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**CITY OF STACY
CHISAGO COUNTY, MINNESOTA**

ORDINANCE NO. 2021-__ -__

**AN ORDINANCE AMENDING SECTION 153.050 CENTRAL BUSINESS
DISTRICT OF THE CITY CODE OF THE CITY OF STACY**

The City Council of Stacy ordains:

SECTION 1. Section 153.050 of the Stacy City Code is repealed in its entirety and replaced as follows:

(A) Purpose. This district is designed and intended as a specialized district directed to serve the pedestrian in a compact area of the city. The CBD will provide for a high density shopping and business environment, especially stressing due pedestrian function and interaction of people and businesses, rather than being heavily oriented toward due use of automobiles.

(B) General requirements.

(1) All buildings shall be serviced by public utilities unless otherwise approved by the City Council.

(2) There shall be no minimum required lot area or frontage.

(3) There shall be no minimum required setbacks, except when abutting residentially zoned property where there shall be:

(a) Side yard setback abutting residential property of not less than 10 feet;

(b) Rear yard setback abutting an R District of not less than 10 feet.

(4) Properties may also be subject to the requirements of the Shoreland Overlay District, § 153.054.

(C) Special requirements.

(1) Every use, unless expressly exempted by this chapter or allowed by a conditional use permit, shall operate in its entirety within a completely enclosed structure.

(2) All flashing, revolving, and intermittently lit signs are expressly prohibited.

45 (3) Marquees and canopies may project to within not more than 2 feet of the
46 curb of the street, provided the base of any such marquee or canopy is at least 12 feet above the
47 grade of the sidewalk.

48
49 (D) Permitted principal uses. The following are permitted uses.

- 50
- 51 (1) Antique store;
- 52
- 53 (2) Apparel and accessory store;
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- 55 (3) Appliance store, sales and service;
- 56
- 57 (4) Art gallery;
- 58
- 59 (5) Artist studio or school;
- 60
- 61 (6) Bakery retail;
- 62
- 63 (7) Barbershop;
- 64
- 65 (8) Beauty shop;
- 66
- 67 (9) Bookstore;
- 68
- 69 (10) Business machine store;
- 70
- 71 (11) Camera and photographic supply store;
- 72
- 73 (12) Candy, ice cream and confectionary store;
- 74
- 75 (13) Caterer;
- 76
- 77 (14) Clinic, dental or medical; but not animal clinic or hospital;
- 78
- 79 (15) Computer store;
- 80
- 81 (16) Copy retail;
- 82
- 83 (17) Dance studio;
- 84
- 85 (18) Delicatessen store;
- 86
- 87 (19) Department store;
- 88
- 89 (20) Discount store;
- 90

- 91 (21) Dressmaking, seamstress;
92
93 (22) Drugstore;
94
95 (23) Financial institutions; drive-in facilities;
96
97 (24) Floral sales;
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99 (25) Garden supplies store; nursery; truck garden;
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101 (26) Gift, novelty or souvenir store;
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103 (27) Hardware store;
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105 (28) Health equipment store;
106
107 (29) Interior decorator;
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109 (30) Jewelry store;
110
111 (31) Library;
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113 (32) Liquor store or tavern;
114
115 (33) Locksmith;
116
117 (34) Luggage store;
118
119 (35) Music store, accessories and studio;
120
121 (36) Newsstand;
122
123 (37) Office of any type;
124
125 (38) Optician;
126
127 (39) Optical goods;
128
129 (40) Paint and wallpaper stores;
130
131 (41) Photographic studio or picture processing;
132
133 (42) Restaurants;
134
135 (43) Shoe repair shop;
136

- 137 (44) Sporting goods shop;
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139 (45) Stationery stores;
140
141 (46) Tailor;
142
143 (47) Theatrical studio;
144
145 (48) Ticket agency;
146
147 (49) Toy store;
148
149 (50) Travel bureau or agency;
150
151 (51) Variety store;
152
153 (52) Existing single-family detached dwellings, subject to lot requirements and
154 accessory uses under § 153.045;
155
156 (53) Pet grooming;
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158 (54) Licensed tattoo shop; and
159
160 (55) Massage therapy, between the hours of 7:00 a.m. and 9:00 p.m.
161
162 (E) Permitted accessory uses.
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164 (1) Off-street parking and loading spaces.
165
166 (2) Business signs as per §§ 153.090 et seq.
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168 (F) Uses requiring a conditional use permit.
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170 (1) Automobile dealership and auto service use.
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172 (2) Gas stations, service stations; convenient stores.
173
174 (3) Drive-in establishments not specifically permitted as a principal use.
175
176 (4) Public garage.
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178 (5) Other commercial uses determined by the Planning Commission to be of
179 the same general character as the permitted uses above and found not to be detrimental to the
180 general public health and welfare.
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182 (6) Day care - group nursery.

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(7) Accessory buildings in compliance with § 153.031.

(G) Screening.

(1) Dumpsters and/or trash/recycling receptacles shall be stored inside the principal structure or if outside shall only be located on a non-street side of the building, except for during trash pickup time.

(2) Any dumpsters and/or trash/recycling receptacles located along a street side shall be screened by a wall of at least 6 feet in height which matches the material, design and color of the principal building or stored within an accessory structure constructed of building materials compatible with the principal structure, and readily served through swinging doors or an overhead door on tracks. Storage containers must have covers or enclosure has to have a roof.

(3) All rooftop mechanical equipment greater than 3 feet in height must be screened from view by a method which matches that material, design and color of the building upon which it is located.

(H) Building design standards.

(1) Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.

(2) Exterior finishes. The following materials are permitted for exterior finishes:

(a) Face brick;

(b) Natural stone;

(c) Stone or glass curtain walls;

(d) Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;

(e) Break-off block;

(f) Stucco; and

(g) Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.

227 (h) Curtain wall panels of steel, metal, or aluminum provided the
228 panels are factory fabricated and of a high-quality material with a matte or non-lustre finish.
229 These structures will require decorative design elements as approved by the City Council.

230
231 (3) Prohibited materials. The following materials are prohibited for exterior
232 finishes:

233 (a) Temporary construction.

234
235 (I) Outdoor Lighting.

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237 (1) A lighting plan, showing how the site meets all lighting requirements must
238 be submitted at the time of building permit.

239
240 (2) Intensity.

241
242 (a) Lighting shall not exceed more than 1 foot candles of light where
243 residential zoning abuts and no more than 15 foot candles of light where other property abuts,
244 when measured at eye level from the property line and aimed at the light source.

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246 (b) In parking areas and walkways, downward focused lighting shall
247 be provided by cutoff type luminaries with no more than 10% of light output above the
248 horizontal plane through the light source.

249
250 (3) Height. Light fixtures and freestanding luminaries shall not exceed 20 feet
251 or extend above the roofline of the principal building, whichever is less.

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253 (4) Accent lighting. Accent lighting used to highlight selected landscape or
254 architectural features shall be permitted provided the light source is shielded to aim directly at
255 the area of focus.

256
257 **SECTION 2. Effective Date.** This ordinance shall take effect from and after its passage
258 and publication.

259
260 **ADOPTED** this ____ day of _____, 2021 by the City Council of the
261 City of Stacy, Minnesota.

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263
264 By: _____
265 Mark Utecht, Mayor

266
267 ATTEST:

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269 _____
270 Sharon Payne, City Clerk
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TITLE & SUMMARY OF ORDINANCES

Pursuant to Minn. Stat. Section 412.191, Subd. 4

The City Council for the City of Stacy, Chisago County, Minnesota, has authorized publication of the Title & Summary of the following ordinance. Printed copies of the ordinance are available for inspection during regular office hours at the office of the City Clerk, Stacy City Hall, 30955 Forest Boulevard, Stacy, Minnesota 55079, and on our website www.stacymn.org.

Ordinance No. 2021-__ -__

***Ordinance Title:* AN ORDINANCE AMENDING CHAPTER 153.050 OF THE STACY CITY CODE CENTRAL BUSINESS DISTRICT**

Summary: The ordinance is amending section 153.050 Central Business District adding standards for screening, building design, and outdoor lighting.