

City of Northfield

*City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov*



Meeting Agenda

Thursday, August 20, 2026

6:00 PM

Council Chambers

Planning Commission

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. [26-424](#) July 16, 2026 PC Meeting Minutes

Attachments: [1 - 07-21-2026 PC Meeting Minutes](#)

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

PUBLIC HEARINGS

The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.

2. [26-425](#) Public Hearing for Consideration of a Text Amendment Revising the Block Length Requirement in the I1-B: Industrial Zoning District
3. [PC Res. 2026-007](#) Recommendation of Text Amendments Related to Industrial Block Length Requirements in the Land Development Code

Attachments: [1 - PC Resolution Industrial Block Lengths](#)

[2 - Redline Draft](#)

[3 - Presentation](#)

4. [26-426](#) Public Hearing for Consideration of a Text Amendment Revising the Setback Requirement for Data Processing Facilities from Existing or Planned Parks, Trails, and Other Recreational Features
5. [PC Res. 2026-008](#) Recommendation of Text Amendments Related to Use-Specific Standards for Data Processing Facilities in the Land Development Code

Attachments: [1 - PC Resolution Data Processing Facility Setback](#)

[2 - Redline Draft](#)

[3 - Presentation](#)

BOARD MEMBER AND COMMISSIONER REPORTS

REGULAR AGENDA

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time.

6. [26-427](#) Review of Potential Sign Ordinance Changes for Athletic Field Signage

Attachments: [1 - Signs Redlines DRAFT](#)
 [2 - Definitions Redline DRAFT](#)
 [3 - Scoreboard Sign Depictions](#)
 [4 - Presentation](#)

7. [26-428](#) Gracewin Senior Cooperative Site Plan Discussion

Attachments: [1 - Plat and Map](#)
 [2 - Developer Presentation](#)

STAFF UPDATES

8. [26-429](#) Staff Updates

Attachments: [1 - Upcoming Council Agenda Items](#)
 [2 - Hyperlink to Northfield Construction & Development Projects](#)
 [3 - Hyperlink to Maryland Department of Planning Webinars](#)
 [4 - Hyperlink to the Zoning Code Update Website](#)
 [5 - Hyperlink Ohio Planning Chapter Webcast Series](#)

ADJOURNMENT



Legislation Text

File #: 26-424, **Version:** 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Kari Bonde, Administrative Associate

July 16, 2026 PC Meeting Minutes

Action Requested:

Please review the July 16, 2026 PC Meeting Minutes and approve or approve with amendments.

Summary Report:

N/A

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



City of Northfield

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801 Washington Street
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Meeting Minutes - Draft Planning Commission

Thursday, July 16, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

Chair Kuhlmann called the meeting to order at 6:00pm.

Present 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer
Absent 1 - Commissioner Menard

Also present: Community Development Director Scott Wopata, Amelia Thibault - WSB Planning Consultant, Administrative Associate Kari Bonde.

APPROVAL OF AGENDA

A motion was made by Vice Chair Holleran, seconded by Commissioner Nowak, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer

APPROVAL OF MINUTES

1. [26-385](#) February 19, 2026 ZBA Meeting Minutes

Attachments: [1 - 02-19-2026 ZBA Meeting Minutes](#)

A motion was made by Commissioner Schmidt, seconded by Commissioner Lauer, to approve the February 19, 2026 ZBA Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer

2. [26-386](#) June 18, 2026 ZBA Meeting Minutes

Attachments: [1 - 06-18-2026 ZBA Meeting Minutes](#)

A motion was made by Commissioner Schmidt, seconded by Commissioner Lauer, to approve the June 18, 2026 ZBA Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer

3. [26-387](#) June 18, 2026 PC Meeting Minutes

Attachments: [06-18-2026 PC Meeting Minutes](#)

A motion was made by Commissioner Schmidt, seconded by Commissioner Lauer, to approve the June 18, 2026 PC Minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer

PRESENTATIONS

None.

OPEN PUBLIC COMMENT

None.

BOARD MEMBER AND COMMISSIONER REPORTS

None.

REGULAR AGENDA

4. [26-388](#) Review of Potential Sign Ordinance Changes for Athletic Field Signage

Attachments: [1 - Article 6 Proposed Redline DRAFT](#)

[2 - Scoreboard Sign Depictions](#)

[3 - Presentation](#)

Community Development Scott Wopata introduced this item. Amelia Thibault, WSB Consultant gave a PowerPoint presentation reviewing the Sign Ordinance, wayfinding signs, signs on baseball/softball fields, reviewed a proposed sign for Northfield High School, what can be regulated in the sign ordinance, City's role/School district's role.

Val Mertesdorf, Director of Finance for the school district, answered questions from Commissioners.

5. [26-389](#) Discussion on Industrial Block Length Maximums

Community Development Director Scott Wopata introduced this item and answered questions from Commissioners.

STAFF UPDATES

6. [26-390](#) Staff Updates.

- Attachments:** [1 - Upcoming Council Agenda Items](#)
[2 - Hyperlink to Northfield Construction & Development Projects](#)
[3 - Hyperlink to Maryland Department of Planning Webinars](#)
[4 - Hyperlink to the Zoning Code Update Website](#)
[5 - Hyperlink Ohio Planning Chapter Webcast Series](#)

Community Development Director Scott Wopata gave updates on the Archer site, Harvest Hills and Cedar Meadows.

ADJOURNMENT

A motion was made by Commissioner Buckheit, seconded by Commissioner Schmidt, to adjourn the meeting at 7:35pm. The motion carried by the following vote:

- Yes:** 6 - Commissioner Buckheit, Commissioner Nowak, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, and Commissioner Lauer



Legislation Text

File #: 26-425, Version: 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Mathias Hughey, AICP, Interim City Planner

Public Hearing for Consideration of a Text Amendment Revising the Block Length Requirement in the I1-B: Industrial Zoning District

Action Requested:

The Planning Commission is asked to conduct a public hearing to gather input on the proposed text amendment revising the block length requirement in the I1-B: Industrial Zoning District

Summary Report:

City Staff is initiating a text amendment to revise Section 5.2.2(L) of the Land Development Code - Lot and Block Design - Blocks, to increase the maximum allowable block size within the I1-B: Industrial Zoning District.

The public hearing notice was published in the Northfield News on Wednesday, August 5, 2026.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used by the Planning Commission to solicit the public's comments on various projects or City operation procedures.

A. The Chair will open the hearing by identifying the subject.

B. Staff Presentation - staff will give a presentation on the subject.

C. Applicant's Presentation - if needed.

D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.

1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.

2. The speaker must give their name, address, and if representing a business, must give the name of the business or corporation. If an Attorney or consultant is representing a client, the client

must be identified for the record.

3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).

E. Questions or Clarifications from Planning Commission - After the public input of the public hearing is completed, the Planning Commission may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Planning Commission provide for opportunities for further questions or clarifications from the Planning Commission.

F. Any material to be entered into the record shall be noted. Any written communication presented to the Planning Commission during a Planning Commission meeting shall be read into the record or summarized for the record or simply delivered to the Planning Commission, as the Planning Commission may determine. They shall then be recorded in the minutes by title and filed with the minutes.

G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the City Council will make a motion, second, and vote on closing the public hearing.

Staff will be giving a presentation on the text amendment. The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the application. There will not be a separate staff presentation for that agenda item and there will not be separate testimony for that for the applicant or public at that time.

Text amendments follow a Type 4 review procedure, with a public hearing at the Planning Commission, a recommendation by the Planning Commission to the City Council, and action by the City Council. Text amendments are enacted through ordinance, and require a first and second reading, followed by a waiting period before they go into effect.

City Plans & Policies Relevance:

NA

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

August 5, 2026 - Public Hearing Notice Published in the Northfield News

August 20, 2026 - Public Hearing and Planning Commission Recommendation

September 8, 2026 - First Reading at City Council

September 22, 2026 - Second Reading and Approval of Summary Publication

September 30, 2026 - Summary Publication in the Northfield News

October 30, 2026 - Ordinance goes into effect



Legislation Text

File #: PC Res. 2026-007, **Version:** 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Scott Wopata, Community Development Director
Mathias Hughey, AICP, Interim City Planner

Recommendation of Text Amendments Related to Industrial Block Length Requirements in the Land Development Code

Action Requested:

The Planning Commission is requested to review and make a recommendation to the City Council on an ordinance amendment modifying Section 5.2.2(L) of the Land Development Code to the drafted changes to the Lot and Block Design ordinance to allow for more flexibility in the Industrial Districts.

Summary Report:

Background:

Northfield's Land Development Code prioritizes maintaining the historical and community-oriented nature of the city grid. The Code enforces maximum block lengths through its subdivision ordinance. There are different maximums based on zoning district, with the most restrictive maximums for C-1 (Downtown). Residential districts have slightly less restrictive maximums that allow for the grid to continue with fewer block divisions. The block length maximums also apply to commercial (outside of Downtown) and industrial districts. In commercial and industrial districts, blocks shall not exceed 900 feet nor be less than 500 feet. These block requirements have been restrictive in the industrial district, and do not reflect existing conditions within that district.

On July 16, the Planning Commission discussed the current block length requirements in the industrial districts and provided guidance to staff based on the Commission's understanding of the reasoning behind the limit and the Commission's priorities for industrial development.

Analysis:

The grid system in Northfield allows the city to maintain its historical roots, while promoting connectivity. Restrictions on block length are important in residential and commercial districts to continue the semi-grid system. However, block length maximums in the industrial district restrict the useability of the sites.

Zoning District	Block Length Minimum	Block Length Maximum
Downtown (C1)		330 feet
Residential Districts	300 feet	700 feet
Commercial (C2)	500 feet	900 feet
Industrial (I1)	500 feet	900 feet

After reviewing a handful of other Minnesota city ordinances, many have block maximums in residential districts, but not in industrial. Some cities that have historic downtowns have similar block maximums in their downtown and residential districts but have chosen not to continue them into industrial areas. Some cities have continued to have block maximums in industrial districts, which range from 900' - 1,800'.

Commercial and industrial are grouped together in the current ordinance. The proposed text amendment separates these two districts and only changes the block length maximum for industrial.

Northfield's industrial district is spread throughout the city, with many of the sites already developed. The northwest industrial district has yet to be fully developed and alleviating this requirement might make the area more inviting for industry. The Interventions map in Northfield 2045 has designated this area as Transform.

The new standard for industrial block lengths would be determined by aligning with the City's Comprehensive Plan. The 2045 Comprehensive Plan includes a Roadway Plan Map, which outlines future roadway connections. This map allows for more flexibility in the Industrial District because it prioritizes connections, rather than explicit block lengths. Industrial block lengths will also be at the discretion of the City Engineer. This combination of the Roadway Plan Map and the City Engineer's discretion, the City will be able to facilitate the development of the northwest industrial area, while still maintaining important connections.

Staff recommend amending Section 5.2.2(L) as follows:

- (3) Commercial ~~and industrial~~ block lengths shall not exceed 900 feet nor be less than 500 feet, except where topography justifies a departure from that standard. These block lengths shall not apply to areas zoned C1 district where the maximum block length shall be 330 feet or such length as to reflect the historic block pattern of the area of the city zoned C1 district.
- (4) Industrial District (I1-B) block lengths will be determined at the city engineer's discretion and must be consistent with the City's Comprehensive Plan to maintain future transportation connections, protect sensitive natural areas, and promote efficient use of resources. Industrial block lengths must be consistent with the purpose and intent of the Land Development Code including the purpose and intent of the Industrial District.

Recommendation:

Staff recommend approval of the ordinance amendment modifying Section 5.2.2(L) to remove the maximum block length for the Industrial District and require that Industrial block lengths are determined by the City's Comprehensive Plan and the City Engineer.

City Plans & Policies Relevance:

The Comprehensive Plan establishes seven guiding values that policy decisions should be checked against, asking how an option furthers at least one if not several of the values while not damaging the others. Those values are Creativity, Economy, Homes, Resilience, Mobility, Equity, and Connect.

The proposed text amendments promote economic development by easing a regulation that has been identified as potentially inhibiting industrial growth. By requiring compliance with the Comprehensive Plan, the City ensures that adequate connectivity and mobility is provided through future streets/roads planning that has been done, and that environmentally sensitive areas remain protected as well.

The change specifically aligns with Actions 4-1.1, 4-3.4, and 4-8.6 of the Comprehensive Plan, which pertain to economic development and revision of regulatory burdens to encourage economic development.

Alternative Options:

The Planning Commission may recommend a different text amendment to city council or decline to make a recommendation. Staff will include any recommendation from the Planning Commission to City Council and may revise the proposal and/or staff recommendation to align with the Planning Commission's recommendation.

Financial Impacts:

NA

Tentative Timelines:

August 5, 2026 - Public Hearing Notice Published in the Northfield News
August 20, 2026 - Public Hearing and Planning Commission Recommendation
September 8, 2026 - First Reading at City Council
September 22, 2026 - Second Reading and Approval of Summary Publication
September 30, 2026 - Summary Publication in the Northfield News
October 30, 2026 - Ordinance goes into effect

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2026-007

RECOMMENDATION OF TEXT AMENDMENTS TO RELATED TO INDUSTRIAL
BLOCK LENGTH REQUIREMENTS IN THE LAND DEVELOPMENT CODE

WHEREAS, in 2025, the City of Northfield adopted an updated Comprehensive Plan; and

WHEREAS, Action 4-3.4 of the Implementation Chapter of the updated Comprehensive Plan charges the Community Development Department to review regulations and policies to reduce or eliminate barriers to new business creation; and

WHEREAS, Action 4-8.6 of the Implementation Chapter of the updated Comprehensive Plan charges the Planning Commission and Community Development Department to revise and regularly update the Land Development Code to remove barriers and reduce costs to housing and economic development; and

WHEREAS, Purpose 1.1.8 of the Land Development Code is to Provide for the expansion and diversification of the economic base to assure a strong economy; and

WHEREAS, Purpose 1.1.10 of the Land Development Code is to Improve and promote connectivity to better serve residents and to improve the function of the overall street network; and

WHEREAS, the Community Development Department staff have identified the maximum block length of 900 feet in industrial districts established by Section 5.2.2 Lot and Block Design, of Article 5.- Subdivision of Land, of Chapter 34 - Land Development Code of the Northfield City Code as a barrier to industrial business creation and economic development; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission conducted a public hearing on August 20, 2026, and received public testimony regarding the proposed land development code amendments; and

WHEREAS, the Planning Commission recommends a rationale for amending the Land Development Code related to industrial block lengths;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends to the Mayor and City Council the following amendments to Chapter 34 of the City Legislative Code.

PASSED by the Planning Commission of the City of Northfield on this 20th day of August 2026.

Chair

Member

VOTE: ___ KUHLMANN ___ BUCKHEIT ___ HOLLERAN
 ___ LAUER ___ MENARD ___ 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.

The Comprehensive Plan adopted in 2025 includes the following actions:

Action 4-1.1 Identify opportunities and provide support for improved business mix, marketing events, and physical improvements.

Action 4-3.4 Review regulations and policies to reduce or eliminate barriers to new business creation.

Action 4-8.6 Revise and regularly update the Land Development Code to remove barriers and reduce costs to housing and economic development.

It also includes Strategy 5: Diversify Northfield's tax base, stating the intended outcome as Northfield will intentionally build a more sustainable local economy to maintain and expand city services and infrastructure.

The Comprehensive Plan also incorporates elements of other City plans including maps of future transportation connections to provide a minimum level of connectivity, guidance that development should be compact and make efficient use of resources, and that care should be taken to protect the natural environment.

The proposed amendment reflects these values by requiring consistency with the Comprehensive Plan, while allowing necessary flexibility to provide for industrial development that reflects the needs of modern industrial enterprises.

(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 of the I1-B: Industrial zoning district is to:

(1) The I1 district should generally apply to those areas designated as "District" on the Framework map of the comprehensive plan.

(2) The purpose of the Industrial (I1) district is to provide an area to accommodate manufacturing uses, general businesses, offices, service and repair businesses, warehousing and office showroom uses in a functional, attractive manner that does not unduly affect the development or use of nearby property. Limited and incidental retailing shall be allowed in this district. The portion of the district that abuts the Cannon River shall be developed in a manner that enhances, restores, augments and maintains the ecology and beauty of this natural corridor.

The intent or purpose of the I1-B: Industrial zoning district is inhibited by the limitation of a maximum 900-foot block size. This standard does not reflect the needs of modern industrial users, nor does it reflect the reality of industrial development within Northfield, where industrial block lengths consistently exceed this limit. Removing the limit while providing the recommended safeguards will enable the I1-B: Industrial zoning district to fulfill its purpose.

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

The text amendment proposed requires consistency with the Comprehensive Plan in preserving adequate connectivity while allowing the City Engineer discretion when approving a specific street, road, and/or subdivision configuration.

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

The proposed text amendment will not impact buffer or transition requirements.

5.2 Subdivision Design Standards.

5.2.1 General Standards.

- (A) **Applicability.** Each subdivision shall be designed in compliance with the standards of this section, unless an exception is granted in compliance with Section 8.5.16, Variance.
- (B) **Public Access to Public Resources.** Each proposed subdivision shall be designed and constructed to provide public access to waterways, lakes, and reservoirs, if they are adjacent to the subdivision.
- (C) **Sidewalks, Pathways, and Trails.** Sidewalk, pathways, trails, and other pedestrian connections shall be required in accordance with Section 3.7, Pedestrian Access and Circulation.
- (D) **Monuments.**
 - (1) Official permanent monuments shall be placed as required by Minn. Stat. § 505.021 (as may be amended).
 - (2) All monument markers shall be correctly in place upon final grading and installation of utilities.
 - (3) The city will not issue building permits for a lot within a plat until monuments have been placed for that lot.
 - (4) All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
- (E) **Subdivision Names.** The proposed name of the subdivision shall not duplicate or too closely approximate phonetically, the name of any other subdivision in the city or county. The city shall have final authority to designate the name of the subdivision.
- (F) **Street Names.** Street names shall be designated by the city's "Administrative Program for Assigning Roadway Names and Addresses." The city planner shall have discretion to alter the city street naming system, when appropriate, in order to avoid confusion to the traveling public.
- (G) **Debris and Waste.** No cut trees, diseased trees, timber, debris, earth, rocks, stones, soil, junk, rubbish or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of the issuance of a certificate of occupancy, and removal of those items and materials shall be required prior to issuance of any certificate of occupancy in a subdivision. No items and materials as described in the preceding sentence shall be left or deposited in any area of the subdivision at the time of expiration of the development agreement or dedication of public improvements, whichever occurs sooner.
- (H) **Open Space and Natural Features.**
 - (1) Natural features (including views, protected trees, creeks, riparian corridors, rocky outcrops, and similar features) shall be preserved and incorporated into proposed development to the greatest extent feasible.
 - (2) Development on hillsides shall generally follow the natural terrain contour. Stepped building pads, larger lot sizes, and setbacks shall be used to preserve the general shape of natural land forms and to minimize grade differentials with adjacent streets and with adjoining properties.
 - (3) Public access and visibility to creeks and the separation of residences and other uses from creeks shall be provided through the use of single-loaded frontage roads or multi-use trails. Pedestrian access to and along creeks and riparian corridors may need to be restricted to flatter areas (e.g., beyond top of bank, natural benches) where grading needs and erosion potential are minimal and where sensitive environmental resources require protection.

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- (4) Development adjacent to parks or other public open spaces shall be designed so that not more than 50 percent of the park perimeter abuts private property. The intention is to make at least half of the park perimeter open and visible to the neighborhood.

5.2.2 Lot and Block Design.

(A) Lot Dimensions.

- (1) All lot dimensions shall comply with the standards of the applicable zoning district in this LDC. Depth and width of properties reserved or laid out for commercial, office or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use contemplated, as established in this LDC Section 3.6, Off-Street Parking, Loading, and Mobility.
- (2) No subdivision shall be designed to leave unsubdivided islands, strips or parcels, or property unsuitable for subdividing, which is not either accepted by the city or other appropriate entity for public use, or maintained, as common area within the development.

- (B) **Lots Designed for Affordable Housing.** The city encourages the development of affordable housing. In an effort to encourage the distribution of lots for affordable housing across the city, as an alternative to clustering affordable housing in a single area of the city, no more than 20 percent of any lots on a single block may include deed restrictions or other covenants that are tied to the provision of affordable housing (e.g., limiting housing costs or establishing maximum income levels)(See Table 3.2-2, Note [4]).

- (C) **Lot Arrangement.** The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with this LDC. In addition, all lots shall abut and have direct access to an improved street except for developments within manufactured home parks, in which case the base lot shall abut and have direct access to an improved street.

- (D) **Street Frontage Required.** Each proposed parcel shall have frontage on a public street. The frontage width shall be the lot width required by the applicable zoning district.

- (E) **Side Lot Lines.** Side lines of lots shall be substantially at right angles to street lines and substantially radial to curved street lines, unless an alternative layout will result in a better street or lot plan.

(F) Corner Lots.

- (1) Corner lots shall be of sufficient width and depth to comply with the minimum building setback or build-to line requirement from both streets and to comply with the minimum driveway setback from the intersection, as established in this LDC.
- (2) See the provisions related to corner lots in Section 3.1.5(D)(2), Corner Lots.

(G) Double Frontage Lots.

- (1) No parcel shall have streets abutting both the front and rear lot lines, except when necessary because of topographical or other physical conditions or where access from one of the roads is prohibited. An alley is not considered a street for the purposes of this section.
- (2) Vehicular access onto a double frontage lot shall generally be from the street with the lowest existing and projected traffic volumes, but with each proposed building designed so that its primary facade faces the higher volume street. Authorization may be given by the city for alternative access locations where appropriate because of localized traffic conditions, and/or nearby residential areas that would be adversely affected by increased traffic.

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- (3) Corner lots shall be of sufficient width and depth to comply with the minimum building setback or build-to line requirement from both streets and to comply with the minimum driveway setback from the intersection, as established in this LDC. See the provisions related to corner lots in Section 5.2.2(F)(1).

- (4) See the provisions related to double frontage lots in Section 3.1.5(D)(3), Double-frontage Lots.

(H) Panhandle Lots.

- (1) Panhandle lots are prohibited except as may be necessary due to topography, configuration of land, existing road layouts or other special circumstances.
- (2) Where panhandle lots are included in a subdivision, such lots shall be exempt from the maximum lot width and lot depth standards of the applicable zoning district and shall, instead, be required to have a minimum lot area of 20,000 square feet (See Section 3.2, Site Development Standards, for setback and other site development requirements related to building placement).
- (3) The stacking of multiple panhandle lots shall be prohibited (See Figure 5-1).

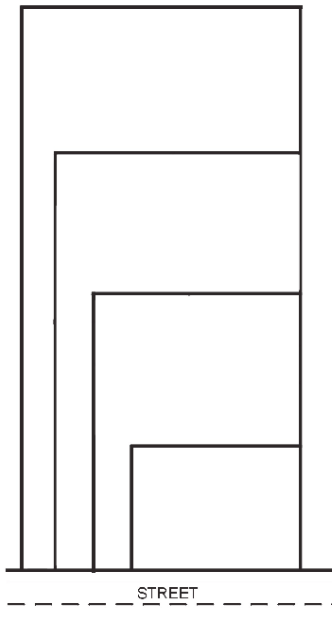


Figure 5-1: The stacking of multiple panhandle lots is prohibited.

(I) Access from Arterials and Collectors.

- (1) Lots shall not, in general, derive access exclusively from an arterial or collector roadway. No lot parallel to an arterial or collector roadway and having a width of less than 200 feet should front on these roadways unless:
 - (a) Access is limited to streets other than an arterial or collector;
 - (b) Access is provided jointly with other lots; or
 - (c) Access is ultimately to be provided from a planned frontage road.
- (2) Where possible, driveways shall be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial or collector roadways.

(J) **Lots Abutting Water.**

- (1) If a tract being subdivided contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the shoreline of the water body among the fees of adjacent lots. The city may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the shoreline of the water body is so placed that it will not become a city responsibility.
- (2) Lots abutting a water body, wetland, drainage way, channel, stream or pond shall be of sufficient width and depth and at the elevation needed to assure that building sites are not subject to flooding. The platting of lots within the floodplain is subject to the FP-O district regulations in Section 2.5.1, Floodplain Overlay District (FP-O), and Section 4.1, Development Standards for the FP-O District.

(K) **Large Tracts.** When a parcel of land is subdivided into larger tracts than for building lots, such tracts shall be divided so as to plan for future lots and for the opening of major streets and the ultimate extension of adjacent streets and utilities.

(L) **Blocks.**

- (1) A block shall normally be so designed as to provide two tiers of lots, unless it adjoins a railroad, arterial or collector street, lake, wetland, park, stream, or other natural feature, where it may have a single tier of lots.
- (2) Block length and width or acreage within bounding streets shall be sufficient to accommodate the size of lots required by this LDC and to provide for convenient access, circulation control and safety of street traffic. Residential block lengths, measured between street centerlines, shall not exceed 700 feet nor be less than 300 feet, except where topography or a block design feature justifies a departure from that standard.
- (3) Commercial ~~and industrial~~ block lengths shall not exceed 900 feet nor be less than 500 feet, except where topography justifies a departure from that standard. These block lengths shall not apply to areas zoned C1 district where the maximum block length shall be 330 feet or such length as to reflect the historic block pattern of the area of the city zoned C1 district.
- (4) Industrial District (I1-B) block lengths will be determined at the city engineer's discretion and must be consistent with the City's Comprehensive Plan to maintain future transportation connections, protect sensitive natural areas, and promote efficient use of resources. Industrial block lengths must be consistent with the purpose and intent of the Land Development Code including the purpose and intent of the Industrial District.

(Ord. No. 1066, § 5, 10-15-2024)

5.2.3Streets.

- (A) **Purpose.** Northfield views the street system as an integral element of the public realm that is designed in coordination with the Land Use Principles found in the Northfield Comprehensive Plan. A well designed street system creates a lasting image of the City. Therefore, these regulations are proposed to insure:
- (1) A high degree of connectivity,
 - (2) Provide for a pleasant experience while moving throughout the city,
 - (3) Linkage to the various residential and commercial neighborhoods,
 - (4) An accessible multi-modal system, and

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- (5) A system with a high degree of safety and convenience for the movement of people, goods and services.

(B) **General Requirements.**

- (1) **Gated Communities Prohibited.** "Gated communities" and similar residential developments (developments that contain a gate or other barrier placed across an access road, or that are designed to appear or function as walled-off areas disconnected and isolated from the rest of the community) are prohibited.
- (2) **Grid Street Network.** New subdivisions shall be based on a grid or modified grid street system to the maximum extent feasible.
- (3) **Street Dedications.** A street that is not constructed to city standards will not be accepted by the city for dedication as a public street. However, even a street that complies with all applicable city standards may not be accepted for dedication. Acceptance of street dedication is at the discretion of the city council.
- (4) **Topography and Arrangement.**
- (a) The arrangement, character, extent, width, and location of all streets shall be considered in relation to existing and planned streets, shall provide for reasonable traffic circulation and traffic calming, and shall be appropriately located in relation to topography, run-off of surface water, convenience and safety, and proposed uses of the land to be served. Wherever possible, the arrangement of streets in new subdivisions shall provide for the continuation of existing and planned streets within and outside the proposed plat. Where adjoining lands are not subdivided, the arrangement of streets shall make provision for the proper projection of streets into adjoining lands by carrying the streets to the boundaries of the plat. The arrangement of streets shall not cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.
- (b) Streets proposed within a new subdivision shall be interconnected and shall connect with adjacent streets external to the subdivision, to provide multiple routes for multi-modal circulation, emergency access, and trips from, to, and within the subdivision. Where street connections cannot occur due to topography, design constraints or some other feature beyond the control of the developer, sidewalks and/or trails shall be extended to connect with other pedestrian access improvements.
- (c) In commercial and industrial developments, the streets and other accessways shall be planned in connection with the location of buildings, rail facilities, truck loading and maneuvering areas, and sidewalks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian traffic.
- (5) **Grading and Improvement Plan.** The full width of the street right-of-way shall be graded and improved in conformance with the city's engineering standard specifications and the construction plans submitted as part of the final plat application.
- (6) **Roadway and Access Offsets.** Roadways or other access points entering upon opposite sides of any given roadway shall have their centerlines located directly opposite each other as far as practical or the centerlines located shall be offset at least 150 feet for local residential streets, and at least 200 feet for all other roadways. Driveways on local streets accessing one, two, or three family residential units are exempt from this requirement.
- (7) **Access.**

- (a) Vehicle access shall be prohibited from a stub street to adjoining lots until such time as the stub street is extended into an adjoining tract, or unless a temporary turn around feature is provided.
- (b) When a proposed plat contains or borders on the right-of-way of an existing or planned principal or minor arterial roadway, the city may require dedication and installation of a street approximately parallel to and on each side of such right-of-way for adequate protection of properties and to afford a separation of local and through traffic. Such streets shall be located at a distance from the major roadway suitable for the appropriate use of any intervening land. Such distance shall also be determined with due regard for the requirements of approach connections, future grade separations, and lot depths.
- (c) The subdivider shall provide access to all lots via local streets. When a proposed plat contains or borders on the right-of-way of a principal arterial, vehicle access points shall be restricted in accordance with the city's comprehensive transportation plan update and the access requirements of the Minnesota Department of Transportation in the relevant counties. When a proposed plat contains or borders on the right-of-way of an arterial or collector roadway, vehicle access points shall be restricted from such roadways. If access onto an arterial or collector is the only option for access and is therefore required, such vehicle access points shall be limited from individual lots onto such streets through the use of shared driveways, consistent with the access management provisions of the city's comprehensive transportation plan update.
- (d) Driveway access shall comply with Table 5.2-1.

Table 5.2-1: Driveway Access Standards		
Driveway Dimensions	Residential	Nonresidential
Driveway Access Width	11 to 22 feet (16 feet is desired)	16 feet to 32 feet (32 feet is desired)
Minimum Corner Clearance from a Collector street	60 feet	80 feet [1]
NOTE: [1] At the discretion of the city engineer this standard may be modified.		

- (e) Access to minor and major collector streets shall be in compliance with Table 5.2-2.

Table 5.2-2: Access Spacing for Collector Roadways in Northfield [1]			
Type of Access by Land Use Type		Major Collector	Minor Collector
Single-Family, Two-Family, and Three-Family Dwellings	Private Access	Not Permitted [2]	As Needed [3]
	Minimum Corner Clearance from a Collector Street	660 Feet	300 feet
Commercial, Industrial, Institutional, and Multi-Family Residential	Private Access	Not Permitted [2]	As Needed [3]
	Minimum Corner Clearance from a Collector Street	660 Feet	660 feet
NOTES: [1] These guidelines apply to city streets only. Rice and Dakota Counties and Mn/DOT have access authority for roadways under their jurisdiction. Please refer to Rice and Dakota Counties' minimum access spacing guidelines identified in their current transportation plans. [2] Access to Major Collectors is limited to public street access. Steps should be taken to redirect private accesses on Major Collectors to other local streets. New private access to Major Collectors is not permitted			

unless deemed necessary.

[3] Private access to Minor Collectors is to be evaluated by other factors. Whenever possible, residential access should be directed to non-continuous streets rather than Minor Collector roadways. Commercial/ Industrial properties are encouraged to provide common accesses with adjacent properties when access is located on the Minor Collector system. Cross-traffic between adjacent compatible properties is to be accommodated when feasible. A minimum spacing between accesses of 660 feet in commercial, industrial, or high density residential areas is encouraged for the development of turn lanes and driver decision reaction areas.

(8) **Signs, Traffic Signs and Lights, and Street Lights.**

- (a) Street signs of standard design approved by the city shall be installed at each street intersection or at such other locations within the subdivision as designated by the city engineer, in accordance with the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD).
- (b) Traffic control signs pursuant to Minn. Stat. § 169.06 and the Comprehensive Transportation Plan Update, where applicable, shall be installed at locations within the subdivision as designated by the city engineer.
- (c) Turn lanes and traffic lights shall be installed at the expense of the subdivider when required as a result of the proposed subdivision.
- (d) Street lights shall be installed at all intersections and at other locations, as required by the city engineer. All street lights within new subdivisions shall be on street light poles meeting the standards of the city and shall be equipped with underground electrical service, and shall conform to city lighting standards. The developer shall pay to the city the energy cost for the first two years of operation, or until the dwellings on all lots within the subdivision have been completed, whichever time period is less.

(9) **Sidewalks and Trails.** Sidewalks and trails required by Section 3.7, Pedestrian Access and Circulation and Section 5.2.6, Parks, Trails, and Open Space Dedication, shall be installed at the time a street is constructed.

(10) **Street Trees Required.** At least one street tree shall be properly installed at the time of street construction for each 40 foot length of right-of-way. This requirement may be modified depending on the chosen tree species and its typical spread at maturity.

(11) **Dead-End Streets, Stub Streets, and Cul-de-Sac Streets (Permanent and Temporary).**

- (a) Dead-end streets shall be prohibited, except as stub streets.
- (b) Stub streets shall be installed to permit future street extensions into adjoining tracts, where appropriate. Barricades shall be installed at the end of stub streets and signage may be provided indicating a future street connection. Stub streets shall not exceed 150 feet in length. Where required by the city engineer a temporary connection to another street, or a temporary turnaround, shall be provided by the subdivider.
- (c) Permanent cul-de-sac streets are prohibited except as may be installed where absolutely necessary due to topography, configuration of land, existing road layouts or other special circumstances. The closed end of the cul-de-sac shall have a pavement width of 80 feet in diameter and the overall length of the road shall not exceed 600 feet in length as measured from the centerline of the nearest intersection to the closed end of the cul-de-sac.
- (d) In those instances where a street is terminated pending future extension in conjunction with future platting and its terminus is located 150 feet or more from the nearest

intersection, a temporary cul-de-sac with a pavement width of 70 feet in diameter shall be provided at the closed end. Any portion of a temporary cul-de-sac not located within the street right-of-way shall be placed in a temporary roadway easement extending at least ten feet beyond the curb line of the temporary cul-de-sac in all directions. No building permit shall be issued for any properties containing or adjacent to a temporary cul-de-sac or roadway easement.

(12) Alleys and Private Streets.

(a) Alleys may be established in the city under the following conditions:

- (i) The alleys are publicly owned and maintained;
- (ii) The alleys shall be made of concrete, asphalt, pervious pavers, or other similar non-graveled surfaces;
- (iii) No home shall be oriented to face the alley; and
- (iv) Alleys are permitted as a secondary access when the lots front on an arterial or collector street as identified in Table 5.2-3.

(b) Private streets are prohibited except in the R4 district.

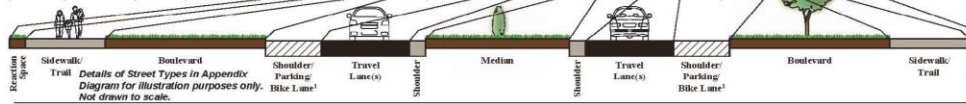
(C) Street Design Standards.

- (1) In order to provide for streets of suitable location, width, and general improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, all streets shall be subject to the standards of this section.
- (2) Street types shall be regulated by Table 5.2-3 and the design standards established in the Northfield comprehensive transportation plan update as shown in Appendix A.
- (3) **Street Surfacing and Improvements.** After the subdivider has installed sewer and water, the subdivider shall construct poured-in-place concrete sidewalks, curbs and gutters and shall surface streets to the width prescribed in this section. Curbs and gutters shall only be installed to the degree where necessary to accommodate the street design standard. The designer is encouraged to include techniques that will direct surface water drainage to off-street areas. Types of pavement shall be as prescribed in the city's engineering standard specifications. Adequate provision shall be made for culverts, drains and bridges. The portion of the right-of-way outside the area surfaced shall be sodded or planted with other acceptable materials as approved by the city engineer. All road pavement, shoulders, drainage improvements and structures, curbs, turnarounds and sidewalks shall conform to all construction standards and specifications in the city's engineering standard specifications and shall be incorporated into the construction plans required to be submitted by the subdivider for final plat approval.
- (4) **Grading.**
 - (a) Streets shall be graded with at least 0.5 percent slope from the centerline to the curb to maintain drainage.
 - (b) Arterial and collector streets shall have a maximum running grade of five percent.
 - (c) All other streets shall have a maximum running slope of seven percent, or as determined by the city engineer.
- (5) **Street Intersection, Tangent, Deflection and Other Design Standards.**

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- (a) Street Intersections shall intersect at right angles and in no instance shall the angle formed by the intersection be less than 60 degrees. Street intersections having more than four corners shall be prohibited and the curb line at street intersections shall have a radius not less than 15 feet.
 - (b) Street tangents of at least 150 feet shall be designed between reverse curbs on collector streets and 100 feet on all local streets.
 - (c) When connecting street lines deflect from each other at a point of more than ten degrees, they shall be connected by a curve with a radius adequate to insure a site distance of no less than 500 feet for arterials, 300 feet for collectors, and 100 feet for local streets.
 - (d) Half streets and any corresponding right-of-way for half streets shall be prohibited.

Table 5.2-3: Street Types and Requirements

Street Type ^a	Functional Classification	Right of Way Width	Road Section Type	Reaction Space	Sidewalk / Trail	Boulevard	Shoulder / Parking	Bike Lane ^b	Travel Lane(s)	Shoulder	Median	Shoulder	Travel Lane(s)	Bike Lane ^b	Shoulder / Parking	Boulevard	Sidewalk / Trail	Reaction Space	Parking	Where Allowed
All Measurements in Feet																				
Parkway	Major Collector	100-120	Rural	2	10	20	6-8	[c]	11	2	18	2	11	[c]	6-8	20	10	2	No On-Street Parking	May be applied across any of the zoning districts at the discretion of the city based on the Comprehensive Transportation Plan Update.
Avenue	Minor Arterial	140-180	Rural	2	10	16-20	8	[c]	24	2	18-30	2	24	[c]	8	16-20	10	2	No On-Street Parking	
	Major Collector	100-110	Urban	2	10	10-20	6-8	[c]	11	2	18	2	11	[c]	[c]	6-8	10	2	No On-Street Parking	
Drive	Minor Arterial	130-150	Urban	2	10	7-10	8	[c]	24	2	18	2	24	[c]	8	7-10	10	2	No On-Street Parking	
	Major Collector	80-110	Combination	2	6	10-12	8	[c]	11-12	[c]	[c]	[c]	11-12	[c]	5-8	20-30	[c]	[c]	One Side of Street	Collector streets in the R1-B, BR-2, BR-3, BR-4, N1-B, and PI-S districts. NC-F district.
Road	Local	60-66	Combination	2	5-6	10	8	[c]	10	[c]	[c]	[c]	10	[c]	5-8	20-30	[c]	[c]	One Side of Street	AH-S, PI-S, and ED-F districts
	Major Collector	80-90	Rural	2	5	13-17	8	[c]	11-12	[c]	[c]	[c]	11-12	[c]	8	13-17	5	2	No On-Street Parking	
Street	Minor Collector	60-66	Rural	[c]	[c]	18-21	[c]	[c]	12	[c]	[c]	[c]	12	[c]	[c]	18-21	[c]	[c]	No On-Street Parking	
	Local	60-66	Rural	[c]	[c]	18-21	[c]	[c]	12	[c]	[c]	[c]	12	[c]	[c]	18-21	[c]	[c]	No On-Street Parking	
	Local (residential)	60-66	Urban	1	5-6	7+	[c]	[c]	10	[c]	[c]	[c]	10	[c]	8	7+	5-6	1	One Side of Street	New local streets in the R1-B, BR-2, BR-3, BR-4, N1-B, and PI-S districts
	Local (residential)	60-66	Urban	1	5-6	7+	8	[c]	10	[c]	[c]	[c]	10	[c]	8	7+	5-6	1	Two Sides of Street	C2-D, I1-D, and ED-F districts
	Local (non-residential)	66	Urban	1	5	7	8	[c]	12	[c]	[c]	[c]	12	[c]	8	7	5	1	Two Sides of Street	
	Minor Collector	60-66	Urban	1	5-6	7+	8	[c]	10	[c]	[c]	[c]	10	[c]	8	7+	5-6	1	Two Sides of Street	Reconstructed local streets in the R1-B, BR-2, BR-3, and BR-4 districts. Streets in CD-S and PI-S districts.
Main Street	Major Collector	80-90	Urban	1	5-6	7-10	8-10	4-6	11-12	[c]	[c]	[c]	11-12	4-6	8-10	7-10	5-6	1	Two Sides of Street	Collector streets in the R1-D, DR-2, DR-3, BR-4, N1-B, and PI-S districts
	Major & Minor Collector	80	Urban	[c]	1-4	[c]	1-9	[c]	12	[c]	[c]	[c]	11	[c]	10	[c]	1	[c]	One side angled, One side parallel	C1-B, and ED-F districts
Alley	None	20	Rural	[c]	[c]	[c]	[c]	[c]	[c]	[c]	[c]	[c]	14	[c]	[c]			[c]	None	



NOTES:
 [a] Details of Street Types in Appendix
 [b] Bike Lanes shall be located on streets identified in the Parks, Trails and Open Space Plan.
 [c] Requirement not included in this Street Type.

5.2.4 Sanitary Sewer, Water, and Other Utilities.

- (A) The subdivider shall install adequate sanitary sewer and water facilities (including fire hydrants) subject to the specifications in the city's engineering standard specifications, and the Recommended Standards for Water Works and the Recommended Standards for Wastewater Facilities (known collectively as the "ten-state standards").
- (B) The subdivider shall install sanitary sewer, water mains and service connections, stubbed to the lot line, meeting the minimum size requirements of the city and provided to all lots in the subdivision. Where a subdivider is required to install sanitary sewer or water mains that are larger than the minimum size as required by the city, the subdivider will be compensated by the city for the cost differential for material only for the cost of the minimum size sanitary sewer or water compared to the cost of the larger mains installed.
- (C) The subdivider shall extend sewer and water mains to the lot lines of abutting sites that do not have public water service.
- (D) All utility facilities, including but not limited to telecommunications cabling, natural gas and electric power, shall be located underground. Whenever existing utility facilities are located above ground, except when existing on public roads and right-of-way, they shall be removed and placed underground.
- (E) Five foot utility easements shall be required along the front lot line of each lot, measured from the lot lines. Such easements shall have continuity for alignment from block to block. Such easements shall also be provided at deflection points for pole-line anchors where necessary.
- (F) Easements shall be dedicated on the plat instrument for the required use.

5.2.5 Surface Water, Drainage, Water Quality, and Erosion Control.

- (A) **Purpose.** These regulations are intended to result in the effective management of surface water run-off by ensuring compliance with the adopted Surface Water Management Plan of the City of Northfield and also the requirements found in Chapter 22, Article VI of the Northfield Municipal Code. The City of Northfield supports a regional approach to surface water management or any similar innovative approach to managing surface water that protects and improves surface water quality, promotes ground water recharge, enhances wildlife through proper management of surface water, and minimizes public expenditures needed to protect water quality problems.
- (B) **Subdivider Responsibilities.** The subdivider is responsible for compliance with the overall objectives and expectations as stated in the Surface Water Management Plan and shall install needed improvements or pay to the City fees and or charges that have been established to ensure compliance with surface water management requirements as established by the City. If the city's surface water management plan designates a regional pond within the boundaries of the proposed subdivision, the subdivider shall provide the city with drainage and utility easements for the regional pond. The subdivider shall construct the pond in conjunction with development of the subdivision.
- (C) **Nature of Surface Water Facilities.**
 - (1) **Location.** The city may require the subdivider to carry away by pipe any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance the city's engineering standard specifications.
 - (2) **Accommodation of Upstream Drainage Areas.** A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area in accordance with the city's surface water management standards in Chapter 22, Article VI - Surface Water Management.

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- (3) **Effect on Downstream Drainage Areas.** The city's surface water management plan, together with such other studies as shall be appropriate, shall serve as a standard to needed improvements in downstream drainage facilities outside the subdivision.
- (a) The subdivider shall mitigate increased runoff due to development in accordance with the city's surface water management plan.
 - (b) Where it is anticipated that the additional runoff attributable to the development of the subdivision will overload any existing downstream drainage facility, the city may withhold approval of the subdivision until provision has been made for the expansion of the existing downstream drainage facility.
- (4) **Floodplain Areas.** The city may, when it deems it necessary for the health, safety or welfare of the present or future population of the area and necessary to the conservation of water, drainage and sanitary facilities, prohibit the subdivision of any portion of a property that lies within the floodplain of any stream or drainage course in accordance with the provisions of this LDC.
- (D) **Dedication of Drainage Easements.**
- (1) Where a watercourse, drainage way, channel or stream traverses a subdivision, the subdivider shall provide a surface water easement, or park dedication, whichever the city may deem more appropriate. This easement or dedication shall conform substantially with the lines of such water courses, together with such further width for construction and maintenance, or both, as will be adequate for the surface water drainage of the area. The city engineer shall determine the width of such easements or dedication areas.
 - (2) **Drainage Easements.**
 - (a) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, the subdivider shall provide perpetual, unobstructed easements at least 20 feet in width for drainage facilities across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.
 - (b) When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
 - (c) The subdivider shall dedicate by a drainage easement, land on each side of the centerline of any wetland, body of water, watercourse or drainage channel, whether or not shown on the city's comprehensive plan, to a sufficient width to:
 - (i) Provide proper protection for water quality;
 - (ii) Provide retention of surface water runoff; and
 - (iii) Provide for the installation and maintenance of storm sewers.

5.2.6 Parks, Trails, and Open Space Dedication.

- (A) **Purpose, Nexus, and Proportionality**
- (1) **Purpose.** These requirements are established for the purpose of assisting with the implementation of the Parks, Open Space and Trail System Plan of the City of Northfield by providing for the orderly development of recreation areas and the conservation of natural resources and scenic beauty in the city. The Parks, Open Space and Trail System Plan promotes a balanced and systematic approach to acquiring park and open space resources that include active

park facilities, an interconnected trail system, areas of natural and ecological significance emphasizing the Cannon River corridor that is available to residents of the city and the broader region. As a means to accomplish these goals, each developer shall be required to dedicate land, or at the discretion of the city, pay an equivalent cash payment in lieu of land dedication for parks and open space acquisition and development. The policy of the city is to acquire and manage larger parcels of park and open space land resources; therefore, as a result of this policy, it is likely that a cash payment in lieu of land dedication will be the method by which this requirement will be accomplished in most instances, although not to the complete exclusion of a land dedication requirement.

- (2) **Nexus.** The city council finds that there is a rational nexus between the demands created by the subdivision and related development of land and the need for parks, trails, open space areas, public art, and facilities.
- (3) **Proportionality.** Further, the city council herein establishes requirements for the dedication and/or development of park land, trail improvements, and open space land that is roughly proportionate to the demands created by the subdivision and development of land resulting from such subdivision approval.
- (B) **Authority.** It is found and declared that, pursuant to Minn. Stat. § 462.358, subd. 2b, it is reasonable to require dedication of an amount of land equal in value to that percentage of the undeveloped land set forth in Section 5.2.6(D), Land Dedication Required.
- (C) **Waiver of Requirements.** Upon a request by the developer, the city council, may waive or reduce the requirements of this section for development in the C1 (Downtown), ED-F (Economic Development) or N2 (Neighborhood General) districts where the city council finds:
 - (1) That the vitality resulting from development or redevelopment occurring in areas zoned C1 district is of greater benefit to the city in comparison to parks, trail and open space improvements;
 - (2) That development in areas zoned ED-F district which results in significant increases in tax revenues to the city or significantly increases employment opportunities is of greater benefit to the city in comparison to parks, trail, or open space improvements;
 - (3) That development in areas zoned N2 district which allows for the construction of affordable housing units of a type, price, or amount that is determined to be of greater benefit to the city in comparison to parks, trail, or open space improvements; or
 - (4) That city-assisted development or redevelopment projects achieve public objectives.
- (D) **Land Dedication Required.**
 - (1) In every plat, replat, or subdivision of land allowing development for residential, commercial, industrial, or other uses or any combination thereof, or where a waiver of platting is granted, but excluding adjacent parcel land conveyances (See Section 8.5.10, Adjacent Parcel Land Conveyance) that do not create additional lots, a reasonable portion of such land shall be set aside and dedicated by the applicant to the public for park, trail, or open space purposes.
 - (2) The park and recreation advisory board may recommend to the city council that the applicant may be required to dedicate other parcels of property that are separate and distinct from the property proposed for subdivision that are owned or acquired by the applicant that more effectively accomplish the goals of systematically developing park and open space resources as outlined in the Parks, Open Space and Trail System Plan. Where the applicant is not able to dedicate or acquire such alternate property, the applicant shall be required to make cash

payment in lieu of land dedication as set forth in Section 5.2.6(K), Dedication or Cash-in-Lieu of Requirements, of this LDC.

- (3) Pursuant to Minn. Stat. § 462.358, subd. 2b, it is reasonable to require a portion of buildable land to be dedicated to the public for parks, recreational facilities, playgrounds, trails, wetlands or open space purposes. The land to be used for the purposes previously stated shall be determined to be suitable at the sole discretion of the city and the city shall not be required to accept land that is not usable for the stated purposes.
- (4) The land required to be dedicated by the applicant for parks, recreational facilities, playgrounds, public art, trails, wetlands or open space is a recreational and open space resource available for the benefit of the public. The amount and type of park and open space resource dedicated is intended to be proportionate to the users of the park and open space resource that result from the subdivision of the land.
- (5) The amount of land required to be dedicated by the applicant for stated purposes in (1) above shall be based upon the net area (gross area minus area required for public streets, trails, and stormwater ponding) of the land to be subdivided which could be developed for residential, commercial, industrial or other purposes. The area shall be determined at the time of the preliminary plat and shall be calculated as follows:

(a) **Residential Development.**

Dwelling Units per Net Acre	Percent of Net Land Dedicated
0 to 3.9	12
4.0 to 7.9	9
8.0 or more	6

(b) **Commercial Development.** Five percent of the gross area subdivided.

(c) **Industrial Development.** Two percent of the gross area for the purpose of trails only.

- (6) This dedication shall be in addition to the land dedicated for streets, alleys, stormwater ponds or other public purposes.
- (7) Such dedication shall be in an amount based on the schedule of dedication requirements adopted by city council and maintained outside of this LDC.

(E) **Land Suitability Requirement.**

- (1) Land dedicated for parks, trails, and open space shall be reasonably suitable as advised by the parks and recreation advisory board for its intended use and shall be at a location convenient to the people to be served.
- (2) Factors used in evaluating the adequacy of a proposed park, trail, or open space dedication shall include:
 - (a) Future park needs pursuant to the Parks, Open Space, and Trail System Plan;
 - (b) Size (that is consistent with the city's policy of wanting more large parks and fewer small parks);
 - (c) Shape;
 - (d) Topography;
 - (e) Geology;

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- (f) Hydrology;
 - (g) Tree Cover; and
 - (h) Access and location.
 - (3) Parks, trails, or open space land to be dedicated shall be above the ordinary high water mark of any lake, river or stream.
 - (4) Areas of slope exceeding 12 percent shall be deemed unsuitable for dedication and not included as part of areas to meet the dedication requirements.
 - (5) Land with trash, junk, pollutants, and/or unwanted structures are not suitable.
 - (6) The city shall not be required to accept land which will not be useable for parks, trails or open space or which would require extensive expenditures on the part of the city.
 - (7) All land dedicated for parks, trails, and/or open space shall be designed to incorporate natural features such as rivers, streams, wildlife habitats, woodlands, and ponding areas.
 - (F) **Conformance with the Comprehensive Plan.** Land dedicated under this division shall conform to the city's comprehensive plan and Parks, Open Space, and Trail System Plan, wherever possible. If the comprehensive plan or Parks, Open Space and Trail System Plan for the parcel of land to be subdivided calls for public property in excess of that required by Section 5.2.6(D), Land Dedication Required, the city council shall, before approval or disapproval of the plat, determine whether to take the necessary steps to acquire, by purchase or condemnation, all or part of the additional public property.
 - (G) **Dedication of Excess Land.** If the city requires parks, trails or open space dedication in excess of the amount of land required by Section 5.2.6(D), Land Dedication Required, the city shall pay to the developer the fair market value of the land in excess of the percentage of land required to be dedicated. The excess amount that would otherwise be dedicated for parks, trail and open space under this section shall be due at the time of final plat approval.
 - (H) **Dedication Process.** Prior to the dedication of the required property pursuant to this division, the developer shall provide the city evidence of title in a form acceptable to the city attorney or a title insurance policy insuring the city's interest in the property. In any dedication of required land, the developer must have good and marketable title to the land, free and clear of any mortgages, liens, encumbrances or assessments, except easements or minor imperfections of title acceptable to the city.
 - (I) **Trail Construction.** When the city's comprehensive plan or Parks, Open Space, and Trail System Plan identifies a trail to be constructed in the land to be subdivided, this trail segment shall be interpreted by the city as basic infrastructure and, therefore, the developer shall be required to pay for the construction of the trail improvements. This trail construction requirement shall be in addition to the required land dedication as set forth in Section 5.2.6(D), Land Dedication Required, or set forth in Section 5.2.6(K) Dedication or Cash Payment in Lieu of Requirements. The construction specifications of trails shall be determined by the city engineer and whenever possible, trails shall connect with existing trails and/or sidewalks.
 - (J) **Credit for Private Open Space, Recreational Areas and Trails.** Where a private open space for park, recreation or trail purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, a credit of up to 25 percent of the requirements of Section 5.2.6(D), Land Dedication Required, may be given, provided that the following conditions are met:
 - (1) Such land area is not occupied by non-recreational buildings and is available for the use of all residents of the proposed subdivision.
 - (2) Required setbacks shall not be included in the computation of such private open space.

-
- (3) The use of the private open space is restricted for park, recreational and trail purposes by recorded covenants which run with the land in favor of the future owners of the property within the tract and which cannot be eliminated without the consent of the city.
- (4) Credit for private trail improvements shall be given by the city only when the private trail system connects to a public trail or walkway system.
- (5) The proposed private open space is of an appropriate size, shape, location, topography and usability for park, recreational and trail purposes or contains unique natural features that are important to be preserved.
- (6) The proposed private open space reduces the demand for public recreational facilities to serve the development.
- (K) **Dedication or Cash-in-Lieu of Requirements.** The city may elect to accept a cash payment in lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space purposes. In such cases the applicant shall be required to make such payment to the city's dedicated park fund based on the Estimated Market Value as indicated in the records of the County Assessor that is equivalent to a land dedication requirement as follows:

(1) **Residential Development.**

Dwelling Units per Net Acre	Percent of Land Dedication Equivalent
0 to 3.9	16
4.0 to 7.9	13
8.0 or more	10

- (2) **Commercial Development.** Five percent of the gross area subdivided.
- (3) **Industrial Development.** Two percent of the gross area subdivided.
- (L) **Time of Performance - Land Dedication or Cash Payment In Lieu Of.** The dedication of land or the payment of cash in lieu of land dedication by the applicant shall occur as a condition prior the city council approval of the final plat.
- (M) **Park Tree Requirements.** The subdivider or developer shall preserve existing trees on any land to be dedicated under this section in accordance with Section 3.5.6, Tree and Woodland Preservation.
- (N) **Other Conditions Prior to Deeding.** Prior to dedicating land for parks, trails, or open space, the land shall meet the following conditions:
- (1) Grading in the parks shall conform to the grading plan as approved by the city engineer.
 - (2) Rocks that are four inches or greater in diameter shall have been removed from the land. If possible, any boulders or glacial erratic should remain and be incorporated for landscaping interest in parks and open spaces.
 - (3) A minimum of four inches of topsoil shall have been provided by the developer dependent on subsoil material as determined by the city engineer.
 - (4) The surface should be planted with low maintenance vegetation to ensure the immediate stabilization of the exposed soils. The park and recreation advisory board should be consulted to determine which areas should become turf and which should be planted with non-turf vegetation. Areas of turf shall be seeded in the amount of 50—75 percent Kentucky bluegrass and 25—50 percent perennial ryegrass, or other quick establishing crop to prevent soil erosion.

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- (O) **Infrastructure.** The applicant may bring utilities a reasonable distance inside the property line of the future park, as determined by the city engineer, and shall cap them at no cost to the city. Utilities shall include gas, storm sewer, water, electricity and sanitary sewer. The location where such utilities are to be brought into the future park shall be determined by the city engineer.
 - (P) **Access.** All land dedicated for parks shall have at least 50 feet of street frontage on at least one side. All trails shall have at least 20 feet of access where the trail connects to a street or sidewalk.



Text Amendment re: Industrial Block Length Requirement

Planning Commission
August 20, 2026

Timeline



August 5, 2026 –
Public Hearing
Notice Published in
the Northfield News

September 8, 2026
– First Reading at
City Council

September 30, 2026
– Summary
Publication in the
Northfield News

August 20, 2026 –
Public Hearing and
Planning
Commission
Recommendation

September 22, 2026
– Second Reading
and Approval of
Summary
Publication

October 30, 2026 –
Ordinance goes
into effect

Text Amendments

Type 4 Review Process

- PC recommendation
- Council decision
- Enacted by ordinance
- Will be incorporated into LDC update process



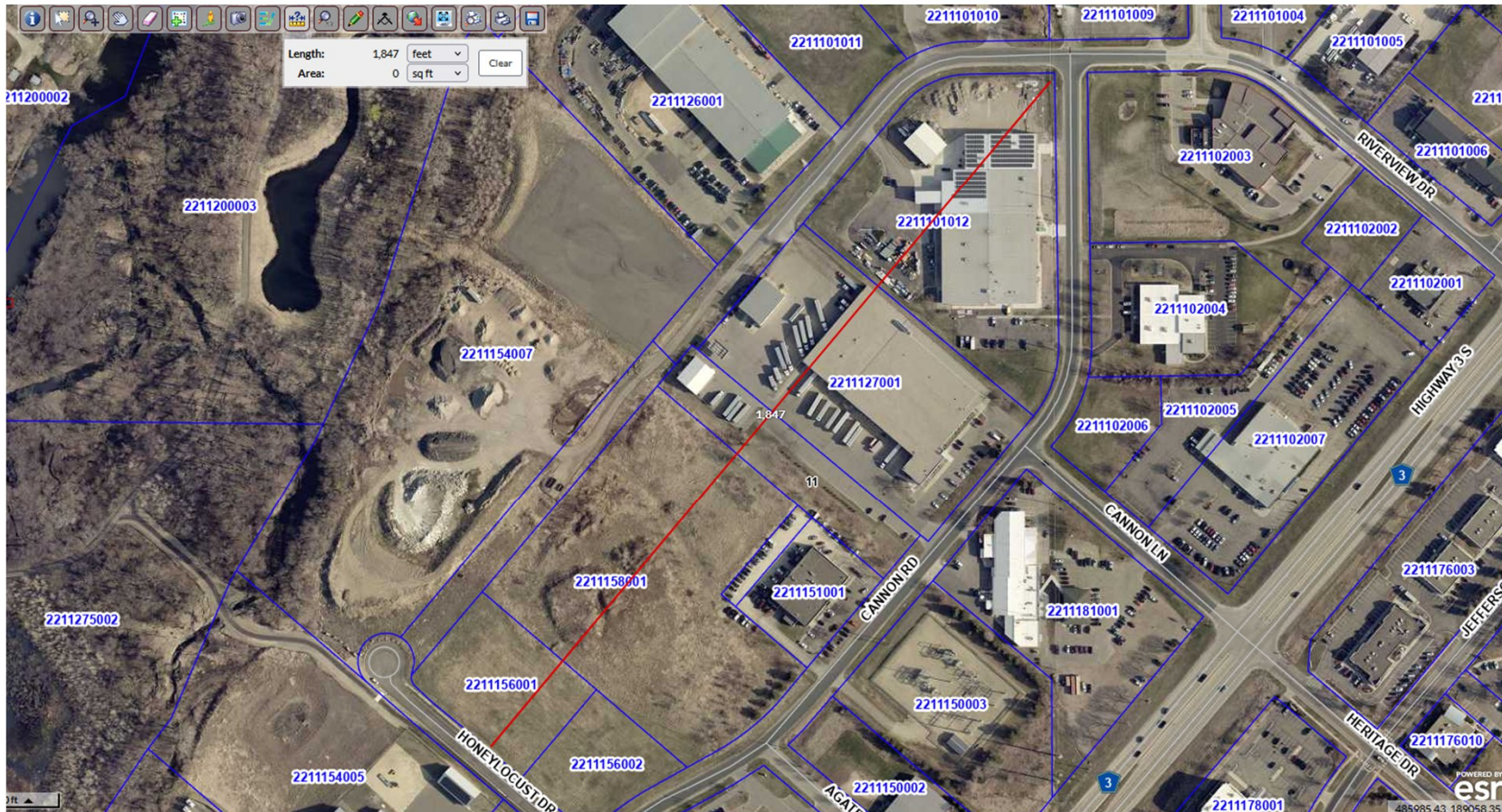
Proposal

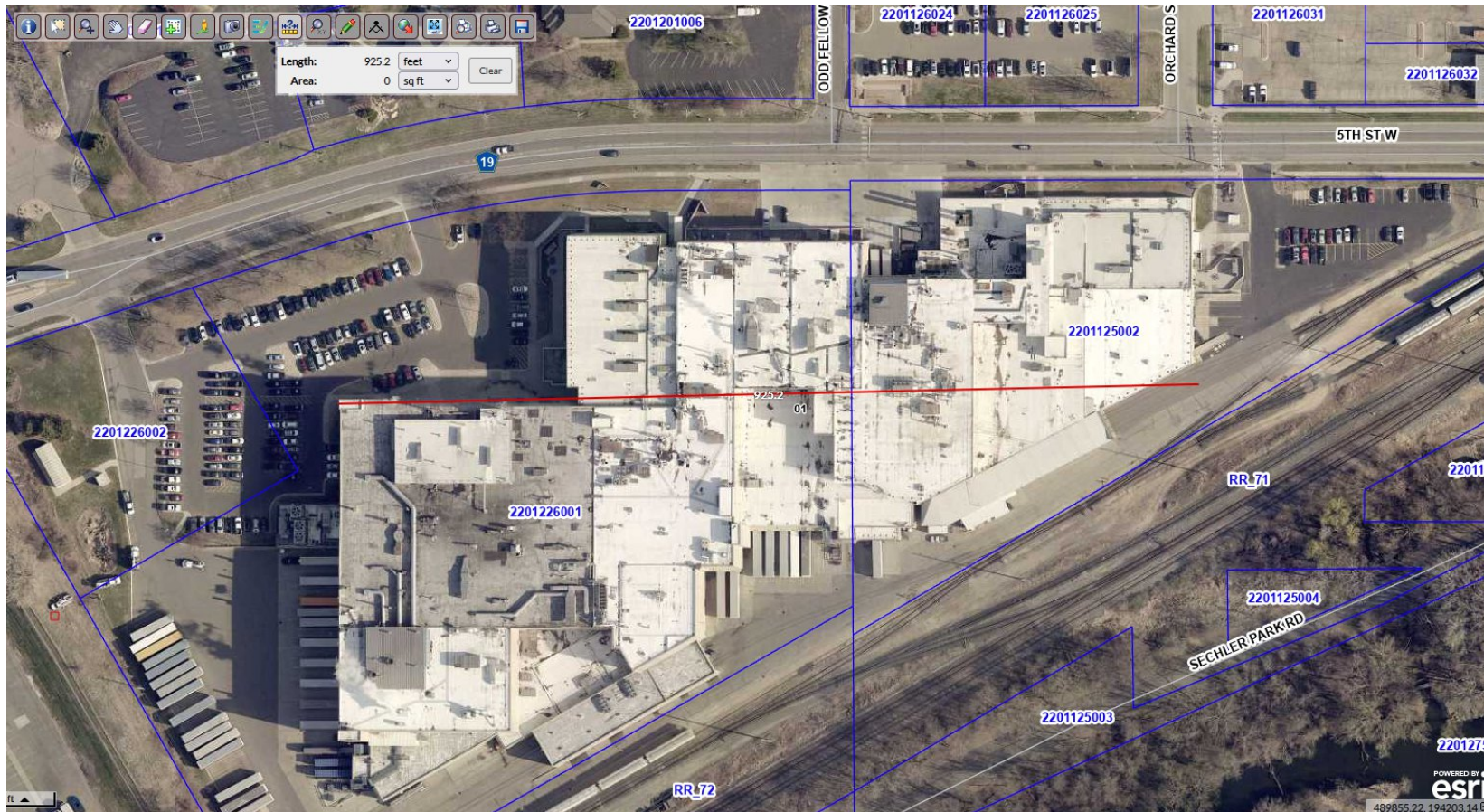


- Existing:
 - 900-foot maximum block length
- Proposed:
 - City engineer's discretion
 - Consistent with the Comprehensive Plan
 - Future transportation connections
 - Protect sensitive natural areas
 - Promote efficient use of resources
 - Consistent with the purpose and intent of the Land Development Code



Cannon
Rd Area
1,800+
block
length





Post
Building
>900 feet
long



Aurora
Pharm.
Block
length
~825'
Site ~ 530'
x 455'



Legend

Comprehensive Plan 2045

Future Land Use Map

Annexation



Priority Growth



Urban Expansion



City Boundary



Historic District



Future Roadways



Parcel



Waterbodies



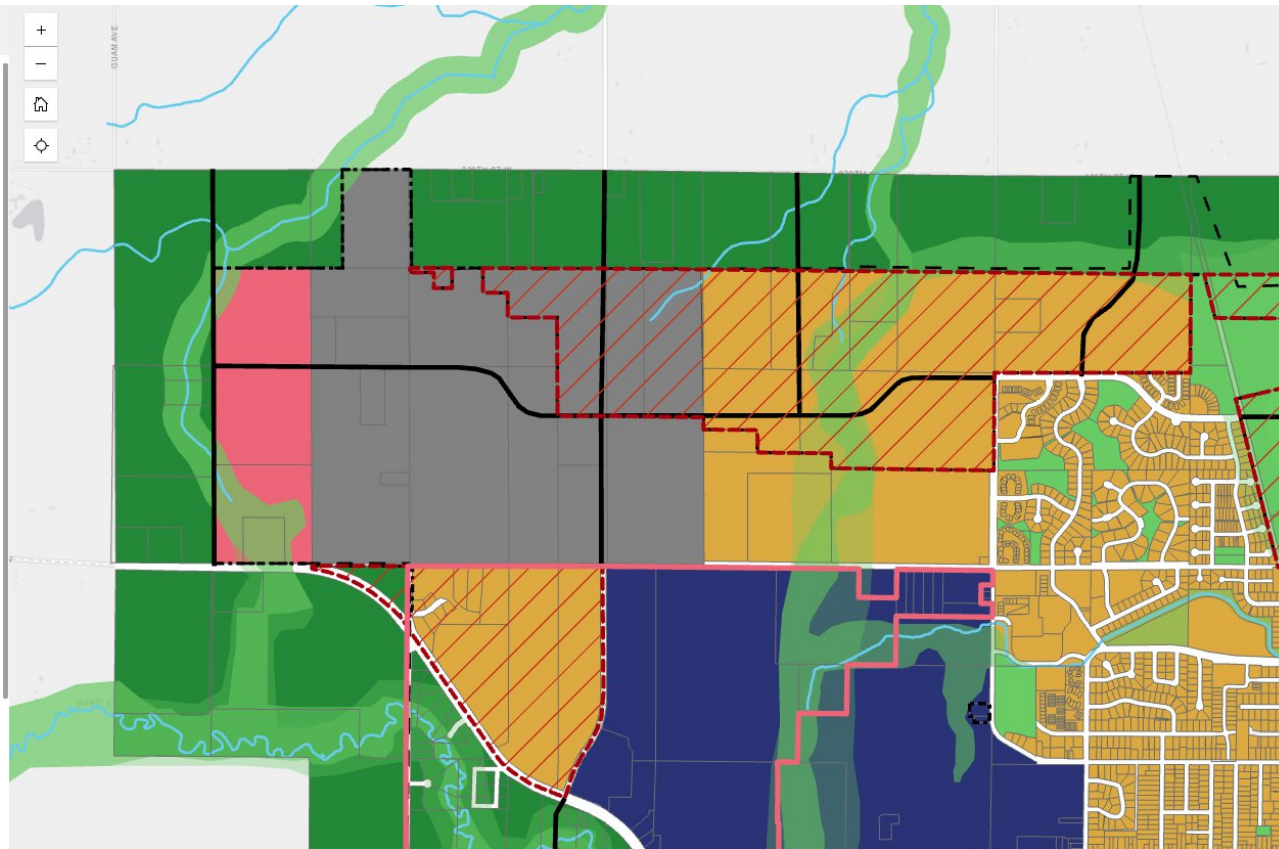
Waterbodies



Greenway Corridors



Future Land Use



Future Land Use & Roadways Map

Proposal



- Existing:
 - 900-foot maximum block length
- Proposed:
 - City engineer's discretion
 - Consistent with the Comprehensive Plan
 - Future transportation connections
 - Protect sensitive natural areas
 - Promote efficient use of resources
 - Consistent with the purpose and intent of the Land Development Code

Questions?

Motion to approve
resolution recommending
text amendment to City
Council.





Legislation Text

File #: 26-426, **Version:** 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Mathias Hughey, AICP, Interim City Planner

Public Hearing for Consideration of a Text Amendment Revising the Setback Requirement for Data Processing Facilities from Existing or Planned Parks, Trails, and Other Recreational Features

Action Requested:

The Planning Commission is asked to conduct a public hearing to gather input on the proposed text amendment revising the setback requirement for Data Processing Facilities from existing or planned parks, trails, and other recreational features

Summary Report:

City Staff is initiating a text amendment to revise Section 2.9.14(B)(6)(b) of the Land Development Code - Use Specific Standards for Data Processing Facilities which establishes a setback for data processing facilities from existing or planned parks, trails, and other recreational features.

The public hearing notice was published in the Northfield News on Wednesday, August 5, 2026.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used by the Planning Commission to solicit the public's comments on various projects or City operation procedures.

A. The Chair will open the hearing by identifying the subject.

B. Staff Presentation - staff will give a presentation on the subject.

C. Applicant's Presentation - if needed.

D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.

1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.

2. The speaker must give their name, address, and if representing a business, must give the name

of the business or corporation. If an Attorney or consultant is representing a client, the client must be identified for the record.

3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).

E. Questions or Clarifications from Planning Commission - After the public input of the public hearing is completed, the Planning Commission may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Planning Commission provide for opportunities for further questions or clarifications from the Planning Commission.

F. Any material to be entered into the record shall be noted. Any written communication presented to the Planning Commission during a Planning Commission meeting shall be read into the record or summarized for the record or simply delivered to the Planning Commission, as the Planning Commission may determine. They shall then be recorded in the minutes by title and filed with the minutes.

G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the City Council will make a motion, second, and vote on closing the public hearing.

Staff will be giving a presentation on the text amendment. The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the application. There will not be a separate staff presentation for that agenda item and there will not be separate testimony for that for the applicant or public at that time.

Text amendments follow a Type 4 review procedure, with a public hearing at the Planning Commission, a recommendation by the Planning Commission to the City Council, and action by the City Council. Text amendments are enacted through ordinance, and require a first and second reading, followed by a waiting period before they go into effect.

City Plans & Policies Relevance:

NA

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

August 5, 2026 - Public Hearing Notice Published in the Northfield News

August 20, 2026 - Public Hearing and Planning Commission Recommendation

September 8, 2026 - First Reading at City Council

September 22, 2026 - Second Reading and Approval of Summary Publication

September 30, 2026 - Summary Publication in the Northfield News

October 30, 2026 - Ordinance goes into effect



Legislation Text

File #: PC Res. 2026-008, **Version:** 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Lori Johnson, Consulting Planner
Scott Wopata, Community Development Director
Mathias Hughey, AICP, Interim City Planner

Recommendation of Text Amendments Related to Use-Specific Standards for Data Processing Facilities in the Land Development Code

Action Requested:

The Northfield Planning Commission is asked to review and make a recommendation to the City Council on an ordinance amendment modifying Section 2.9.14(B)(6)(b) of the Land Development Code to establish a 200-foot setback for data processing facilities from existing or planned parks, trails, and other recreational features.

Summary Report:

The City previously adopted use-specific standards for data processing facilities. The standards were intended to minimize potential conflicts with adjacent land uses and address impacts associated with data processing operations, including noise, high energy use, visual impacts, and management of electronic waste.

During a recent ordinance review, staff examined the requirement that data processing facilities be located at least 3,950 feet from any existing or planned park, trail, or other recreational feature. Staff has been unable to identify any planning, environmental, safety, engineering, or operational rationale supporting this specific distance. Based on staff review, the 3,950-foot standard appears to have been included as a typographical or drafting error.

The effect of applying the existing setback would be substantial. Because trails and recreational features are located near portions of all industrial areas, the current 3,950-foot requirement would make nearly all industrial lots unusable for data processing facilities, even where the subject property is otherwise appropriately zoned and capable of meeting all other applicable performance standards. This is due to the presence of trails nearby.

Staff recommends amending Section 2.9.14(B)(6)(b) as follows:

Data processing facilities shall be located on land with a minimum acreage of 25 acres in size, at least ~~3,950~~ 200 feet from an existing or planned park, trail, or other recreation feature, and the use shall be within a structure that is at least 200 feet from any residential dwelling.

A 200-foot setback from parks, trails, and recreational features provides a more reasonable and administrable

separation standard. This distance maintains a buffer between data processing facilities and recreational amenities while allowing industrially guided and zoned properties to remain viable for development. The 200-foot standard is also consistent with the existing ordinance requirement that data processing equipment be located at least 200 feet from residential dwellings.

Keeping the 3,950-foot setback would prevent data processing facilities from locating on most or all industrially zoned properties, even though this use has specifically been permitted. Several lots that are otherwise suitable for industrial development would no longer be available for this use. This would limit how industrially zoned land can be used and could reduce future investment and economic development opportunities.

The proposed amendment keeps the overall purpose of the data processing facility standards while correcting a setback that staff could not support. It provides separation from nearby parks and trails while allowing industrial property to remain available for development.

The map in the PowerPoint provides a visual representation of how an industrially zoned property in Northfield would be impacted by various setback requirements from an existing trail. This visual is meant to encourage thoughtful discussion about what an appropriate setback might be for parks, trails and recreational features, but at this time staff is recommending the 200-foot setback for reasons stated in this report.

Recommendation:

Staff recommends approval of the ordinance amendment modifying Section 2.9.14(B)(6)(b) to establish a minimum 200-foot setback between data processing facilities and existing or planned parks, trails, and other recreational features. The amendment corrects a standard for which no documented rationale exists while ensuring continued protection of recreational amenities through reasonable separation and the ordinance's existing site design, screening, landscaping, and performance standards.

City Plans & Policies Relevance:

The Comprehensive Plan establishes seven guiding values that policy decisions should be checked against, asking how an option furthers at least one if not several of the values while not damaging the others. Those values are Creativity, Economy, Homes, Resilience, Mobility, Equity, and Connect.

The proposed text amendments promote economic development by easing a regulation that has been identified as potentially inhibiting industrial growth. The existing use-specific standards were developed to be consistent with the Comprehensive Plan and other applicable plans and policies.

The change specifically aligns with Actions 4-1.1, 4-3.4, and 4-8.6 of the Comprehensive Plan, which pertain to economic development and revision of regulatory burdens to encourage economic development.

Alternative Options:

The Planning Commission may recommend a different text amendment to city council or decline to make a recommendation. Staff will include any recommendation from the Planning Commission to City Council and may revise the proposal and/or staff recommendation to align with the Planning Commission's recommendation.

Financial Impacts:

NA

Tentative Timelines:

August 5, 2026 - Public Hearing Notice Published in the Northfield News

August 20, 2026 - Public Hearing and Planning Commission Recommendation

September 8, 2026 - First Reading at City Council

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October 30, 2026 - Ordinance goes into effect

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2026-008

RECOMMENDATION OF TEXT AMENDMENTS TO RELATED TO USE SPECIFIC
STANDARDS FOR DATA PROCESSING FACILITIES IN THE LAND DEVELOPMENT
CODE

WHEREAS, in 2025, the City of Northfield adopted an updated Comprehensive Plan; and

WHEREAS, Action 4-3.4 of the Implementation Chapter of the updated Comprehensive Plan charges the Community Development Department to review regulations and policies to reduce or eliminate barriers to new business creation; and

WHEREAS, Action 4-8.6 of the Implementation Chapter of the updated Comprehensive Plan charges the Planning Commission and Community Development Department to revise and regularly update the Land Development Code to remove barriers and reduce costs to housing and economic development; and

WHEREAS, Purpose 1.1.8 of the Land Development Code is to Provide for the expansion and diversification of the economic base to assure a strong economy; and

WHEREAS, the Community Development Department staff have identified the required setback of 3,950 feet from an existing or planned trail, park, or other recreational feature for Data Processing Facilities established by Section 2.9.14 Data Processing Facilities, of Article 2.- Zoning Districts and Use Regulations, of Chapter 34 - Land Development Code of the Northfield City Code as a barrier to industrial business creation and economic development; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission conducted a public hearing on August 20, 2026, and received public testimony regarding the proposed land development code amendments; and

WHEREAS, the Planning Commission recommends a rationale for amending the Land Development Code related to use specific standards for data processing facilities;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends to the Mayor and City Council the following amendments to Chapter 34 of the City Legislative Code.

PASSED by the Planning Commission of the City of Northfield on this 20th day of August 2026.

Chair

Member

VOTE: ___ KUHLMANN ___ BUCKHEIT ___ HOLLERAN
 ___ LAUER ___ MENARD ___ 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.

The Comprehensive Plan adopted in 2025 includes the following actions:

Action 4-1.1 Identify opportunities and provide support for improved business mix, marketing events, and physical improvements.

Action 4-3.4 Review regulations and policies to reduce or eliminate barriers to new business creation.

Action 4-8.6 Revise and regularly update the Land Development Code to remove barriers and reduce costs to housing and economic development.

It also includes Strategy 5: Diversify Northfield's tax base, stating the intended outcome as Northfield will intentionally build a more sustainable local economy to maintain and expand city services and infrastructure.

The Comprehensive Plan also incorporates elements of other City plans including maps of future transportation connections to provide a minimum level of connectivity, guidance that development should be compact and make efficient use of resources, and that care should be taken to protect the natural environment. Specifically, the Comprehensive Plan incorporates a system of planned greenways and trails, portions of which intersect with or are adjacent to the industrial areas. The required buffer of 3,950 feet combined with these planned trails, effectively eliminates the possibility of data processing facilities being located within industrial areas within the City.

The proposed amendment reflects the values and goals of the Comprehensive Plan by preserving the performance standards applied to data processing facilities while reducing the required setback to a reasonable distance consistent with industry best-practices and the required setbacks from other uses.

(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 of the I1-B: Industrial zoning district is to:

(1) The I1 district should generally apply to those areas designated as "District" on the Framework map of the comprehensive plan.

(2) The purpose of the Industrial (I1) district is to provide an area to accommodate manufacturing uses, general businesses, offices, service and repair businesses, warehousing and office showroom uses in a functional, attractive manner that does not unduly affect the development or use of nearby property. Limited and incidental retailing shall be allowed in this district. The portion of the district that abuts the Cannon River shall be developed in a manner that enhances, restores, augments and maintains the ecology and beauty of this natural corridor.

The intent or purpose of the I1-B: Industrial zoning district is inhibited by the required 3,950-foot setback for data processing facilities from existing or planned parks, trails, or other recreational features by effectively precluding the possibility of that use within areas of the City zoned I1-B: Industrial. This standard does not reflect the purpose of the use specific standards for Data Processing Facilities, which is to minimize conflicts with adjacent land uses and to ensure the effect of any such enterprise is minimized. The proposed text amendment reflects this intent by ensuring the use is allowed, while preserving the other use-specific-standards designed to minimize conflicts and impacts.

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

The proposed text amendment does not alter the availability of infrastructure to serve the proposed use.

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

Staff reviewed similar ordinances from other cities and counties in Minnesota and nationally, participated in webinars, and reviewed best-practice guidance related to regulation of data processing facilities. A required setback from planned or existing parks, trails, or other recreational features is a common requirement, but research showed the required setback is typically 500 feet or less. Other requirements of the use-specific-standards should adequately address many of the impacts a setback requirement is intended to address such as noise and vibration.

The proposed amendment brings the setback requirement from planned or existing parks, trails, or other recreational features more in-line with the 200-foot setback required from any residential dwelling.

2.9.14 Data Processing Facility.

- (A) **Purpose.** The purpose of this section is to minimize conflicts with adjacent land uses and to ensure the effect of any such enterprise is minimized. Potential effects include, but are not necessarily limited to, very high energy usage, noise pollution, and the disposal of electronic waste. The high energy consumption of data processing operations runs counter to the City of Northfield and State of Minnesota objectives to reduce contributions to climate change. Equipment at these facilities has the potential to create noise pollution that negatively impacts nearby residents, businesses, and wildlife. In addition, electronic waste contains heavy metals and known carcinogens that have the potential to damage human health, and air and water quality if not handled correctly
- (B) **General Standards.**
- (1) **Noise.** Noise testing shall be required prior to issuance of a Certificate of Occupancy to ensure compliance with the Noise Ordinance.
 - (2) **Height.** Buildings shall be a minimum of 25 feet in height. The maximum height limitation if all setbacks are increased by one foot for each two feet of height in excess of 50 feet is 65 feet.
 - (3) **Linkages.** Convenient functional linkages shall be achieved by providing vehicular, bicycle, and pedestrian connections to promote the circulation and flow of vehicles, bicycles, and pedestrians between the development and existing uses.
 - (4) **Electric grid connectivity and use.** No grid-connected data processing system shall receive a certificate of occupancy until evidence has been provided by the operator that installation of the system has been approved by the electrical utility provider. Systems demonstrating use of as close to 100 percent renewable energy as possible shall be exempt from this requirement.
 - (5) **Renewable energy.** Facilities shall develop or purchase sufficient new renewable energy to offset as much of the electricity consumed as possible. Facilities that demonstrate a commitment to onsite renewable electricity generation or other means to increase use and production of local renewable energy are preferred.
 - (6) **Site design.**
 - (a) In addition to the standards in Section 3.2.5. principal buildings shall meet the following:
 - (i) A minimum floor area ratio of .5.
 - (ii) A maximum single front elevation of 300 feet in length unless special architectural landscaping, or topographic treatment, such as a change of material, texture, depression, berm, or other similar change, is employed.
 - (b) Data processing facilities shall be located on land with a minimum acreage of 25 acres in size, at least ~~3,950~~ 200 feet from an existing or planned park, trail, or other recreation feature, and the use shall be within a structure that is at least 200 feet from any residential dwelling.
 - (c) The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any permanent component of the operation is strictly prohibited.
 - (d) All fencing along roadways shall be decorative. If security fencing is proposed, vegetative screening must be placed between the fence and the public view. Fencing must be made of high-quality materials and is subject to planner approval. Chain-link and similar woven metal or plastic fencing shall not be used.
 - (e) To minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment and loading areas shall be screened. Roof top screening shall be provided by principal building parapet. Ground level equipment shall be screened by a visually solid screen wall constructed of materials compatible with those used in exterior

construction of the principal building. Mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent property, as determined by the planner shall not be required to be screened.

- (f) No building housing data processing equipment shall be located within 60 feet of a collector or local roadway. Site line studies shall be provided to confirm screening of equipment from adjacent roads and properties.
 - (g) A 20-foot heavy planted landscape buffer shall be required along public roadways and adjacent or abutting non-industrial uses. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements when found by the city planner to provide screening at the appropriate density, depth and height. Landscape shall be maintained for the life of the project. Photographic documentation shall be provided for city record prior to issuance of certificate of occupancy.
- (C) **Performance Standards.** These standards are intended to mitigate potential detrimental effects on adjacent properties. All applications for site plan approval must be accompanied by a registered engineer's certification that the use complies with all the performance standards. If, after occupancy of the structures, continuous or frequent (even if intermittent) violations of the performance standards occur, and after notice is given, bona fide and immediate corrective work is not performed which successfully prevents the violation(s) from reoccurring, the planner or building official may suspend or revoke the certificate of occupancy and require the operations and occupancy to immediately cease. The certificate of occupancy will be reinstated after the property owner demonstrates to the city's satisfaction, that operation of the facilities is able to conform to these requirements.
- (1) **Air Quality.** Air emissions shall meet applicable state and federal regulations. Where emissions could be released as a result of accident or equipment malfunction, standard safeguards for safe operation of the industry involved shall be taken and documented.
 - (2) **Odors.** Any use producing odors shall implement best available practices and use best available technology so that offensive or obnoxious odor shall not be perceptible to a person of normal sensitivity at or beyond the property line.
 - (3) **Heat and Humidity.**
 - (a) Any use or activity producing heat or humidity in the form of steam or moist air shall be demonstrated to be designed in a manner that the heat or humidity will not be perceptible at or beyond the property line.
 - (b) Any data processing operation shall ensure that no more than 20 percent of the heat dissipated by the activity shall be released directly to the outside when the average daily temperature is less than 40 degrees Fahrenheit.
 - (4) **Energy use.** Any data processing operation shall document and certify that the buildings are designed to an average power usage effectiveness (PUE) of 1.4 or better.
 - (5) **Water use.** Any data processing operation shall document a water usage effectiveness ratio upon start-up.
 - (a) Data processing centers using free cooling, direct liquid, rack, or room cooling technologies may be permitted without a conditional use permit.
 - (b) A conditional use permit is required for data processing centers proposing to use water for cooling. Water use must meet at least two of the following conditions:
 - (i) Recycled and non-potable water makes up at least 60 percent of water withdrawals.

- (ii) The data processing operation shall be operated at or near the ASHRAE-recommended upper limit for temperature.
 - (iii) The data processing operation shall ensure the humidity control system is optimized. and the data center is running at the low end of the ASHRAE-recommended guidelines for humidity (5.5°C dew point).
 - (iv) Demonstrate and document implementation of all appropriate best practice airflow management strategies to improve cooling efficiency.
- (6) **Glare.** Any activity producing glare shall be carried on in such a manner that the glare is not perceptible at or beyond the property line. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from public streets or neighboring properties.
- (7) **Vibrations.** Every use shall be so operated that any air or ground vibration recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond the property line; nor may any vibration produce a particle velocity of two inches per second measured at or beyond the property line. This provision does not apply between adjoining data processing facilities.
- (8) **Hazardous Materials.** The manufacture, use, processing or storage of hazardous materials shall be permitted in accordance with the regulations of the State Building Code, State Fire Code, the National Fire Protection Association standards, the Minnesota Department of Natural Resources, Pollution Control Agency, Department of Health, and/or any other state or nationally recognized standards that may apply to the particular use, building, or process.
- (9) **Industrial and Electronic Wastes.** The storage, processing, or disposal of potentially hazardous waste, including electronic waste, shall be subject to the regulations of State Building Code, State Fire Code, the National Fire Protection Association standards, the Minnesota Department of Natural Resources, Pollution Control Agency, Department of Health, and/or any other state or nationally recognized standards that may apply to the particular use, building, or process. Verification that all hazardous and electronic waste will be handled by a qualified electronic waste recycling firm is required.
- (10) **Electromagnetic Interference.** Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted.
 - (a) This section does not apply to telecommunication facilities which are regulated by the FCC under the Federal Telecommunications Act of 1996 or its successor.
- (11) **Noise.** Noise emanating from a use or activity within an industrial zone which exceeds the maximum permissible noise levels set forth in this chapter and shown in Table 3.3-3: maximum decibels by district shall not be permitted.



Text Amendment re: Use Specific Standards for Data Processing Facilities

Planning Commission
August 20, 2026

Timeline



August 5, 2026 –
Public Hearing
Notice Published in
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September 8, 2026
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Text Amendments

Type 4 Review Process

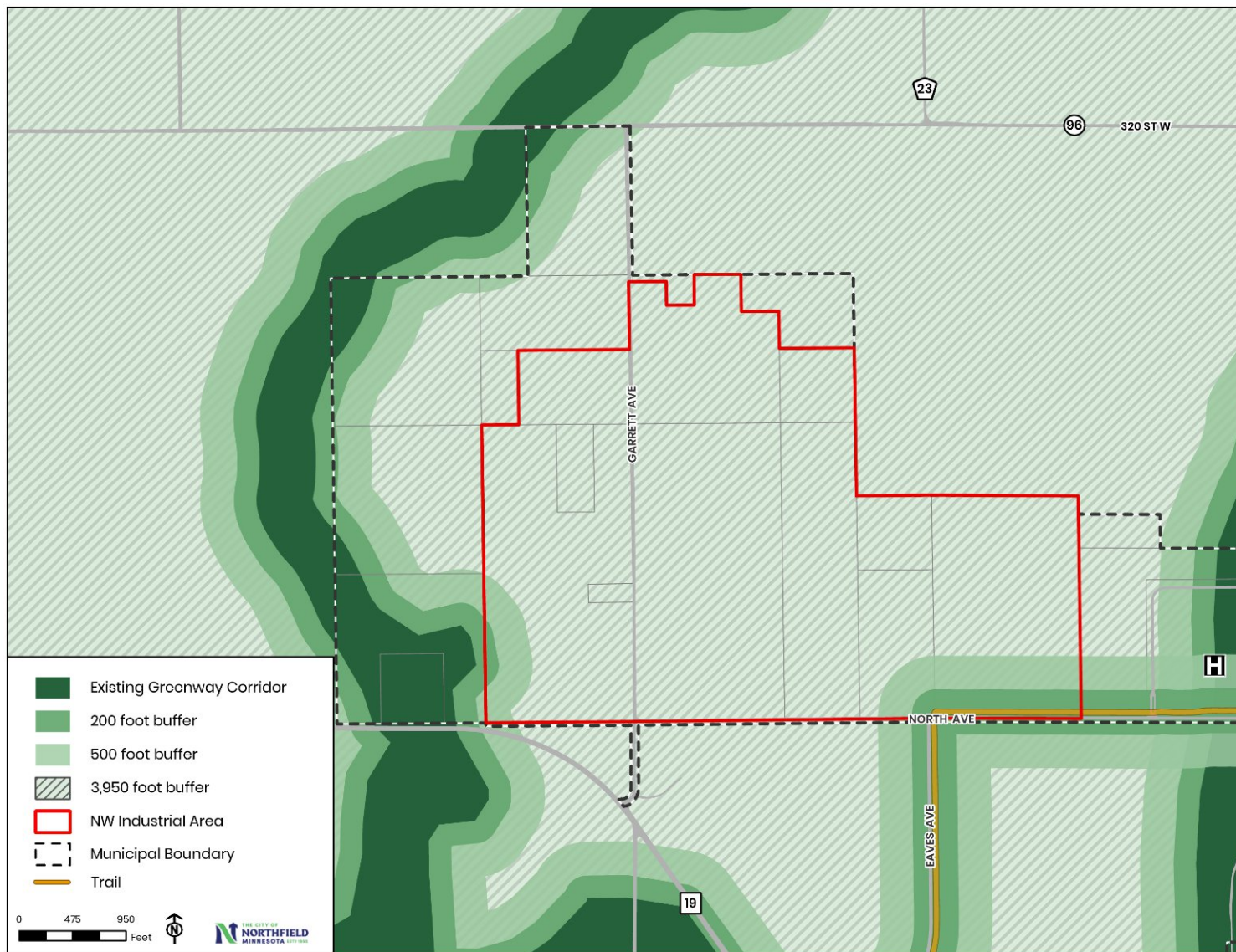
- PC recommendation
- Council decision
- Enacted by ordinance
- Will be incorporated into LDC update process



Proposal



- Existing:
 - 3,950-foot minimum setback from existing or planned park, trail, or other recreation feature
- Proposed:
 - 200-foot minimum setback from existing or planned park, trail, or other recreation feature
 - Matches required setback from residential dwelling
 - 200 -500-foot setback is typical based on research
 - Additional standards remain unchanged



Buffer lengths in NW Industrial Area

Analysis



- Use specific standards purpose
 - Mitigate impacts and conflicts not prohibit
- Comp Plan
 - Improve business mix, reduce or eliminate barriers to business creation, revise LDC to remove barrier to economic development
 - Diversify the tax base
- LDC
 - Provide areas to accommodate industrial uses
 - Existing standards designed to meet other purposes and intents
 - No change to those standards

Proposal



- Existing:
 - 3,950-foot minimum setback from existing or planned park, trail, or other recreation feature
 - “Typo”
- Proposed:
 - 200-foot minimum setback from existing or planned park, trail, or other recreation feature
 - Matches required setback from residential dwelling
 - 200 -500-foot setback is typical based on research
 - Additional standards remain unchanged

Questions?

Motion to approve
resolution recommending
text amendment to City
Council.





Legislation Text

File #: 26-427, Version: 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Lori Johnson, Consulting Planner
Scott Wopata, Community Development Director
Mathias Hughey, AICP, Interim City Planner

Review of Potential Sign Ordinance Changes for Athletic Field Signage

Action Requested:

The Planning Commission is requested to review potential changes to the sign ordinance to allow for athletic field signage at properties owned by the Northfield Public School District and the City of Northfield.

Summary Report:

Process and Update

At the July 16, 2026 Planning Commission (PC) meeting, Staff, the Consulting Planner, and a representative of the School District presented an initial proposal for text amendments related to signage at athletic fields and incorporated into scoreboards.

State Statute grants school boards the authority to enter into contracts with advertisers, sponsors, or others regarding advertising and naming rights to school facilities, but it does not exempt school districts from local zoning regulations.

Based on the July PC discussion of the proposal, staff took the following general guidance from the PC.

- Internally facing advertising/sponsorships may be acceptable
- Externally facing advertising/sponsorships was not desired
- Potential impacts such as noise and light should be mitigated, especially related to residential properties.
- Appropriate limits should be placed on the size and location of signs.

Based on a review of that discussion, existing conditions and regulations, the following questions remain:

- The proposed video screen is intended to be used for advertising in addition to other functions.
 - o Is this acceptable and consistent with the direction of the Planning Commission?
 - o Currently, electronic/digital changeable-copy signs are required to be static and not flash or move, and copy may only change at 1-minute intervals - should scoreboards be exempted from this limitation?
 - o Currently, changeable-copy signs at Public and Institutional Uses are limited to 30 square feet per face and have a minimum negative space requirement of 60%. The proposed video screen does not meet these requirements, should scoreboards be exempted from these limitation?
- Currently, pylon signs are prohibited in the PI-S zoning district - is removing this restriction consistent with the direction of the PC?

- Should there be a limit on the number of “large” scoreboards or scoreboards with a video screen?
- A sign plan is required for the CD-S (college) zoning district - does a similar process feel like the appropriate level of approval for signs at the properties identified?
 - o The intent would be to establish location, sizes, dimensions, and lighting where signs may be changed without requiring a zoning certificate for each new sign.
 - o This addresses a potentially excessive burden on city staff.
- There is currently no limitation on total allowable signage area within the PI-S (schools) or the PB-S (parks) zoning districts. Is a maximum total allowable square footage of signage desired?
 - o Note that wall signs are still limited to 10% of the façade they are located on.

Following this discussion, the proposed changes will be sent to the City Attorney for review, and staff will present a final text amendment proposal tentatively scheduled for the September 17, 2026, PC meeting.

Changes from the Prior Draft Reviewed by the Planning Commission

- The revised ordinance is more specific and more enforceable than the prior draft reviewed by the Planning Commission. The prior staff report noted that several dimensional standards remained placeholders, including maximum scoreboard height, maximum scoreboard area, commercial speech percentage, required scoreboard setback, and maximum athletic field fence sign area.
- The revised ordinance now fills in several previously unresolved standards. It establishes a maximum scoreboard height of 40 feet, a maximum scoreboard surface area of 850 square feet, and a 15 percent limit on off-premises advertising, excluding the electronic changeable-copy portion of the scoreboard.
- The revised ordinance also establishes a 120-foot setback from all property lines and a 325-foot separation from adjacent residential homes for scoreboards. These standards were not included as finalized values in the prior staff report.
- The revised ordinance adds a landscaped buffer requirement for scoreboards with changeable-copy electronic signage located adjacent to residential development. The prior staff report discussed visibility, lighting, and compatibility concerns generally, but the revised ordinance now includes a specific year-round screening requirement using evergreen trees and understory plantings.
- The revised ordinance clarifies operating limits for electronic scoreboard components by limiting operation to games or events, prohibiting use after 10:00 p.m. or before 6:00 a.m., and allowing limited extensions for weather delay or overtime, with an absolute cutoff of 11:00 p.m.
- The revised ordinance adds specific standards for wayfinding signs, including a 24-square-foot maximum per side, a 10-foot height limit, a prohibition on illumination, a five-foot property line setback, and a 25 percent limit on off-premises advertising.
- The revised ordinance differs from the prior staff report by adding Article 9 definitions to support the new sign standards. The prior staff report did not identify new definitions as part of the proposed amendments, while the revised ordinance now includes definitions for athletic field, event, manual scoreboard, scoreboard, sign surface, and wayfinding sign.
- The revised ordinance is also more location-specific. The prior staff report described the ordinance as applying to Northfield Public School District properties and City-owned public park properties generally, while the revised ordinance identifies specific locations.

Background:

The Northfield Public School District has asked staff to consider presenting amendments to Article 6 of the

Land Development Code to establish an avenue and clear standards for signage associated with athletic fields on District-owned property and City-owned public park property. Currently, the District has sold and installed nonconforming advertising facing Division Street on outfield fences. City Code prohibits these signs or any structure designed for the purpose of selling advertising space or identifying off-site businesses. The District is seeking to allow advertising signage on scoreboards and fencing to generate revenue and create financial participation options for businesses. Staff has prepared proposed amendments intended to establish a more specific regulatory framework for scoreboards, athletic field fence signs, and private wayfinding signs that do not clearly fit within the existing permanent or temporary sign categories. The Planning Commission is asked to simply react to these proposed amendments and provide guidance to staff on how to move forward in relation to athletic field signage.

Summary of Proposed Amendments

The draft ordinance would create a new Section 6.11 titled “Athletic Field Signage.” As a result, the existing sections that follow would be renumbered. The new section would allow certain athletic field signage on eligible public school district and City park properties, subject to specific standards intended to address sign size, location, lighting, operational limits, and visibility from surrounding properties and public streets.

Key Ordinance Changes

- *Creation of athletic field signage standards.* The amendment establishes a dedicated ordinance section for scoreboards, athletic field fence signage, and private wayfinding signage associated with athletic facilities.
- *Scoreboard regulations.* The draft allows one scoreboard per athletic field, subject to maximum height, area, setback, visibility, and commercial speech limitations. Electronic scoreboard components would be limited to use during games or events and would require dimming and shut-off controls. Signage must be coordinated in the use of colors, materials and shapes.
- *Athletic field fence signs.* The draft allows signs on fencing surrounding athletic fields, including signs that may contain commercial speech, provided they do not exceed the height of the fence, face toward the athletic field, and are not illuminated.
- *Wayfinding signs.* Directional signs would be allowed within athletic facilities, subject to maximum size and height standards. The draft also addresses how naming-rights entities may be identified on wayfinding signs.
- *Permit exemption clarification.* The amendments add language indicating that no zoning certificate is required for athletic field fence signage, while other sign types remain subject to the standards identified in the new section.

Analysis:

The proposed amendments provide a clearer and more predictable process for athletic field signage while maintaining limits to protect public safety, neighborhood compatibility, and the overall intent of the sign ordinance. Athletic fields often include unique signage needs, including scoreboards, sponsor recognition, field identification, and on-site directional signage. Creating a dedicated ordinance section helps distinguish these

signs from general commercial signage, temporary signage, and institutional signage. The amendments would also classify athletic field signage separately, so it would no longer be treated as off-site signage.

Currently, City Code includes the following under Article 6, section 6.8 Prohibited Signs:

(D) Billboard signs or structures which are designed and erected for the purpose of selling advertising space or identifying a business not located on the property on which the sign is located.

Under Article 6, Section 6.10 Standards for Permanent Signs by Zoning District, Sub. (E) Signs in the CD-S and PI-S Districts, Pylon signs are prohibited in these districts.

Under Article 6, Section 6.9 Design Guidelines, Sub. (D) Changeable-Copy Signs limits the frequency at which copy may be changed on permitted changeable-copy signs to once per minute. It also allows one changeable copy sign per use or parcel in the PI-S district, limited to 30 square feet.

The draft standards are generally consistent with the purpose of Article 6 because they regulate location, size, placement, lighting, and operational characteristics rather than regulating signs based on viewpoint or content. The limits on electronic scoreboard operation, illumination, and street visibility are particularly important for reducing potential impacts on adjacent properties and motorists. The prohibition on illumination for athletic field fence signs further limits off-site impacts while still allowing sponsor recognition or field-related signage oriented toward spectators and participants.

Several dimensional standards remain placeholders in the draft ordinance, including maximum scoreboard height, maximum scoreboard area, commercial speech percentage, required scoreboard setback, and maximum athletic field fence sign area. These items should be finalized before adoption to ensure the ordinance is enforceable and provides clear expectations for applicants, staff, and the public.

Scoreboard Signage Example:

To illustrate how different signage percentages may appear on scoreboards of varying sizes, two drawings are attached to this report showing the overall scoreboard dimensions and the amount of signage allowed in relation to the digital scoreboard components.

Recommendation:

Staff recommends that the Planning Commission review the proposed amendments and indicate whether it supports moving forward with athletic field signage provisions that would remove this signage from treatment as off-site signage. If the Commission supports proceeding, staff also recommends that the Commission provide direction on the remaining considerations. The proposed amendments would create a practical framework for athletic field signage while preserving the City's ability to address safety, visibility, lighting, and compatibility concerns.

City Plans & Policies Relevance:

The proposed changes are unlikely to have a substantial impact on the guiding values of the Comprehensive Plan. Northfield has a long history of prohibiting off-premise advertising, video messaging signs, flashing signs, moving signs, and strict limitations on changeable copy signs.

Sponsorship of school sports expressed via signage on fencing and wayfinding signs could potentially reduce some of the barriers to participation in school sports by offsetting costs. However, there is no clear mechanism by which the City could ensure revenues generated by sponsorships advance equitable participation in school sports. Other barriers, such as transportation, are likely to remain.

The inclusion of a large video screen on the scoreboard is not likely to advance any of the Comprehensive Plan's guiding values and does not meet any specific actions or outcomes. The potential to contribute additional e-waste may be contrary to goals of reducing solid waste.

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

August 20, 2026 - final preliminary review of proposed text amendments

September 17, 2026 - Public Hearing and PC recommendation on text amendments

Article 6. SIGNAGE

6.1 Purpose and Intent.

Regulating the location, size, placement, and physical characteristics of signs is necessary to enable the public to locate goods, services, and facilities and to receive a wide variety of other messages, commercial and noncommercial, without difficulty and confusion, to encourage the general attractiveness of the community, to enhance public safety, and to protect property values. Accordingly, this section establishes regulations governing the display of signs that will:

- (A) Promote and protect the public health, safety, comfort, morals, and convenience;
- (B) Enhance the economy and the business and industry of the city by promoting the reasonable, orderly, and effective display of signs and, thereby, encourage increased communication with the public;
- (C) Restrict signs and lights that will increase the probability of traffic congestion and accidents by distracting attention or obstructing vision;
- (D) Reduce conflict among signs and light and between public and private information systems; and
- (E) Promote signs that are compatible with their surroundings.

6.2 Scope.

- (A) This section shall regulate the height, area, location, graphics, color, materials, content and other visual aspects of signs and sign structures. It does not regulate public informational and safety signs, or signs required by law.
- (B) The owner of any sign which is allowed by this sign ordinance may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This section prevails over any more specific section to the contrary.

6.3 Zoning Certificate and Compliance Required.

- (A) Unless otherwise provided by this section, all signs shall require a zoning certificate and a payment of fees. Exceptions to the certificate requirement are as follows:
 - (1) If any sign is removed and replaced on the same supports, provided the size or type of sign is not changed.
 - (2) No zoning certificate is required for the maintenance of a sign or for a change of copy on changeable copy signs.
 - (3) Signs identified in Section 6.5, Exemptions.
 - (4) General maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or any sign structure unless a structural change or copy change, on a non-changeable copy sign, is made that results in anything more than a minor modification.

(5) No zoning certificate is required for outfield fences, scoreboards, or athletic field wayfinding signs that are installed consistent with a sign plan approved by the city planner.

- (B) The relocation of a sign from one area of a lot to another location on the same lot shall require a zoning certificate (See Section 8.5.1, Zoning Certificate).
- (C) The alteration or enlargement of any sign shall require a zoning certificate.
- (D) All wiring, fittings, and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the State Electrical Code in effect.
- (E) No sign of any classification shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of Northfield's or the state's building or fire codes.

6.4 Computations.

The following principles shall control the computation of sign area and sign height:

- (A) The area of a sign face, which is also the sign area of a wall sign or other sign with only one face, shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display. This does not include any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets the regulations of this LDC and is clearly incidental to the display itself (See Figure 6-1).
- (B) The sign area for a sign with more than one face (multi-faced signs) shall be computed by adding together the sign area of all sign faces. Even in cases where two identical sign faces are placed back-to-back, the sign area shall be computed by adding together the sign area of each sign face.
- (C) The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.
- (D) Unless otherwise specifically stated, when a calculation is based on street frontage, the longest single street frontage shall be used and not the total of all street frontages.



Figure 6-1: Illustration of how sign area is calculated.

6.5 Exemptions.

The following types of signs are exempted from all the requirements of this section, except for construction and safety regulations and the requirements set forth:

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- (A) **Public Signs.** Public signs with a noncommercial message, erected by or on the order of a public officer in the performance of his/her public duty, such as traffic signs, trespassing signs, memorial plaques, signs of historic interest and the like.
 - (B) **Integral Information.** Integral names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent-type construction and made an integral part of the structure.
 - (C) **Private Traffic Direction.**
 - (1) Signs directing traffic movement onto premises or within premises, not exceeding four square feet (per side) in area and six square feet (per side) for industrial uses for each sign. Illumination of these signs shall be permitted in accordance with Section 6.9 (E), Illumination. Horizontal directional signs on and flush with paved areas are exempt from these standards.
 - (2) Private traffic direction signs that contain a commercial message shall not be exempt.
 - (D) **Vehicle Signs.** Signs on vehicles of any kind, provided the sign is painted or attached permanently or magnetically to the body of the original vehicle and does not project or extend beyond the original manufactured body proper of the vehicle, except as specifically prohibited in Section 6.6.8, Prohibited Signs.
 - (E) **Flags.** Flags identifying the emblem of government, school, or religious organization shall be exempt from this section with the exception that Section 6.10(B)(1) and Section 6.9(E), Illumination shall apply in all zoning districts.
 - (F) **Window Signs.** Except as otherwise restricted in Section 6.10 (F)(12), signs that are painted or attached to the inside of a window that do not cover more than 50 percent of the window shall be exempt.
 - (G) **Temporary Signs.** Temporary signs as allowed in Section 6.11, Temporary Signs.

(Ord. No. 1045, § 1, 10-18-2022)

6.6 Multiple-Use Buildings.

Any building that is designed to contain multiple principal uses and/or multiple tenants shall be considered a multiple-use building for the purposes of these sign regulations.

- (A) Any property owner who owns a multiple-use building shall be required to submit a signage plan for each such building.
- (B) The signage plan shall state the total allowable signage for the building and shall identify the allowable signage that will be allocated to each business space.
- (C) Such plan shall be filed with the city planner prior to any sign permit review.
- (D) Only one pylon sign is allowed for each multiple-use building.

6.7 Liability for Damages.

This section shall not be construed to relieve or to limit in any way the responsibility or liability of any person who erects or owns any sign, for personal injury or property damage caused by the sign, nor shall this section be construed to impose upon the city, its officers, or its employees any responsibility or liability because of the approval of any sign under this section.

6.8 Prohibited Signs.

All signs are prohibited which are described as follows:

- (A) Signs that contain or are an imitation of an official traffic sign or signal or contain the terms "stop," "go slow," "caution," "danger," "warning," or similar words.
- (B) Signs that may be confused with or construed as a traffic control device; that may hide any traffic sign, street sign or signal from view; or that may cause danger to traffic because of their size, location, movement, content, coloring, or manner of illumination.
- (C) Signs, that are not temporary, that move in any manner or have a major moving part.
- (D) Billboard signs or structures which are designed and erected for the purpose of selling advertising space or identifying a business not located on the property on which the sign is located.
- (E) Signs that are temporarily placed or attached on any part of a relatively stationary vehicle.
- (F) Portable changeable-copy signs, unless used as a temporary promotional sign, as allowed under Section 6.11, Temporary Signs.
- (G) Signs that are placed upon trees, public property, or utility poles.
- (H) Signs that display obscene language or actions.
- (I) Searchlights.
- (J) Inflatable signs.
- (K) Snipe signs.
- (L) Any sign attached to a roof that does not meet the definition of a "roof sign" in Article 9: Definitions.
- (M) Vehicles whose primary purpose is advertising.

6.9 Design Guidelines.

The following standards are intended to direct the design elements of signage outside the downtown historic district. Each guideline shall be applied for each sign application based upon review by the city planner:

- (A) Neon lights are permitted for messages and symbols, but shall not flash.
- (B) Signs on multiple-use buildings must be coordinated in the use of colors, materials, and shapes.
- (C) **Landscaping Area Required.**
 - (1) Ground and pylon signs shall have plantings at and around the base that serve to:
 - (a) Screen the sign base and/or any lighting installed at ground level; and
 - (b) Tie such signage to the principal use by using plantings that are similar to those used on the rest of the site.
 - (2) Such plantings shall be of the type and size specified in Section 3.5.4, General Landscaping Material Standards.
 - (3) A landscape plan indicating the location and type of plantings to be used in screening the base of the sign must be submitted prior to the issuance of a sign permit by the city.
 - (4) A certified check or irrevocable letter of credit in favor of the city and in a form satisfactory to the city in the amount of 110 percent of the cost of the proposed plantings, as determined by a

certified landscape professional, shall be held in escrow by the city until the plantings as indicated on the landscape plan approved in conjunction with the sign permit request are complete as determined by the city planner.

- (5) If the cost of plantings is not determined by a certified landscape professional, the city planner shall determine the appropriate amount. The escrow or letter of credit shall be released to the applicant when all landscaping approved in conjunction with the sign permit application is installed to the satisfaction of the city planner.
- (6) If required plantings are not installed by the applicant within one year of issuance of a sign permit, the city shall have the right to install such plantings and to use the escrowed funds or to draw on the letter of credit to pay for such installation of plantings.

(D) Changeable-Copy Signs.

(1) Generally.

- (a) All changeable-copy signs shall be subordinate to the main signage permitted on the property. The sign area of changeable-copy signs shall be counted as part of the total sign area permitted for the property. All permanent changeable-copy signs are strictly prohibited except for uses described in subsections (2), (3) and (4) below.
- (b) Changeable-copy signs may include signs that are manually changed by a person or electronic/digital changeable-copy signs. Electronic/digital changeable-copy signs, where permitted, shall be static and shall not flash or move. Such copy may be changed as often as every one minute.

(2) Public and Institutional Uses.

- (a) Only one changeable-copy sign is permitted for each use or parcel of land unless such signs are separated by a distance of 500 feet or more.
- (b) The sign face, which shall be limited to two faces, shall not exceed 30 square feet per face and shall have a minimum letter height of six inches for capital letters, 4.5 inches for lowercase letters and have a minimum negative space of 60 percent.
- (c) Electronic/digital changeable-copy signs shall not be permitted immediately adjacent to residential uses.

(3) Theaters.

- (a) A maximum of two manual or electronic/digital changeable-copy signs are permitted.
- (b) The total changeable-copy signage shall not exceed 50 percent of the total signage allowed.

(4) Signs Associated with Gasoline Stations.

- (a) One price information sign is permitted per building frontage. Each sign shall not exceed 12 square feet per face and shall have no more than two faces.
- (b) Each sign must be permanently installed.

(E) Illumination.

- (1) Illumination for signs, if used, shall not blink or fluctuate. Light rays shall shine only upon the sign or upon the property within the premises and shall not spill over the property lines, in any direction, except by indirect reflection.
- (2) Section (1) above shall not apply to the following:

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- (a) Lighting systems owned or controlled by any public agency for the purpose of directing of traffic or for highway or street illumination;
 - (b) Aircraft warning lights; or
 - (c) Temporary lighting used for repair or construction as required by governmental agencies.

(Ord. No. 978, § 1, 5-3-2016)

6.10 Standards for Permanent Signs by Zoning District.

(A) Signs in the R1, R2, R3, R4, N1, and N2 Districts.

- (1) Two permanent ground-mounted signs may be allowed for each major subdivision with 50 or more lots, or multi-family development in the N1-B and N2-B districts provided that the signs meet the following requirements:
 - (a) Signs may be permitted, at each development entrance along a city, county or state road;
 - (b) The signs shall be setback 15 feet from the public right-of-way and five feet from any adjacent property lines;
 - (c) Each sign may have a maximum sign area of 32 square feet not including any fence or wall on which the sign is located;
 - (d) The base of all signs shall be constructed of the same building materials used for any multi-family building or other material approved by the city planner;
 - (e) No such sign or any portion of the structure shall exceed five feet in height; and
 - (f) Only concealed external light illumination may be permitted.
- (2) Signage for permitted uses on residential lots may not exceed six square feet and may not exceed two sides. Signage shall be setback five feet from the public right-of-way and from adjacent property lines.
- (3) Public and institutional uses may have one wall sign and one ground-mounted sign totaling a maximum of 60 square feet in area.
 - (a) The signs shall be setback 15 feet from the public right-of-way and five feet from any adjacent property lines;
 - (b) The sign may include a changeable copy sign provided that it does not comprise more than 20 percent of the total sign area of the sign;
 - (c) No such sign or any portion of the structure shall exceed five feet in height; and
 - (d) Only concealed external light illumination may be permitted.
- (4) Larger signs for public and institutional uses may be considered as part of a conditional use permit.
- (5) Commercial or office uses that are permitted in the N1-B district shall comply with the sign standards established for the NC-F district in Section 6.10(C), Standards for the C1, C2 and NCF District, below.

(B) General Requirements for Signs in the C1, C2, I1, NC-F, and ED-F Districts.

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- (1) No pylon sign shall exceed 20 feet in height above the average grade at the centerline of the street in front of the property. All ground-mounted flag poles, banners and pennants are also restricted by this height limitation. Non-commercial flags are exempt from this height limit.
 - (2) Illumination of signs is permitted, but in accordance with the restrictions stated under Section 6.9 (E), Illumination.
 - (3) **Sidewalk Signs.**
 - (a) Sidewalk signs are permitted in the C1 and C2 districts only.
 - (b) All sidewalk signs shall be limited to two feet in width and three and one-half feet in height, including the support members.
 - (c) No sign shall have more than two faces.
 - (d) The sign shall be placed only in front of the business near the curb, and in compliance with the Americans with Disabilities Act.
 - (e) One sign is permitted for each business, and it shall be removed from the sidewalk at the end of each business day.
 - (f) No sidewalk sign shall be illuminated.
 - (g) No zoning certificate shall be required.
- (C) **Standards for the C1, C2, and NC-F Districts.**
- (1) **Size.**
 - (a) A total of one and one-half square feet of signage for each lineal foot of building frontage shall be permitted. One additional square foot of signage shall be permitted for each lineal foot of land frontage.
 - (b) If a building has multiple frontages, one additional square foot of signage (for the total allotted sign area) shall be permitted for each lineal foot of building frontage, not to exceed 100 square feet except as limited by paragraphs (c) and (d) below.
 - (c) Not more than ten percent of each façade in the C1-B, C2-B, or NC-F districts may be used for wall signage. The façade area shall be determined by multiplying the total building width by the height of the wall or surface area (See Figure 6-2).

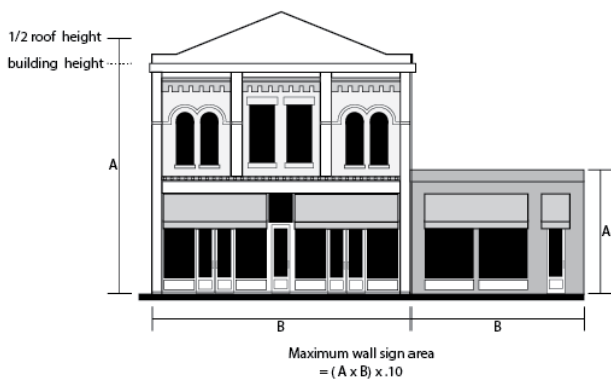


Figure 6-2 Calculation of maximum wall sign area.

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- (d) Either one pylon or one ground sign may be permitted for each building frontage and shall not exceed 100 square feet per face and shall not have more than two faces.
 - (e) The total area of all signs shall not exceed allotted sign area.
 - (f) Freestanding signs in the NC-F district shall be limited to one ground sign with a maximum height of three feet and a maximum square footage of 12 square feet.
- (2) **Location.**
- (a) Signs may be wall signs and located anywhere on the wall surface of the building. Signs may be projecting signs and may project not more than 36 inches beyond the face of the building and must have a minimum clearance of eight feet above a sidewalk and 15 feet above driveways or alleys.
 - (b) A pylon or ground sign may be located anywhere back of the street right-of-way lines, subject to other restrictions in this section.
 - (c) Signs may be on the vertical faces of awnings and may project below the lower edge of the awning not more than 12 inches. The bottom of awning signs shall be no less than eight feet above the sidewalk or grade at any point. No point of the sign shall project above the vertical awning face.
- (3) **Pylon and Ground Mounted Signs Adjacent to Residential Uses.**
- (a) Internally lit pylon and ground mounted signs shall be permitted provided that the background of the sign display area shall be of a dark color that prohibits light from being emitted to adjacent property. Only the letters and business image may be of a lighter color.
 - (b) Externally lit pylon or ground mounted signs shall be of a lighting design where external lighting is downcast and does not extend to adjacent property.
- (D) **Signs in the I1 and ED-F Districts.**
- (1) **Size.**
- (a) For each industrial property, a maximum of one square foot for each lineal foot of building frontage or one-half square foot for each lineal foot of land frontage is permitted, whichever is greater, as a total allotted sign area.
 - (b) No wall sign shall exceed 200 square feet per wall.
 - (c) One ground or pylon sign may be permitted for each building frontage. The sign shall not exceed 100 square feet per face and shall not have more than two faces.
 - (d) The total area of all signs shall not exceed the allotted sign area.
- (2) **Location.**
- (a) Signs may be wall signs and located anywhere on the surface of the building. Signs may be pylon or ground signs. Signs may be projecting signs and may project no more than 36 inches beyond the face of the building and must have a minimum clearance of eight feet above a sidewalk and 25 feet above driveways or alleys.
- (E) **Signs in the CD-S and PI-S Districts.**
- (1) **Height.**
- (a) Ground and kiosk signs may not exceed eight feet in height above the center line of the street in front of the property.

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- (b) Pylon signs are prohibited.
- (2) **Size.**
- (a) Square footage for ground and kiosk signs shall be approved pursuant to an approved signage plan. A ground sign shall not exceed 100 square feet per face and shall not have more than two faces. A kiosk sign shall not exceed 20 square feet per face and shall not have more than four faces. Not more than ten percent of the building elevation area may be used for wall signage.
- (3) **Signage Plan for the CD-S District.**
- (a) For colleges wishing to install additional on-campus signage, except for wall signage identifying the name of the building, a signage plan shall be submitted to the city planner for review and approval. The signage plan shall include locations, sizes, dimensions, materials, height, and color of all existing and proposed ground and kiosk signs of the college. Except as otherwise provided for in this section, all new wall, ground and kiosk signs shall be subject to the zoning certificate approval process (See Section 8.4.4, Type 1 Review Procedure (City Planner Decision without Development Review Committee Review)) and all other applicable provisions of this section.
- (4) **Location.**
- (a) Signs may be wall signs located anywhere on the surface of the building.
 - (b) Signs may be projecting signs and may project not more than 36 inches beyond the face of the building, and must have a minimum clearance of eight feet above a sidewalk and 15 feet above a driveway or alley.
 - (c) Signs may be ground or kiosk signs.
 - (d) With written permission from staff, signs may be placed within the boulevard or on other public property provided they do not present a public safety hazard and are not placed adjacent to a residential use.
 - (e) Signs shall be subject to sight distance triangle setbacks (See Section 3.1.6(E), Height Limit at Street Corners (Traffic Safety Visibility Triangle), as defined in this LDC).
- (F) **Signs in the H-O District and on Heritage Preservation Sites.**
- (1) This subsection applies to the H-O district and other sites that have been designated as heritage preservation sites.
 - (2) Sign computations shall follow the guidelines for the base zoning district.
 - (3) Signage shall be designed to enhance and complement the historic character of buildings within the downtown district. Wherever possible, sign review shall be informed by historic photographs or visual records of the building or site.
 - (4) Before receiving a zoning certificate, the applicant shall be required to apply for, and receive, a Certificate of Appropriateness for any proposed sign.
 - (5) City staff shall review the sign permit application per the following guidelines:
 - (a) All sign permits for property within the H-O District shall comply with both the C1 and H-O District requirements of this section.
 - (b) Temporary signs meeting the requirements of clauses 6, Placement and Attachment, and 9, Illumination, do not require review by the Heritage Preservation Commission and can be approved by the City Planner following Section 6.11 Temporary Signs.

- (c) Pylon signs are prohibited.
- (d) Signage should meet the Northfield Downtown Preservation Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- (6) **Placement and Attachment.** Signs must be located and attached so they do not destroy or cover architectural details such as stone arches, glass transom panels, or decorative brickwork. Signs must not be anchored into masonry or stone and may be anchored to mortar or other material. Signs must be placed as follows:
 - (a) At or above the horizontal lintel, storefront cornice, or beltcourse, or above the storefront windows;
 - (b) Projecting from the building;
 - (c) Applied to or painted on canvas/fabric awnings;
 - (d) In areas where signs were historically attached (see Figure 6-3 for examples); or
 - (e) Wall signs for first floor businesses shall be beneath the second floor windows.



Figure 6-3: Illustration of where signs are historically attached to buildings in the downtown historic district.

- (7) **Sign Shape.** Wall and projecting signs must use physical relief in their design through one or more of the following:
 - (a) A raised or recessed border;
 - (b) Raised or recessed lettering, graphics, logos, or other features related to the nature of the business;
 - (c) When the sign is set apart from the building surface, unique or ornate sign shapes (not simply a rectangle, circle, square, or oval);

For this section, the physical relief must have a minimum depth of one-quarter (1/4) inch, and a maximum depth of six (6) inches measured from the surface it is set against, either the sign surface or the building surface. Sculptural elements may project up to twelve (12) inches, provided they are secondary to the primary message and related to the business or entity identified by the sign. Projections on wall signs greater than twelve (12) inches will be considered projecting signs.

- (8) **Colors.** Sign colors must not detract from the building facade to which the sign is attached. Bright or vibrant colors may be approved subject to the following conditions:

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- (a) They are used in moderation; and
 - (b) The overall effect does not detract from the district, the building, adjacent buildings, or the primary message of the sign; or
 - (c) They serve a legitimate communication purpose, including as trademarked logos or branding or relate directly to the goods, services, or function of the business.
- (9) **Material.** Signs must be made of wood, metal, or other weatherproof material. When contemporary materials are used for signs, they must be painted and/or made to simulate the texture and depth of traditional downtown sign materials, such as wood, metal, glass, tile, stone, or masonry. Signs that appear to be made of plastic are prohibited. Sign brackets must appear to be made of metal.
- (10) **Telephone Numbers and Websites.** If telephone numbers and websites are desired, the Heritage Preservation Commission encourages them to be located on window and door signs. Telephone numbers and websites may be included on other sign types, provided they are clearly secondary (<50%) to the primary message of the sign.
- (11) **Illumination.**
- (a) External illumination for signs will not blink or fluctuate. Light will shine only upon the sign.
 - (b) Internally illuminated signs are prohibited.
 - (c) Flashing, intermittent, rotating signs or signs that create the illusion of movement are prohibited. Exceptions to this guideline shall be allowed for public and institutional uses, time/temperature, and theater signs.
- (12) **Historic Building Names/Years.** Permanent historic names and years, on buildings shall not be removed and shall be reviewed by the Heritage Preservation Commission when changed or painted. These signs are not subject to the standard sign area requirement.
- (13) **Ghost Signs.** Ghost signs on buildings will not be removed and must be maintained and reviewed by the city planner. Any additional proposed changes beyond maintenance must be reviewed by the Heritage Preservation Commission. These signs are not subject to the standard sign area requirement.
- (G) **Signs in the PD-O District.** Signs approved as part of a previously approved PUD shall be allowed to continue under the PD-O district. Any changes to a sign, other than copy changes and general maintenance, in the PD-O district shall be subject to the applicable standards of the underlying base zoning district.

(Ord. No. 1006, § 1, 7-23-2019; Ord. No. 1045, § 3, 10-18-2022; Ord. No. 1067, § 1, 10-15-2024)

6.11 Athletic Field Signage

Scoreboard, athletic field fencing signage and private wayfinding signage shall be allowed on property owned by the Northfield Public School District and city owned public park property as described below:

- Sechler Park (1200 Armstrong Road, Northfield, MN 55057)
- Spring Creek Park (510 Jefferson Parkway E., Northfield, MN 55057)
- Babcock Park (700 Highway 3, Northfield, MN 55057)
- Northfield High School fields (1400 Division St. S. Northfield MN 55057)

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- Rock Fields (1660 Jefferson Pkwy W., Northfield, MN 55057)
 - Northfield Middle School (2200 Division St. S., Northfield, MN 55057)

These signs are subject to the standards in Section 6.3 of this ordinance and those listed below.

Sign Plan Required

- (A) For entities wishing to install signs containing commercial speech on athletic fields, except for integral signage identifying the name of the field, facility, or building, a signage plan shall be submitted to the city planner for review and approval. The signage plan shall include locations, sizes, dimensions, materials, height, quantity, and color of all existing and proposed athletic field signs. Approval of the sign plan shall be subject to the zoning certificate approval process (See Section 8.4.4, Type 1 Review Procedure (City Planner Decision without Development Review Committee Review)).

Scoreboards

- (A) Scoreboards not exceeding 40 feet in height or 850 square feet in surface area are allowed for any athletic field. Off premises advertising shall be limited to 15 percent of the total scoreboard area, excluding any electronic changeable-copy portion of the scoreboard. Off premises advertising may be displayed on the side of the scoreboard facing the athletic field. It may also be displayed on the back of the scoreboard if the back side faces the site interior rather than residential development or a public right-of-way.
- (B) Any scoreboard must have a 120-foot setback from all property lines and be at least 325 feet away from adjacent residential homes.
- (C) One scoreboard is allowed per athletic field.
- (D) Any scoreboard with changeable-copy electronic signage located adjacent to a residential development shall provide a minimum landscaped buffer consisting of a combination of evergreen trees and understory plantings. The buffer shall be designed to achieve year-round screening to reduce visual impacts on adjacent residential properties.
- (E) Scoreboard signs must be coordinated in the use of colors, materials, and shapes.
- (F) Changeable-copy electronic signs on a scoreboard are allowed and must comply with the following:
1. Changeable-copy electronic signs shall be consistent with section 6.9(D)(1)(a) and (b) of this ordinance.
 2. The changeable-copy electronic portion of the sign may not exceed 300 square feet in surface area and may contain off-premises advertising.
 3. The changeable-copy electronic sign can only be operated during games or events at the field and may not be utilized after 10:00 p.m. or before 6:00 a.m.
 4. The times listed in (3) shall not apply to minor game extensions due to weather delay or overtime, but in no event shall a scoreboard changeable-copy electronic sign be operated beyond 11 p.m.
 5. No exterior lighting is allowed on changeable-copy electronic signs other than that of the electronic portions of the sign.
- (G) Manual scoreboards without digital capability may have exterior lighting that must be downcast, fully shielded consistent with the standards and intent of section 3.3.4 Outdoor Lighting Standards, and must shine directly on the scoreboard.

Athletic Field Fence Signs

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- (A) Off premises advertising signs are allowed on fencing surrounding any athletic field. The signs cannot exceed the height of the fence and are allowed only on the side of the fence facing the athletic field.
 - (B) Athletic field fences are exempt from standards in Section 6.3 of this ordinance.
 - (C) Illumination of these signs is not allowed.

Wayfinding Signs for athletic fields

- (A) Directional wayfinding signs directing traffic movement within premises are allowed and shall not exceed 24 square feet (per side) for each sign and no more than 10 feet in height. Illumination of these signs is not permitted. Off-premises advertising cannot exceed 25 percent of the sign surface area. These signs must be a minimum of five feet from any property line.

6.1~~12~~ Temporary Signs.

The following signs shall be permitted anywhere within the city provided they meet the established standards:

- (A) **Temporary Signs on Properties for Rent or Sale.** Temporary signs with a commercial message may be located on properties for sale, lease, or rent in all zoning districts, without a zoning certificate, as follows:
 - (1) Signs in commercial and industrial districts shall have a maximum sign area of 64 square feet (equivalent to one double sided four feet by eight feet sign) and a maximum height of eight feet.
 - (2) Signs in all other zoning districts shall have a maximum sign area of 12 square feet and a maximum height of five feet.
 - (3) Such signs shall be removed within seven days of the sale, rental, or lease or within two years, whichever occurs first.
- (B) **Temporary Signs with Noncommercial Speech.** Temporary signs that have no commercial message are permitted in all districts as follows:
 - (1) Zoning certificates and fees shall not be required; and
 - (2) Signs shall be setback a minimum of 12 feet from the edge of pavement on any street to provide for visibility.
- (C) **Project Signs.**
 - (1) Project signs are allowed up to a total of one-half square foot for every lineal foot of land frontage along a public right-of-way up to a maximum of 250 square feet. One-sided signs only are allowed. Location shall be generally parallel to the public right-of-way and shall be on the tract they identify. Project signs must be removed when 75 percent of the tract is sold or leased or after ten years has elapsed from erection of the sign, whichever shall come first.
 - (2) Temporary signs may be permitted during the construction of a development under the following provisions:
 - (a) The owner of the property where the sign will be located applies for and receives a zoning certificate for the sign;
 - (b) There shall be a limit of one sign per premises and such sign shall not exceed 32 square feet per side with a maximum of two sides; and
 - (c) The temporary sign may be posted during construction and/or development of the subject property without a specific time limit. The sign shall be removed within 14 days of completion of construction or development.

(D) **Promotional Signs.**

- (1) Signage for promoting events shall be permitted for a period not to exceed fourteen days prior to the event and shall be removed within 24 hours after the event. The sign may be allowed for a maximum of 28 days within any single 12-month period.
- (2) Promotional signs shall require a Zoning Certificate (See Section 8.5.1, Zoning Certificate).

(E) **Garage/Yard Sale Signs.**

- (1) On-site garage or yard sale signs shall not exceed six square feet and be located at least five feet from the sidewalk or street in the absence of a sidewalk.
- (2) Such signs may be erected up to three days before and up to one day after the dates of the garage or yard sale.

(F) **Other Temporary Signs.**

- (1) Other temporary signs intended to be used until a permanent sign may be obtained and erected can be approved by the city planner for a period not to exceed 30 days.
- (2) Such sign shall not exceed the sign area permitted within the appropriate zone.
- (3) Such sign shall require a zoning certificate (See Section 8.5.1, Zoning Certificate).

6.123 Nonconforming Signs.

Standards for nonconforming signs are as follows:

- (A) A legal nonconforming sign shall immediately lose that status if the sign is altered in any way in structure or copy, except for changeable-copy signs and normal maintenance, which makes the sign comply less with the requirements of this section than it did before the alteration.
- (B) If a sign loses its legal nonconforming status pursuant to paragraph (A) above, a new zoning certificate shall be required or the sign shall be removed.
- (C) Nonconforming sign areas shall be governed by the area requirements of the zoning district into which they would normally be placed.
- (D) Nothing in this subsection shall relieve the owner or user of the property on which a nonconforming sign is located from the sections regarding safety, maintenance, and repair of signs. If, however, any repainting, cleaning, and other normal maintenance or repair of the sign or sign structure modifies the sign structure or copy in any way which increases its nonconformity, the sign shall lose its legal nonconforming status.

6.134 Abandoned Signs.

- (A) Except as otherwise provided in this section, any sign that is located on property which becomes vacant and unoccupied for a period of three months or more or any sign which pertains to a time, event, or purpose that no longer applies shall be deemed to have been abandoned.
- (B) Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six months.
- (C) An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the property.

6.145 Maintenance and Repair.

- (A) Every sign shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of the sign. If the sign is not made to comply with adequate safety standards, the city planner shall require its removal in accordance with this section.
- (B) No person shall maintain or permit to be maintained on any premises owned or controlled by them any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.

6.156 Repair or Removal by City Planner.

- (A) The city planner shall cause to be repaired or removed any sign that does not conform to the standards of this section or that endangers the public safety such as an abandoned sign, a dangerous sign, an electrical sign or a structurally defective sign or a sign for which no permit has been issued. The city planner shall prepare a notice that shall describe the sign and shall specify the violation involved and shall state that, if the sign is not repaired or removed or the violation is not otherwise corrected within 30 days, the sign shall be repaired or removed in accordance with this section.
- (B) All notices mailed by the city planner shall be sent by certified mail to the property owner. Any time periods provided in this section shall be deemed to commence on the date of the receipt of the certified mail.
- (C) Notwithstanding subsections (A) and (B) above, in an emergency the city planner may cause the immediate repair or removal of a dangerous or defective sign that poses a hazard to public safety, without notice.
- (D) The notice given by the city planner shall state the remedial action required to be taken and that, if such action is not taken within the time limits set forth in this section, the city may do the work and assess the cost thereof against the property on which the sign is located, together with an additional five percent of the cost of the remedial action for inspection and incidental costs, and an additional ten-percent penalty for the cost of collection, which shall be collected in the same manner as real estate taxes against the property.
- (E) If the owner of the property shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate or remove the sign declared to be unlawful, they may be prosecuted for violation of this section.
- (F) Upon receipt of such certification, the city planner shall mail a notice to the owner of the premises as shown by the tax rolls, at the address shown upon the tax rolls, by certified mail, postage prepaid, notifying such owner that the work has been performed pursuant to this section. Such notice shall state the date of performance of the work, the nature of the work, and shall demand payment of the cost thereof, as certified by the city planner, together with five percent for inspection and other incidental costs in connection therewith. Such notice shall also state that if the amount is not paid within 30 days of mailing of the notice, it shall become an assessment upon and a lien against the property of the owner, describing the property, and shall be certified as an assessment against the property, together with a ten percent penalty, for collection in the same manner as the real estate taxes upon the property.
- (G) If the city planner shall not receive payment within a period of 30 days following the mailing of such notice, the city planner shall inform the city council of such fact. A hearing to confirm the costs shall be held before the city council. At such hearing the owner of the property or other interested persons

may appear and object to the proposed assessment. Notice of the hearing shall be given at least ten days prior to the date of the hearing to the property owner by mailing a notice of the hearing to the address of the property owner as shown on the last equalized assessment roll. The council may thereupon enact a resolution assessing the whole cost of such work, including the five percent for inspection and other incidental costs in connection therewith, upon the lots and tracts of land upon which the sign is or was located, together with a ten percent penalty for the cost of collection.

- (H) Following passage of such resolution the City Planner shall certify the resolution to the county auditor, who shall collect the assessment, including the ten percent penalty, in the same manner as other taxes are collected. Each such assessment shall be a lien against each lot or tract of land assessed, until paid, and shall have priority over all other liens except general taxes and prior special assessments.

6.1~~6~~7 Interpretation.

When there is any ambiguity or dispute concerning the interpretation of this division, the decision of staff shall prevail, subject to appeal as provided in Section 8.5.17.

6.1~~7~~8 Board of Appeals.

The Board of Appeals for this Section shall be the Zoning Board of Appeals, and as directed in 8.5.17 Appeals.

Article 9. Definitions

9.1 Rules of Construction and Interpretation.

9.1.1Intent. All provisions, terms, phrases, and expressions contained in this LDC shall be construed according to this LDC's stated purpose and intent.

9.1.2Lists and Examples. Unless otherwise specifically indicated, lists of items or examples that use terms such as including, such as, or similar language are intended to provide examples, and not to be exhaustive lists of all possibilities.

9.1.3Computation of Time. Unless the terms of a specific provision state otherwise (e.g., some provisions specify "business days"), periods of time defined by a number of days shall mean a number of consecutive calendar days, including all weekend days, holidays, and other non-business/working days; however, if the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.

9.1.4References to Other Regulations, Publications, and Documents. Whenever reference is made to an ordinance, resolution, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such regulation (as amended), resolution, statute, or document or to the relevant successor document, unless otherwise expressly stated.

9.1.5Public Officials and Agencies. All public officials, bodies, and agencies to which references are made are those of the City of Northfield, unless otherwise expressly stated.

9.1.6Delegation of Authority. Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate the responsibility to subordinates, unless the terms of the provision specify otherwise.

9.1.7Technical Words. Technical words and phrases not otherwise defined in this LDC that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

9.1.8Mandatory and Discretionary Terms. The word "shall" and "will" are always mandatory, and the words "may" or "should" are always permissive.

9.1.9Conjunctions. Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (A) "And" indicates that all connected items, conditions, provisions, or events shall apply; and
- (B) "Or" indicates that one or more of the connected items, conditions, provisions, or events shall apply.

9.1.10Tense and Usage. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular shall include the plural, and the plural shall include the singular.

9.1.11Gender. The masculine shall include the feminine, and vice versa.

9.1.12Meaning. For the purpose of this LDC, words and phrases shall have the meanings set forth in this article, or, for use categories and use types, as specified in Section 2.8, Use Definitions.

9.1.13Other Terms Not Defined. Words and phrases not otherwise defined in this LDC shall be construed according to the common and approved usage of American English.

9.1.14 Additional Definitions within this LDC. There are additional definitions located in Section 2.8, Use Definitions, that are intended to define specific uses of property within this LDC.

9.2 Definitions.

Abutting or Adjacent. The land, lot, or property adjoining the property in question along a lot line or separated only by an alley, easement, or street.

Accessory Dwelling Unit. A habitable dwelling unit detached from a single-family dwelling, on a permanent frost free foundation, connected to sanitary sewer and water services, that provides basic requirements for living, sleeping, eating, cooking, and sanitation and conforms to applicable building codes.

Accessory Structure. A subordinate building or other subordinate structure including but not limited to garages, sheds, accessory dwelling units, or swimming pools, the use of which is clearly subordinate to the use of the principal building.

Adult Establishment. Any establishment in which an adult use comprises more than ten percent of the floor area of the establishment in which it is located or more than 20 percent of the gross receipts in any month for the entire business operation.

Adult Use. Any use as defined in Section 2.8.4(A).

- Any business that:
 - (i) Devotes a substantial or significant portion of its inventory, stock-in-trade or publicly displayed merchandise to; or
 - (ii) Devotes a substantial or significant portion of its floor area of the business (not including store rooms, stock areas, bathrooms, basements, or any portion of the business not open to the public) to; or
 - (iii) Derives a substantial or significant portion of its gross revenue from sales of, materials or devices that stimulate human genitals, are designed for sexual stimulation, or that depict or that relate to "specified anatomical areas" or "specified sexual activities."
- Activities and matters classified as obscene as defined by Minn. Stat. § 617.241 are not adult uses and are prohibited in the City.

Affordable Housing. Owner or renter occupied housing where the annual mortgage or annual rent plus the cost of utilities do not exceed 30% of gross household income.

Alley. A public or private right-of-way, usually 20 feet or less in width, which normally affords a secondary means of vehicular access to abutting property.

Antenna. Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure.

Antenna, Building Mounted. Any antenna, other than an antenna with its supports resting on the ground, directly attached or affixed to a building, tank, tower, building mounted mast less than ten feet tall and six inches in diameter, or structure other than a telecommunication tower.

Antenna, Directional. Also known as a panel antenna, means an antenna that transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.

Antenna, Ground-Mounted. Any antenna with its base, single or multiple posts, placed directly on the ground or a mast less than ten feet tall and six inches in diameter.

Antenna, Omnidirectional. An antenna that transmits and/or receives radio frequency signals in a 360 degree radial pattern. For the purpose of this LDC, an omnidirectional antenna is up to 15 feet in height and up to four inches in diameter.

Antenna, Parabolic. Also known as a satellite dish antenna, means any device incorporating a reflective surface that is solid, open mesh, or bar configured and that is a shallow dish, cone, horn, bowl or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern. This definition is meant to include but is not limited to what are commonly referred to as "satellite earth stations", "TVROs (television receive only)" and "satellite microwave antennas."

Antenna, Portable. Any device used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern, located on a portable or moveable base designed to be placed either for temporary or long-term use at a given site.

Antenna, Vertical. A vertical-type antenna without horizontal cross sections greater than one-half inch in diameter.

Appeal. A request for review of an administrative interpretation or decision made in relation to this LDC.

Applicant. Unless otherwise specified, an owner or an agent for the owner, including, a subdivider, developer, attorney, or similar representative, who has filed an application for development review pursuant to Article 8: Development Procedures.

Application. The process by which the owner, or their agent, of a parcel of land within the city submits a request for any type of development review or approval identified in Article 8: Development Procedures. Applications include all written documentation, verbal statements, and representations, in whatever forms and quantities as required by the city.

Arbor. A framework, typically made of latticework, supporting climbing plants.

Art, Public. The term public art properly refers to work of art in any media to improve the public realm and contribute to place, character and identity that has been planned and executed with the specific intention of being sited or staged in the physical public domain and available to all.

Athletic Field: An athletic field is an outdoor space specifically designed and prepared for sports and physical activities, often featuring markings, equipment, and supporting facilities for organized play.

Automated Teller Machine (ATM). An automated device that performs banking or financial functions at a location remote from the controlling bank or financial institution.

Awning. A canopy or covering structure projecting from and attached to a building.

Bars, Taverns and Nightclubs. Any building or structure devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverages in which the serving of food may occur incidental to the consumption of such alcoholic beverages.

Base. The structural elements, design features, and materials associated with the first floor elevation of a building façade.

Base Flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Basement. A portion of a building located partly underground but having half or more of its floor-to-ceiling height below the average grade of the adjoining ground. Also, within the FP-O District any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Blade (Wind Energy System). Extensions from the hub of a WET that are designed to catch the wind and turn the rotor to generate electricity.

Block. The enclosed area within the perimeter of roads, property lines or boundaries of the subdivision, including both the pavement and the boulevard.

Boarding House. A building, excluding a hotel, motel, dormitory or residence hall, where lodging or rooms, or both, are provided for compensation, whether directly or indirectly.

Body. The remainder of the building visible between the building base and cap.

Brew pub. Brew pub is a brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minn. Stat. 340A.24, subd. 2.

Brewer taproom. A facility on the premises of or adjacent to the premises owned by a brewer, licensed under Minn. Stat. § 340A.301, intended for the on-sale consumption and limited off-sale of beer produced on site by the brewer as authorized by Minn. Stat. § 340A.26.

Buffer. An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building structure, paving or portion of such land use, for the purposes of separating, screening, and softening the effects of the land use, no part of which buffer is used for active recreation or parking, or interior access drives. A buffer may include a wall, fence, or berm as provided in accordance with the provisions of Section 3.5, Landscape, Screening, and Buffering Standards.

Building. A structure, of more or less permanent construction, having a roof and intended to be used for sheltering people, animals, property, or business activity.

Building Coverage. The area of a lot covered by the footprint of a principal building, detached garage, and covered porches, expressed as a percentage of the total lot area.

Building Height. The vertical distance of a building as measured in accordance with Section 3.1.6, Height, Measurement, Limits, and Exceptions.

Building-Integrated Solar Energy Systems. An active solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

Building Mounted Solar Energy Systems. An active solar energy system that is mounted to the roof or other part of the building using brackets, stands or other apparatus.

Building Line (Front Façade). A line that runs parallel and adjacent to the primary building façade.

Building, Accessory. See definition for "Accessory Structure."

Building Placement. The actual location of an existing building on a property.

Building, Principal. A building that is the primary use of the lot.

Build-to-Line. A build-to-line specifies the required location of a new structure in relation to the street frontages of a site, so that a proposed building will effectively assist in shaping the public space of streets, to enhance the comfort and convenience of the pedestrian experience.

Cap. The structural elements, design features, and materials associated with the top floor elevation of a building façade.

Certificate of Appropriateness. That document provided by the heritage preservation commission which evidences approval of activities proposed for a heritage preservation site.

City. City of Northfield, unless otherwise noted.

City Attorney. The attorney employed by the city or retained to represent the city general civil matters.

City Council. The City Council of the City of Northfield.

City Engineer. The licensed engineer employed or retained by the city to manage the engineering department.

City Planner. The staff person at the city or retained consultant who has the primary responsibility for administering the duties of this LDC.

Clear cutting. The entire removal of a stand of vegetation.

Clinic. A building, or part of a building, where persons are cared for on an outpatient basis.

Cocktail room. A facility on or adjacent to the premises of a microdistillery licensed under Minn. Stat. § 340A.22, which has been issued a cocktail room license for the on-sale of distilled liquor produced by the distiller for consumption on the premises of or adjacent to one distillery location owned by the distiller.

Commercial Message. Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Commercial Solar Farm. A facility that converts sunlight into electricity whether by photovoltaic action (PV), concentrating solar thermal devices (CST), or other conversion technology for the sale to an electric utility company.

Commercial Wireless Telecommunication Services. Licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commissioner of Natural Resources. The Minnesota Department of Natural Resources Commissioner.

Community Solar Garden. A solar electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple community members or businesses residing or located off site from the location of the solar energy system, under the provisions of Minn. Stat. § 216B.1641 or successor statute.

Comprehensive Plan. The Comprehensive Plan of Northfield, Minnesota adopted on November 17, 2008.

Construction Drawings. Drawings and specifications prepared by a registered engineer showing how a specific improvement, submitted as part of a development review application, is to be constructed.

County. Rice County and/or Dakota County, Minnesota.

Cul-De-Sac. A street with a single means of ingress/egress and having a turnaround at the terminus.

Damaged or Diseased Trees. Trees that have split trunk, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a stream or onto a structure.

dB. Abbreviation for decibel.

DBH. Diameter-at-breast-height. DBH is used to measure the caliper of a tree trunk at the specific height of 4.5 feet above the ground.

Decibel. The unit of measurement for the loudness of a sound.

Deciduous Tree. Generally, a tree that loses all of its leaves for part of the year. Sometimes called a broad-leaf tree or a hardwood tree.

Deck, Attached. A deck structure attached to the principal structure, and intended for use during the summer months, but does not include a roof and/or walls.

Deck, Detached. A freestanding deck that is an accessory use of the principal structure, intended for use during the summer months, but does not include a roof and/or walls.

Density. The number of dwelling units per gross acre of land. Gross density shall be the total number of dwelling units as divided by the gross area of a site (including public right-of-way, easements, etc.). Net density shall be the total number of dwelling units divided by the gross area of the site minus any land used for easements and/or rights-of-way.

Development. Any manmade change to improved or unimproved land, including but not limited to the construction of buildings or other structure, mining, dredging, filling, grading, paving, excavation, or drilling.

Development Agreement. A contract entered into between the city council and a subdivider related to subdivisions and related improvements as outlined in Section 5.1.4, Development Agreement Required.

DNR. The Minnesota Department of Natural Resources.

Drainage Course. A watercourse or indenture for the drainage of surface water.

Drip Line. The circle which would exist if you drew a line below the tips of the outer most branches of a tree or plant.

Driveway. A private way, other than a street or alley, that provides access to one lot of record for the use of vehicles and pedestrians.

Dwelling. A building or portion thereof designed or used for residential occupancy, but not including hotels, motels, bed and breakfasts, or dormitories.

Dwelling Unit. A single unit of one or more rooms providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation but not including a tent, cabin, hotel, motel, recreational vehicle, or other temporary or transient structure or facility.

Easement. A grant by an owner of land for a specific use by a person other than the owner. An easement may be granted for the purpose of contributing and maintaining walkways, roadways, utilities, and other uses.

Encroachment. The advancement of a structure or part of a structure beyond the permitted property line setback established by the zoning district.

Equal Degree of Encroachment. A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream and are capable of conveying a proportionate share of flood flows.

Equipment Building, Shelter or Cabinet. A cabinet or building used by telecommunication providers to house equipment at a facility.

Event: A public or private gathering of attendees as spectators or participants in planned informational, ceremonial, celebratory, entertainment, sporting event or amusement activities.

Evergreen Tree. A tree that remains green throughout the year with an expected height of at least 40 feet.

Façade. The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

Façade, Primary. The front face of a building which faces the front yard and is located nearest the front property line. An attached garage is not a component of the primary façade.

Façade, Recessed. That portion of a building which faces the front yard and is set back from the front property line a distance greater than that of the primary façade.

Fall Zone. The area on the ground within a prescribed radius from the base of a WET. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) and, in the case of towers, shall not be less than a radius equal in distance to the total height of the WET. The area within the fall zone shall be under the legal

care, custody and control of the WET applicant. Applicants who own contiguous parcels of land that will be included within the fall zone must file ANR applications to relocate any property lines within the fall zone.

Family. A person living alone or any of the following groups living together as single, non-profit, housekeeping unit sharing common living, sleeping, cooking, and eating facilities:

- Any number of people related by blood, marriage, adoption, guardianship, or duly authorized custodial relationship.
- Up to five unrelated people.
- Two unrelated people and any children related to either of them.
- Not more than the number of people who are allowed in a licensed residential facility as provided for in Minnesota statutes.

Federal Aviation Administration (FAA). The governmental agency responsible for regulating airways in the United States.

Federal Communications Commission (FCC). The government agency responsible for regulating telecommunications in the United States.

Federal Emergency Management Agency (FEMA). The government agency responsible for regulating flood plain regulations in the United States.

Feeder Line. Any power line that carries electrical power from one or more wind turbines or individual transformers associated with an individual wind turbine to the point of interconnection with the electric power grid, in the case of interconnection with the high voltage transmission systems the point of interconnection shall be the substation serving the WECS.

Fence. An artificially constructed barrier of wood, masonry, stone, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

Final Plat. The final map, drawing, or chart on which the subdivider's plan of subdivision is presented to the city council for approval and which, if approved, will be submitted to the county recorder.

Flag. Any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device.

Flood. A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

Flood frequency. The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

Flood Fringe. That portion of the flood plain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Studies as adopted in this code.

Flood Plain. The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

Flood Proofing. A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

Floodway. The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge.

Floor Area, Gross. The sum of the gross horizontal areas of several floors of a building, measured from the exterior faces of exterior walls or from the centerline of party walls separating two buildings. In particular, floor area shall include the following:

- Basement space if at least one-half of the basement story is above the established curb level or, where the curb level has not been established, above the average level of the finished grade;
- Elevator shafts and stairwells at each floor;
- Floor space used for mechanical equipment where the structural headroom exceeds seven and one half feet, except equipment open or enclosed, located on the roof, i.e., bulkheads, water tanks and cooling towers;
- Attic floor space where the structural headroom exceeds seven and one half feet;
- Interior balconies and mezzanines; and
- Enclosed porches, but not terraces, breezeways, and screened porches.

Foot-candle. A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

Footprint. The area of a building measured from the exterior surface of the exterior walls at grade level where a building is elevated above grade level.

Freestanding Solar Energy Systems. Freestanding solar panels mounted to the ground by use of stabilizers or similar apparatus.

Fresnel Zone (WET). An area within the pattern of electromagnetic radiation that is created by a transmitting station from its antenna to receiving antennas.

Frontage, Building. The length of an enclosed building facing a public or private street. When a business does not front a public right-of-way, the city planner shall designate the building frontage. In structures with more than one business, the frontage of each business shall be calculated separately in determining its sign area (See Figure 6-1).

Frontage, Street. The distance for which the front boundary line of the lot and the street line are coincident (See Figure 9-1).

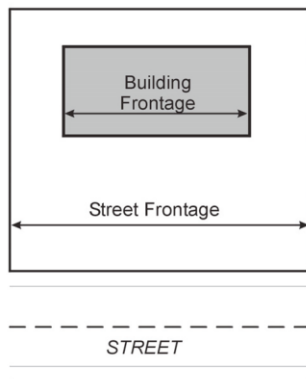


Figure 9-1: Illustration of building frontage versus street frontage.

Garage. A building primarily intended for and used for the enclosed storage or shelter of private motor vehicles of the owner or occupant of the principal building.

Grade (Adjacent Ground Elevation). The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grass. A species of perennial grass grown as permanent lawns or for landscape purposes.

Grid Inter-tie Solar Energy System. A solar energy system that is connected to an electric circuit served by an electric utility company.

Grid Street Pattern. A network of parallel and perpendicular streets intersecting at approximately 90-degree angles, forming rectangular blocks of land (See Figure 9-2).



Figure 9-2: Illustration of Grid Street Pattern.

Grid Street Pattern, Modified. A network of streets that is similar to a grid street pattern, except that it uses a combination of "T" intersections and crossroad intersection producing an irregular grid with a large amount of variety. These modifications may incorporate curves or offsets in roadways, diagonally directed streets and similar features that take advantage of focal points and terminal vistas. This pattern may be used in areas where the roadway design must be sensitive to topography, existing development, other pre-existing constraints, or other planned non-residential features of the subdivision such as parks or open spaces (see Figure 9-3).



Figure 9-3: Illustration of a Modified Grid Street Pattern.

Ground Cover. A plant growing less than two feet in height at maturity that is grown for ornamental purposes. Ground covers are used as an alternative to grasses. On slopes, ground covers control erosion while eliminating the maintenance of mowing on hillsides. Ground covers also provide permanent covering of open ground to prevent erosion and/or create visual appeal.

Ground Mounted Solar Energy System. A freestanding solar energy system mounted directly to the ground using a rack or pole rather than being mounted on a building.

Group Residential Facility. A residential facility for a group of individuals (who are not mentally ill or developmentally disabled) having full or part-time supervisory staff providing care, education, and participation in community activities, living in a district authorizing residential uses. A retirement facility shall not be included under this definition.

Heritage Preservation Site. Any area, place, building, structure, land, significant landscaping, district, adjacent property or other object which has been so designated pursuant to this article. The downtown historic district is considered individually and in its entirety as a heritage preservation site.

Highway. An officially designated state or federal numbered highway or other road designated as a highway in the Northfield Transportation Plan.

Home Business. A business, occupation, or profession for financial gain or profit that is incidental to and carried on within a dwelling unit located on a lot by resident occupants of the dwelling unit and which occupation is clearly incidental to and accessory to the residential use of the property.

Housekeeping Unit. One or more persons occupying a dwelling unit and living as a single group, and doing their own cooking on the premises as distinguished from a group occupying a bed and breakfast establishment, hotel, or motel.

HPC. The City of Northfield Heritage Preservation Commission.

Hub (WET). The center of the rotor that is part of a WET, to which the blades are attached.

Hub Height (WET). The height as measured from the base of the tower to the center of the hub.

Impervious Surface. Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, roofs, parking and driveways, sidewalks, and pavement.

Improvements. The grading, draining, sanitary and storm sewers, water mains, pavement, curbs and gutters, sidewalks, street signs, street lights, parks, monuments and the appropriate appurtenances required to render land suitable for the use proposed.

In-Home Day Care. The care of children within a dwelling unit where the day care is an ancillary use, permitted as a home business.

Landscaping. The improvement of a lot, parcel, tract of land, or portion thereof, with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, trees, shrubs, and ornamental objects such as fountains, statuary, and other similar natural and artificial objects.

Large-Scale Wind Energy Turbine (LWET). Wind energy system consisting of a wind turbine, a tower, and associated control or conversion electronics, whose total height is more than 130 feet above natural grade. LWETs shall have a rated capacity of more than 60 KW and be intended primarily to produce energy for sale to the grid, for consumption off-site.

Lattice Tower. A self-supporting support structure, erected on the ground, which consists of metal crossed strips or bars to support antennas and related equipment.

Lettering. The symbols for speech sounds written or printed on something.

Lettering Style. An assortment or set of lettering type or characters all of one style and sometimes one size.

Levels of Service (LOS). In regard to transportation planning, is a measure of the quality of traffic flow that uses qualitative measures to characterize operational conditions with a traffic stream and their perception by motorists. Six LOS are defined for roadways: A, B, C, D, E, and F with LOS A representing the best operating conditions and LOS F representing the worst.

Light, Cutoff. An artificial outdoor light source designed to ensure that no light is directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Section 3.3.4, Outdoor Lighting Standards.

Light, Non-Cutoff. An artificial outdoor light source designed to allow light to be directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Section 3.3.4, Outdoor Lighting Standards.

Live Work. A structure or a portion of a structure that combines a commercial activity allowed in the zone with a residential living space for the owner of the commercial business or the owner's employee and that person's household. The resident owner or employee of the business is responsible for the commercial activity performed within the structure.

Loading Area. An off-street space or berth for the loading or unloading of freight carriers on the same lot as the structure they serve.

Logo. A graphic mark, emblem, or symbol used to aid and promote public identification and recognition. It may be of an abstract or figurative design or include the text of the name it represents as in a wordmark.

Lot. A parcel of land designated by metes and bounds, plat, registered land survey, auditor's plot, or other accepted means and separated from other parcels or portions by the description for the purpose of sale, lease, or separation thereof.

Lot Area. The total area within the lot lines, excluding dedicated public rights-of-way.

Lot Coverage. That portion of a lot that is covered by the principal and accessory building, structures, and surfaces that prevent the passage or absorption of stormwater including paving, driveways, and other impervious surfaces.

Lot Depth. The mean horizontal distance between the front lot line and the rear lot line of a lot.

Lot Line. A line of record bounding a lot that divides one lot from another lot, a public right-of-way or any other public or private space. Lot line may also be called a "property line."

Lot Line, Front. That boundary of a lot which abuts an existing or dedicated public street, and for a corner lot it shall be the shortest dimension on a public street. If the dimensions of a corner lot are equal, the front line shall be designated by the city.

Lot Line, Rear. That boundary of a lot which is opposite the front lot line. If the rear line is less than ten feet in length or if the lot forms a point at the rear, the rear lot line shall be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot line, Side. Any lot line other than a front or rear lot line.

Lot of Record. Any lot which is one unit of a plat designated by metes and bounds, registered land survey, auditor's plot, or other accepted means and separated from other parcels or portions of the description for the purpose of sale, lease or separation thereof that has been recorded in the office of the county recorder prior to the effective date of this LDC.

Lot Width. The horizontal distance between the side lot lines as measured in accordance with Section 3.1.4, Lot Width Measurements (See Figure 9-4).

Lot, Corner. A lot abutting upon two or more streets at their intersection or upon two parts of the same street, and in either case forming an interior angle of less than 135 degrees (See Figure 9-4).

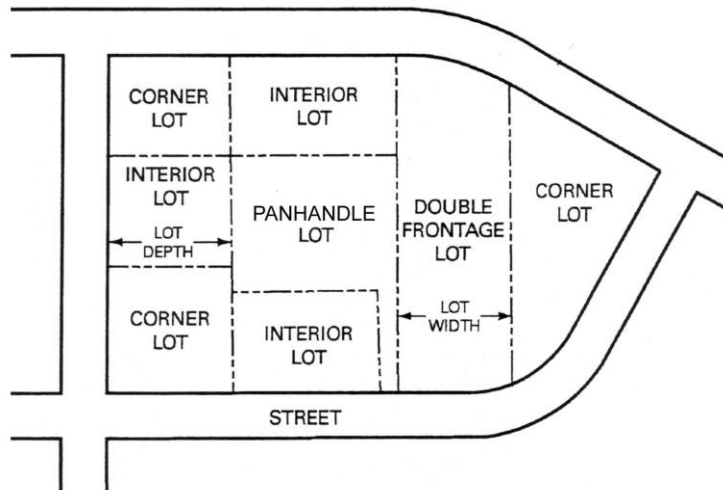


Figure 9-4: Illustration of lot configurations and types.

Lot, Double Frontage. A lot which has a front line abutting on one street and a back or rear lot line abutting on another street (See Figure 6-4).

Lot, Interior. A lot that has a single street frontage, a rear lot line, and at least two side lot lines (See Figure 6-4).

Lot, Panhandle or Flag. A lot not fronting or abutting a public street and where access to the public street is limited to a narrow strip of land (See Figure 6-4).

Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor.

Luminaire. A complete lighting unit consisting of one or more lamps, together with the components designed to distribute the light, to position and protect the lamps, and to connect the lamps to the electrical power supply; also called the lighting fixture. Luminaire shall not include the light pole used to support the luminaire.

Manual Scoreboard: a physical, non-digital display device used to show live or recorded sports scores, statistics, or game information.

Manufactured Home. A dwelling unit within the FP-O District generally defined as a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include the term "recreational vehicle." For areas outside the FP-O District Manufactured Home shall be as specifically defined in Minn. Stat. § 327.31, subd. 6.

Manufactured Home Park. Any site, lot, field, or tract of land upon which two or more manufactured homes are located and includes any building, structure, vehicle, or enclosure intended for use as a part of the equipment of such manufactured home park (See also Minn. Stat. § 327.14, Subd. 3).

Manufactured Home Stand. The part of an individual manufactured home lot that has been reserved for placement of the manufactured home, appurtenant structures, or additions.

Maximum Extent Feasible. That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize the potential harm or adverse impacts have been undertaken. Economic considerations may be taken into consideration.

Medium-Scale Wind Energy Turbine (MWET). Wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, whose total height is between 75 feet and 130 feet above natural grade. MWETs shall have a rated capacity in excess of 60 KW, be intended primarily to produce energy for on-site power consumption and reduce the need to purchase utility power from the grid, and have the ability to sell power back to the grid.

Menu Board. Any signage pertaining to items, goods, or services offered by a drive-through business.

Metes and Bounds Description. A method of property description by means of the direction and distance from an identifiable point of beginning.

Microbrewery. A facility that manufactures and distributes intoxicating malt liquor or wine in total quantity not to exceed 250,000 barrels a year. A microbrewery may have space dedicated as a taproom to distribute on-sale and off-sale alcohol in compliance with Minn. Stat. § 340A.26.

Microdistillery. A distillery operated within the state producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year and licensed under Minn. Stat. § 340A.22.

Minnesota Department of Transportation (MnDOT). The agency that regulates state roadways in the State of Minnesota.

Minor Subdivision. Lot division or consolidation which results in three or less parcels as described in Section 8.5.11, Minor Subdivision or Lot Consolidation.

Miscellaneous Adult Use. Any establishment, business, or service whose products or services are substantially or significantly distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Mixed Use. A building or tract of land developed or used for two or more different uses, including but not limited to, residential, office, manufacturing, retail, public, entertainment, or other uses.

Mobile Home. See definition of "Manufactured Home."

Modular Home. A structure not built on-site, but which is placed on a permanent foundation and meets the state building code standards.

Monopole. A wireless communication facility which consists of a monopole structure, erected on the ground to support wireless communication antennas and connecting appurtenances.

Nacelle (WET). The frame and housing at the top of the tower which protects the gear box and generator from weather and helps control the mechanical noise level.

Native Prairie. Land as mapped or defined by the Minnesota Department of Natural Resource.

Noncommercial Message. A message on the sign that is not classified as a commercial message.

Nonconformity. Lots, uses of land, structures, and uses of structures and land in combination, lawfully existing at the time of enactment of this ordinance or its amendments, which do not conform to the regulations of the applicable zoning district, and are therefore incompatible.

Nude or Specified Anatomical Areas.

- The showing of the human male or male genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering; the showing of the female breast with less than a fully opaque covering of any part of the nipple; the exposure of any device, costume, or covering which gives the appearance of or simulates the genitals, pubic hair, natal cleft, perineum anal region or pubic hair region; or the exposure of

any device worn as a cover over the nipples and/or areola of the female breast, which device simulates and gives the realistic appearance of nipples and/or areola; or

- Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Obstruction. Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood plain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Off-Grid Solar Energy System. A solar energy system in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility company.

Open Space. Open areas, including parks, nature areas, playgrounds, and trails. This does not include holding ponds, streets, driveways, or parking areas.

Ornamental Shrub. A deciduous shrub with visual appeal through flowers, fruit, leaf color, or fall colors.

Ornamental Tree. A small to medium tree with an expected height of 20 feet at maturity and that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage.

Outdoor Lighting. Any source of light that is installed or mounted outside of an enclosed building or structure, but not including streetlights installed or maintained along public streets by a government agency or public utility.

Outdoor Wood Fire Boilers or Furnaces. Any equipment, device, appliance or apparatus, or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space or water source. An outdoor wood fire boiler may also be referred to as an outdoor wood furnace or outdoor wood-fired hydronic heater.

Owner. An individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the land under this article.

Parapet Façade Plane. Shall be the front face of the parapet.

Parking Aisle. The driveway or access drive by which a car enters and departs a parking space.

Parking Area. The entire paved area that encompasses all parking spaces and the access drives that provide access to those spaces but that does not include the entry drive or driveway with no direct access to a parking space.

Parking Space. A suitably surfaced and permanently maintained area on privately owned property either within or outside of a building of sufficient size to store one standard automobile.

Pedestrian Way. A public right-of-way across or within a block intended to be used by pedestrians, including bicyclists.

Pergola. A horizontal trellis or framework, supported on posts, that carries climbing plants and may form a covered walk.

Planning Commission. The City of Northfield Planning Commission.

Plat. A map or drawing which graphically delineates the boundaries of land parcels for the purpose of identification and record of title. The plat is a recorded legal document and must conform to all state laws.

Porch. A one-story, enclosed or unenclosed entrance to a building, with a separate roof, that is not used for livable space.

Pre-application Meeting. Discussions held between the developer and city staff before submission of an application for a permit, certificate, or other procedure.

Preliminary Plat. The preliminary map, drawing or chart indicating the proposed layout of the subdivision to be submitted to the planning commission and city council for their consideration.

Primary Entrance. The place of ingress and egress to a building, parcel, or development used most frequently by the public, or facing the street from which the structure obtains its street address.

Property Line. The legal boundaries of a parcel of property (See also the definition of "Lot Line").

Public and Institutional Uses. Uses that fall under the Public, Institutional, or Recreational Use Category (See Section 2.8.7, Public, Institutional, or Recreational Use Category) with the exception of campgrounds, day care facilities, and indoor recreational facilities.

Public Land. Land owned or operated by municipal, school district, county, state or other governmental units.

Public Utility. Persons or companies supplying gas, electric, transportation, water, sewer, or land line telephone service to the general public. For the purpose of this section, commercial wireless telecommunication service facilities shall not be considered public utility uses, and are defined separately.

Public Water. A body of water as defined in Minn. Stat. § 1036.005.

Ramp. A structure attached to a principal building that is constructed at a slope that meets the requirements of the applicable state building code that provides access to a building.

Reach. A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

Recreational Vehicle. A vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of this division, the term recreational vehicle shall be synonymous with the term travel trailer/travel vehicle.

Regional Flood. A flood that is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in a flood insurance study.

Registered Land Survey. A survey map of registered land designed to simplify a complicated metes and bounds description, designating the land into a tract of a registered land survey number.

Regulatory Flood Protection Elevation. An elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.

Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include but is not limited to cable, conduit and connectors.

Renewable Energy System. A solar energy or wind energy system. Renewable energy systems do not include passive systems that serve a dual function, such as a greenhouse or window.

Right-of-Way. A strip of land dedicated to be used for streets, highways, sidewalks, boulevard, landscaping, railroads or utility purposes.

Road. See definition of "Street."

Roofline. Either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette. Where a building has several roof levels, the pertinent roofline or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.

Rooming House. A residential building where sleeping rooms for lodgers is provided, and where in no dining facilities are maintained for the lodger, as distinguished from a boarding house.

Rotor. A WET's blades and the hub to which they are attached.

Rotor Diameter. The diameter of a WET's rotor measured as twice the length of the largest blade (or equal to the diameter of the swept area).

Satellite Dish. A parabolic dish antenna including its structural supports, used for reception of various satellite television programming signals.

Scoreboard: A structurally engineered free standing sign erected at an athletic field or stadium and which is generally used to maintain the score or time expired in an event at the field or stadium.

Screen. A visual shield between uses accomplished by the use of berms, landscaping, walls or other aesthetic means.

Setback. The minimum distance from any lot line that an improvement may be placed, measured perpendicular from the lot line to the closest point of the improvement.

Shadow/Flicker. Shadows cast from WETs which generally occur in close proximity to the WET, although this will vary depending on the time of year, latitude and turbine height. Flicker effects can occur when the sun shines through the rotor blades at certain times of day and results in the temporary blocking of the sun's rays with each pass of a rotor blade.

Shed. A detached accessory building used primarily for storage purposes.

Shoreland. Land located within the following distances from public waters:

- 1,000 feet from the ordinary high water mark of a lake, pond or flowage; and
- 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on such a river or stream, whichever is greater.

The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the water for lesser distances and when approved by the commissioner of natural resources.

Sidewalk. A pedestrian walkway within a right-of-way of a public street but not on the street surface.

Sign. Any letter, figure, symbol, trademark, architectural or illuminating device intended to attract attention to any place, subject, person, firm, corporation, public performance, article, machine, or merchandise and painted, printed, or constructed and displayed in any manner whatsoever out-of-doors for recognized advertising purposes. However, this shall not include any official court or public notices nor the flag, emblem, or insignia of a government, school, or religious group when displayed for official purposes.

Sign Area. The entire area within a continuous perimeter enclosing the limits of the sign message and background, or sign message in the case of individual letters and symbols (See Section 6.4, Computations).

Sign Copy. Any graphic, word numeral, symbol, insignia, text, sample, model, device or combination thereof which is primarily intended to advertise, identify, or notify.

Sign Face. The area or display surface used for the message.

Sign Height. The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure.

Sign Surface: The actual area of a sign that displays its graphic content — the part of the sign that is visible and used for announcement, direction, advertisement, or identification.

Sign, Awning. A sign that is painted on or attached to an awning.

Sign, Billboard. Any sign that advertises or otherwise directs attention to an activity not on the same lot where the sign is located.

Sign, Changeable Copy. A sign where there is an ability to modify or change displays, words, lines, logos, or symbols on a sign to provide different information. Changeable copy signs include electronic/digital signs, reader boards with changeable letters, and manual changeable copy signs.

Sign, Ghost. An old hand-painted advertising sign that has been preserved on a building for an extended period of time.

Sign, Ground. A detached sign erected upon or supported by the ground, the top of which is less than eight feet above the ground and which is not attached to any building.

Sign, Inflatable. Any sign or inflatable device of more than two cubic feet in capacity designed to be filled with air or gas lighter than air, used singly or in clusters, displayed to attract the attention of the public. This definition shall include balloons and balloon signs. Inflatable signs may contain an advertised message.

Sign, Internally Illuminated. A sign that is illuminated by self-illumination or by an artificial source of light either on the face of the sign, such as light emitting diodes (LEDs) or light bulbs, or contained within such sign, including, but not limited to, fluorescent signs, neon signs, lightbox signs, cabinet signs, front-lit channel letter signs, reverse-lit channel letter signs, and halo-lit signs.

Sign, Kiosk. A sign of a permanent nature that provides public service information such as: maps; location of buildings; restrooms; telephones, walkways and other facilities; hours of operation; or other information of a similar nature.

Sign, Nonconforming. A sign constructed before March 20, 1969, or amendment of this division that does not meet the requirements of this division or its amendments.

Sign, Project. A sign that identifies a new residential subdivision or a major real estate development project.

Sign, Projecting. A sign, other than a wall sign, which projects perpendicularly from, and is supported by, a wall of a building or structure. This definition shall include any portion of a wall sign projecting more than 12" from the building surface.

Sign, Promotional. A sign used to promote a special private or public event that does not normally occur more than four times per year.

Sign, Pylon. A sign erected upon freestanding shafts, posts, or similar material where no portion of the sign is less than eight feet above the ground.

Sign, Roof. Any sign erected or constructed as an integral or essentially integral part of a normal roof structure, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space more than six inches.

Sign, Sidewalk. A temporary sign that can be placed on the sidewalk to advertise for the applicable property and is removed on a daily basis.

Sign, Snipe. A sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects and which is located within the public right-of-way.

Sign, Temporary. A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, inflatable device, or other like materials that identify symbols or messages related to the use or event, and intended to be displayed for a limited period of time.

Sign, Wall. A sign affixed directly to, painted on, or otherwise inscribed on an exterior wall and confined within the limits thereof of any building.

Sign, Wayfinding: Free standing signs designed specifically for a single organization, facility, or private property to guide people through its own environment.

Sign, Window. A sign that is applied or attached to the interior of a window, including windows and doors.

Site. A parcel of land or portion thereof devoted to or intended for use or occupied by a structure or a group of structures.

Small-Scale Wind Energy Turbine (SWET). A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, whose total height is between zero and 75 feet above natural grade. SWETs shall have a rated capacity of not more than 60 KW, be intended primarily to produce energy for on-site power consumption and reduce the need to purchase utility power from the grid, and have the ability to sell power back to the grid.

Solar Access. A view of the sun, from any point on the collector surface, that is not obscured by any vegetation, building, or object located on parcels of land other than the parcel upon which the solar collector is located, between the hours of 9:00 AM and 3:00 PM Standard time on any day of the year.

Solar Collector. A device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.

Solar Collector Surface. Any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. Collector surface does not include frames, supports and mounting hardware.

Solar Energy. Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System, Passive. A system that converts sunlight into heat without transforming it to electricity.

Solar Energy System. A device for converting sunlight into electricity.

Solar Energy System Removal Costs. The estimated costs, as approved by the city engineer, that will be incurred to decommission and remove all components of a solar energy system from the real property on which it is constructed.

Specified Sexual Activities.

- Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
- Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast(s); or
- Excretory functions as part of or in connection with any of the activities set forth in (1) and (2) above.

Stacking Lane. A waiting area for motorists who remain in their vehicles awaiting service at a drive-through establishment.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than six feet above grade as defined in this section for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined in this section at any point, such basement, cellar or unused above-floor space shall be considered as a story.

Street. A public right-of-way which affords primary means of access to abutting property, and also includes an avenue, highway, road, or way, or however otherwise designated. Streets are further classified by functional classification and street type as defined in Section 5.2.3, Streets.

Street Width. The width of the street surface measured at right angles from face of curb to face of curb.

Street, Primary. Street, primary arterial, means a street which is the major interconnection within a community transportation system providing major access routes within the community and its environs.

Street, Private. A street serving as vehicular access to one or more parcels of land and which is not dedicated to the public but is owned and serviced by one or more private parties.

Street, Side. Shall mean the secondary (by volume and/or size) street at intersections.

Structural Alteration. Any change, other than incidental repairs, which would prolong or modify the life of the supporting members of a building, such as bearing walls, columns, beams, girders or foundations.

Structure. Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, recreational vehicles not meeting the exemption criteria specified in Section 4.1.9(C) of this division and other similar items.

Structure, Nonconforming. Any structure lawfully existing on the effective date of this LDC, or any amendment to it rendering such structure nonconforming, which does not comply with all of the standards and regulations of this LDC or any amendment thereto.

Structure, Principal. The principal building on a parcel of land.

Structure Ridgeline. The line along the top of a roof or top of a structure, if it has no roof.

Subdivider. Any person commencing proceedings under this article to effect a subdivision of land under this LDC for himself/herself or for another.

Subdivision. The separation of an area, parcel, or tract of land into two or more parcels, tracts, lots, or long-term leasehold interests where the creation of the leasehold interest necessitates the creation of streets, roads, or alleys, for residential, commercial, industrial or other use or any combination thereof, except those separations:

- Where all the resulting parcels, tracts, lots, or interests will be 20 acres or larger in size and 500 feet in width for residential uses and five acres or larger in size for commercial and industrial uses.
- Creating cemetery lots.
- Resulting from court orders or the adjustment of a lot line by the relocation of a common boundary.

Substantial Damage. Damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement. Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local city planner and code enforcement official and which are the minimum necessary to assure safe living conditions.
- Any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure." For the purpose of this division, "historic structure" shall be as defined in Code of Federal Regulations, Part 59.1.

Surfaced. A road, driveway, approach, or parking lot which consists of gravel, crushed rock, limerock, bituminous surface, concrete surface, or other similar material.

Telecommunication Facility. A facility that transmits and/or receives electromagnetic signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals and telecommunication towers or similar structures supporting the equipment, equipment buildings, parking areas, other accessory development and related equipment.

Telecommunication Facility, Collocated. A telecommunication facility comprised of a single telecommunication tower or building supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity.

Telecommunication Facility, Commercial. A telecommunication facility that is operated primarily for a business purpose or purposes.

Telecommunication Facility, Multiple-user. A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity, excluding research and development industries with antennas to serve internal uses only.

Telecommunication Facility, Non-commercial. A telecommunication facility that is operated solely for a non-business purpose.

Temporary Family Health Care Dwelling. A mobile residential dwelling providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that meets the requirements of LDC Section 2.10.4.

For purposes of this section, the following terms have the meanings given.

Caregiver means an individual 18 years of age or older who:

- (1) Provides care for a mentally or physically impaired person; and
- (2) Is a relative, legal guardian, or health care agent of the mentally or physically impaired person for whom the individual is caring.

Instrumental activities of daily living means activities related to living independently in the community, including but not limited to: meal planning, preparation, and cooking; shopping for food, clothing, or other essential items; laundry; housecleaning; assistance with medications; managing finances; communicating needs and preferences during activities; arranging supports; and assistance with traveling around and participating in the community.

Mentally or physically impaired person means a person who is a resident of this state and who requires assistance with two or more instrumental activities of daily living as certified in writing by a physician, a physician assistant, or an advanced practice registered nurse licensed to practice in this state.

Relative means a spouse, parent, grandparent, child, grandchild, sibling, uncle, aunt, nephew, or niece of the mentally or physically impaired person. Relative includes half, step, and in-law relationships.

Temporary Storage Container. A portable structure or container that allows for storage of goods or materials, on- or off-site and which is not permanently affixed to a foundation. Temporary storage containers can include semi-tractor trailers if they are used for storage and not transport.

Total Height (WET). The combined height as measured from the natural grade at the base of the tower to the tip of the rotor blade when extended vertically 90° from the horizontal plane of the ground.

Tower. A vertical structure that supports the electrical generator, rotor, and blades, of a wind energy conversion system, or the meteorological equipment.

Tower Height. The height as measured from the base of the tower at the foundation to the top of the monopole tower.

Tower, Telecommunication. A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support antennas. A ground- or building-mounted mast greater than ten feet tall and six inches in diameter supporting one or more antenna, dishes, arrays, etc., shall be considered a telecommunication tower.

Tower, Guyed. A monopole or lattice tower that is tied to the ground and supported by diagonal cables attached to concrete and steel anchors embedded in the ground.

Tower, Monopole. The type of tower that is self-supporting with a single shaft of wood, steel, fiberglass, or concrete, on which the nacelle and blades are located.

Traffic Safety Visibility Triangle (Area). An area of a lot or parcel where landscaping and development is restricted adjacent to the intersection of streets with other streets or with driveways in order to protect traffic visibility at intersections (See Section 3.1.6, Height Measurement, Limits and Exceptions). Where this ordinance refers to Traffic Safety Visibility Area this term is meant to mean Traffic Safety Visibility Triangle. Where this ordinance to Traffic Safety Visibility Triangle this term is meant to mean Traffic Safety Visibility Area.

Use. Any purpose for which a lot, building, or other structure, or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

Use, Accessory. A use subordinate to and servicing the principal use or structure on the same lot and customarily incidental thereto.

Use, Conditional. A use which may be appropriate or desirable in a specified zone, but requires special approval through a Conditional Use Permit (See Section 8.5.9, Conditional Use Permit) because, if not carefully located or designed, it may create special problems such as excessive height or bulk or abnormal traffic congestion.

Use, Nonconforming. Any use lawfully being made of any land, building, or structure on the effective date of this LDC or any amendment thereto rendering such use nonconforming, which does not comply with all of the regulations of this LDC or any amendment thereto.

Use, Principal. The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

Use, Temporary. A use that may be permitted for a specified period of time. Temporary uses may require a Temporary Use Permit in compliance with Section 2.11, Temporary Uses and Structures, and may be subject to additional building and zoning requirements.

Variance. A modification or variation of the requirements of this LDC, authorized by the zoning board of appeals, in accordance with Section 8.5.16, Variance.

Vehicles. Automobiles, trucks, trailers, railroad cars, construction equipment, and other such mobile equipment whose major purpose is other than the display of advertising.

Wetland. Land that is annually subject to periodic or continual inundation by water and commonly referred to as a "bog," "swamp," or "marsh."

Wind Energy Conversion System (WECS). An electrical generating facility comprised of one or more wind turbines and accessory facilities, including but not limited to: power lines, transformers, and substations that operate by converting the kinetic energy of wind into electrical energy. The energy may be used on-site or distributed into the electrical grid.

Wind Energy Conversion System, Commercial. A WECS of equal to or greater than 100 kW in total nameplate generating capacity.

Wind Energy Conversion System, Micro. A wind energy conversion system of 2 kW nameplate generating capacity or less.

Wind Energy Conversion System, Non-Commercial. A WECS of less than 100kW and greater than 2kW in total nameplate generating capacity.

Wind Energy Turbine (WET). Any structure or facility used for the converting of wind energy to electric power, including, but not limited to, towers, blades, motors, transformers, transmission wires, buildings, monopoles or other support structures, constructed, installed or operated, or to be constructed, installed or operated.

Workshop. A detached accessory building used for the creation of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

Yard. A required open space on a lot which is unoccupied and unobstructed by a structure from its lowest level to the sky except as permitted by this LDC. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.

Yard, Front. A yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right-of-way line to the depth required in the setback or build-to-line regulations for the applicable zoning district.

Yard, Rear. An open, unoccupied space on a lot, except for accessory structures as herein permitted, extending across the rear of the lot from one side lot line to the other side lot line.

Yard, Side. An open, unoccupied space or spaces on one or more sides of a principal structure extending from the structure to the side lot line.

ZBA. The Zoning Board of Appeals for the City of Northfield.

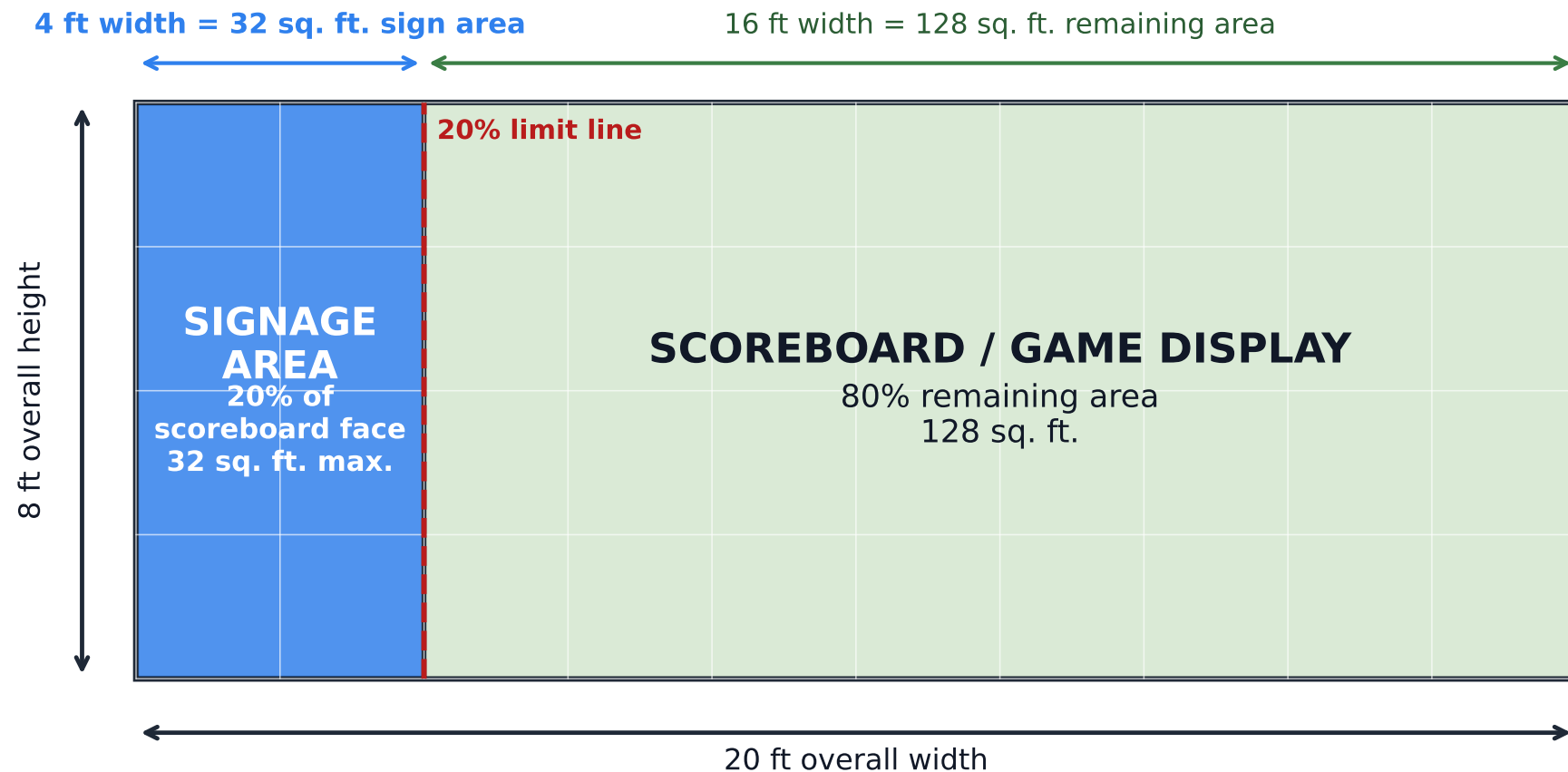
Zoning Amendment. A change, authorized by the city in accordance with Section 8.5.14, Text and Zoning Map Amendments, that either changes the zoning district on the zoning map or changes the text of this LDC.

Zoning District. An area within the city limits for which the regulations and requirements governing use are uniform as defined by Section 2.2, Establishment of Zoning Districts.

(Ord. No. 971, 6-16-2015; Ord. No. 973, 7-7-2015; Ord. No. 985, 2-7-2017; Ord. No. 1000, § 1, 6-4-2019; Ord. No. 1045, § 4, 10-18-2022; Ord. No. 1049, § 4, 1-17-2023; Ord. No. 1067, § 4, 10-15-2024)

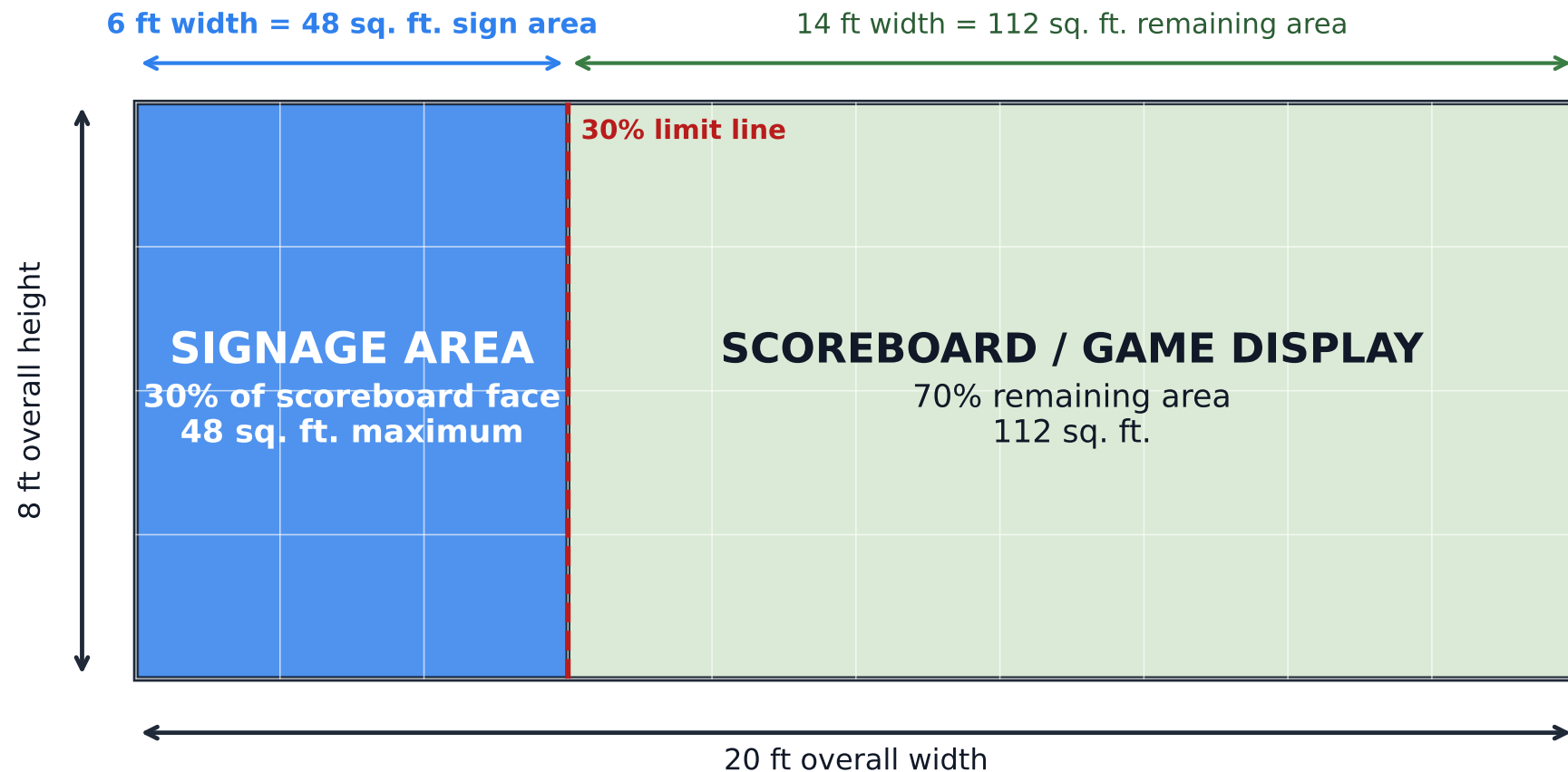
Illustrative Scoreboard Signage Diagram

Example: 160 sq. ft. scoreboard face with 20% maximum allowable signage



Illustrative Scoreboard Signage Diagram

Example: 160 sq. ft. scoreboard face with 30% maximum allowable signage





Existing Soccer Complex Signs

- Wayfinding is exempt when it does not contain commercial messages
- Limited size of commercial message
- Visual emphasis on wayfinding



- Existing high school athletic field signs
 - Not permitted under current code
 - Oriented toward Division St.
 - Not visible from event seating
- Proposed change:
 - Allowed on interior of fence
 - Oriented towards event audience/participants
 - No zoning certificate required
 - Applies to all sports facilities (track, tennis courts, baseball, etc.)



Owatonna Football Scoreboard

- Video component 16'10" x 30'
- Estimated 35' x 30' total size; 45' tall from grade
- Approx 20% advertising space
 - Not including video screen

NORTHFIELD HIGH SCHOOL, NORTHFIELD, MN



Proposed Front of NHS Football Scoreboard

- Video component 12'6" x ~24'
- 26'6" x 32' total size; 36'6" tall from grade
 - Current maximum pylon sign height in any district is 20'
- Approx 20% advertising space
 - (As shown)
 - Not including full video screen



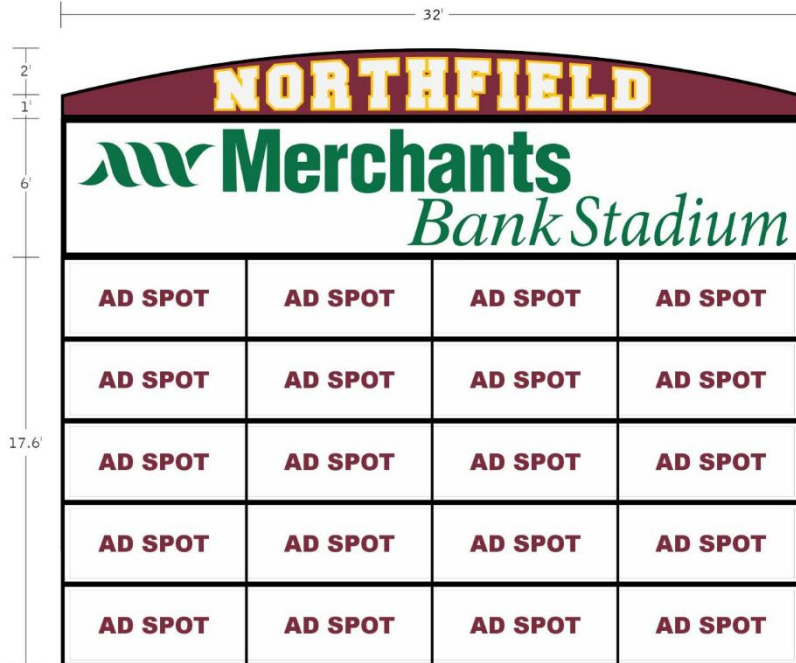
SIGNATURE OF APPROVAL _____

DATE _____

This rendering is for conceptual purposes only. It may not be to exact scale or specifications and should not be used for installation purposes. Every effort has been made to make it as accurate as possible. Beams and or pillars are for illustration only. Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures. THIS DRAWING IS THE PROPERTY OF NEVCO INC. AND SHALL NOT BE REPRODUCED, COPIED, SHARED or DISTRIBUTED WITH ANYONE OTHER THAN THE INTENDED STAFF OR CLIENT OF THE PROPOSED PROJECT WITHOUT THE EXPRESSED PERMISSION OF NEVCO INC.



NORTHFIELD HIGH SCHOOL, NORTHFIELD, MN



Proposed Back of NHS Football Scoreboard

- Faces interior to the school
- Approx 95% advertising space
 - (As shown)

SIGNATURE OF APPROVAL _____

DATE _____

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Legislation Text

File #: 26-428, Version: 1

Planning Commission Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Scott Wopata, Community Development Director

Gracewin Senior Cooperative Site Plan Discussion

Action Requested:

No formal action is requested. Staff and the developer of Gracewin Senior Cooperative will discuss potential variance concerns related to the proposed site plan with the Planning Commission.

Summary Report:

Gracewin Senior Cooperative is a proposed senior housing project just north of North Avenue in the new Cedar Meadows development. In April 2026, the developer met with City staff in a pre-application meeting to review their initial site plan. The developer has made their site plan through iterations of the project with the intent of meeting the Land Development Code based on staff feedback. The parcel is zoned as N2-B and has specific minimum and maximum setbacks. Additionally, there is a utility easement on the southeast portion of the property. The developer's proposed building plan does not conform with the Land Development Code standards for two main reasons:

- 1) Setbacks: The building, specifically the front facade, is not within the minimum and maximum setback established by the code.
- 2) Irregular Shape of Building: All residential development shall be located parallel to the associated street or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative orientations. Such alternative orientations shall be subject to approval by the city planner.

The applicant has not yet submitted a site plan for full review so other issues may arise. Staff have provided feedback that other shapes of buildings would be in line with the intent of the Land Development Code. However, the developer feels strongly that the best possible product for a senior cooperative is represented in their current proposal. The developer will present and discuss their rationale with Planning Commission as part of their presentation.

Because this project is so closely aligned with Northfield's Strategic housing goals and is a successful product that has been deployed in other communities, Community Development Director Wopata has chosen to bring this project to the Planning Commission for discussion and consideration as an example of where housing development has encountered perceived barriers based on Northfield's Land Development Code. While pre-application meetings and site plan reviews are traditionally conducted administratively by staff, the developer has agreed to a discussion with the Planning Commission to receive feedback about potential variances needed

for their project.

Based on questions, feedback, concerns, and comments from the Planning Commission, the developer will decide if they should proceed with a full site plan submission and anticipated variance applications based on their current plan. A significant required redesign of the building may risk being too cost-prohibitive for the project.

City Plans & Policies Relevance:

Strategic Plan Core Priorities:

-Improve Financial Strength

-Increase Housing Availability

...This goal focuses on making sure there are homes that fit all stages of life and income levels-whether you're just starting out, raising a family, or looking to downsize. It's about keeping Northfield welcoming and livable for everyone.

-Achieve Infrastructure Sustainability

We're prioritizing a flood-resilient community, a dam-free river, and safer streets for pedestrians. This includes smart investments and essential repairs to ensure our infrastructure serves us today-and for generations to come.

-Enhance Service Delivery

LDC Purpose and Intent:

1.1.1 Maintain and enhance the community's small town character.

1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.

1.1.11 Ensure that proposed development is of a human scale, primarily pedestrian-oriented to the extent appropriate, and designed to create exceptional streetscapes and pedestrian spaces.

1.1.12 Minimize vehicle traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective multi-modal traffic circulation (e.g., pedestrian, bicycle, and vehicular), and adequate on- and off-street parking facilities.

N2-B Zoning District Purpose and Intent:

The N2 district will create a pedestrian-friendly environment, such as found in the R1 district, with strong neighborhood qualities, such as a grid-like street pattern, consistent *block* size, compact development, a range of housing types and architectural styles, street connectivity, sidewalks, and homes located in close relationship to the street. In addition, the N2 district will include greenways and natural areas, and options for neighborhood-serving commercial. This development pattern is the preferred future pattern for the city, as expressed in the comprehensive plan.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

August 20, 2026 discussion with Planning Commission

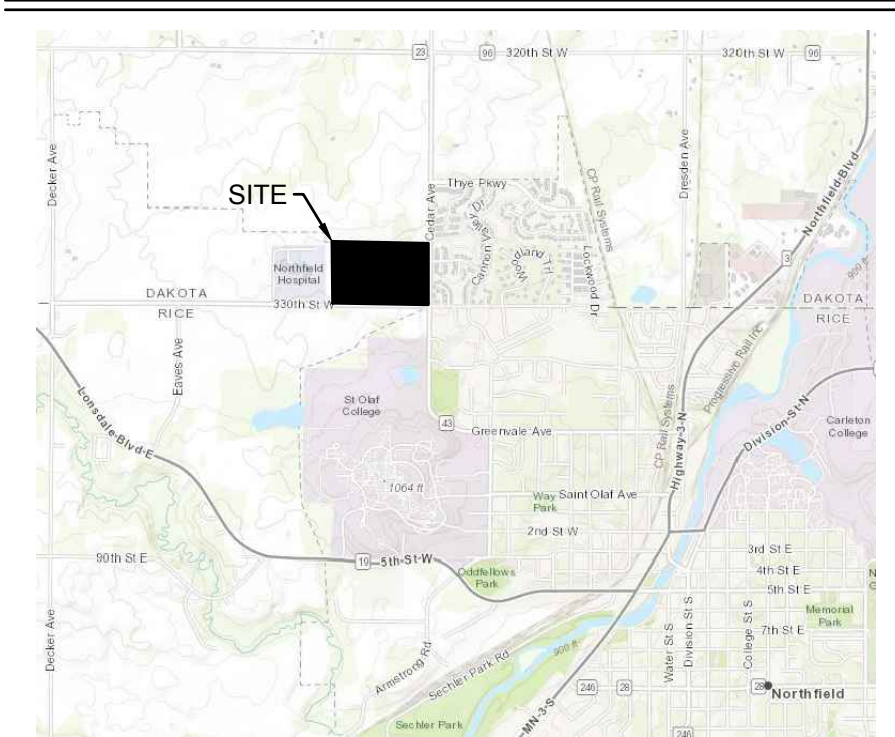
September 17, 2026 potential public hearing for variance application(s)

CONSTRUCTION PLANS

CEDAR MEADOWS 1ST ADDITION

NORTHFIELD, MN

LOCATION MAP N.T.S.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CEDAR MEADOWS DEVELOPMENT 1ST ADDITION

NORTHFIELD, MN, 55057

NORTH AND CEDAR, LLP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 06/23/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
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DRAWING TITLE

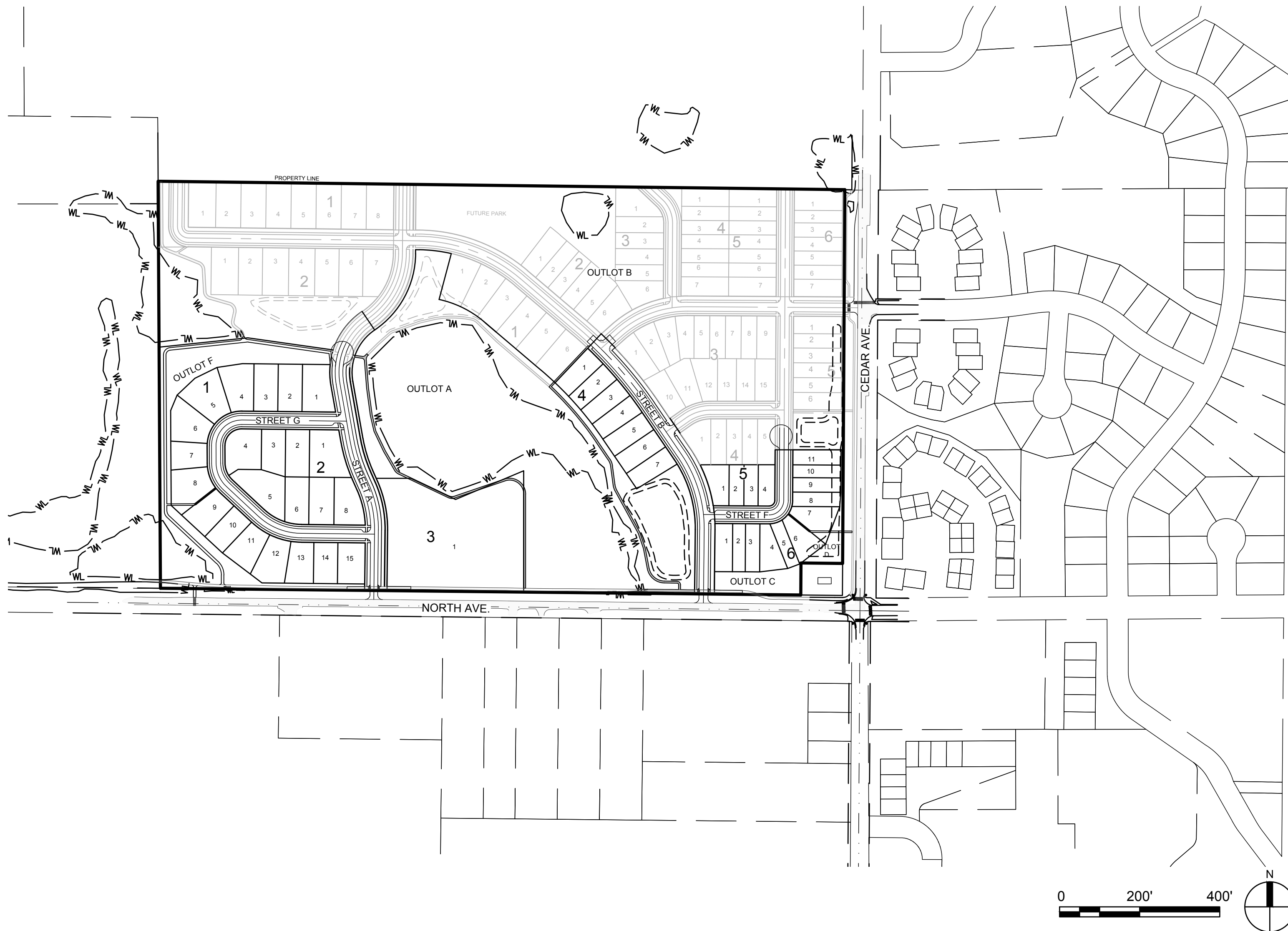
COVER SHEET

DRAWING NO.

C1

PAGE: 1 OF 26

PLOTTED: 1/5/2024	COMM. NO. 16826
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4	C4	OVERALL GRADING PLAN
5	C5	WEST GRADING PLAN
6	C6	EAST GRADING PLAN
7	C7	GRADING ENLARGEMENTS PLAN
STORMWATER POLLUTION PREVENTION PLAN		
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APPLICANT

NORTH AND CEDAR, LLP
PO BOX 219
VICTORIA, MN 55386
TIM BROWN: 612-802-6948

SURVEYOR / ENGINEER

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

LANDSCAPE ARCHITECT

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

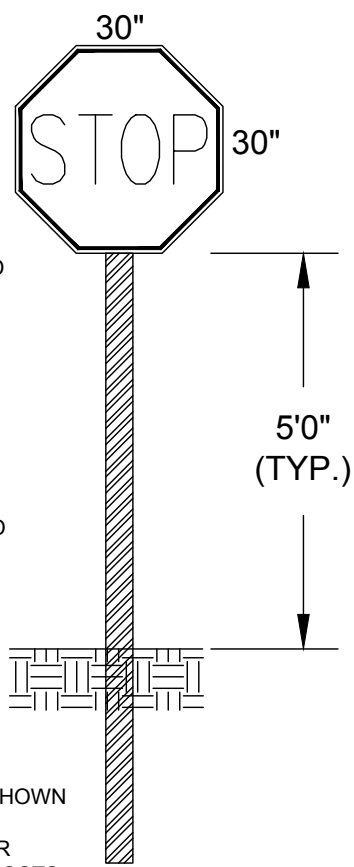
SIGNS:
INSTALL PER MN MUTCD REGULATIONS.
COMMON SIGN SIZES:
STOP - R1-1, 30" X 30"
NO PARKING ANY TIME - R7-2A, 12" X 18"
DO NOT ENTER - R5-1, 30" X 30"
RIGHT TURN ONLY - R3-5(R), 30" X 36"
ONE WAY - R6-2, 24" X 30"

ALL SIGNS SHALL BE LYLE SIGNS OR APPROVED EQUAL.
ALL SIGNS WILL HAVE "3M" HIGH INTENSITY REFLECTIVE SHEETING OR APPROVED EQUAL.
ALL SIGNS SHALL BE ON ALUMINUM PLATE.
ALL SIGNS UP TO 18" SHALL BE .080 MIN. THICKNESS.
ALL SIGNS OVER 30" SHALL BE 0.100 MIN. THICKNESS.
ALL SIGNS TO BE SIZED ACCORDING TO MN MUTCD MANUAL.
AND PUNCHED WITH 3/8" HOLES MEETING MNDOT SPECS.

POSTS:
THE SIGN SUPPORTS WILL BE A U CHANNEL POST, PAINTED GREEN.
THE POSTS SHALL BE 2 & 3 LBS. PER FT. AND 6.7 AND 8" IN LENGTH.
ALL SIGNS UP TO 18" SHALL BE MOUNTED ON 2 U-CHANNEL POSTS, EACH 2 LBS.
ONE 7' LONG AND ONE 6' LONG. THE LONGER POST TO BE DRIVEN IN THE GROUND FIRST.
ALL SIGNS UP TO 30" SHALL USE A 8" - 3 LBS. POST AND A 7' - 2 LB. POST.
WITH THE 3 LB. POST DRIVEN INTO THE GROUND FIRST.
ALL SIGNS OVER 30" SHALL USE 2 SETS OF POSTS. (THE HEAVIER POST PLACED IN THE GROUND FIRST)
ALL U-CHANNEL POSTS WILL BE POUNDED 3" INTO THE GROUND.

PLACEMENT AND MOUNTING HEIGHTS:
ALL SIGNS AND COLLARS WILL BE PLACED BY THE CONTRACTOR. INSTALLATION OF STREET SIGN COLLARS SHALL TAKE PLACE PRIOR TO PLACEMENT OF TURF.
IN THE CASE A SIGN COLLAR IS TO BE PLACED IN CONCRETE, THE COLLAR SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF THE CONCRETE. SIGN LOCATIONS SHOWN ON THE DRAWINGS ARE ONLY APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED PRIOR TO INSTALLING ALL SIGNPOSTS. PROVIDE ENGINEER 48-HOUR NOTICE PRIOR TO SIGN INSTALLATIONS TO ALLOW FOR ADEQUATE STAKING TIME. ALL TUBE POST SHALL BE PLACED IN A 10" DIAMETER BY 3' DEEP CONCRETE FOOTING FLARED AT THE BOTTOM.

1 SIGN & POST SPECIFICATIONS
NTS



1. USE LYLE SIGN, "NO PARKING FIRE LANE, LR7-22 OR APPROVED EQUAL. SIGN MUST BE A MINIMUM OF 12" X 18", ALUMINUM PLATE, .080 MIN. THICKNESS, HIGH INTENSITY SHEETING, INSTALLED AT A HEIGHT 5' ABOVE GROUND, WITH RED LETTERING ON WHITE BACKGROUND (STANDARD).

2. THE SIGN SUPPORTS WILL BE A U POST, PAINTED GREEN. THE MATERIALS AND INSTALLATION REQUIREMENTS ARE PER DETAIL STRT-17 UNDER THE "POSTS" SECTION.

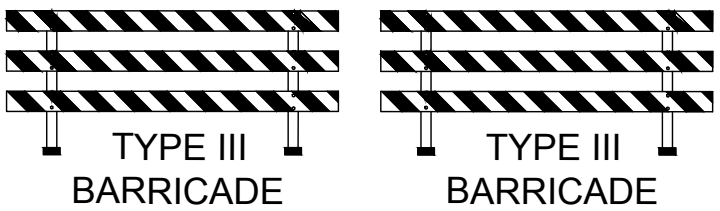
3. THE SUPPORTING POSTS SHALL BE SET BACK A MINIMUM OF 12" BUT NOT MORE THAN 36" FROM THE CURB ON BOTH SIDES OF THE FIRE LANE/PRIVATE DRIVE.

4. ALL SIGNS SHALL FACE THE DIRECTION OF TRAVEL AND BE INSTALLED ACCORDING TO THE LOCATIONS IDENTIFIED BY THE CITY ON THE APPROVED SITE PLAN FOR THE DEVELOPMENT.

5. A FIRE LANE SHALL BE REQUIRED IN FRONT OF FIRE DEPARTMENT CONNECTIONS EXTENDING 5 FEET ON EACH SIDE AND ALONG ALL AREAS DESIGNATED BY THE BUILDING OFFICIAL.

GENERAL NOTES

1. SEE SHEET C23 FOR STREET, SIDEWALK. AND R.O.W. DIMENSIONS.



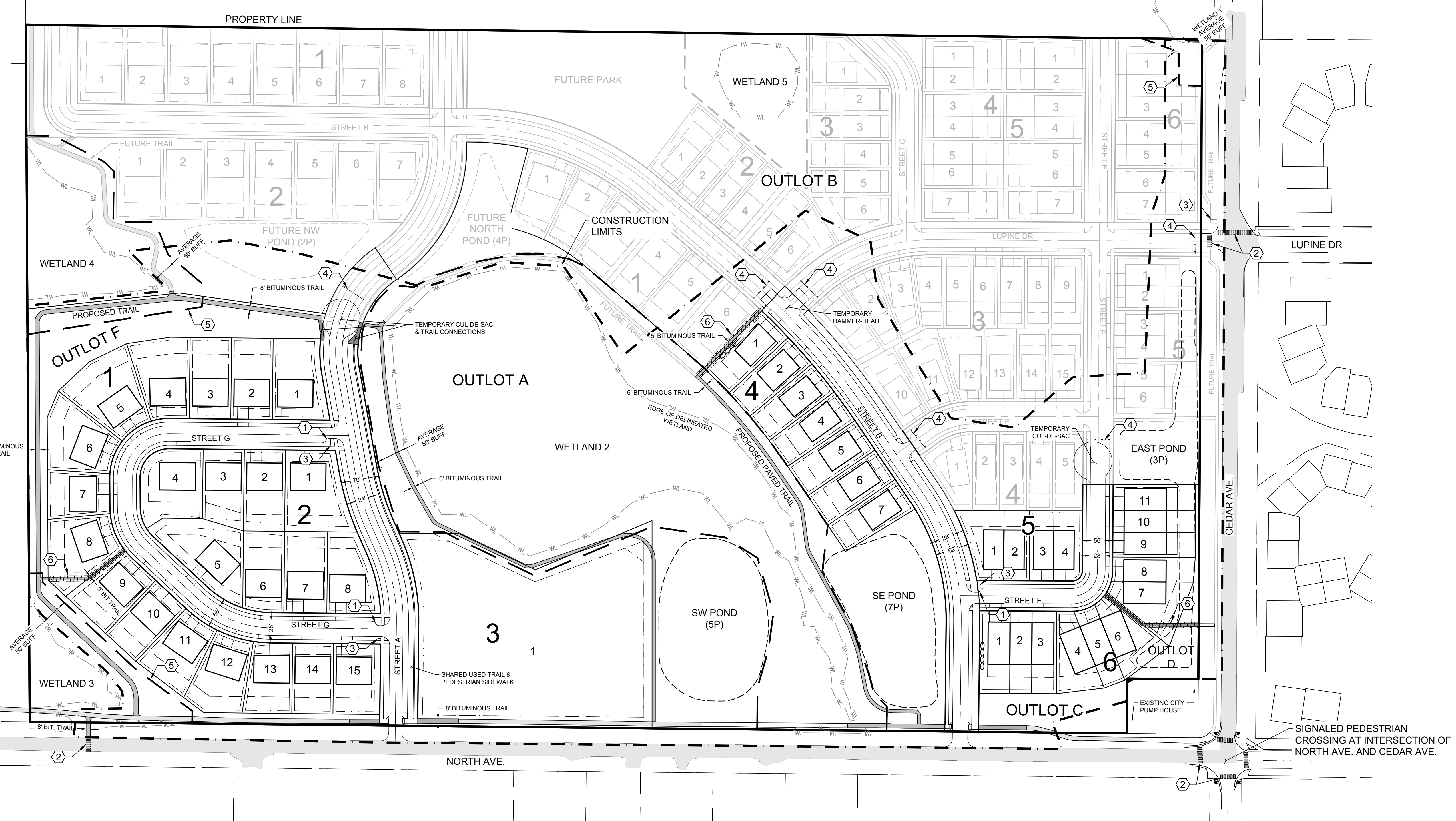
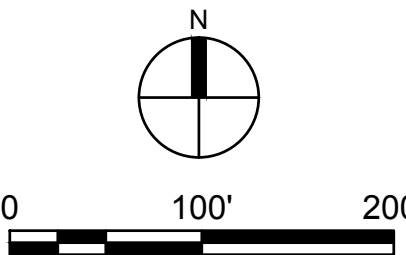
2 TYPICAL TYPE III CONSTRUCTION BARRICADE
NTS

KEY NOTES

- 1 TAPERED CURB AT TEE INTERSECTIONS
2 PEDESTRIAN CROSSWALK
3 STOP SIGN MOUNTED ON POST WITH STREET SIGNS.
4 INSTALL TYPE III BARRICADE SIGNS. SIGN LETTERING TO READ "ROAD WILL BE EXTENDED IN THE FUTURE".
5 INSTALL WETLAND BUFFER SIGNAGE EVERY 200 LF. WETLAND BUFFER SIGNAGE SHALL ADHERE TO CITY OF NORTHFIELD ORDINANCE.
6 10 FOOT WIDE TRAIL EASEMENT

LEGEND

- PROPERTY LIMITS
CONSTRUCTION LIMITS
ADJACENT PROPERTY
EXISTING WETLAND
WETLAND BUFFER
PROPOSED POND
FUTURE POND
ROAD CENTERLINE
PROPOSED STOP SIGN
PROPOSED PEDESTRIAN CROSSING
PROPOSED TRAIL





ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CEDAR MEADOWS DEVELOPMENT 1ST ADDITION

NORTHFIELD, MN, 55057

NORTH AND CEDAR, LLP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 06/23/2023 LICENSE NO. 57224

REVISION LOG		
NO.	DATE	DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS		
DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF

DRAWING TITLE

OVERALL SITE & SIGNAGE PLAN

DRAWING NO.

C3

PAGE: 3 OF 26

PLOTTED: 1/5/2024	COMM. NO. 16826
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N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

- 1) *Building Height - 50 feet max*
 - a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
- 2) *Side facades must devote 15% of their faces to glazing*
- 3) *Building facade off-sets*
 - a) Must occur at 40 lineal foot intervals upon the facade
 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) *Building entrances shall face the street which holds the building address*

from Section 3.2.2

Standards Common to all residential districts: Building Orientation

from Table 3.2-2

- 1) *Building Set-Backs*
 - a) Front = 15 feet minimum / 25 feet maximum
 - b) Side (corner) = 15 feet minimum / 25 feet maximum
 - c) Rear = 20 foot minimum

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

1) Building Height - 50 feet max

- a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
Building has a 6/12 pitched roof. The eaves are located +/- 29'-4" above grade; peak is approx 47' above grade.
- portion of roof over 40' above grade are set back +/- 21' from the face of the building.

2) Side facades must devote 15% of their faces to glazing

Building complies on all side facades

3) Building facade off-sets

- a) Must occur at 40 lineal foot intervals upon the facade
- b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
Building complies on all sides

4) Each apartment unit at grade shall have a separate entrance.

All first floor units at grade have an exterior door with an adjacent patio. The patios are connected to each other and the public trail.

5) Building entrances shall face the street which holds the building address

from Section 3.2.2

Standards Common to all residential districts: Building Orientation

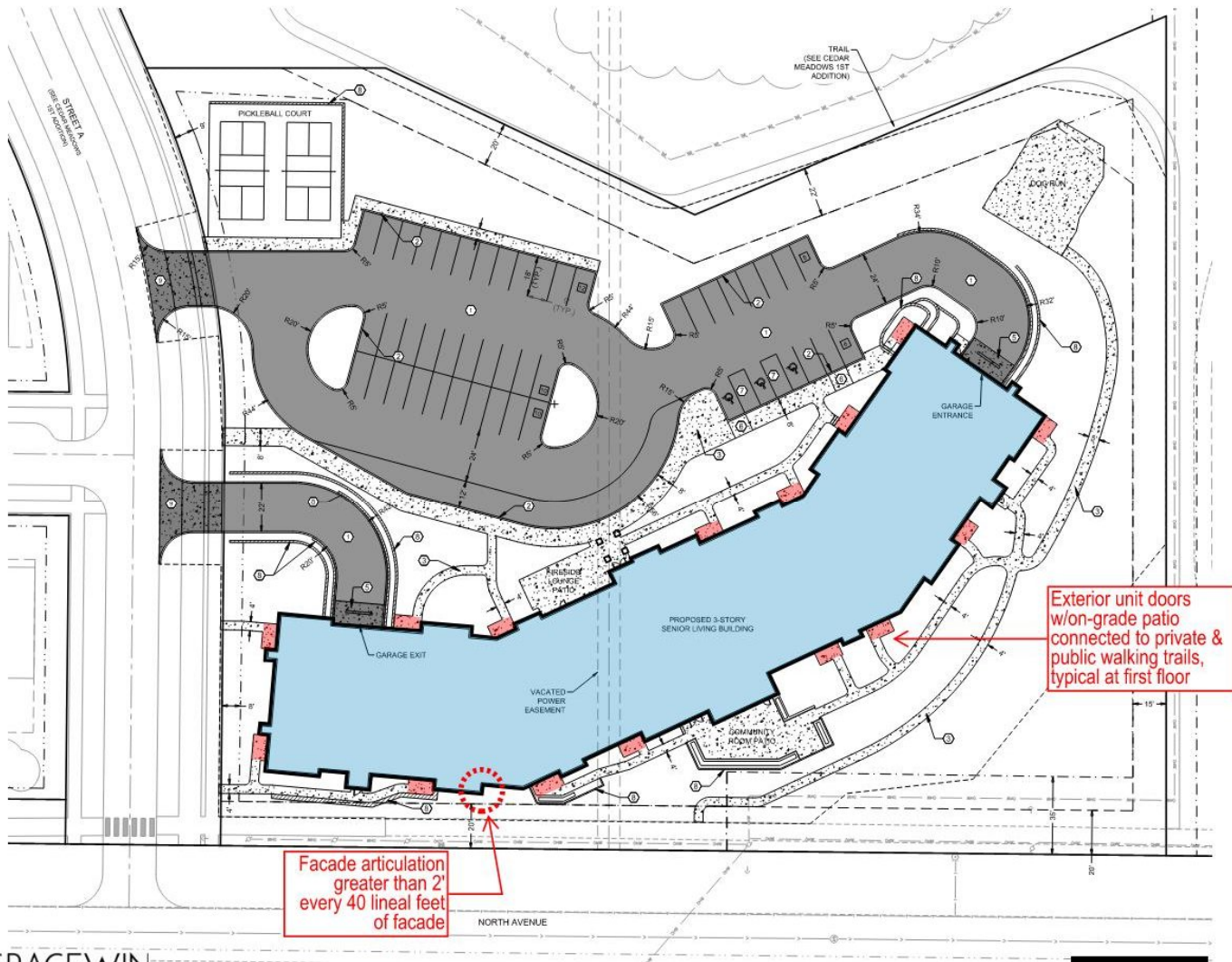
from Table 3.2-2

1) Building Set-Backs

- a) Front = 15 feet minimum / 25 feet maximum
- b) Side (corner) = 15 feet minimum / 25 feet maximum
- c) Rear = 20 foot minimum



4 EXTERIOR ELEVATION - 4
1/8" = 1'-0"



GRACEWIN
COOPERATIVE
NORTHFIELD

Original Site Plan

NILE

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

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 - a) portions of building taller than 40' shall be set back 5 feet from the lower building facade.
- 2) Side facades must devote 15% of their faces to glazing
- 3) *Building facade off-sets*
 - a) Must occur at 40 lineal foot intervals upon the facade
 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) **Building entrances shall face the street which holds the building address**
Add new building entrance to west facade.

from Section 3.2.2

Standards Common to all residential districts: Building Orientation (Section 3.2.2)

"... **residential development shall be located parallel to the associated street** or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative orientations."

- **Move building tighter to southwest property corner and rotate to align with intersection**

from Table 3.2-2

1) **Building Set-Backs**

- a) **Front = 15 feet minimum / 25 feet maximum**
- b) **Side (corner) = 15 feet minimum / 25 feet maximum**
- c) **Rear = 20 foot minimum**

N2 Neighborhood General 2 District

Residential Development Standards:

- N2 district standards for Multi-Family Buildings (with 9 or more units)
from Sections 2.9.16

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 - b) Wall offset must project or recess 2 feet minimum from the adjacent parallel face of the wall.
- 4) *Each apartment unit at grade shall have a separate entrance.*
- 5) *Building entrances shall face the street which holds the building address*

from Section 3.2.2

Standards Common to all residential districts: Building Orientation (Section 3.2.2)

from Table 3.2-2

1) Building Set-Backs

- a) **Front = 15 feet minimum / 25 feet maximum**
- b) **Side (corner) = 15 feet minimum / 25 feet maximum**
- c) **Rear = 20 foot minimum**

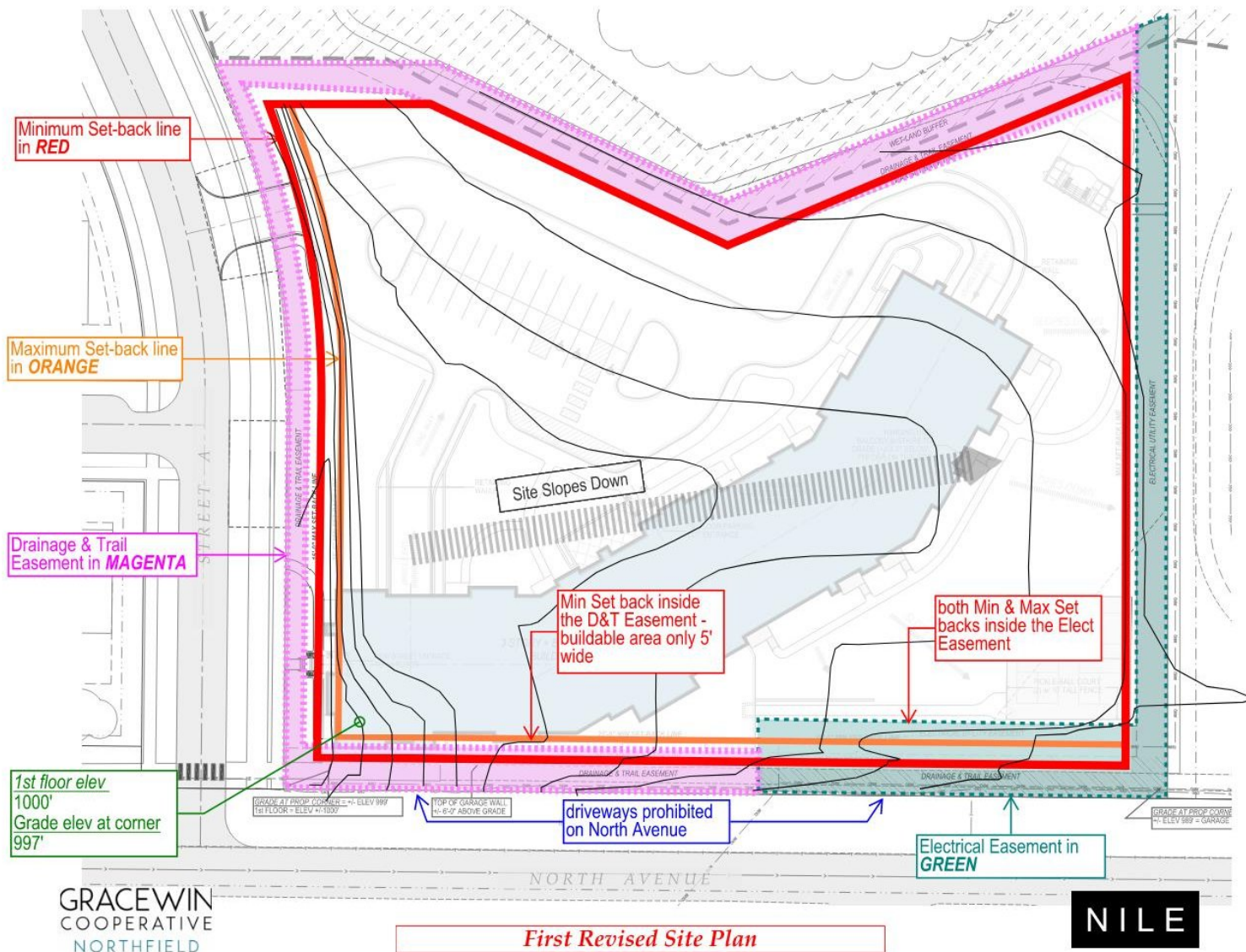
Easements unique to this site:

- *Drainage & Trail at: West Property Line (Building Front) = 8' wide / South Property Line (Side-Corner) = 20' wide*
- *Underground Electrical at: South Property Line (Side-Corner) = 35' wide at East 200' of lot / East Property Line (Rear) = 8' wide*

Vehicle Entrances Prohibited from North Avenue

Sloping Site & Proximity to Storm-Ponds

- *Site slopes down +/- 10 from west to east*
- *Lowest building floor elevation (garage level) must be 2' above the lowest storm pond elevation (to east of site)*
- *First floor of building is 3' above grade at southwest property corner*







Legislation Text

File #: 26-429, Version: 1

PC Meeting Date: August 20, 2026

To: Members of the Planning Commission

From: Mathias Hughey, AICP, Interim City Planner

Staff Updates.

Action Requested:

Staff provide updates to the Planning Commission.

Summary Report:

City Council & Board/Commission Updates

- The upcoming agenda items list is attached for reference.

Zoning Code Update & Redesign

- Houseal Lavigne (HL) has summarized and posted all the feedback given from the kick-off/open house in March, the focus group meetings, the Zoning Technical Advisory Committee and the Zoning Policy Advisory Committee on the website (link in attachments).
- HL presented the Preliminary Recommendations Report to the Zoning Policy Advisory Committee on Monday August 17. The report will be made publicly available via the project website shortly.

Planning Applications & Related Updates

- Park & Trail Dedication Fees: Staff continue to work on this item as time allows. The Public Works department is assisting with the review of the cash-in-lieu aspect of this code section as well.
- See the hyperlink in the attachments for the City's Development Map.
- Archer site: The redevelopment process continues for the site. The site plan has been approved.
- Cedar Meadows: site work is underway.
- A site plan review is underway for a 7-Brew drive-through coffee establishment at 1910 Honeylocust Dr.
- Site plan review is complete and work is underway on the Acorn Mini Storage phase two project.
- Harvest Hills final plat and development agreement have been approved and final administrative work is being wrapped up.
- Highschool site work has begun.
- Cardinal Glass has started work on a planned expansion, for which it received a variance in 2025.
- Ames Mill Dam: Staff continue to work with Post Consumer Brands on transferring ownership of the dam. The dam is part of our Downtown Historic District. A certificate of appropriateness and Section 106 review will be required.

Training Opportunities

- The Maryland Department of Planning has free webinars on a variety of topics. Please see the link in

the attachments to view and/or subscribe.

- The National Alliance for Preservation Commissions (NAPC) has webinars related to historic preservation. The city is a member and can share webinar links if there is interest.
- The Ohio Planning chapter has webcast series available for free. The On-Demand Webcasts could be a current and good place to start as there is a webcast on technology, sustainability, equity, law and ethics.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timeline:

N/A



City of Northfield

Upcoming Agenda Items

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

City Council

Tuesday, August 18, 2026

TMP 26-390 2027-2028 Council Budget Town Hall Meeting.

Drafter: Angelstad

Notes: Special Meeting #1 (90 min.)

Tuesday, August 25, 2026

TMP 26-524 Consider Motion approving the Sibley Swale Park Improvement Plan.

Drafter: Tussing

Notes: Regular #2 (15 min)

TMP 26-525 Consider Motion approving the Oddfellows Park Improvement Plan.

Drafter: Tussing

Notes: Regular #1 (15 min)

TMP 26-571 Public Hearing Related to Resolution for Modified, Amended and Restated Resolution of the Economic Development Authority (EDA).

Drafter: Martig

Notes: Public Hearing #1 (10 min)

TMP 26-614 Consider Approval of Outdoor Dining Permit for Fraternal Order of Eagles Aerie #2242 dba Northfield Eagles #2242.

Drafter: Peterson

Notes: Consent

TMP 26-638 Consider Motion Approving Public Highway At-Grade Crossing Agreements with Union Pacific Railroad Company for Second Street and St. Olaf Avenue.

Drafter: Simonson

Notes: Consent

TMP 26-640 Consider Approving Disbursements totaling \$

Drafter: Grant

Notes: consent

TMP 26-650 Pending Settlement in the matter of xxxxx. Portions of this meeting will be closed to the public pursuant to Minn. Stat. § 13D.05, subd. 3(b).

Drafter: Martig

Notes: Closed Meeting #1 (__ min.); date of meeting still pending

TMP 26-653 Consider Approval of Software as a Service (SaaS) Agreement with LETAC USA, LLC for Policies360 and Procedures360

Drafter: Schroepfer

Notes: Consent

TMP 26-654 Consider Resolution Approving Professional Service Contract with Merchant McIntyre.

Drafter: Martig

Notes: Regular #5 (15 min.)

TMP 26-648 Resolution Waiving certain deadlines of the Cedar Meadows Development Agreement

Drafter: Hughey

Notes: Consent

TMP 26-513 Public Hearing for Wellhead Protection Plan Part 2 Update.

Drafter: Wagner

Notes: Public Hearing #2 (__ min.)

TMP 26-561 Consider Resolution Establishing Working Group and Approving Related Mayoral Appointments.

Drafter: Martig

Notes: Regular #4 (30 min.)

TMP 26-569 Consider Resolution for Modified, Amended and Restated Resolution of the Economic Development Authority (EDA).

Drafter: Martig

Notes: Immediately following Public Hearing #1 (__ min.)

TMP 26-573 Consider First Reading of Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: Consent

- TMP 26-191** 2026 Second Quarter Financial & Investment Updates
Drafter: Angelstad
Notes: consent
- TMP 26-143** City Administrator's Update.
Drafter: Martig
Notes: update
- TMP 26-152** Discuss Safe Streets and Roads for All (SS4A) Planning RFP- Scope of Services.
Drafter: Bennett
Notes: Regular #3 (__ min.)
- TMP 26-652** Oath of Office Ceremony for Northfield Police Department Officer Brady Fahning.
Drafter: Schroepfer
Notes: Presentation #1 (10 min)
- TMP 26-649** Consider Approval of August 13, 2026 City Council Special Meeting Minutes.
Drafter: Peterson
Notes: Consent
- TMP 25-771** Consider Approval of August 3, 2026 City Council Meeting Minutes.
Drafter: Peterson
Notes: consent
- TMP 25-772** Consider Approval of August 18, 2026 City Council Meeting Minutes.
Drafter: Peterson
Notes: consent

Tuesday, September 8, 2026

- TMP 25-846** Consider Resolution approving Contract with the State of Minnesota for the Reconstruction of the Mill Towns State Trail in Sechler Park.
Drafter: Bennett
Notes: consent
- TMP 26-647** Consider Resolution Declaring September 10-19, 2026 as Welcoming Week in the City of Northfield.

Drafter: Draper

Notes: consent

TMP 26-574 Consider Second Reading of Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: consent

TMP 26-575 Consider Motion Approving Summary Publication for Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: consent

TMP 25-960 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-989 Reports From the Mayor and Council Members.

Drafter: Martig

Notes: update

TMP 26-144 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 26-151 Consider Approval of Safe Streets and Roads for All (SS4A) Planning Grant with FHWA.

Drafter: Bennett

Notes: Consent

TMP 25-774 Consider Approval of August 25, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

Tuesday, September 15, 2026

TMP 26-154 Consider an update on Comprehensive Sewer Plan and Comprehensive Water Plan.

Drafter: Wagner

Notes: #1 (__ min.)

TMP 26-391 2027-2028 Budget Worksession.

Drafter: Angelstad

Notes: #2 (__ min.)

Tuesday, September 22, 2026

TMP 26-295 Consider Council Member Roles on Boards and Commissions for 2027-2028.

Drafter: Hoffman

Notes: Regular #__ (15 min.)

TMP 26-406 Approve the proposed 2027 Northfield Area Fire & Rescue Service Budget and Capital Equipment Plan and Related City of Northfield of Fire Department 2027s Contribution.

Drafter: Martig

Notes: consent

TMP 26-006 Summary Publication Notice for the Text Amendment to Park Dedication Fees.

Drafter: Schmidt

Notes: consent

TMP 26-179 Consider Approval of Sale of Property at 1600 Riverview Ln by Northfield Hospital + Clinics.

Drafter: Bennett

Notes: #1 Immediately Following Public Hearing #1 (5 min.)

TMP 26-185 Consider Approval of Grant Contract Agreement with the State of Minnesota for Local Housing Trust Fund Grant (2025) in the Amount of \$150,000.

Drafter: Hanson

Notes: consent

TMP 26-393 Consider Adoption of Utility Rates for 2027.

Drafter: Wagner

Notes: Consent

TMP 26-394 Consideration of a Preliminary 2027 General Fund Budget and Establishing a Date and Time for the Public Hearing.

Drafter: Angelstad

Notes: Regular #1 (30 min.)

TMP 26-395 Consideration of Resolution Adopting a Proposed 2026 Total Tax Levy Payable in 2027, includes HRA & EDA.

Drafter: Angelstad

Notes: Regular #2 (5 min.)

TMP 25-892 Adopt Changes to Fees and Charges.

Drafter: Peterson

Notes: consent

TMP 26-633 Consider First Reading of Ordinance Removing the Overnight Winter On-Street Parking Ban

Drafter: Bennett

Notes: Immediately after public hearing

TMP 25-990 Reports From the Mayor and Council Members.

Drafter: Martig

Notes: update

TMP 26-177 Public Hearing on Sale of Property in at 1600 Riverview Ln (Northfield Hospital + Clinics)

Drafter: Bennett

Notes: Public Hearing #1 (5 min.)

TMP 26-145 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-775 Consider Approval of September 8, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-776 Consider Approval of September 15, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

Tuesday, October 6, 2026

- TMP 25-895** Consideration of Approval of the 2026 Budget for the Convention and Visitors Bureau.
Drafter: Martig
Notes: consent
- TMP 26-003** First Reading of Ordinance to Amend Chapter 34: Land Development Code: Article 5. Subdivision of Land. 5.26 Parks, Trails and Open Space Dedication Related to Park & Trail Dedication Fees.
Drafter: Schmidt
Notes: Regular #__ (__ min.); Pending PC action (tentative 9/17)
- TMP 25-962** City Administrator's Update.
Drafter: Martig
Notes: update
- TMP 25-777** Consider Approval of September 22, 2026 City Council Meeting Minutes.
Drafter: Peterson
Notes: consent

Tuesday, October 13, 2026

- TMP 26-396** 2027-2028 Budget, 5-Year Capital Improvement Plan and 5-Year Capital Equipment Plan.
Drafter: Bennett
Notes: #1 (__ min.)

Tuesday, October 20, 2026

- TMP 26-419** Consider Approval of Acceptable Tree and Shrub Planting Genome in City of Northfield.
Drafter: Bennett
Notes: Consent
- TMP 25-647** Consider approval of agreement with Post Consumer Brands. for Ames Mill Dam Ownership Transfer to the City of Northfield.
Drafter: Bennett
Notes: Regular #__ (15 min.)
- TMP 25-891** Consider Adopting Schedule for 2027 Board and Commission Meetings.
Drafter: Hoffman

Notes: consent; could move to earlier date

TMP 26-514 Consideration of Approval of Wellhead Protection Plan Part 2 Update.

Drafter: Wagner

Notes: Consent

TMP 26-005 Second Reading of Ordinance to Amend the Text Related to Park & Trail Dedication Fees.

Drafter: Schmidt

Notes: Consent

TMP 25-991 Reports From the Mayor and Council Members.

Drafter: Martig

Notes: update

TMP 25-964 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 26-397 2027-2028 Budget Update.

Drafter: Angelstad

Notes: Regular #__ (__ min.)

TMP 25-721 Consider Approval of October 13, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

TMP 25-778 Consider Approval of October 6, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent