

**CITY OF LEXINGTON  
COUNTY OF ANOKA  
STATE OF MINNESOTA**

**ORDINANCE NO. 22-01**

**AN ORDINANCE REVISING ZONING**

WHEREAS, the Planning and Zoning Commission considered the adoption of these revisions to Chapter 10 AND Chapter 11 of the Lexington Code of Ordinances during a public hearing held on November 9, 2021 and did RECOMMEND the ordinance revisions set forth.

WHEREAS, the first reading of this Ordinance occurred on January 6, 2022.

WHEREAS, the second reading of this Ordinance occurred on January 20, 2022.

THE CITY COUNCIL OF LEXINGTON DOES HEREBY ORDAIN AS FOLLOWS:

**Subdivision 1.** Section 11.33 of the Lexington Code of Ordinances, shall reflect the following changes.

LAND USE DISTRICT INTENT	USES PERMITTED PRINCIPAL	ACCESSORY	CONDITIONAL
M-1			
Mixed Medium Density Residential With Business	Financial Institutions	Accessory Building	<del>Animal Hospital</del>
	Home Occupation	Garage, common	<del>Automotive Sales Lot</del>
	Public Land or Buildings	Parking	<del>Automotive Service Station</del>
	Restaurant	Signs	<del>Convalescent, Nursing and Rest Home</del>
	Retail Sales & Service		<del>Day Care Facility</del>
	Farmers Market		<del>Entertainment</del>
	<del>Shopping Center</del>		<del>Residential Facility</del>
	Dwelling, Single-Family		<del>Veterinary Clinic</del>
	Dwelling, Two-Family		
	Dwelling, Multiple- Family or Apartment Building. *At a maximum density of 20 dwelling units per acre as part of an allowed business structure, or standalone structure.		
	Townhouse		
	<del>Day Care Facility</del>		
	<del>Professional and Business Offices</del>		

LAND USE DISTRICT INTENT	USES PERMITTED PRINCIPAL	ACCESSORY	CONDITIONAL
M-2			
Professional & Business Office Development	Church	Accessory Building	Day Care Facility
	Home Occupation	Garage, common	Residential Facility
	<a href="#">Professional &amp; Business Offices</a>	Parking	
	Farmers Market	Signs	
	Public Land or Buildings		
	Recreation, Public		
	Dwelling, Single-Family		
	Dwelling, Two-Family		
	Dwelling, Multiple-Family or Apartment Building. *At a maximum density of 20 dwelling units per acre as part of an allowed business structure, or standalone structure.		
	Townhouse		

LAND USE DISTRICT INTENT	USES PERMITTED PRINCIPAL	ACCESSORY	CONDITIONAL
<b>B-1</b>			
Limited Business			
Limited Retail and Services to meet daily needs of residents	Professional & Business Office Retail Shops (2,000 S.F)	Surface Parking Signs	School (Public) Farmers Market
	Pharmacy		Veterinary Clinic
	Day Care Facility		Churches
	Personal Service		<a href="#">Entertainment</a>
	Small Appliance Repairs		<a href="#">Adult Uses</a>
	Farmers Market		
	Medical/Dental Clinic		
	Public Utility Structures		
	Government Buildings		



**Subdivision 2.** Chapters 10 and 11 of the Lexington Code of Ordinances, henceforward, shall read as follows.

Section 10.10, Subd. 1.A.10

"Veterinary ~~Hospital~~ Clinic" - means any establishment maintained and operated by a licensed veterinarian for the diagnosis and treatment of diseases and injuries of animals.

Section 11.02

~~"Animal Hospital" - A place where animals or pets are given medical, surgical or grooming treatment and the boarding of animals is limited to short-term care incidental to the hospital use.~~

"Veterinary Clinic" - means any establishment maintained and operated by a licensed veterinarian for the diagnosis and treatment of diseases and injuries of animals.

"Professional and Business Office" - Those commercial activities that take place in office buildings, where goods are not produced, sold, or repaired. These include banks, general offices, professional offices, governmental offices, insurance office, real estate office, travel agency or transportation ticket office, telephone exchange, utility office, radio broadcasting and similar uses.

Section 11.60, Subd. 22, I, 6 - Parking

~~Business and~~ Professional and Business Offices or Public Administration Buildings. At least one parking space for each two hundred square feet of floor area.

Section 11.60 Subd. 23, D, 2 – Required Loading Spaces

Banks, ~~Business and~~ Professional and Business Offices, Public Administration Building, Schools and Other Similar Uses. One off-street loading space for each building containing up to 100,000 square feet of floor area. One additional space for each additional 100,000 square feet of floor area.

**Subdivision 3.** Section 11.35 of the Lexington Code of Ordinances, henceforward, shall read as follows.

Section 11.35 ORDINANCE REGULATING ADULT ORIENTED BUSINESSES AND ADULT USES,

Subd. 3. Application of this Ordinance.

C. Any premises, establishment, or person engaging in conduct under the Section shall not use or possess alcohol.

Subd. 4. Location.

During the term of this Ordinance, no Adult Uses-Principal shall be located less than ~~750~~ 1000 feet from the nearest property line of any land in any residential zone, or any school, ~~public~~-day care, library, park, playground or other public recreational facility in any zone, or less than ~~750-1000~~ feet from the nearest property line of any religious institution. Measurements shall be made in a straight line, without regard to City

boundaries intervening structures or objects, from the nearest point of the actual business premises of the adult use or sexually-oriented business.

**Subdivision 4.** This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

**Subdivision 5.** Summary Publication.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lexington, due to the lengthy nature of this Ordinance does direct that this title and summary be prepared for publication pursuant to Minn. Stat. 412.191, Subd. 4

The Council finds that the following text clearly informs the public of the intent and effect of Ordinance 21-01, and hereby approves the following summary text for publication:

“SUMMARY PUBLICATION OF ORDINANCE 22-01.

AN ORDINANCE REVISING ZONING, was approved by the Lexington City Council on January 20, 2022. This Ordinance revised the standards governing zoning of veterinary clinics, professional and business offices, adult oriented businesses and other uses in the M-1, M-2 and B-1 zoning districts.


NOTICE: the full text of Ordinance 22-01 and its attachments are available for public inspection at Lexington City Hall located at 9180 Lexington Avenue, Lexington, MN 55014, during regular office hours.”

**PASSED** by the City Council of the City of Lexington this 20th day of January, 2022.



Michael Murphy, Mayor

ATTEST:



Bill Petracek, City Administrator

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