



City of Vernon Center

101 Oak Street North
PO Box 385
Vernon Center, MN 56090
507-549-3240

CITY OF VERNON CENTER ZONING PERMIT APPLICATION

Date _____

Zoning Board Approval Date _____

1st signature _____

2nd signature _____

Variance or PH _____

Applicant _____

Address of Permit _____

Telephone # _____

Type of Construction or Project:

Property ID# _____

Zone: Circle one: R-1 B-1 B-2 M-I

Material Used _____

Structure Size Front/Width _____

Side/Length _____

Square Feet _____

Height of Structure _____

Number of Stories _____

Set Backs Front Yard _____

Rear Yard _____

Left Side Yard _____

Right Side Yard _____

Lot Size Front/Width _____

Depth _____

Estimated Start Date _____

Estimated Completion Date _____

Cost of the Project (in the case of a FREE building or materials, please indicate the value of the building or structure)
\$ _____

****Use the attached piece of paper to draw a plan showing the dimensions of the lot to build upon, the size and location on the lot of existing structures, the location and size of the proposed building, alteration, or use of the land and any required off street parking. If a structure is being moved in, a picture is required. If building a new structure, a like drawing of the structure is required.**

County Permit Required ____ Yes ____ NO

MN DOT Permit Required ____ Yes ____ NO

Water Lines Clear ____ Yes ____ No

Sewer Lines Clear ____ Yes ____ No

Comments:

Applicant's Signature

Article 5 B-1 CENTRAL BUSINESS DISTRICT

Section 500. Purpose

This district comprises the downtown section of the City. The use of land is intensive and it is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functioning of this district.

Section 501. Permitted Uses

- a. All uses permitted in the R-1 District, except that dwelling units may not occupy first floor street frontages
- b. Retail stores
- c. Personal service businesses, including barber shops, beauty parlors, shoe repair shops, laundry & dry cleaning pick-up stations, photography studios, & similar businesses
- d. Offices, including banks, doctor & dentist offices and clinics, and other professional & business offices
- e. Bowling alleys and other indoor recreation businesses
- f. Bars, cocktail lounges, or any business serving alcoholic beverages
- g. Motels and hotels
- h. Printing shops
- i. Repair services and businesses
- j. Accessory buildings and uses
- k. Lumber yards
- l. Automobile sales and service businesses, including used car lots and repair garages which engage primarily in car painting, body repair, or truck repair
- m. Light industrial/manufacturing and/or assembly businesses
- n. Adult Use-Accessory

Section 502. Conditional Uses

- a. earthen berms

Section 503. Standards

- a. Maximum height not to exceed 70 feet
- b. Side yard—no side yard is required, except that a 7 foot side yard is required adjacent to a residential zoning district
- c. Rear yard—No rear yard is required, except that a 20 foot rear yard is required adjacent to a residential zoning district

Section 504. Off Street Parking

- a. Not required

Section 505. Signs

- a. Notwithstanding directional or parking signs, no sign shall be located on the zoning lot or on the exterior portion of any structure, except those signs which identify the name or type of business, the principal product, or service of any business conducted within such structure, or to identify the building (except outdoor advertising signs as provided elsewhere in this code). All flashing, revolving, and intermittently lighted signs are expressly prohibited.
- b. The gross area in square feet of all signs on a zoning lot shall not exceed the lineal feet of frontage of such zoning lot. The total allowable sign area shall be reduced by 10% for each sign in excess of four (4) signs per street frontage.
- c. Maximum projection of twelve (12) inches from the face of the wall to which it is attached, is allowed. Projecting signs may be allowed to include: adequate anchorage, underside clearance of at least fourteen (14) feet, location, size, and display of such design as not to conceal neighboring displays.
- d. Maintenance of Sign—All signs shall be maintained by the owner in a safe condition. A sign shall be repainted whenever its paint begins to fade, chip, or discolor.
- e. Removal of Sign—On-premise signs shall be removed from a building and property by the owner of such property within thirty (30) days after termination of the use for which it was intended.
- f. Unsafe Sign—If the Zoning Administrator shall find that any sign is unsafe, a detriment to the public, not maintained, or constructed, erected, or maintained in violation of the provisions of this section, the Zoning Administrator shall give written notice to the property owner thereof.

Section 506. Non Conforming Uses

Legal non conforming uses may continue at the same performance level at which they operated before they became non conforming and with these rules:

- a. All uses and activities shall be inside buildings, with no outside storage or activity allowed.
- b. There shall be no noise carrying beyond a lot upon which a business is located, except for normal car and pedestrian activity.

Article 6 B-2 GENERAL BUSINESS DISTRICT

Section 600. Purpose

All commercial activities shall be permitted in this district, including drive-in businesses, outdoor activities, and businesses with late hours. Activities which are essentially manufacturing or have performance characteristics beyond those of normal business activities, will not be permitted in this district.

