ARTICLE 18. DESIGNATION NO. 507

The purpose of this article is to establish specific performance standards in compliance with §§ 155.260 through 155.267 for property designated by Ordinance No. 507 on the official zoning map. The purpose of this zone is to provide for an integrated mix of certain types of neighborhood convenience retail, office, medical, restaurant, commercial recreation, transit-related and institutional uses as well as multiple- residential uses.

('81 Code, § A18-1) (Ord. 507, passed 4-25-91; Am. Ord. 628, passed 6-26-97)

(A) *Zone 1.* Within this zone, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

(1) Dairy, grocery or convenience store not to exceed 5,000 square feet of floor area;

(2) Class I restaurant, either free-standing or within a multi-tenant building or Class II restaurant, lunch counter or delicatessen facilities within a multi-tenant building. No Class II fast-food restaurants or drive-through restaurant facilities may be located as a separate, stand-alone building;

(3) Offices for doctors, dentists, lawyers, realtors, veterinarians (no outdoor animal pens allowed), insurance agents and similar uses to serve the adjoining residential area;

(4) Day-care centers;

(5) Retail operations selling personal services or goods over-the-counter as limited to the following uses unless otherwise specifically approved by the City Council: antiques, art and school supplies, bakeries, barbershop, beauty parlor, bicycles, books and stationery, candy, cameras and photographic supplies, catering establishments, china and glassware, clothes pressing, custom dressmaking, drugs, dry goods, florists, garden supplies, gifts, hardware, hats, hobby shops, household appliance repair, interior decorating studio (no retail furniture sales), jewelry and watch repair, laundry and dry cleaning, locksmith shops, musical instruments, paint and wallpaper, phonograph records and equipments, pets (no outdoor animal pens allowed), photography studio, shoes, sporting goods, tailoring, tanning salon, tobacco, toys, variety stores, video tape and equipment sales or rental and wearing apparel; and

(6) Movie theaters, bowling alleys, athletic clubs, skating rinks, coin-operated amusement devices and similar commercial recreation facilities when contained within a building.

(B) *Zone 2.* Within this zone, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

(1) Municipal buildings including police, fire, emergency management, transit/transfer stations, park-and-ride lots, and the like, but no public works;

(2) Professional offices, banks and savings and loan;

(3) Offices of a general nature where the operations do not include over-the-counter retail sales or warehousing from the site;

(4) Clinics for human care;

(5) Institutional uses, such as library, swimming pool, church, public schools, religious centers, health centers and community building;

(6) On-sale wine and/or 3.2% liquor in conjunction with a restaurant facility;

(7) Coin-operated amusement devices in conjunction with a restaurant facility of private club;

(8) Farmers' market;

(9) Apartment buildings, at least two stories in height, provided they are serviced by public sanitary sewer and water systems;

(10) Home occupations, as defined by § 155.003;

(11) Public utility buildings and structures; and

(12) Community-based family-care home, day-care home licensed under M.S. § 245.812 or a home for the care of the mentally or physically handicapped licensed by the state.

('81 Code, § A18-2) (Ord. 507, passed 4-25-91; Am. Ord. 628, passed 6-26-97; Am. Ord. 853, passed 12-23-08; Am. Ord. 970, passed 6-26-14)

(A) *Zone 1.* Within this zone, no structure or land shall be used for the following uses or uses deemed similar by the City Council, except by conditional use permit:

(1) Motor fuel sales as an accessory use to a dairy/grocery store operation. No motor vehicle repair facilities allowed;

(2) Car-wash bay as an accessory use to a combination dairy/grocery operation with motor fuel sales;

(3) Hours of operation in excess of those listed in § A18-6(F); and

(4) Buildings constructed with exposed vertical exterior finish material other than those provided under § 155.346 when:

(a) The proposed materials represent the same or similar materials used on at least 66.7% of the existing buildings adjacent to the site;

(b) The proposed materials are demonstrated to be of comparable grade and quality as those otherwise required; and

(c) Under no circumstances shall sheet or corrugated aluminum, iron, steel, asbestos, sheet plywood, plain or painted plain concrete block or similar materials be used. Any decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(B) *Zone 2.* Within this zone, no structure or land shall be used for the following uses or uses deemed similar by the City Council, except by conditional use permit:

(1) Nursing homes, rest homes, retirement homes or hospitals for human care, day-care centers and private schools;

(2) Funeral homes and mortuaries;

(3) Art, interior decorating, photographic or music studio provided no retail sales are made of products not manufactured on the site;

(4) Radio and television studios;

(5) Private clubs and lodges not operated for a profit;

(6) Historical buildings, museums, art institutes, galleries and playhouses;

(7) Off-street parking when the principal site of the off-street parking abuts on a lot which is in another zoning district;

(8) On-sale liquor in conjunction with a restaurant facility;

(9) Nurseries and greenhouses;

(10) Restaurants, Class I only;

(11) Parking decks no more than one level or 15 feet in height, when set back at least 50 feet from any residential property line; and

(12) Buildings constructed with exposed vertical exterior finish materials other than those provided under § 155.346 when:

(a) The proposed materials represent the same or similar materials used on at least 66.7% of the existing buildings adjacent to the site;

(b) The proposed materials are demonstrated to be of comparable grade and quality as those otherwise required; and

(c) Under no circumstance shall sheet or corrugated aluminum, iron, steel, asbestos, sheet plywood, plain or painted plain concrete block or similar materials be used. Any decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

('81 Code, § A18-4) (Ord. 507, passed 4-25-91; Am. Ord. 853, passed 12-23-08)