
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Ordinance Amendment for Permitted Uses in B-1 and B-2 Zoning Districts – Ordinance #815 (FIRST READING)**
DATE: January 10th, 2022

Background: Staff received a request from a bank in the B-1 Central Business District that would like to update their current pylon sign with an additional sign that would be a digital message board with changing graphics. The Sign Ordinance does not allow digital message boards in the B-1 District. This type of signage is allowable in the B-2 Neighborhood Business District with restrictions that this site would conform with and is adjacent to the B-2 District.

Analysis: The Sign Ordinance was amended in 2014 after extensive review by the Planning Commission and has worked very well with the guidelines. The bank suggested rezoning the site to B-2 District since they fit all the conditions necessary for allowing the signage. Staff reviewed the B-1 Central Business Zoning District and found discrepancies under permitted uses, and banks are listed, but does not identify drive thru service. It is traditional for a bank to have drive thru service for the convenience of the customers and also with the current epidemic it is necessary wordage to be added. Drive thru language is also needed to be added under permitted uses with the coffee shop (with/without drive thru service).

In reviewing the B-2 Neighborhood Business Zoning District, the 2004 Zoning Ordinance had under permitted uses, any use permitted in B-1 District had been removed in amendments. It is unclear the intention of this removal, but assessing the allowable uses in the B-1 District would be a reasonable use in the B-2 District. Also, under permitted uses, professional office without drive thru is listed, and including financial institutions without drive thru service. The definition for financial institution encompasses a broad range of business operations within the financial services including banks, trust companies, insurance companies, brokerage firms, and investment dealers. The only business out of this description that would need drive thru service is banks, and staff is adding banks to the permitted use with/without drive thru service so there is no confusion in the future.

B-1 Permitted Uses: The Ordinance amended as follows (underline indicates additions; ~~strikethrough~~ indicates deletions):

In a B-1 Central Business District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used, or structurally altered except for one of the following, as well as similar uses:

- * Accessory building up to 800 sq ft;
- * Adult uses-accessory (as regulated by Chapter VI, Performance standards);
- * Coffee shop (with/without drive thru service) and bakeries- where products are sold on premise;

- * Dry cleaners- pick up and laundry pick up stations including incidental repair but not including processing,
- * Food services- grocery stores, fruit and vegetable markets, meat markets, supermarkets;
- * Laundromats- self-service washing and drying, provided that the hours of operation are limited to 7 AM to 10 PM;
- * Licensed child care;
- * Professional services including banks – (with/without drive thru service), medical clinics, funeral homes, offices;
- * Personal services- barber, beauty shops, day spa, tanning salons, therapeutic massage
- * Restaurants- with/without drive thru service;
- * Retail businesses and services, except no outdoor storage shall be permitted;
- * Shoe repair;
- * Tailoring services.

B-2 Permitted Uses The Ordinance amended as follows (underline indicates additions; ~~strikethrough~~ indicates deletions):

In a B-2 Neighborhood Commercial District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used or structurally altered except for one of the following, as well as similar uses:

- * Any use permitted in B-1 District:
- * Accessory building up to 800 sq ft;
- * Coffee shop, deli or restaurant without drive-thru service;
- * Convenience stores of 3,000 square feet or less in gross floor area and not associated with gas station;
- * Food services including specialty grocery store or meat market, bakeries whose products are sold on premise;
- * Health clubs of 3,000 square feet or less in gross floor area;
- * Multi-tenant structures-office, retail with 3,000 square feet or less gross floor area;
- * Prepared food: delivery and/or take out only, no interior seating;
- * Professional office including financial institutions (without drive-thru), banks (with/without drive thru service), medical uses and general office users;
- * Personal services- barber, beauty shops, day spa; tanning salons, therapeutic massage
- * Public buildings and facilities;
- * Specialty schools and learning centers.

Amendment Review Standards: The Zoning Ordinance does not outline specific factors upon which a proposed amendment should be considered; therefore, staff is providing the following factors, which are common review standards from other ordinances:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.

3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets serving the property.

Conclusion / Recommendation: The Planning Commission held a public hearing on December 20, 2021 and moved to recommend the City Council hold a first reading to introduce Ordinance #815.

ORDINANCE #815
CITY OF PRINCETON, MINNESOTA
AN ORDINANCE AMENDING CHAPTER V (ZONING DISTRICT) OF THE ZONING ORDINANCE IN
B-1 CENTRAL BUSINESS DISTRICT TO ADD ADDITIONAL LANGUAGE IN PERMITTED USES AND
IN THE B-2 NEIGHBORHOOD COMMERCIAL DISTRICT UNDER PERMITTED USES TO ADD
ADDITIONAL LANGUAGE

SECTION 1. Section 8 (B-1 Central Business District) of Chapter V (Zoning Districts) of the Zoning Ordinance is amended as follows (underline indicates additions; ~~strikethrough~~ indicates deletions):

B. Permitted Uses

- * Coffee Shop (with/without drive thru service) and bakeries – where products are sold on premise;

- * Professional services including banks – (with/without drive thru service), medical clinics, funeral homes, offices;

SECTION 2. Section 9 (B-2 Neighborhood Commercial District) of Chapter V (Zoning Districts) of the Zoning Ordinance is amended as follows:

C. Permitted Uses

- * Any use permitted in B-1 District;

- * Professional office including financial institutions (without drive-thru), banks (with/without drive thru service), medical uses and general office users;

SECTION 3. Effective Date. This ordinance shall take effect upon its summary publication in the City’s official newspaper. Said publication shall read as follows:

Ordinance #815 amends Chapter V (Zoning District) of the Zoning Ordinance in B-1 Central Business District to add additional language in permitted uses, and in the B-2 Neighborhood Commercial District under permitted uses to add additional language.

ADOPTED by the City Council of the City of Princeton this 27th day of January, 2022

Thom Walker, Mayor

ATTEST:

Shawna Jenkins Tadych, City Clerk