

**CITY OF SCANDIA
ORDINANCE NO. 169**

**AN ORDINANCE AMENDING
ORDINANCE NO. 122, THE SCANDIA DEVELOPMENT CODE,
CHAPTER 2, SECTION 2.8 and 2.9 REGARDING THE VILLAGE MIXED USE A
(VMU A) AND VILLAGE MIXED USE B (VMU B) ZONING DISTRICTS**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

Section 1. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code”, or “Code”), Chapter Two, Section 2.8, Village Mixed Use A District (VMU A) and Section 2.9, Village Mixed Use District B (VMU B) shall be amended to read as follows:

2.8 Village Mixed Use A District (VMU A)

(1) Purpose. The VMU A District is established to sustain the historic village center by preserving and protecting the long-term viability of historic properties and structures, and by allowing a mixture of mutually supportive land uses. VMU A District areas are designated Village Mixed Use in the Comprehensive Plan. The mixture of commercial, office, institutional, recreational, and residential land uses are made compatible through the enforcement of design guidelines.

(2) Allowed Uses. The following are allowed uses in the VMU A District.

- (A) Antique shops
- (B) Appliance sales and repair
- (C) Art gallery and sales
- (D) Bakery goods and baking of goods for retail sales on the premises
- (E) Banks, credit unions, and other financial institutions without drive up tellers
- (F) Beauty salons, barbers, day spas, massage therapy, and similar personal services
- (G) Bed and Breakfast Inns
- (H) Bicycle sales and repair
- (I) Book, school supply, art supply, or stationary stores
- (J) Boutique shops
- (K) Candy, ice cream, popcorn, nuts, frozen desserts, and non-alcoholic beverage sales
- (L) Catering services, without on-site food service

- (M) Catering services, including banquet halls
- (N) Clothing sales
- (O) Clubs/Lodges
- (P) Commercial Daycare Facilities, State-Licensed
- (Q) Copying/printing services, excludes printing presses and publishing facilities
- (R) Delicatessens/coffee houses without drive-through service
- (S) Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing
- (T) Essential services, Transmission Facilities and Utility Substation
- (U) Feed and Seed Sales, Retail
- (V) Flower shops, retail
- (W) Furniture stores
- (X) General Store
- (Y) Gift or novelty stores
- (Z) Government Buildings, Storage and Uses
- (AA) Grocery Store
- (BB) Hardware stores
- (CC) Wholesaling
- (DD) Jewelry stores
- (EE) Leather goods and luggage stores
- (FF) Locksmiths
- (GG) Meat processing, accessory to a Grocery Store
- (HH) Medical or Dental/Chiropractic/Physical Therapy Offices/Clinics
- (II) Museums
- (JJ) Music stores
- (KK) Offices

- (LL) Pet Grooming
- (MM) Pharmacies or drug stores
- (NN) Plant Nursery
- (OO) Plumbing, television, radio, electrical and related sales and repair
- (PP) Public Parks and Recreation Facilities
- (QQ) Recreation, Indoor Commercial, up to 4,000 square feet in area or less
- (RR) Residential Facility, State-Licensed (serving 1 to 6 persons)
- (SS) Restaurants
- (TT) Schools
- (UU) Seasonal Plant and Plant Materials retail sales
- (VV) Shoe sales and repair
- (WW) Shopping Center
- (XX) Single family residence
- (YY) Sporting Goods and Recreational Equipment Sales, not including motorized vehicles or boats
- (ZZ) Studios – art, dance, health and fitness, decorating, music, portrait photography, and similar uses
- (AAA) Tailoring services
- (BBB) Theaters, Indoor
- (CCC) Toy stores
- (DDD) Veterinary Clinic, small animal

(3) Accessory Uses. The following uses are allowed accessory uses in the VMU A District, subject to the applicable provisions of this Chapter.

