

ORDINANCE NO. 26-08

**CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 113 OF THE FALCON HEIGHTS CITY
CODE CONCERNING SPECIAL EVENT COMMERCIAL PARKING LOTS**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION I. Section 113-3 of the City Code of Falcon Heights, Minnesota, is hereby amended to add the following definition (Deletions are shown with a strikethrough. Additions are underlined):

Special event commercial parking lot means any commercial zoned premise (B-1, B-2, or B-3 zoning) where motor vehicles are parked, stored, or allowed to remain for a fee at any point.

SECTION II. Section 113-177(e) of the City Code of Falcon Heights, Minnesota is hereby amended to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

(e) *Permitted accessory uses.* The following uses shall be permitted accessory uses:

- (1) Off-street parking and loading, signs, fences, and decorative landscape features as regulated herein.
- (2) Temporary construction buildings (approved by zoning administrator)
- (3) Accessory structures other than private garages as regulated herein. The design, placement, screening, and size of the accessory buildings must be approved by the city council as being in harmony with the surrounding business district and neighborhood after review and recommendation by the planning commission.
- (4) Essential service structures, provided no building shall be located within 30 feet of an abutting lot in an R district. The placement of the essential service structure must be approved by the city council as being in harmony with the surrounding business district and neighborhood after review and recommendation by the planning commission.
- (5) Public telephone booths or drive-up service. The placement of the telephone booth or drive-up service must be approved by the city council as being in harmony with the surrounding business district and neighborhood after review and recommendation by the planning commission.
- (6) Planned landscape areas and edible landscape areas, including residential gardens, as defined and regulated in section 54-38.
- (7) Electric vehicle charges for public use.
- (8) Special event commercial parking lots, with city-issued license as outlined in Chapter 14, Article X. Special event commercial parking lots are also subject to section 113-410 of this chapter.

~~(8)~~ (9) Other as deemed to be normal, customary, and incidental by the zoning administrator.

SECTION III. Chapter 113 of the City Code of Falcon Heights, Minnesota, is hereby amended to create a new Section 113-410 as follows (Deletions are shown with a strikethrough. Additions are underlined):

Section 113-410 – Special event commercial parking lots

Special event commercial parking lots are only permitted as an accessory use to a business in the B-1, B-2, or B-3 zoning districts. The following standards shall apply to all special event commercial parking lots:

- (1) No special event commercial parking lot is permitted on a parcel of land that contains any residential use, regardless of the zoning district.
- (2) Businesses must obtain a special event commercial parking lot license as outlined in Chapter 14, Article X prior to operating the lot.
- (3) Parking is only permitted on paved surfaces designed for off-street parking. There shall be no parking on boulevards or rights-of-way.
- (4) The charge for parking shall be clearly posted at the entrance to the parking lot in letters of sufficient size to be readily seen from the street. Advertising for parking sales cannot be posted on trees or utility poles.
- (5) Outside sales of merchandise that is not part of the adjacent business is not permitted.

SECTION IV. Effective date. This ordinance is effective immediately upon its passage and publication.

ADOPTED this 8th day of July, 2026, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: _____


Randall C. Gustafson, Mayor

ATTEST:



Jack Linchan, City Administrator