

PLANNING COMMISSION RESOLUTION 2025-005

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL AMENDING NORTHFIELD CITY CODE, CHAPTER 34 – LAND DEVELOPMENT CODE, ARTICLE II. – ZONING DISTRICTS AND USE REGULATIONS

THE PLANNING COMMISSION OF THE CITY OF NORTHFIELD RECOMMENDS THAT (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 4. Northfield Code, Chapter 34 – Land Development Code, Article II. – Zoning Districts and Use Regulations, Division 2.7 – Permitted Principal Uses; Table 2.7-1: Permitted Principal uses is hereby amended as follows:

Table 2.7-1: Permitted Principal Uses

Table 2.7-1: Permitted Principal Uses															
Use Category and Use Type *Fixed-Boundary Zoning District P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table	Base Zoning Districts									Special Base Zoning Districts				Floatin g Zoning District s	Use-Specific Standards in Section :
	R1	R2 [1]	R3 [1]	R4	N1 [1]	N2	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S	NC-F	
Agricultural Use Category															
Agricultural Buildings	—	—	—	—	—	—	—	—	—	P	P	—	—	—	
Cannabis/hemp Cultivation, Outdoor	—	—	—	—	—	—	—	—	P	P	P	—	—	—	
Commercial Solar Farm	—	—	—	—	—	—	—	—	—	C	—	—	—	—	2.9.5
Community Solar Garden	—	—	—	—	—	—	—	—	—	C	—	—	—	—	2.9.5
Crop Raising	—	—	—	—	—	C	—	—	— <u>P</u>	P	P	—	P	—	
Stables and Raising of Livestock	—	—	—	—	—	—	—	—	—	P	P	—	—	—	
Wholesale or Commercial Plant Nurseries	—	—	—	—	—	—	—	P	— <u>P</u>	P	P	—	—	—	
Group Living Use Category															
Residential-Care, Licensed In-Home for	P	P	P	P	P	P	P	— <u>P</u>	—	—	—	—	—	—	

six or Fewer Persons															
Residential-Care, Licensed for More than six Persons	C	P	P	—	P	P	P	C P	—	—	—	—	—	—	
Specialized Care Facilities	— C	P	P	—	— P	P	— P	P	—	—	—	—	P	—	
Residential Use Category															
Bed & Breakfast Establishments	P	P	P	—	P	P	P	—	—	P	P	—	—	—	2.9.3
Dwelling, Multi-Family (Apartment Building with nine or more units)	PE	P	P	—	P	P	P	P	—	—	P	—	—	—	2.9.15(A)(2)
Dwelling, Multi-Family (Apartment House with four to eight units)	—	P	P	—	P	P	P	P	—	—	P	—	—	P[6]	2.9.15(A)(3)
Dwelling, Multi-Family (Rowhouse)	—	P	P	—	P	P	—	P	—	—	P	—	—	P[6]	2.9.15(A)(4)
Dwelling, Single- Family, Two-Family, Three-Family	P	P	P	—	P	P	PE	—	—	P	P	—	—	P	
Live-Work	—	—	—	—	—	P	P	P	—	—	P	—	—	—	2.9.11
Live-Work /Rowhouse	—	—	—	—	—	P	P	P	—	—	P	—	—	—	2.9.11
Manufactured Home Park	—	C	C	P	C	C	C	—	—	—	—	—	—	—	2.9.13
Mixed Use Commercial/Residential							P	P							2.9.12
Short-Term Rental	P	P	P	—	P	P	P	—	—	P	P	—	—	— P	
Commercial Use Category															
Adult Uses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	2.9.2
Animal Hospital/Veterinary Clinics	—	—	—	—	—	—	C	P	—	—	—	—	—	—	
Auto Service Stations	PE	—	—	—	—	—	PE	P	P	—	—	—	—	—	
Banks or Financial Institutions	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Bars, Taverns, Nightclubs, Banquet Halls	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Brewpub	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Brewer Taproom	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Cocktail Room	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Commercial Truck Storage and Parking	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Convenience Stores	—	—	—	—	C	—	P	P	—	—	—	—	—	C	
Day Care Facilities	—	P	P	P	P	P	P	P	P	—	—	—	—	C	2.9.6

Day Care Facilities, In-Home	P	P	P	P	P	P	P	—	—	P	—	—	—	—	
Drive-Through Establishments	—	—	—	—	—	—	C	P	—	—	—	—	—	—	2.9.7
Farm Implement Sales and Service	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Firearms Dealers	—	—	—	—	—	—	—	—	P	—	—	—	—	—	2.9.8
Funeral Homes	PE	—	—	—	PE	P	P	P	P	—	—	—	—	—	
Gasoline Station (Fuel Sales)	PE	—	—	—	—	—	PE	P	P	—	—	—	—	—	2.9.9
Greenhouses, Garden, and Landscaping Sales and Service	—	—	—	—	—	—	P	P	P	P	—	—	—	—	
Hotel, Motel, Extended Stay Establishments	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Kennels	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Neighborhood-serving Commercial	—	—	—	—	P	P	—	—	—	—	—	—	—	—	2.9.16
Offices, Business	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Medical Clinic	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Microbrewery	—	—	—	—	—	—	C	P	P	—	—	—	—	—	
Microdistillery	—	—	—	—	—	—	C	P	P	—	—	—	—	—	
Parking Lots or Ramps	—	—	—	—	—	—	C/ P	P	P	—	—	—	P	—	
Personal Services	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Private Clubs	—	—	—	—	—	—	P	P	—	—	—	—	—	—	
Recreational Vehicle Parks	—	—	—	—	—	—	—	C	—	—	—	—	—	—	
Restaurant	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Restaurant, Drive-through	—	—	—	—	—	—	C	P	—	—	—	—	—	—	
Restaurant, Limited Service	PE	—	—	—	C	—	P	P	—	—	—	—	—	C	
Retail Sales and Service	—	—	—	—	—	—	P	P	P	—	—	—	P	C	2.9.18
Theaters	—	—	—	—	—	—	P	P	P	—	—	—	—	—	
Vehicle, Boat or Recreational Sales & Service	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Vehicle Rental	—	—	—	—	—	—	P	P	P	—	—	—	—	—	2.9.20
Industrial, Manufacturing, Research, and Wholesale Use															
Automobile or truck repair, including body work	—	—	—	—	—	—	PE	P	P	—	—	—	—	—	
Bulk Storage of Liquids	—	—	—	—	—	—	—	—	C	—	—	—	—	—	2.9.4

Distribution Facilities	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Industrial Uses (Indoors)	—	—	—	—	—	—	C	—	P	—	—	—	—	—	2.9.10
Industrial Uses with Outdoor/Open storage of Parts, Products, or Fuels	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Lumberyards and Construction Material Sales	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Mining, Extraction, and Aggregate Processing	—	—	—	—	—	—	—	—	C	C	—	—	—	—	2.9.14
Mini-Warehouses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Recycling of Aggregate Material	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Warehouses and Yards	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Wholesale Commercial Uses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Public Facilities, Telecommunication, Utilities Use Category															
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facilities and Antennae	C	C	C	C	C	C	—	C	P	P	P	C	P	—	2.9.19
Public, Institutional, or Recreational Use Category															
Campgrounds	—	—	—	—	—	—	—	C	C	P	—	P	—	—	
Cemeteries	—	—	—	—	—	—	—	—	—	P	—	P	P	—	
College Related Offices	—	—	—	—	—	—	—	—	—	—	P	—	—	—	
Cultural Facilities	C	C	C	C	C	C	P	P	—	—	—	P	C	P	
Dormitories / Residence Halls	PE	—	—	—	—	—	—	—	—	—	P	—	—	—	
Golf Courses	—	—	—	—	—	—	—	—	—	P	—	P	P	—	
Hospitals	—	—	—	—	—	—	—	P	P	—	—	—	P	—	
Open Space, Urban (Plazas), Conservation Areas	P	P	P	—	P	P	P	P	—	—	—	P	P	P	
Public Access to Rivers and Streams	—	—	—	—	—	—	P	P	P	—	—	P	—	—	
Public and Semipublic Buildings	C	C	C	C	C	C	C	P	P	C	—	P	P	—	
Recreational Facilities, Indoor	—	—	—	—	—	—	P	P	P	P	—	P	P	—	
Recreational Facilities, Outdoor	C	C	C	—	C	C	C	C	C	C	—	P	P	—	2.9.17
Religious Institutions	C	C	C	C	C	C	C	C	<u>—</u>	<u>—</u>	<u>—</u>	—	—	—	

School (Elementary or Secondary)	C	C	C	—	C	C	C	PE-C	—	C	—	—		—	
School (Institutions of Higher Education - College, Seminary, or University)	PE[4]	—	—	—	—	—	C	C	—	P	P/C	—	—	—	
School (Nursery or Kindergarten)	C	C	C	—	C	C	C	C	C	C	—	C	—	—	
School (Trade, Business, or Other)	—	—	—	—	—	—	C	C	C	C	—	—	—	—	

NOTES:

[1] Fixed-Boundary Zoning District

[2] College-related uses are permitted uses in the IDA portion of the CD-S district and in parts of the PTA that adjoin all districts except residential and commercial districts. College-related uses are conditional uses in parts of the PTA adjacent to residential and commercial districts.

[3] Within the C1 District commercial uses are required on the ground floor, and any residential uses shall be located behind or above the commercial use.

[4] The property at 320 3rd Street E. designated as PE may be used for any college-related use other than residential. Any college-related PE in the R1 district that is subject to a conditional use permit must continue to meet the conditions of the conditional use permit unless otherwise approved by the City. Other college-related uses in existence in the R1 district prior to the effective date of this code, unless designated as PE, are nonconforming uses in the R1 district.

[5] Within the NC-F district, N2 specific use standards apply to multi-family (apartment house with four to eight units) and (rowhouse - up to eight units) and not the underlying zoning district.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION:

1. Recommends to City Council amending Northfield City Code, Chapter 34 – Land Development Code: Article 2. Zoning Districts and Use Regulations.

PASSED by the Planning Commission of the City of Northfield on this 17th day of April 2025.

Chair

Member

VOTE: ___ KUHLMANN ___ SCHROEER ___ BUCKHEIT

___ HOLLERAN ___ HOLMES ___ NOWAK ___ SCHMIDT

EXHIBIT A

Planning Commission Findings

Land Development Code Approval Criteria

When reviewing a zoning text amendment, the Planning Commission and City Council is to consider several criteria as established in Article 8 of the Land Development Code (8.5.14.C). The Planning Commission and City Council shall review the necessary submittal requirements, facts, and circumstances of the proposed amendment and make a recommendation and decision on the application based on, but not limited to, consideration of the following criteria:

(1) The specific policies, goals, objectives, and recommendations of the comprehensive plan and other city plans, including public facilities and the capital improvement plans.

As stated in the 2008 plan, development is vital to create jobs and expand the tax base. The proposed text amendments support the City's economic development agenda by allowing more uses to be permitted or conditional in the use table. Allowing more uses as conditional or permitted allows for more infill growth and redevelopment/land intensification opportunities. The text amendments offer changes to agricultural uses and industrial uses suitable for both infill properties and greenfield redevelopment opportunities. Land Use Principle 6 states places with a mix of uses that are distinctive and contribute to increasing the city's overall vitality are preferred.

(2) The purpose and intent of this LDC, or in the case of a map amendment, whether it meets the purpose and intent of the individual district.

The purpose and intent of the text amendments serve the purpose and intent of the zoning district where the text amendments are proposed. The changes proposed will expand certain uses into other zoning districts, but are not expected to affect public health, safety and welfare because they are either allowed conditionally or are correcting areas where a use should have been permitted. The proposed changes also update our code to reflect the Religious Land Use and Institutionalized Persons Act (RLUIPA). RLUIPA prevents governments from unreasonably limiting religious assemblies, institutions, or structures.

(3) The adequacy of infrastructure available to serve the proposed action.

Adequate infrastructure is available for the increase of permitted uses in this table. If the use may increase infrastructure needs, the use has been listed as conditional in that zoning district, so further review and/or conditions may be added to the use. Performance and design standards associated with infrastructure are already included in the land development code as well.

(4) The adequacy of a buffer or transition provided between potentially incompatible districts.

Buffer standards are included in the land development code and those standards would be triggered if a site plan review is required.