

**CITY OF JORDAN, MINNESOTA  
ORDINANCE NO. 2024-11**

**AN ORDINANCE AMENDING SUBSECTION 154.020, 154.143, AND 154.153 OF  
JORDAN CITY CODE**

NOW BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF JORDAN AS FOLLOWS:

**Section 1. Background.**

In the Spring of 2024 the City Council directed City Staff to consider an ordinance amendment to allow an Event Center Land Use in the commercial zoning districts.

**Section 2. Findings.**

- A. The City Council finds there are appropriate amendments to allow an Event Center Land Use.
- B. Subsections 154.020, 154.143, and 154.153 of the City Code, is hereby amended as proposed in Exhibit A.

**Section 3. Effective Date.**

This Ordinance shall become effective from and after its passage and publication.

ORDAINED by the City Council of the City of Jordan, Scott County, Minnesota this \_\_\_\_ day of September 2024.

\_\_\_\_\_  
Mike Franklin, Mayor

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Tom Nikunen, City Administrator

Published in the Jordan Independent on the \_\_\_\_ day of \_\_\_\_, 2024.

**EXHIBIT A**

The following subsections are amended as follows:

**§ 154.020 DEFINITIONS.**

The following terms, as used in this chapter, shall have the meanings stated. All measured distances expressed in feet shall be to the nearest tenth of a foot. In the event of conflicting provisions in this chapter, the more restrictive shall apply.

EVENT CENTER. A public or private facility for gatherings including but are not limited to recreational events, meetings, performances, parties, weddings, or other attractions that may cause increased pedestrian and vehicle traffic needs. The facility owner may or may not charge a fee for the use of the facility. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside a structure. The facility must include plans to accommodate events, including pedestrian access and circulation, parking areas, and gathering areas.

**GENERAL BUSINESS DISTRICT (C-2)**

**§ 154.143 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. The requirements of § 154.047 Conditional Use Permits shall be met in addition to the following conditions:

(C) Event Center, subject to the following:

- (1) A parking plan shall be submitted to the City for approval. The parking plan will be evaluated in accordance with the 2024 Downtown Jordan Parking Study.
- (2) Any signed parking agreements for the proposed use must be submitted to the City before a certificate of occupancy is issued for the event center.
- (3) Parking agreements shall be reviewed annually to ensure adequate parking is provided.
- (4) Hours of operation for the hosting of events shall be limited to 7:00 a.m. to 12:00 a.m. unless otherwise approved specifically by the conditional use permit. This shall not limit work conducted by contractors and employees of the business.

## **HIGHWAY COMMERCIAL DISTRICT (C-3)**

### **§ 154.153 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.

(F) Event Center, subject to the following:

- (1) A parking plan shall be submitted to the City for approval.
- (2) Any signed parking agreements for the proposed use must be submitted to the City before a certificate of occupancy is issued for the event center.
- (3) Parking agreements shall be reviewed annually to ensure adequate parking is provided.
- (4) Hours of operation for the hosting of events shall be limited to 7:00 a.m. to 12:00 a.m. unless otherwise approved specifically by the conditional use permit. This shall not limit work conducted by contractors and employees of the business.