

ORDINANCE NO. 413

AN ORDINANCE AMENDING THE ZONING CODE OF ORDINANCES OF THE CITY OF SPRINGFIELD, MINNESOTA, BY AMENDING SECTION 18.04 (2) PERTAINING TO R-1- SINGLE & TWO FAMILY RESIDENTIAL DISTRICT PERMITTED USES AMENDING SECTION 18.06 (2) PERTAINING TO C-1 CENTRAL BUSINESS DISTRICT PERMITTED USES AND SECTION 18.06 (3) PERTAINING TO C-1 CENTRAL BUSINESS DISTRICT ACCESSORY USES, AND RECLASSIFYING CERTAIN PARCELS FROM GENERAL RESIDENTIAL ZONE (R-1) TO MULTI-FAMILY RESIDENTIAL ZONE (R-2)

BE IT ENACTED by the City Council of Springfield, Minnesota:

SECTION 1. SECTION 18.04 (2) PERMITTED USES

Add Subsection F. “Childcare facilities”

SECTION 2. SECTION 18.06 (2) (C-1) Central Business District Permitted Uses is amended to read as follows:

PERMITTED USES:

- A. Grocery store and market with fuel pumps.
- B. Retail businesses- stores and shops not exceeding 20,000 square feet per establishment.
- C. Pharmacies and drug stores
- D. Administrative/Business Offices.
- E. Repair and maintenance services and sales for small consumer electronics, household goods, bicycles and apparel.
- F. Automotive repair services.
- G. Skilled trade related businesses such as electrical, plumbing, and carpentry
- H. Professional offices and professional services, including financial institutions, accounting and attorney firms, real estate firms, and chiropractic clinics.
- I. Medical, optical and dental services.
- J. Drive thru facilities used in conjunction with financial institutions and/or medical facilities such as clinics/pharmacies, and eating establishments provided adequate protection for pedestrians is provided (e.g.-site distance, sidewalks, etc.) and stacking space is provided.
- K. Coffee shops, cafes, and delicatessens.
- L. Eating and drinking facilities
- M. Boutiques
- N. Fitness and wellness centers.

- O. Childcare facilities.
- P. Postal facilities
- Q. Bus garages and transportation services.
- R. Religious Assembly.
- S. Movie theatres, performing arts facilities
- T. Bowling alleys, pool halls, video game arcades, and other indoor entertainment centers.
- U. Laundromat/Laundry Services
- V. Vehicle washing facilities.
- W. Club or lodge
- X. Government/Public Services, City owned utility structures
- Y. Existing single and multi-family dwelling units at the time of ordinance adoption.
- Z. Pet services
- Z1. Museums and cultural services
- Z2. Agricultural related businesses and grain elevators
- Z3 . Housing above the first floor, providing the lower level commercial use(s) are compatible with residential uses above and the housing above meets the standards of Ordinance 375 relating to building occupancy, as may be amended.

SECTION 3. SECTION 18.06 (3) (C-1) Central Business District Conditional Uses is amended to read as follows:

- A. Lumber yards and lumber warehouses
- B. Convenience store with or without fuel services, provided that:
 1. The sale of food items is in compliance with state and county standards and subject to the approval of a health inspector who shall provide specific written sanitary requirements for each proposed sale location.
 2. The approximate area and location devoted to non-automotive merchandise sales shall be specified in general terms in the application.
 3. Motor fuel facilities are installed in accordance with state standards including but not limited to those relating to fuel distributor registration and underground storage tank licensing.
 4. Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations minimize conflict with circulation, access and other activities on the site.
 5. Fuel pumps shall be installed on appropriately designed islands.

6. A protective canopy located over the pump island(s) may be an accessory structure on the property however adequate visibility both on and off site shall be maintained.

7. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles.

C. Veterinary Services

D. Hotel/Motel

E. Business or Trade School

F. Automotive sales

G. Implement sales and services

H. Non-city owned utility structures

I. Uses deemed by the City Council to be similar to permitted or conditional uses listed under Section 18.06 Subd. 2 or 18.06, Subd. 3 of this Ordinance provided the City Council considers possible adverse effects of the proposed events or activity. The City Council's decision shall be based upon (but not limited to) the following factors:

1. Consistency with the Comprehensive Plan.

2. Compliance with applicable facility plans.

3. That the establishment, maintenance or operation of the proposed use, event or activity will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety or welfare.

4. The proposed use, event or activity will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

5. The proposed use, event or activity shall conform to the applicable regulations of the district in which it is located and all other applicable provisions of the City Code.

SECTION 4: RECLASSIFICATION. The real estate described as Lot One (1), Block One (1), St. John Addition; and the east 565.75 feet of Lot Seven (7) Wendt Addition; and Lot Eight A (8A) Wendt Addition, City of Springfield, Brown County, Minnesota, is reclassified from R-1 (Single and Two Family Residential) to R-2 (Multi-Family Residential), and the Zoning map is hereby amended to incorporate such reclassification.

SECTION 5. Effective Date. The effective date of this ordinance shall be upon passage and publication.

SECTION 6. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 8. When Effective. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the Council this 18th day of October, 2016.

Ayes: Helget, Brown, Bisel, Beckman, and Rothmeier

Nays: None

Mark Brown, Mayor

ATTEST:_____
Amy Vogel, City Clerk