

**CITY OF SCANDIA
ORDINANCE NO.: 2023-17**

**AN ORDINANCE AMENDING THE SCANDIA UNIFIED DEVELOPMENT CODE
SECTION 153.300.020 AND 153.300.030 REGARDING RETAIL CLASSIFICATIONS
AND STANDARDS**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

Section 1 Amendment. The City of Scandia Unified Development Code (“Development Code”, or “Code”), Section 153.300.020 Subd. 1 (B) Table 153.300.020-2. Table of Uses by Base Zoning District, shall be amended by adding the underlined text and deleting the stricken text as follows:

BASE ZONING DISTRICTS										
	A-P	AG-C	RR-G	RR-N	V-N	V-C	V-HC	R-C	I-P	Use Specific Section Reference
Commercial Uses										
Retail Sales and Services -12,000 <u>7,500</u> SF or Less						P	P	P		153.300.030 Subd. 1 (X)
Retail Sales and Services – 12,000 <u>7,501</u> SF – <u>205,000</u> SF						CUP		CUP		153.300.030 Subd. 1 (X)
Retail Sales and Services – greater than <u>205,001</u> SF									CUP	153.300.030 Subd. 1 (X)

Section 2 Amendment. The City of Scandia Unified Development Code (“Development Code”, or “Code”), Section 153.300.030 Subd. 1 (X), shall be amended by adding the underlined text and deleting the stricken text as follows:

Retail Sales and Services. Retail sales and services are any establishments where goods or services are bought and sold, and where patrons and customers visit the location. Examples of retail sales and services include, but are not limited to clothing stores, jewelry shops, shoe stores, hair salons/barber shops, craft stores, grocery stores, etc. The level of activity generally corresponds to the size of the store or shop and clients and/or customers predominantly visit in- person. All retail sales and service operations must comply with the following standards.

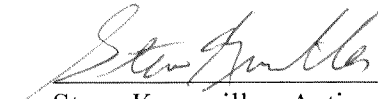
I. General Standards.

- a. All proposed retail operations must provide adequate parking for employees and customers. Required parking may be accommodated on-site, on road right-of-way where permitted, in a shared parking lot, or any combination thereof meeting the required number of stalls as stated in [153.400.080].

- b. Any required parking proposed to be met through a shared parking lot, must be granted and agreed to into perpetuity and recorded by a covenant, deed restriction, or other agreement acceptable to the City Attorney.
- II. Operations less than ~~12,000~~ 7,500 Square Feet. Retail sales and services less than ~~12,000~~ 7,500 square feet are permitted within the V-C, V-HC, and R-C Zoning Districts and must comply with the following standards.
- a. Proposed buildings and reuse of existing buildings must be consistent with the Character standards established in Section 154.400.040 of this UDC.
 - i. Building and site design should encourage a walkable, pedestrian-friendly scale using signs, awnings, planters, and other streetscape elements.
 - ii. Existing shop fronts should be reused where possible, and new buildings or structures should incorporate transom windows, shop fronts, and other historic design elements to clearly delineate the main entrance.
- III. Operations between ~~12,001~~ 7,501 and 205,000 Square Feet. Retail sales and services from ~~12,001~~ 7,501 to 205,000 square feet are conditionally permitted in the V-C and R-C Zoning Districts and must comply with the following standards.
- a. Proposed buildings and reuse of existing buildings must comply with the architectural standards established in Section 154.400.040 of this UDC. The following additional standards are provided:
 - i. The front-facing primary façade may not include a span longer than 25-feet without a plane break. The break may include a change in materials, actual offset of the building plane, or other architectural detail that visually breaks the façade.
 - ii. The main entrance or front door must be defined and clearly articulated. Porticos, columns, awnings, signage, shopfronts, windows, and other types of architectural detail should be incorporated consistent with the architecture of the building.
- IV. Operations larger than ~~205,001~~ Square Feet. Retail sales and services larger than ~~205,001~~ square feet are conditionally permitted in the I-P Zoning District and must comply with the following standards.
- a. A traffic study or memo may be required, depending on the size, to ensure adequate access is provided for egress/ingress into the site.
 - a. Shopping Centers, or other large volume sizes, must have direct access to an arterial or collector roadway as shown on the Official Zoning Map.

Section 3 Effective Date. This ordinance shall be in full force and effect upon its adoption.

Passed and adopted by the City Council of the City of Scandia this 19th day of December 2023.



Steve Kronmiller, Acting Mayor

ATTEST:



Kyle Morell, City Administrator