

**CITY OF JORDAN ORDINANCE NO. ____ ____ SERIES
AN ORDINANCE AMENDING THE JORDAN ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JORDAN THAT SECTION 11.36, CENTRAL BUSINESS DISTRICT, OF THE ZONING ORDINANCE IS HEREBY REPEALED AND REPLACED WITH THE FOLLOWING:

SEC. 11.36. CENTRAL BUSINESS DISTRICT (C-2)

Subd. 1. Purpose. The purpose of this district is to encourage continuation of a viable downtown by allowing prime retail sales and service uses, office, entertainment facilities, public and semi-public uses, and in special circumstances, residential use; and to preserve and build on the historic character of the downtown using the historic and natural resources available to create a tourist draw as well as to provide a unique blend of retail and service businesses for the convenience of local residents.

Subd. 2. Permitted Uses. No structure or land shall be used except for the following uses as such are defined and in accordance with the required lot provisions and design and performance standards. The following are generalized categories. If a use is not specifically listed, the Zoning Administrator shall determine if the use is substantially similar in nature. The Zoning Administrator or applicant may seek input from the Planning Commission.

A. General Retail Sales and Services, including:

1. Antiques and collectibles
2. Appliance sales and service
3. Auto parts sales and indoor service
4. Bakery
5. Bicycle sales and indoor repair
6. Books, magazine and newspapers
7. Clothing and shoe stores and seamstress/repair services
8. Electronics sales and services
9. Florists
10. Gifts and novelties
11. Grocery stores
12. Hair salons, barbers, and spas
13. Hardware
14. Household furnishings
15. Interior decorating sales; sale of floor covering, paint, wallpaper, materials and objects of interior decorating
16. Laundromat; self-service
17. Meat markets
18. Pet shops provided the operation does not include boarding, maintenance of a pen(s) outside of the structure, or operates so as to cause an offensive odor or noise.
19. Photography and photo framing
20. Printing and publishing
21. Sporting goods
22. Travel agency
23. Variety store
24. Video store

B. Professional Services including;

1. Accounting
2. Banks and financial institutions
3. Legal
4. Insurance agencies

5. Real estate

C. Drinking and Eating Establishments, including

1. Cafes
2. Class 1 and II restaurants
3. Delicatessens
4. Private clubs and lodges
5. On and off-sale liquor; bars

D. Health and Medical, including

1. Clinic, medical
2. Chiropractic
3. Dental
4. Optometrists
5. Pharmacies
6. Therapeutic massage

E. Physical Recreation and Educational Facilities, including:

1. Bowling alleys, provided they are not within 20 feet of a residential district.
2. Dance studios
3. Fitness centers and gyms
4. Martial arts

F. Public and Private Human Services, Schools or Academies, including:

1. Daycare facilities
2. Government offices and structures
3. Government utility buildings and structures
4. Library
5. Music or performing arts
6. Parks
7. Performing arts center
8. Postal service
9. Religious institutions
10. Schools or academies

G. Repair Services and Sales, including:

1. Bicycle sales and indoor services
2. Automotive services, conducted indoors
3. Electrical appliance repair, conducted indoors

H. Residential Uses; including

1. Bed & Breakfasts

Subd. 3. Conditional Uses. No structure or land shall be used except by conditional use permit for any of the following uses as such are defined and in accordance with the required lot provisions, design and performance standards, and conditions set by the Council.

A. Apartments; located above the first floor provided off-street parking requirements are met.

B. Carwash; provided the site plan illustrates appropriate vehicular and pedestrian circulation and stacking of vehicles.

C. Funeral Home, provided a plan shall be submitted identifying the access points and traffic circulation on the property. Said plan must provide for a minimal interference to the circulation pattern on abutting streets and to adjoining uses of property.

- D. Bed and Breakfasts, hotels and motels.
- E. Multiple-family dwellings; provided off-street parking requirements are met.
- F. Outdoor seating for food and drinking establishments
- G. Pawn Shop
- H. Theater

Subd. 4. Interim Uses.

A. Manufacturing and wholesaling, providing:

1. The use must not be disruptive to the viability of downtown and must be found to be complimentary to the downtown area.
2. The site plan must contain adequate provisions for loading, unloading, and inside storage of materials, including waste materials, and it shall include design elements consistent and compatible with the downtown image and objectives of this Chapter.
3. The use is proposed in a building with a history of manufacturing/wholesaling activity.
4. The use shall include a sunset date established by the Planning Commission and approved by the City Council.
5. Procedures outlined in the Interim Use Permit section of the Zoning Ordinance are adhered to.

Subd. 5. Accessory Uses. The following uses are permitted accessory uses as such uses are defined and in accordance with the required lot provisions and design standards. However, any incidental repair or processing necessary to conduct a permitted principal use shall not occupy more than 30 percent of the floor area.