- (A) Accessory Structures
- (B) Columbaria – Accessory to a Place of Worship
- (C) Daycare Facility (Nursery, Day), State-Licensed, located within a residential setting (Serving 14 or Fewer Persons)
- (D) Exterior Storage of Personal Property

- (E) Home Occupations
 - (F) Fences
 - (G) Keeping of animals
 - (H) Off-Street Parking and Loading
 - (I) Recreation Facilities and Equipment
 - (J) Recreation, Outdoor Private
 - (K) Signs
 - (L) Temporary Produce Stands
- (4) Uses with a Conditional Use Permit. The following uses are permitted in the VMU A District after the issuance of a Conditional Use Permit.
- (A) Accessory Apartment
 - (B) Banks, credit unions, and other financial institutions with drive up tellers
 - (C) Bars and Taverns
 - (D) Community Residence (serving 7 to 16 persons)
 - (E) Conference Facility
 - (F) Craft Brewery
 - (G) Exterior Storage – Accessory to a Commercial Use
 - (H) Hotel
 - (I) Liquor, off sale, pursuant to the required liquor license
 - (J) Motel
 - (K) Motor Vehicle Repair
 - (L) Multi-Family Residence
 - (M) Place of Worship
 - (N) Recreation, Indoor Commercial, larger than 4,000 square feet in area
 - (O) Residential Facility, State Licensed (serving 7 to 16 persons)
 - (P) Wireless Communication Antennas and Towers

- (5) Uses with an Interim Use Permit. The following uses are permitted in the VMU A District after the issuance of an Interim Use Permit.
 - (A) Commercial Kennel – Accessory to a Veterinary Clinic
 - (B) Kennel, Private – Accessory to a Residential Use
- (6) Uses with an Administrative permit. The following uses are permitted in the VMU A District after the issuance of an Administrative permit.
 - (A) Farmers Market
 - (B) Temporary outdoor retail sales
 - (C) Accessory Dwelling Unit

2.9 Village Mixed Use B District (VMU B)

- (1) Purpose. The VMU B District is established to provide a growth area for the village center. VMU B District areas are designated Village Mixed Use in the Comprehensive Plan. The District provides for a mixture of commercial, office, institutional, recreational, and residential land uses. The District provides an area for larger scale businesses, for businesses that benefit from visibility from State Highway 97, and business and mixed use development that utilize on-site wastewater treatment systems.
- (2) Allowed Uses. The allowed uses in the VMU B District are the same as those of the VMU A District, and the following:
 - (A) Department, discount, and warehouse stores
 - (B) Garden supply stores
 - (C) Laundromats
 - (D) Sports and fitness clubs, less than 4,000 square feet in area
- (3) Accessory Uses. The accessory uses allowed in the VMU B District are the same as those of the VMU A District.
- (4) Uses with a Conditional Use Permit. The uses permitted after the issuance of a Conditional Use Permit in the VMU B District are the same as those of the VMU A District. In addition, the following uses are also permitted in the VMU B District after the issuance of a Conditional Use Permit.
 - (A) Auto wash
 - (B) Building supply stores
 - (C) Crematoriums
 - (D) Drive-Through Services

- (E) Food and Beverage Processing
 - (F) Funeral Homes
 - (G) Motor Vehicle, Recreational Vehicle, or Boat sales
 - (H) Motor Vehicle Service Stations
 - (I) Nursing Homes
 - (J) Radio and television stations
 - (K) Residence, Assisted Living
 - (L) Restaurants, Drive-In
 - (M) Sports and fitness clubs, if greater than 4,000 square feet in area
 - (N) Veterinary Clinics, large animal
 - (O) Wind Energy Conversion System (WECS)
- (5) Uses with an Interim Use Permit. The uses permitted after the issuance of an Interim Use Permit in the VMU B District are the same as those of the VMU A District.
- (6) Uses with an Administrative permit. The uses permitted after the issuance of an Administrative permit in the VMU B District are the same as those of the VMU A District.

Section 2. Effective Date. This ordinance shall be in full force and effect upon its adoption and publication according to law.

Passed and adopted by the City Council of the City of Scandia this 16th day of February, 2016.

ATTEST:



Neil Soltis, Administrator/Clerk



Randall Simonson, Mayor