accent lighting should be limited to indirect lighting of specific signage, architectural and landscape features only; lighting should not exhibit or advertise the building itself.
2. Signs, including wall, projecting, awning and window, should not be internally illuminated.
3. Signage lighting should be provided by an external light source that is directed at the sign.
4. Signage lighting fixtures should be relatively simple and unobtrusive in appearance and size and should not obscure visibility of the sign.
5. External lighting sources should be shielded so that the light source is not visible by pedestrians.
Open Space & Access

1. Yards and open spaces should provide an opportunity for outdoor “active” areas.
2. Seating, shade, art, and events are encouraged within open spaces, especially along the street frontage.
3. Cafe seating and open transitions from indoor uses are also encouraged.
4. Site design should prioritize pedestrians, transit users, and bicyclists and creating pleasant open spaces for those users to gather and move through.
5. Non-conventional gathering spots, such as former loading areas and unused alleyways are encouraged to be activated as open spaces.
6. These areas are also encouraged for temporary activation, such as food-truck festivals or other local events.
Landscaping

Because of limitations of existing sites, it may be difficult to meet city’s traditional landscaping standards. Alternative elements to improve the landscaping/public realm may include:

1. Rain gardens, creative stormwater retention, and landscaping islands
2. Raised Planters
3. Sidewalk activities
   » Temporary Seating (café seating)
   » Temporary Signs
4. Street furniture (perhaps through a sponsorship)
   » Benches
   » Bike racks
   » Waste and recycle bins
5. Public art
6. Creative lighting integrated into landscaping/public art

For more information, contact the City of St. Louis Park Community Development Department
Phone: 952.924.2575
https://www.stlouispark.org/government/departments-divisions/community-development