Section 601. Permitted Uses

- a. All uses permitted in the B-1 District except that dwelling units must meet the standards of Article 4, Section 403
- b. Retail stores
- c. Personal service businesses, including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios, and similar businesses meeting the purpose and performance characteristics of this district.
- d. Offices and activities of an office nature, including banks, doctor's and dentist's offices and clinics
- e. Automobile sales and service businesses, including used car lots and repair garages which engage primarily in car painting, body repair, or truck repair
- f. Animal hospitals and veterinary offices where there are no outside runs or kennels
- g. Bars, cocktail lounges, or any business serving alcoholic beverages
- h. Building material sales and contractor's offices if conducted wholly within an enclosed building
- i. Carpenter or cabinet shop, if conducted wholly within an enclosed building
- j. Commercial recreation businesses, including bowling alleys, dance halls, miniature golf course, etc.
- k. Commercial parking lots and garages
- l. Distributor's warehouse and wholesale outlets, with no outdoor storage, and no processing or fabrication
- m. Drive-in restaurants
- n. Mobile home and travel trailer sales and services
- o. Monument works having retail outlet on premises
- p. Motels and hotels
- q. Printing shops
- r. Repair services and businesses
- s. Retail bakery's
- t. Accessory buildings and uses, provided that no accessory building shall be located in any required yard
- u. On premise sign
- v. Light industrial/manufacturing and/or assembly businesses
- w. Adult Use-Accessory

Section 602. Conditional Uses

- a. off premise sign
- b. any uses which may, in the opinion of the Zoning Administrator, be noxious and offensive to adjacent properties because of the emission of noise, odor, dust, etc., may be permitted if their location and development are first approved by the Planning Commission
- c. earthen berms

Section 603. Standards

- a. Standards for Non-residential buildings/Maximum height—no building shall be erected or enlarged to exceed 35 feet in height
- b. Height Exceptions—The following may exceed the maximum height regulations when erected in accordance with all other laws of the City: chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, lighthouses, solariums, steeples, penthouses, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, wireless, television or radio towers and necessary mechanical appurtenances. Public, semi-public or public service buildings, hospitals, institutions or schools, where permitted, may be erected to a height not exceeding 60 feet and churches and temples may be erected to a height not exceeding 75 feet when the required side and rear yards are each increased by one foot for each foot of additional building height above the height regulations for the district in which the building is located.
- c. Minimum yard requirements for non-residential buildings:
 1. front yard—20 feet
 2. side yard—no side yard is required, except that a 7 foot side yard is required adjacent to a residential zoning district
 3. rear yard—no rear yard is required, except that a 20 foot rear yard is required adjacent to a residential zoning district

Section 604. Off Street Parking

See Article 9

Section 605. Signs

- a. Notwithstanding directional or parking signs, no sign shall be located on the zoning lot or on the exterior portion of any structure, except those signs which identify the name or type of business, the principal product, or service of any business conducted within each structure, or to identify the building (except outdoor advertising signs as provided elsewhere in this code). All flashing, revolving, and intermittently lighted signs are expressly prohibited.
- b. The gross area in square feet of all signs on a zoning lot shall not exceed the lineal feet of frontage of such zoning lot. The total allowable sign area shall be reduced by 10% for each sign in excess of four (4) signs per street frontage.
- c. Maximum projection of twelve (12) inches from the face of the wall to which it is attached is allowed. Projecting signs may be allowed by conditional use, with

Section 702. Conditional Uses

- a. Off premise sign
- b. Any uses which may, in the opinion of the Zoning Administrator, be noxious and offensive to adjacent properties because of the emission of noise, odor, dust, etc., may be permitted if their location and development are first approved by the Planning Commission
- c. Earthen berms
- d. Adult Use-Principal

Section 703. Standards

- a. Maximum height: There shall be no limitation of height, except that a building shall be set back from a required yard line one foot for each foot of building height above 35 feet where such required yard is contiguous to or across the street from a residential zoning district. (see Article 10 for height exceptions)
- b. Front yard: 25 feet
- c. Side yard: 6 feet
- d. Rear yard: 25 feet
- e. Yard adjacent to R-1: 50 feet or 100 feet from any existing building

Section 704. Off Street Parking

See Article 9

Section 705. Signs

- a. Signs allowed on the zoning lot or on the exterior portion of any structure are those sign messages that are generic in nature and only identify the name of the business. All flashing, revolving, and intermittently lighted signs are prohibited.
- b. The gross area in square feet of all signs on a zoning lot shall not exceed the lineal feet of frontage of such zoning lot. The total allowable sign area shall be reduced by 10% for each sign in excess of four (4) signs per street frontage.
- c. Maximum projection of twelve (12) inches from the face of the wall to which it is attached, is allowed. Projecting signs may be allowed by conditional use, with conditions for approval to include: adequate anchorage, underside clearance of at least fourteen (14) feet, location, size, and display of such design as not to conceal neighboring displays.