

AN ORDINANCE AMENDING CITY CODE CHAPTER 154; SECTION 154.071, ADDING PERMITTED USES IN THE GATEWAY (GT) DISTRICT

THE CITY COUNCIL OF THE CITY OF HUTCHINSON, MINNESOTA ORDAINS:

Notice of public hearing was duly given and publication of said hearing was duly made to appear to the satisfaction of the City Council that it would be in the best interests of the City to amend the City Code, Title XV: Land Usage, to amend Chapter 154, Section 154.071, adding permitted uses in the GT (Gateway District).

§ 154.071 GT, GATEWAY DISTRICT.

(A) *Purpose.*

(1) The GT or gateway district regulations are designed and intended to promote commercial development along major thoroughfares which are characterized by high quality permanent construction, strong economic viability and a pleasing aesthetic appearance. The intent of these regulations is to improve the appearance of the entry points to the city in order to create a memorable and positive first impression on visitors to the city. The development of high quality commercial construction in the gateway areas of the city will establish the character and quality of the entire community. This section is based upon the 2001/2002 Comprehensive Plan Update.

(2) Any building or structure within the gateway district shall be designed to promote the use and enjoyment of adjacent properties and be architecturally harmonious with the adjacent properties.

(B) *Permitted uses.* ~~There are no permitted uses within the GT district.~~

~~(C) *Conditional uses.* The following uses are conditionally permitted in the GT gateway district. Every use, unless expressly exempt, must follow the review procedures for and qualify for a conditional use permit:~~

The following uses are permitted, as regulated herein, without special application requirements or conditions attached. Highly similar uses not listed may be allowed upon the determination of the City Council.

- (1) Business and professional offices, including corporate headquarters
- (2) Financial Institutions (without drive-throughs)
- (3) General retail sales;
- (4) Hotels and motels;
- (5) Restaurants and other eating and drinking establishments;
- (6) Personal and business services, including but not limited to catering offices (without food served on-site), chiropractic offices, employment agencies, health and wellness services, interior decorating services, medical care, printing, real estate offices, and dry cleaning/ tailors.

(C) *Conditional uses.* The following uses are conditionally permitted in the GT gateway district.

Every use, unless expressly exempt, must follow the review procedures for and qualify for a conditional use permit:

- ~~(1) Automobile sales (new and used), not including wrecking or dismantling;~~
- (1) (2) Automobile service stations, including gas stations, gas stations with auto repair, and car washes;
- ~~(3) Banks and savings and loans;~~

Ordinance # 09-0528
Section 154.071
Permitted Uses in GT
April 14, 2009
Page 2

- (2) Drive-through facilities, including but not limited to financial institutions, convenience food; drug stores; coffee shops.
- (3) ~~(4)~~ Boat and motorcycle sales and service (new and used), limited to showrooms only, with no outdoor sales display areas and no ~~not including~~ wrecking or dismantling;
- (4) ~~(5)~~ Bowling alleys and billiard parlors;
- (5) ~~(6)~~ Catalog and mail order services;
- ~~(7)~~ Clubs and lodges;
- (6) Entertainment facilities, including but not limited to: game and amusement arcades, bowling, community convention centers/meeting halls, cultural facilities, clubs and lodges, and theaters, but not including sexually oriented businesses.
- ~~(8)~~ Community convention centers/meeting halls;
- ~~(7)~~ ~~(9)~~ Convenience stores;
- ~~(10)~~ Dairy product stores;
- (8) ~~(11)~~ Mortuaries/funeral homes;
- ~~(12)~~ Hotels and motels;
- ~~(13)~~ Meeting halls;
- ~~(14)~~ Motorcycle sales and service, not including wrecking or dismantling;
- ~~(15)~~ Newsstands;
- ~~(16)~~ Pet stores;
- ~~(17)~~ Restaurants and other eating and drinking establishments;
- ~~(18)~~ General retail sales;
- ~~(19)~~ Theaters;
- (9) Tire sales and automotive supply stores;
- ~~(21)~~ Upholstery shops;
- (10) Surface parking lots and Parking structures or garages in conjunction with a principal use; and
- (11) Other commercial uses determined by the ~~Planning Commission~~ City Council to be of the same general character as the conditional uses above, and found not to be detrimental to existing uses and to the general public health, safety and welfare.

EFFECTIVE DATE OF ORDINANCE. This ordinance shall take effect upon is adoption and publication.

Adopted by the City Council this 14th day of April, 2009.

Attest:

Gary D. Plotz
City Administrator

Steven W. Cook
Mayor