A. Off-street parking and loading.

B. Signs.

C. Electronic amusement devices (machines) where the principal use is a Class I or Class II restaurant or a dry goods, drug, variety, hobby, or toy store. Up to four such devices are permitted. However if the area of the principal use is at least 15,000 square feet, up to 30 such devices are permitted.

D. Temporary outdoor storage or display of goods used in conjunction with and on the same site as the permitted use provided that the goods are not outdoors overnight; the storage or display area does not exceed 100 square feet; and the storage or display is not within the required front yard, or when a side yard abuts a street in the side yard, setback area.

Subd. 5. Lot Requirements.

A. Minimum Lot Size, Yards and Setbacks.

Lot Area 2,000 square feet

Lot Width 20 feet

Front Yard Setback 0 feet

Rear Yard Setback 0 feet

Side Yard Setback 0 feet

B. Density. The minimum lot area per dwelling unit in a multiple family development shall not be less than 2,000 square feet of lot area for each dwelling unit.

C. Maximum Height. No structure or building shall exceed ~~five~~ three stories or 50 40 feet in height, whichever is less, except the following which may not exceed 75 feet in height: church spires, belfries and cupolas that do not contain usable space; monuments; flag poles; chimneys; cooling towers; elevator penthouses; and radio, television and other communication towers.

C. One Principal Building. There shall be no more than one principal building on one lot except as provided under conditional-use provisions.

Subd. 6. Design and Performance Standards. The design and performance standards are established to encourage a high standard of development by providing assurance that land uses will be compatible. The performance standards are designed to prevent and eliminate those conditions which depreciate property values, that cause blight or are detrimental to the environment. Before any building permit is approved, the Zoning Administrator shall determine whether the proposed use will conform to the design and performance standards. The applicant or owner shall supply data necessary to demonstrate such conformance.

A. Business Inside. All business, service, storage, merchandise, display and repair and processing, where permitted, shall be conducted wholly within an enclosed structure except where provided by conditional use permit.

B. Storage. Open storage in conjunction with a permitted business shall be prohibited.

C. Sale of Goods. Goods produced on the premises shall be sold only on the premises, at retail, and the processes and equipment employed in production shall not produce any offensive odor, dust, smoke, ash, gas, noise, vibration or refuse.

D. Site Layout. The site layout must be compatible with and not detrimental to other surrounding property in the general area and make adequate provision for:

1. The needs of pedestrians, automobiles and bicycles, including proper circulation and parking;

2. Use of the existing topography and site vegetation in the location and orientation of structures and other facilities;

3. Traffic conditions;

4. Transitional features and decorative walls or live hedges for separation and screening purposes;

5. Views to and from the site;

6. Storage of trash in the principal building or in an accessory building of architecture and materials identical to the principal building;

7. Planted parking islands to control parking and traffic circulation where appropriate and landscape breaks in areas intended for the parking of approximately 20 cars in a row;

8. Proper drainage of a site;

9. Location of curb cuts so that no cuts exist closer to an intersection than 30 feet from the point of intersection of the setback lines adjacent to intersecting streets; and

10. Relating the use of the site to existing and proposed uses of other abutting properties.

E. Design Permit. A design review permit is required for any/all site alterations in the Central Business District. Plans shall be consistent with the adopted Design Standards for the Central Business District.

F. Utilities. Shall be placed underground and meters shall be screened from view from the street.

G. Required Parking. Development and modifications to all parcels and buildings are subject to the provisions on Off-street Parking and Loading Spaces.

H. Signs. Development and modification to all parcels, street uses and buildings are subject to the sign provisions.

I. Land and Water Preservation. Development and modifications to all parcels, structures and buildings are subject to the provision on Land and Water Preservation and Protection.

J. Architecture and Materials. Development and modification to all parcels, structures and buildings are subject to the provision on Architectural Control and Building materials and Central Business District Design Standards.

Subd. 7 Other controls. This section is in addition to and not in lieu of other official controls adopted by the City Council or the Secretary of Interior Standards for buildings on the national register of historic places. Where the standards, regulations or provisions contained in this section are inconsistent or in conflict with other standards, regulations or provisions any provisions of the City Code, Secretary of the Interior or the provisions of any other applicable statutes, rules, regulations or ordinances, the most restrictive provisions shall govern in order to preserve, protect and enhance the historic character and charm of the central business district.

EFFECTIVE DATE.

This Ordinance shall become effective three days following its publication in the official newspaper of the City.

ORDAINED by the City Council of the City of Jordan, Scott County, Minnesota this ____ day of _____ 2009.

Pete Ewals
Mayor

ATTEST:

Moved by:
Seconded by:

Ed Shukle
City Administrator

Published:
Codified in City Code: