

**ORDINANCE NO. 1051**

**AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 34 – LAND DEVELOPMENT CODE**

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT** (new material is underlined in red; 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 1. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.6 – Floating Zoning Districts, Subsection 2.6.1 Neighborhood Center Floating District (NC-F), Clause (A) (2), is hereby amended, as follows:

- (2) The purpose of the NC-F district is to promote and enhance the vitality of existing neighborhoods by providing for the opportunity to develop nonresidential, multi-family (up to eight units) or mixed-uses in existing neighborhoods where the principal building is designed to be consistent with the size, scale, and massing of the surrounding residential uses. Additionally, the uses should be of an intensity that will create minimal traffic and noise impacts on the surrounding neighborhood.

SECTION 2. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.7 – Permitted Uses, Table 2.7-1: Permitted Principal Uses is hereby amended, as follows:

Table 2.7-1: Permitted Principal Uses																
Use Category and Use Type	Base Zoning Districts									Special Base Zoning Districts			Floating Zoning Districts		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		ED-F
<b>*Fixed-Boundary Zoning District</b> P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table																
<b>Agricultural Use Category</b>																
Agricultural Buildings	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Commercial Solar Farm	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	2.9.5
Community Solar Garden	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	2.9.5
Crop Raising	—	—	—	—	—	C	—	—	—	P	P	—	P	—	P	
Stables and Raising of Livestock	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—	
Wholesale or Commercial Plant Nurseries	—	—	—	—	—	—	—	P	PE	P	P	—	—	—	—	
<b>Group Living Use Category</b>																
Residential-Care, Licensed In-Home for six or Fewer Persons	P	P	P	P	P	P	P	—	—	—	—	—	—	—	—	
Residential-Care, Licensed for More than six Persons	C	P	P	—	P	P	P	C	—	—	—	—	—	—	—	

Specialized Care Facilities	—	P	P	—	—	P	—	P	—	—	—	—	P	—	—	
<b>Residential Use Category</b>																
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)	PE	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
<b>Commercial Use Category</b>																
Adult Uses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	2.9.2
Animal Hospital/Veterinary Clinics	—	—	—	—	—	—	C	P	—	—	—	—	—	—	—	
Auto Service Stations	PE	—	—	—	—	—	PE	P	P	—	—	—	—	—	P	
Banks or Financial Institutions	—	—	—	—	—	—	P	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	C	
Day Care Facilities	—	P	P	P	P	P	P	P	P	—	—	—	—	C	C	2.9.6
Day Care Facilities, In-Home	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,	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	

and Landscaping Sales and Service																	
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	—	P		
Personal Services	—	—	—	—	—	—	P	P	P	—	—	—	—	—	C		
Private Clubs	—	—	—	—	—	—	P	P	—	—	—	—	—	—	—		
Recreational Vehicle Parks	—	—	—	—	—	—	—	C	—	—	—	—	—	—	—		
Restaurant	—	—	—	—	—	—	P	P	P	—	—	—	—	—	C		
Restaurant, Drive-through	—	—	—	—	—	—	C	P	—	—	—	—	—	—	C		
Restaurant, Limited Service	PE	—	—	—	C	—	P	P	—	—	—	—	—	C	C		
Retail Sales and Service	—	—	—	—	—	—	P	P	P	—	—	—	P	C	P	2.9.18	
Theaters	—	—	—	—	—	—	P	P	P	—	—	—	—	—	—		
Vehicle, Boat or Recreational Sales & Service	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—		
Vehicle Rental	—	—	—	—	—	—	P	P	P	—	—	—	—	—	—	2.9.20	
<b>Industrial, Manufacturing, Research, and Wholesale Use</b>																	
Automobile or truck repair, including body work	—	—	—	—	—	—	PE	P	P	—	—	—	—	—	C		
Bulk Storage of Liquids	—	—	—	—	—	—	—	—	C	—	—	—	—	—	C	2.9.4	
Distribution Facilities	—	—	—	—	—	—	—	—	P	—	—	—	—	—	P		
Industrial Uses (Indoors)	—	—	—	—	—	—	C	—	P	—	—	—	—	—	P	2.9.10	
Industrial Uses with Outdoor/Open storage of Parts, Products, or Fuels	—	—	—	—	—	—	—	—	P	—	—	—	—	—	P		
Lumberyards and Construction Material Sales	—	—	—	—	—	—	—	P	P	—	—	—	—	—	—		
Mining, Extraction, and Aggregate Processing	—	—	—	—	—	—	—	—	C	C	—	—	—	—	C	2.9.14	
Mini-Warehouses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—		
Recycling of Aggregate Material	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—		
Warehouses and Yards	—	—	—	—	—	—	—	—	P	—	—	—	—	—	P		
Wholesale Commercial Uses	—	—	—	—	—	—	—	—	P	—	—	—	—	—	P		

Public Facilities, Telecommunication, Utilities Use Category																
Essential Services	P	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	—	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	—	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	—	P	
Recreational Facilities, Indoor	—	—	—	—	—	—	P	P	P	P	—	P	P	—	—	
Recreational Facilities, Outdoor [4]	C	C	C	—	C	C	C	—	C	C	—	P	P	—	—	2.9.17
Religious Institutions	C	C	C	C	C	C	C	C	—	—	—	—	—	—	—	
School (Elementary or Secondary)	C	C	C	—	C	C	C	PE	—	C	—	—	—	—	—	
School (Institutions of Higher Education - College, Seminary, or University)	PE[5]	—	—	—	—	—	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	—	—	—	—	—	—	
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] Within the C2 District, miniature golf facilities are allowed as a Permitted Use.																
[5] 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.																
<b>[6] Within the NC-F district, N2 use specific standards apply to Multi-Family (Apartment House with four to eight units) and (Rowhouse – up to eight units) and not the underlying zoning district.</b>																

SECTION 3. Northfield Code, Chapter 34 – Land Development Code, Article 3 – Site Development, Section 3.6 – Off-Street Parking, Loading, and Mobility, Table 3.6-1: Minimum Required and Maximum Allowed Parking Spaces by Zoning District, is hereby amended, as follows:

<b>Table 3.6-1: Minimum Required and Maximum Allowed Parking Spaces by Zoning District</b>	
<b>Zoning District</b>	<b>Requirement</b>
A-S, R1, R2, R3, R4, N1, and N2	Minimum is Standard A in Table 3.6-2 Maximum is Standard B in Table 3.6-2
C1	Minimum: None, except: 1) Property west of Highway 3: Minimum is 50% of Standard A [1] 2) Property south of Sixth Street: Minimum is 30% of Standard A [1] Maximum: None, except: 1) Property west of Highway 3: Maximum is 50% of Standard B [1] 2) Property south of Sixth Street: Maximum is 30% of Standard B [1]
C2	Minimum is Standard A in Table 3.6-2 Maximum is Standard B in Table 3.6-2
CD-S	Minimum is Standard A in Table 3.6-2
PI-S	Minimum is Standard A in Table 3.6-2 Maximum is Standard B in Table 3.6-2
NC-F	Minimum is Standard A in Table 3.6-2 [2] Maximum is Standard B in Table 3.6-2
ED-F	Minimum is Standard A in Table 3.6-2 Maximum is Standard B in Table 3.6-2
<p>1. Hotels, Motels, and Extended Stay Establishments shall be subject to the minimum and maximum parking standards in Standard A and Standard B in Table 3.6-2.</p> <p><u>2. Multi-family apartment houses and rowhouses shall not be subject to the minimum parking standards in Standard A in Table 3.6-2.</u></p>	

SECTION 4. This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this 21 day of February 2023.

ATTEST:

  
City Clerk

  
Mayor

First Reading	February 7, 2023
Second Reading	February 21, 2023
Date of Publication	March 1, 2023
Date Ordinance takes effect	March 31, 2023

VOTE: N POWNELL Y HOLMES Y NESS absent PETERSON WHITE  
Y REISTER absent SOKUP Y ZUCCOLOTTO