

city of saint paul  
planning commission resolution  
file number 13-44  
date October 18, 2013

WHEREAS, the Council of the City of Saint Paul has requested that the Planning Commission provide a report and recommendation regarding potential amendments to Zoning Code sections 65.910, 65.610, 65.774, 65.820, 65.821, and any other Zoning Code sections which the Commission believes may facilitate the Council's intentions; and

WHEREAS, the Saint Paul Planning Commission finds that the Zoning Code's present land use definitions and development standards regarding breweries were adopted at various times and for various purposes intended principally to regulate large commercial brewing operations; and

WHEREAS, the Saint Paul Planning Commission finds the zoning issues of distilleries and wineries to be connected to those of breweries in a manner that warrants their inclusion in this study, report and recommendation; and

WHEREAS, the Saint Paul Planning Commission recognizes an increasing trend towards small, local breweries and other producers of other alcoholic beverages; and

WHEREAS, the Saint Paul Planning Commission finds the proposed text amendments to be supported by the policies of the Comprehensive Plan;

WHEREAS, the Saint Paul Planning Commission held a public hearing on October 4, 2013 regarding the potential amendments;

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the following proposed amendments to the Legislative Code be recommended for approval by the Council of the City of Saint Paul:

**ARTICLE II. - 63.200. PARKING REQUIREMENTS**

**Table 63.207 Minimum Required Off-Street Parking By Use**

Land Use	Minimum Number of Parking Spaces
<i>Commercial Uses</i>	
Restaurant, Coffee shop, tea house, deli, <u>taproom</u>	1 space per 400 sq. ft. GFA

**ARTICLE V. 65.400. COMMERCIAL USES**

**Division 10. 65.770. Limited Production, Processing and Storage**

**Sec. 65.77~~42~~. ~~Malt liquor production.~~ Brewery, craft.**

A facility with a capacity to manufacture twenty thousand (20,000) or fewer barrels of alcoholic and nonalcoholic malt liquor a year. This definition excludes small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use.

*Standards and conditions in traditional neighborhood and business districts.*

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
- (b) Fewer than five thousand (5,000) barrels of malt liquor shall be produced in a year. In all traditional neighborhood and business districts, a conditional use permit is required for facilities with the capacity to manufacture more than five thousand (5,000) barrels of malt liquor a year in order to ensure operational and design compatibility with the particular location.

**Sec. 65.773. Distillery, craft.**

A facility that manufactures distilled spirits, as defined by Minn. Stat. § 340A.301, with a capacity to manufacture forty thousand (40,000) or fewer proof gallons a year.

*Standards and conditions in traditional neighborhood and business districts.*

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.

**Sec. 65.77~~24~~. Finishing shop.**

**Sec. 65.77~~35~~. Limited production and processing.**

**Sec. 65.77~~56~~. Plastic products.**

**Sec. 65.77~~67~~. Printing and publishing.**

**Sec. 65.77~~78~~. Recycling collection center.**

**Sec. 65.77~~89~~. Recycling drop-off station.**

**Sec. 65.77~~980~~. Warehousing and storage.**

**Sec. 65.781. Winery, craft.**

A facility that manufactures wine, as defined by Minn. Stat. § 340A.301, with a capacity of six hundred twenty thousand (620,000) or fewer gallons a year.

*Standards and conditions in traditional neighborhood and business districts.*

- (a) In traditional neighborhood and B2 business districts, a conditional use permit is required for such uses with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
- (b) In all traditional neighborhood and business districts, a conditional use permit is required for facilities with the capacity to manufacture more than one hundred fifty-five thousand (155,000) gallons a year in order to ensure operational and design compatibility with the particular location.

**Sec. 65.78~~02~~. Wholesale establishment.**

### ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

**Table 66.321. Principal Uses in Traditional Neighborhood Districts**

Use	T1	T2	T3	T4	Development Standards
<b>Commercial Uses</b>					
<i>Limited Production and Processing</i>					
<del>Malt liquor production</del> <u>Brewery, craft</u>		P/C	P/C	P/C	✓
<u>Distillery, craft</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓
<u>Winery, craft</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓

### ARTICLE IV. 66.400. BUSINESS DISTRICTS

**Table 66.421. Principal Uses in Business Districts**

Use	OS	B1	BC	B2	B3	B4	B5	Development Standards
<b>Commercial Uses</b>								
<i>Limited Production, Processing and Storage</i>								
<del>Malt liquor production</del> <u>Brewery, craft</u>				P/C	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓
<u>Distillery, craft</u>				<u>P/C</u>	<u>P</u>	<u>P</u>	<u>P</u>	✓
<u>Winery, craft</u>				<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	✓

### ARTICLE V. 66.500. INDUSTRIAL DISTRICTS

**Table 66.521. Principal Uses in Industrial Districts**

Use	IR	I1	I2	I3	Development Standards
<b>Commercial Uses</b>					
<i>Limited Production and Processing</i>					
<del>Malt liquor production</del> <u>Brewery, craft</u>	P	P	P		
<u>Distillery, craft</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Winery, craft</u>	<u>P</u>	<u>P</u>	<u>P</u>		

moved by \_\_\_\_\_ Oliver \_\_\_\_\_  
 seconded by \_\_\_\_\_  
 in favor \_\_\_\_\_ Unanimous \_\_\_\_\_  
 against \_\_\_\_\_