

THE CITY OF CENTERVILLE  
ANOKA COUNTY, MINNESOTA

ORD. #141, Second Series

AN ORDINANCE TO REVISE THE CITY'S ZONING CODE TO AMEND TABLE  
(156-A.1) OF DISTRICT ALLOWED USES

The City Council of the City of Centerville hereby ordains:

Section 1. Language Amendments – City Code, Chapter 156, §156.006, Definitions.

**Addition of:** *AUTOMOTIVE DETAILING. The performance of thorough cleaning, and finishing of an automobile, both inside and out, to produce a show-quality level of detail; also including sales and installation of accessories on the body or interior of the vehicle. Automotive Detailing does not include repair or maintenance of vehicles.*

**Addition of:** *fabrication, and assembly following “The processing” and before “of certain materials” in the LIGHT MANUFACTURING definition.*

Section 2. **That Table 156-A.1 District Allowed Uses, in Appendix A of the Centerville Zoning Code shall be amended as follows:**

- i. Under “B-1 & B-2”, Commercial Uses and Under “I-1, Industrial”, Automotive Detailing will be added as “P”, Permitted Uses.
- ii. Under “B-1 & B-2”, Commercial Uses, Commercial Sales and Services will be added as “C”, Conditional Uses.
- iii. Under “B-1 & B-2”, Commercial Uses, