

**CITY OF OAKDALE
ORDINANCE NO. 959**

**AMENDING THE CODE OF ORDINANCES FOR THE CITY OF OAKDALE, CHAPTER 25
RELATING TO ALLOWED USES IN THE R-2 AND B-2 ZONING DISTRICTS, CRITERIA FOR
ELECTRONIC SIGNAGE AND ACCESSORY STRUCTURES, EXTERIOR DESIGN STANDARDS
FOR THE B-2 ZONING DISTRICT, AND A CORRECTION TO THE APPLICATION REVIEW
PROCEDURES**

The City Council of the City of Oakdale ordains:

Section 1. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-03, Division 25-03-800, Section 25-03-802, is amended to read as follows:

Sec. 25-03-802. Application

- (a) The application for a Zoning Ordinance text or map amendment shall be made in accordance with Section 25-03-102 Application Submittal.
- (b) Review Procedure
 - (1) The application for a Zoning Ordinance text or map amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure, except that amendments to this Ordinance that are initiated by the Planning Commission shall not be reviewed by the Planning Commission.
 - (2) When the Planning Commission initiates the amendment, the City Council shall hold a public hearing following the process in Subsection 25-03-103(b) and review of the application shall follow the procedure in Subsection 25-03-103(d).
 - (3) An amendment that changes all or part of the existing classification of a zoning district from residential to commercial or industrial requires a two-thirds majority vote of all City Council members.
- (c) Criteria for Approving a Text or Map Amendment. The Planning Commission and City Council shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:
 - (1) The proposed amendment has been reviewed and found to be consistent with official comprehensive plan policies; and
 - (2) The proposed amendment can be accommodated with existing public services and will not overburden the city's service capacity.
- (d) Procedure. The application for a Text or Map Amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure.

Section 2. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-200, is amended to read as follows:

Division 25-05-200. District Intents.

The following statements specify the intents of the zoning districts established to regulate areas of the City considered appropriate for residential uses:

- (a) R-1 Large Lot Detached Residential District. The R-1 District is intended to provide for detached single-unit residences on larger lots. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (b) R-2 Low Density Residential District. The R-2 District is intended to provide for a variety of low density residential dwellings including single-unit dwellings and two-unit dwellings within existing neighborhoods. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (c) R-3 Medium Density Residential District. The R-3 District is intended to provide for a mix of medium density residential uses including smaller lot single-unit dwellings, two-unit dwellings, townhomes, courtyard cottage developments, and small apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (d) R-4 High Density Residential District. The R-4 District is intended to provide for a variety of higher density attached housing types including townhouses and apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (e) R-5 Manufactured Home Park District. The R-5 District is intended to provide for manufactured home parks in an appropriate, safe, sanitary, and attractive environment.

Section 3. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-300, Section 25-05-301, is amended to read as follows:

Sec. 25-05-301. Use Tables

- (a) Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 05-1 and 05-2.
 - (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
 - (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
 - (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit

as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.

- (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.
- (b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 05-1 and 05-2.
 - (1) If the proposed use is found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.
 - (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 05-1. Principal Use Table – Residential Districts

Principal Use	Zoning Districts					Use Standards	
	R-1	R-2	R-3	R-4	R-5		
Residential							
<i>Household Living</i>							
Dwelling, single-unit detached	P	P	P				
Dwelling, two-unit		P	P				
Dwelling, attached townhouse or rowhouse			P	P			
Dwelling, small apartment (3-8 units)			P	P			
Dwelling, large apartment (9+ units)				P			
Courtyard cottage development			P				
Manufactured home park		C	C	C	P	See Section 25-05-501	
<i>Group Living</i>							
Assisted living facility				P			
Continuum of care senior facility				P			
Long-term or transitional care facility				P			
Residential care facility, 6 or fewer persons	P	P	P				
Residential care facility, 7 to 16 persons		P	P	P	P		
Sacred community	P	P	P	P	P		
Sober home		P	P				
Commercial							

Principal Use	Zoning Districts					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Kennel, private	C	C	C			See Division 25-09-100
Public & Institutional						
Day care facility, 12 or fewer persons	P	P	P			
Day care facility, 13-16 persons		P	P	P	P	
Government use	C	C	C	C	C	
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
Entertainment & Recreation						
Public recreational facility	C	C	C	C	C	
Public park or playground	C	C	C	C	C	
Agriculture & Forestry						
Agriculture	P					
Utilities & Transportation						
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100

Table 05-2. Accessory Use Table – Residential Districts

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Accessory agricultural building	P					
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory dwelling unit	C	C	C			See Division 25-09-200
Animal keeping	PS	PS	PS	PS	PS	See Chapter 4
Antenna and/or telecommunication support structure	C	C	C	C	C	
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family	P	P	P			
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
External solid fuel-fired heating device	PS	PS	PS	PS	PS	See Division 25-09-200
Firewood pile	PS	PS	PS	PS	PS	See Division 25-09-200
Garage sale	PS	PS	PS	PS	PS	See Division 25-09-200

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Home occupation	C	C	C	C		See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	
Recreational amenity, private	P	P	P	P	P	
Recreational vehicle storage	PS	PS	PS			See Division 25-09-200
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	
Swimming pool, residential	PS	PS	PS	PS		See Division 25-09-200

Section 4. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-401, is amended to read as follows:

Sec. 25-05-401. Lot Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the lot dimensional requirements set forth in Table 05-3 Lot Dimensions – Residential Districts and all other applicable regulations set forth in this Ordinance.
- (b) All lot dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Table 05-3 establishes the minimum lot area and lot width requirements for the R-1, R-2, R-3, R-4, and R-5 zoning districts.

Table 05-3. Lot Dimensions – Residential Districts

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
R-1	Dwelling, single-unit detached	15,000	100
	All other uses	N/A	N/A
R-2	Dwelling, single-unit detached	9,600	80
	Dwelling, two-unit	6,000 per unit	50 per unit
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-3	Dwelling, single-unit detached	6,000	50
	Dwelling, two-unit	4,200 per unit	35 per unit
	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Courtyard cottage development	14,400 per development	120 per development

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-4	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Dwelling, large apartment (9+ units)	15,000 per lot or 1,250 per unit, whichever is greater	120 per lot
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-5	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A

Table Notes

¹ Minimum 30 ft. side-to-side separation required between two manufactured homes

Section 5. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-402, is amended to read as follows:

Sec. 25-05-402. Site Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the site dimensional requirements set forth in Table 05-4 Site Setbacks – Residential Districts, Table 05-5 Site Dimensions – Residential Districts, and all other applicable regulations set forth in this Ordinance.
- (b) All site dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Tables 05-4 and 05-5 establish the minimum site standards for the R-1, R-2, R-3, R-4, and R-5 zoning districts. Setbacks for any use not listed shall be the most restrictive of the base district.

Table 05-4. Site Setbacks – Residential Districts

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
R-1	Dwelling, single-unit detached ¹	30	30	10	50		
	All other uses ²	30	30	10	50		
R-2	Dwelling, single-unit detached ¹	30	20	10	40		
	Dwelling, two-unit	30	20	10	40		

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-3	Dwelling, single-unit detached ¹	30	20	5	30		
	Dwelling, two-unit	30	20	10	30		
	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units) ³	30	20	10	30		15
	Courtyard cottage development	30	20			30	10
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-4	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units)	30	20	10	30		15
	Dwelling, large apartment (9+ units)	30	30	20	30		15
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	30		
R-5	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	10	30	
<u>Table Notes</u>							
¹ Minimum building width is 15 ft.							
² Detached garages and accessory buildings shall adhere to the setback requirements in Sec. 25-09-201.							
³ Minimum building width is 40 ft.							

Table 05-5. Site Dimensions – Residential Districts

District	Maximum Building Height (ft.)	Maximum Impervious Surface Coverage ²
R-1	40	25%
R-2	40	45%
R-3	40	75%
R-4	40 ¹	75%
R-5	40	None
<u>Table Notes</u>		

District	Maximum Building Height (ft.)	Maximum Impervious Surface Coverage ²
¹ Large apartment buildings may exceed the specified maximum height, up to a maximum of 60 ft., through approval of a CUP		
² Swimming pools are considered impervious surfaces.		

Section 6. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-06, Division 25-06-300, Section 25-06-301, is amended to read as follows:

Sec. 25-06-301. Use Tables

- (a) Table 06-1 Principal Use Table – Non-Residential Districts and Table 06-2 Accessory Use Table – Non-Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, interim, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 06-1 and 06-2.
 - (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
 - (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
 - (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.
 - (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.
- (b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 06-1 and 06-2.
 - (1) If the proposed use found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.
 - (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 06-1. Principal Use Table – Non-Residential Districts

Principal Use	Zoning Districts					Use Standards	
	MX	B-1	B-2	B-3	B-4		
Residential							
<i>Household Living</i>							
Dwelling, large apartment (9+ units)	C						
Dwelling, apartment mixed use	P						
Courtyard cottage development	P						
Live-work unit	C					See Division 25-09-100	
Manufactured home park	C					See Division 25-09-100	
<i>Group Living</i>							
Assisted living facility	P	C				See Division 25-09-100	
Continuum of care senior facility	P	C				See Division 25-09-100	
Long-term or transitional care facility	P	C				See Division 25-09-100	
Residential care facility, 7 to 16 persons	P						
Sacred community	P	P	P	P	P	See Division 25-09-100	
<i>Lodging</i>							
Hotel	P	P	P				
Motel		P	P				
Commercial							
<i>Food & Beverage</i>							
Brew pub	PS	PS	PS	PS	PS	See Chapter 10	
Catering establishment	P	P					
Liquor store, off-sale		PS				See Chapter 10	
Restaurant	P	P	P	P			
Specialty food or beverage shop	P	P					
Brewery taproom	PS	PS	PS	PS	PS	See Chapter 10	
Tavern	PS	PS		PS		See Chapter 10	
<i>Retail Sales & Personal Services</i>							
Animal hospital		P	P			See Division 25-09-100	
Automotive fuel station	P	P					
Automotive sales or rental		C				See Division 25-09-100	

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Automotive service and repair		PS				See Division 25-09-100
Automotive towing service				C		See Division 25-09-100
Cannabis lounge		P		P		
Cannabis or hemp retailer		P				
Car wash		C				See Division 25-09-100
Commercial center	P	P				
Dry cleaning service		P				
Dwelling, apartment mixed use	P					
Kennel, commercial		C				See Division 25-09-100
Off-site service business		PS		PS		See Division 25-09-100
Pawnshop		PS				See Chapter 9, Article 1
Pet shop	P	P				
Precious metal dealer		PS				See Chapter 9, Article 1
Self service laundry		P				
Standalone retail or service business	P	P	PS			
Tattoo and body art establishment	P	P				
Business & Technical Services						
Art studio	P	P		P		
Office	P	P	P	P	P	
Showroom			P	P	P	
Laboratory, research, and/or development facility				P	P	
Industrial						
Bulk storage of liquid					P	
Brewery, winery, distillery, meadery	P	P	P	P	P	
Cannabis combination business					P	
Cannabis or hemp industrial business					P	
Microbrewery or microdistillery	P	P	P	P	P	
Data center				C	C	
Manufacturing, heavy					P	
Manufacturing, light			P	P	P	
Self-service storage facility				PS		

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Warehousing				P	P	
Wholesale trade establishment				P		
Public & Institutional						
Clinic	P	P	P	P		
Club or lodge	P	P				
Day care facility, 13-16 persons	P					
Day care facility, 17+ persons	P	P	P	P		
Financial institution	P	P				
Funeral home, mortuary		P				
Government use	C	C	C	C	C	
Hospital			P			
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
School, post-secondary			C			
School, vocational		C	C			
Entertainment & Recreation						
Adult establishment		PS	PS	PS	PS	See Division 25-09-100
Commercial event center		C	C	C		
Commercial recreation facility, indoor	P	P	P	P		
Commercial recreation facility, outdoor		P	P	P		
Health and athletic club facility	P	P	P	P		
Public recreational facility	C	C	C	C	C	
Public park or playground	P	P	P	P	P	
Social or cultural facility	C	C	C	C	C	
Agriculture & Forestry						
Nursery, tree farm, or greenhouse		P		P		
Utilities & Transportation						
Cannabis delivery/transporter business				P		
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100
Public parking facility	C	C	C			
Tower or wireless facility				PS	PS	See Division 25-09-100
Truck terminal					P	

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Wind energy conversion system		PS			PS	See Division 25-09-100

Table 06-2. Accessory Use Table – Non-Residential Districts

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Accessory office	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory retail or service	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory warehousing	P	P	P			
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Adult establishment, accessory		PS	PS	PS	PS	See Division 25-09-100
Antenna and/or telecommunication support structure	C	C	C	C	C	See Division 25-09-100
Car wash		C				See Division 25-09-100
Catering establishment	P	P				
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family						
Drive-through facility	PS	PS				See Division 25-09-200
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
Incidental repair or processing necessary to conduct a permitted principal use		P		P	P	
Laboratory			P	P	P	
Mobile food unit	PS	PS	PS	PS	PS	See Chapter 9, Article 15
Outdoor dining	PS	PS	PS	PS		See Division 25-09-200
Outdoor display		PS		PS		See Division 25-09-200
Outdoor sales		PS				See Division 25-09-200
Outdoor storage				PS	PS	See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Recreational amenity, private	P					
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	

Section 7. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-09, Division 25-09-200, Section 25-09-201, is amended to read as follows:

Sec. 25-09-201. Accessory Building

- (a) An accessory building shall be considered an integral part of the principal building if it is connected to the principal building by a covered passageway.
- (b) No accessory building or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by Interim Use Permit.
- (c) Accessory buildings on residential lots that are not designed for the storage of personal property or vehicles, or are not designed for human occupancy, shall not count towards the allowed number of accessory buildings. Examples include, but are not limited to, chicken coops, greenhouses, gazebos, or recreational or playground equipment.
- (d) Building Size
 - (1) Parcels of land containing single-unit dwellings may have one (1) attached or detached private garage on the same lot. The maximum area of the private garage must not exceed one thousand (1,000) square feet.
 - (2) In addition to one (1) private garage, parcels of land containing single-unit dwellings may have an accessory building that does not exceed two hundred (200) square feet in size.
 - (3) A Conditional Use Permit is required for an additional private garage or accessory building that exceeds two hundred (200) square feet in size subject to the following criteria.
 - (A) The parcel of land where the private garage or accessory building is to be located may not be subdivided as long as the private garage or accessory building is on the property.
 - (B) The private garage or accessory building must not be of a pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation).
 - (C) The private garage or accessory building must not have a door or other access opening exceeding ten (10) feet in height.

- (D) The private garage or accessory building must not be used for commercial or industrial activities, except as allowed by the regulations governing home occupations.
- (E) The private garage or accessory building shall not exceed 1,500 square feet in size.
- (F) The private garage or accessory building shall not exceed 25 feet in height.
- (G) Parcels of land containing single-unit dwellings must not have more than one additional private garage or accessory building exceeding two-hundred (200) square feet in size.

(e) Building Location

- (1) No detached garage or other accessory building shall be located nearer the front lot line than the principal building on that lot.
- (2) Except for accessory agricultural buildings, no accessory buildings shall be erected or located within any required side yard setback or within any utility easement.
- (3) Detached private garages and accessory buildings shall be setback a minimum of ten (10) feet from rear and side property lines in the R-1 district, and five (5) feet from rear and side property lines in all other residential districts.

(f) Building Height

- (1) Accessory agricultural buildings are exempt from building height requirements.
- (2) Accessory buildings and garages in Residential Districts shall not exceed the height of the principal structure.
- (3) Split Elevation Lots: When the principal structure is at the lower elevation, the maximum height of the accessory building is restricted to sixteen (16) feet if the roof line of the accessory building exceeds the height of the roof line of the principal structure. See additional height requirements in Division 25-05-400 Lot and Site Dimensions.
- (4) Accessory buildings in a Commercial or Industrial District may exceed the height of the principal structure with approval of a Conditional Use Permit.

(g) Exterior Building Materials

- (1) Accessory buildings for commercial, industrial, institutional, mixed-use, and multifamily uses shall be of the same exterior material, quality and appearance as the principal structure.
- (2) Accessory buildings shall not be pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation) nor prefabricated metal exterior materials.

Section 8. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-10, Division 25-10-200, is amended to read as follows:

Sec. 25-10-200. Exterior Building Materials

- (a) It is the intent of this division to promote high standards for new building design and construction in the city. These exterior building material standards are set forth in order to enhance the visual appearance of the non-residential, large apartment, and mixed use apartment buildings; to prevent the physical deterioration of buildings; to increase the City's tax base; to promote the general welfare of the community; and ensure new development and redevelopment contributes to enhancing the community's character and image.
- (b) Exterior building material standards shall apply to all non-residential, apartment, and mixed use apartment buildings.
- (c) Primary exterior building materials are categorized into three classes – Class I, Class II, Class III - and shall be applied in the following manner:
 - (1) To qualify as a primary material, a building material must comprise at least five (5) percent of the exterior building facades.
 - (2) Garage doors, window trim, flashing accent items and the like, shall not constitute primary materials.
 - (3) The use of Class II or III materials may be vary for each building facade as long as the average across all building facades meets the minimum or maximum standards.
- (d) Primary classes of materials. For the purpose of this division, primary materials shall be categorized as Class I; Class II; and Class III as follows:
 - (1) Class I shall be considered high-quality building materials that are long-lasting and able to withstand wear and tear. Class I materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 40 years or more.
 - (2) Class II shall be considered standard building materials. Class II materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 20 years or more.
 - (3) Class III shall be considered lower-cost and trim grade materials. Class III materials are considered aesthetically incompatible as a primary building material with Class I or Class II materials or are materials which are typically more prone to damage or degradation of material quality from weatherization resulting in a typical material life expectancy of 20 years or less.

Table 10-1. Exterior Building Material Classes

Material Class	Materials Included
Class I	Brick or thin-veneer brick systems <ul style="list-style-type: none"> - For the purpose of counting number of distinct materials used, a distinctively different color of brick may be considered as a second Class I material. - Minor blended color variations shall not be counted as a separate material.
	Natural stone or architectural precast stone
	Glass <ul style="list-style-type: none"> - No glass located on the ground floor of non-residential buildings shall be opaque, colored, or have any reflective mirror type coating unless it is bird-friendly glass
	Fiber cement wall panel systems
	Copper or stainless steel panels
Class II	Specialty concrete block such as textured, burnished block, or rock faced block
	Architecturally textured precast concrete panels (except raked finish)
	Masonry stucco
	Exterior insulation and finish systems (EIFS)
	Architectural metal wall panel systems
	Other comparable or superior materials
Class III	Opaque panels
	Smooth scored concrete block
	Ceramic finished concrete block
	Glass block
	Wood
	Other comparable or superior materials
Prohibited	Corrugated metal Plastic Sheet fiberglass Plaster Panels systems with exposed fasteners

(e) Buildings shall be composed of materials from Table 10-1 Exterior Building Material Classes in the following manner:

Table 10-2. Exterior Building Material Distribution

Use	Class I	Class II	Class III
Non-residential in all districts and industrial uses in the B-2 zoning district	70% minimum; Minimum of 3 materials ¹	30% maximum	15% maximum
Industrial (except in the B-2 zoning district)	50% minimum; Minimum of 2 materials	50% maximum	15% maximum
Apartment and mixed use apartment buildings	60% minimum	40% maximum	15% maximum
¹ Buildings may be constructed primarily of one (1) specific Class 1 material provided the design is superior to the general intent of this division and provides variation in detailing, footprint of the structure, or deviations in long wall sections to provide visual interest.			

Section 9. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-11, Division 25-11-200, Section 25-11-205, is amended to read as follows:

Sec. 25-11-205. Electronic Message Signs

(a) All electronic message signs, including dynamic billboards, shall meet the following standards:

- (1) The lamp wattage and luminance level in Nits shall be provided at the time of permit application.
- (2) Public service messages, in addition to messages such as Amber Alerts, are to be provided at no cost to the public.
- (3) Electronic dynamic business signs are prohibited as temporary signs.
- (4) Electronic message signs must have minimum display duration of 30 seconds.
- (5) The sign must be rectangular in shape and all messages contained within.

(b) Additional standards for dynamic billboards:

- (1) Such displays shall contain static messages only; change from one (1) static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of other subtle transition that do not have the appearance of moving text or images.
- (2) The sign shall not be allowed on any buildings.

- (3) All electronic message signs shall have installed ambient light monitors and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.
- (4) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500) Nits between the hours of civil sunset and civil sunrise as measured from the face of the sign.
- (5) Electronic message signs shall have a fully functional monitoring off switch system that automatically shuts the electronic display off when the display deteriorates, in any fashion, five (5) percent or greater until the electronic display sign has been repaired to its fully functional factory specifications.
- (6) When a static billboard is replaced with an electronic message sign, a permanent removal of two (2) square feet of existing static billboard shall be required for every one (1) square foot of electronic message sign.
- (7) Conversion of a nonconforming static billboard sign to a dynamic display electronic message sign is prohibited.

(c) For institutional uses in residential districts, electronic message signs are allowed as part of the total area of any freestanding sign, with the following standards:

- (1) A conditional use permit is required.
- (2) The electronic portion of the sign not to exceed thirty-two (32) square feet.
- (3) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset, as measured from the sign face.
- (4) The electronic portion of the sign may not be illuminated between 10:00 pm and 6:00 am, and shall have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise, as measured from the sign face. The City Council may extend the hours of illumination if the proposed sign is located at least one hundred (100) feet from a residential property boundary.
- (5) Signs shall have a fully functional off switch that automatically shuts the electronic display sign off when the display deteriorates ten (10) percent or greater.

(d) In commercial districts, electronic message signs are allowed as part of the total area of a permitted freestanding sign, with the following standards:

- (1) A conditional use permit is required.
- (2) Signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500)

Nits between the hours of civil sunset and civil sunrise, as measured from the sign face.

- (3) Signs adjacent to residential properties shall be shut off from 10 pm to 6 am or have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise.
- (4) Signs shall have a fully functional off switch that automatically shuts the display sign off when the display deteriorates ten (10) percent or greater.

Section 10. Incorporation. City staff is authorized and directed to update the table of contents, reformat this ordinance, and to make such other non-substantive changes as are necessary to incorporate the amendments adopted by this ordinance into the Oakdale City Code.

Section 11 Effective Date. This Ordinance shall take effect and be in full force from and after its adoption and publication, as provided by law.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich

Voting Against: None

Adopted this 27th day of January, 2026 by the Oakdale City Council.



Kevin Zabel, Mayor

Attest:



Sara J Ludwig
Sara Ludwig, City Clerk

Posted: January 16, 2026

Published: January 30, 2026