

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 21-008

**AN ORDINANCE AMENDING SECTIONS 153.156 AND
153.171 OF THE WEST ST. PAUL CITY CODE
REGARDING OFF-SALE LIQUOR STORES**

The City of West Saint Paul does ordain:

SECTION 1. AMENDMENT. West St. Paul City Code Section 153.156 relating to conditional uses within the B2 – Neighborhood Business District is hereby amended as follows:

§ 153.156 CONDITIONAL USES.

Within the B-2 Neighborhood Business District, no structure or land shall be used for the following uses, except by conditional use permit:

- (A) Any conditional use regulated in the B-1 District, § 153.141;
- (B) Accessory structures other than private garages;
- (C) Mixed use residential/commercial;
- (D) Drive-through lanes, subject to the following provisions.
 - (1) They are not permitted in a front yard or within the setback area.
 - (2) Adequate stacking distance must be provided, as determined by the city, which does not interfere with other driving areas, parking spaces or sidewalks.
 - (3) Electronic speaker devices must not be audible beyond the property line and must not be operated between 10:00 p.m. and 7:00 a.m.
 - (4) Screening of automobile headlights must be provided. Screening must be at least three feet in height and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change or similar screening as determined by the city.
 - (5) A by-pass lane must be provided, allowing autos to exit the drive-through lane from the stacking area.
- (E) Funeral homes and mortuaries;
- (F) On-sale liquor establishments;
- (G) Outdoor seating, subject to following provisions.
 - (1) Seating areas shall be shown on a seating plan, identifying the number of tables and chairs and their approximate location.
 - (2) Seating areas shall be located on private property.
 - (3) Seating areas shall not obstruct required accesses, entrances or exits.
 - (4) A minimum of a four-foot walkway shall be provided between tables.
 - (5) If the principal use abuts a residential zoning district, outdoor electronic speaker devices shall not be operated between 9:00 p.m. and 7:00 a.m. For all other zoning districts, outdoor electronic speaker devices shall not be operated between 10:00 p.m. and 7:00 a.m.
 - (6) Tables and chairs shall be maintenance free furniture that enhances the appearance of the business.
 - (7) No food or beverages shall be served outside of the seating area.

- (8) Lighting shall only illuminate the seating area. Lighting levels must not exceed zero foot-candles at the abutting property line.
- (9) All tables and chairs shall be kept in a clean and sanitary manner. Outdoor trash receptacles shall be provided.
- (10) For outdoor seating areas for up to eight seats:
 - (a) No tables, chairs or other furnishings shall remain in the seating area when the business is closed;
 - (b) No additional parking spaces shall be required; and
 - (c) No alcoholic beverages shall be served in the seating area, except for non-fortified wine.
- (11) For outdoor seating areas for more than eight seats:
 - (a) The seating area shall be enclosed by approved landscaping and fencing;
 - (b) The outdoor seating area shall be entered only through the principal building. There shall be no exit gates from the outdoor seating area unless required by the Building Code;
 - (c) In addition to the required number of parking spaces pursuant to the principal use, additional parking shall be required at a ratio of one parking space for every four seats in the outdoor seating area; and
 - (d) Signage shall be posted that prohibits the consumption of alcohol outside of the seating area.
- (H) Private lodges and clubs, country clubs or fraternal organizations;
- (I) Veterinary establishments limited to domestic animals and conducted entirely within a building;
- (J) Any building over 35 feet in height;
- (K) Car washes, as regulated in § 153.382;
- (L) Motor fuel stations, as regulated in § 153.382;
- (M) Vehicle repair, minor, as regulated in § 153.382; and/or
- (N) Used merchandise stores, provided all of the following conditions are met.
 - (1) Used merchandise is limited to clothing and related accessories.
 - (2) The transfer or sale of merchandise is conducted entirely inside a building.
 - (3) There is no outdoor storage of any kind.
 - (4) The floor area for the use is no greater than 2,000 square feet.
- ~~(N)~~(O) Off sale liquor stores.

SECTION 1. AMENDMENT. West St. Paul City Code Section 153.171 relating to conditional uses within the B3 – General Business District is hereby amended as follows:

§ 153.171 CONDITIONAL USES.

