

**CITY OF CALEDONIA, MINNESOTA**

**ORDINANCE NO. 2021-01**

**AN ORDINANCE AMENDING CITY CODE SECTIONS 153.136, 153.138, AND 153.139(C) TO REVISE THE PERMITTED USES, CONDITIONAL USES, AND SETBACK REGULATIONS IN A B-2, HIGHWAY BUSINESS DISTRICT**

The City Council of the City of Caledonia, Minnesota hereby ordains as follows:

**Section 1.** That Section 153.136, which sets forth permitted uses in a B-2, Highway Business District, is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

§ 153.136. PERMITTED USES.

The following are permitted uses in the B-2 district:

- (A) ~~Farm implement dealers~~ Restaurants and cafés;
- (B) ~~Drive-in restaurants~~ Motels, hotels, and bed and breakfasts;
- (C) ~~Recreation equipment sales~~ Retail sales and services;
- (D) ~~Motels and hotels~~ Gas stations and auto accessory stores;
- (E) ~~Auto service stations~~ Motor vehicle, farm implement and recreation equipment sales, uses, and structures;
- (F) ~~Seasonal produce stands~~ Grocery stores;
- (G) ~~Auto sales lots~~ Pharmacies and drug stores; and
- (H) ~~Cafes and restaurants~~ Funeral homes and mortuaries;
- (I) Medical, professional, and commercial offices;
- (J) Nursing homes and senior living facilities;
- (K) Daycare centers;
- (L) Physical fitness clubs, dance studios, and similar uses;
- (M) Personal service establishments, including but not limited to, barber shops, hair salons, hairdressers, tailors, laundromats, and dry cleaners. Massage parlors and

adult-entertainment establishments are not considered personal service establishments and are expressly prohibited;

- (N) Movie theaters and bowling alleys;
- (O) Banking and financial institutions;
- (P) Wholesale offices and showrooms;
- (Q) Plant nurseries and garden supply stores;
- (R) Churches, places of assembly, conference halls, lodges, and similar uses; and
- (S) Government and public related utility buildings and structures.

**Section 2.** That Section 153.138, which sets forth conditional uses in a B-2, Highway Business District, is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

§ 153.138. CONDITIONAL USES.

~~The following conditional uses are permitted in this district: offices, other highway businesses, which in the opinion of the Planning Commission and City Council, will not have a detrimental effect on the central business district.~~

Subject to the other applicable provisions of City Code (including Sections 153.415 through 153.420), the following are conditional uses in the B-2, Highway Business District:

- (A) Light manufacturing;
- (B) Private schools and educational centers;
- (C) Self-service storage;
- (D) Warehousing and distribution;
- (E) Retail and service uses that include the keeping of animals on-site such as pet stores, veterinarian clinics, animal day cares, animal boarding, commercial kennels and similar uses; and

**Section 3.** That Section 153.139(C), which sets forth setback regulations in a B-2, Highway Business District, is amended to read as follows (with underlining indicating additions and ~~strikeout~~ indicating deletions):

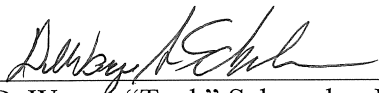
§ 153.139(C). PERFORMANCE STANDARDS.

(C) *Setback regulations.*


- (1) Front ~~road right-of-way~~ setbacks from public right-of-ways:
  - (a) State highway: ~~130~~ 70 feet.
  - (b) County road: ~~110~~ 70 feet.
  - (c) City street: ~~90~~ 45 feet.
  - (d) ~~Side lot: 20 feet.~~
  - (e) ~~Rear lot: 35 feet.~~
  - (f) ~~Lot line along residential district: 50 feet.~~
- (2) ~~The City Council may also require screening and fencing along the lot lines adjacent to residential districts. Side lot: 20 feet.~~
- (3) Rear lot: 35 feet.
- (4) Lot line along residential district: 150 feet.

**Section 4.** This ordinance shall become effective upon its passage and publication.

ADOPTED this 22<sup>nd</sup> day of November, 2021, by the City Council of the City of Caledonia.

  
DeWayne "Tank" Schroeder, Mayor

ATTEST:

  
Adam G. Swann, City Clerk/Administrator

**CERTIFICATION**

I, Adam Swann, clerk/administrator of the City of Caledonia, Houston County, Minnesota, do hereby certify that the foregoing Ordinance No. 2021-01 was duly passed and approved by the Council of the City of Caledonia, Minnesota on the 22<sup>nd</sup> day of November, 2021; and said Ordinance No. 2021-01 was published in the *Caledonia Argus*, a newspaper of general circulation in the City of Caledonia, Minnesota on the 1<sup>st</sup> day of December, 2021, all as provided by law.

Dated this 3<sup>rd</sup> day of December, 2021.

  
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City Clerk/Administrator