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: 430 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 22nd 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 22nd 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 1st day of December, 2021, all as provided by law.

Dated this 3rd day of December, 2021.

[Signature]
City Clerk/Administrator