Within the B-3 General Business District, no structure or land shall be used for the following uses, except by conditional use permit:

- (A) Any conditional use regulated in the B-2 District, § 153.156, with the exception of use merchandise stores;
- (B) Armories, convention halls, sport arenas and stadiums;
- (C) Motor vehicle sales, as regulated in § 153.382;

- (D) Bingo halls, provided that the establishment is located at least 600 feet when measured in a straight line from the building on which the establishment is located, to the property line from the following:
 - (1) Residentially zoned property;
 - (2) Agricultural land in the neighboring city, which is designated in the Comprehensive Plan for residential use;
 - (3) A licensed child day care facility;
 - (4) A public or private educational facility classified as an elementary, middle, junior high or senior high school; or
 - (5) A church.
- (E) Bowling alleys, billiard and pool rooms, skating rinks, dance halls, batting cages and similar uses provided the structure in which the use is similar shall not be located within 100 feet of any R-1 or R-2 District;
- (F) Bus terminals;
- (G) Learning center, business or trade school when conducted entirely within a building;
- (H) Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop, provided they do not employ more than six persons in repair or processing;
- (I) Any light manufacturing process, fabrication or storage, provided all of the following conditions are met:
 - (1) The process is conducted entirely within a structure;
 - (2) The structure is no greater than 25,000 square feet in size and no more than one story;
 - (3) There are no more than 50 employees;
 - (4) The building exterior shall comply with the requirements of § 153.053 of this code;
 - (5) The landscaping for the site provides adequate screening;
 - (6) Parking meets the requirements of the light industrial zone;
 - (7) Signage is restricted to monument signs;
 - (8) Lot size is adequate to provide building coverage of no more than 30%;
 - (9) Truck traffic is limited to hours and frequency established by the City Council; and
 - (10) Loading dock areas are thoroughly screened from surrounding property and are not visible from a public street.
- (J) Movie theaters but not the drive-in type;
- ~~(K)~~ ~~Off sale liquor stores;~~
- ~~(L)~~ ~~(K)~~ Outdoor display or storage of items at retail establishments such as building material yard, commercial greenhouse and mobile home sales;
- ~~(M)~~ ~~(L)~~ Pawnshops, provided that the establishment is located at least 800 feet, when measured in a straight line from the building on which the establishment is located to the property line, from the following:
 - (1) Residentially zoned property;
 - (2) Agricultural land located in the neighboring city which is designated in the Comprehensive Plan for residential use;
 - (3) A licensed child day care facility;
 - (4) A public or private educational facility classified as an elementary, middle, junior high or senior high school;
 - (5) A church; or
 - (6) A pawnshop.
- ~~(N)~~ ~~(M)~~ Stone and monument sales;


- ~~(O)~~(N) Tattoo, body piercing or body art establishment, provided that they are located at least 800 feet, as measured in a straight line from the building on which the establishment is located to the property line, from the following:
- (1) Residentially zoned property;
 - (2) Agricultural land located in the neighboring city which is designated in the Comprehensive Plan for residential use;
 - (3) A licensed day care or day care center;
 - (4) A public or private educational facility classified as an elementary, middle, junior high or senior high school;
 - (5) A church; or
 - (6) A tattoo, body piercing or body art establishment.
- ~~(P)~~(O) Motor vehicle rentals, as regulated in § 153.382;
- ~~(O)~~(P) A church existing as of the date of this section may be permitted a one-time expansion subject to approval of a site plan submitted pursuant to § 153.050;
- ~~(R)~~(O) Columbaria, provided they are located on the same property as an existing church and located a minimum of 30 feet from any property line.
- ~~(S)~~(R) Banquet halls, provided:
- (1) The use is accessory to a restaurant; and
 - (2) The building and/or any outdoor facilities in which the banquet hall is located shall be a minimum of 100 feet from residentially zoned property.

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance allows off-sale liquor stores to be a conditional use within the B2 – Neighborhood Business District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this 14th day of June, 2021.


Richard Vitelli, Mayor Pro Tem

Attest:


Daniel Nowicki, Interim City Clerk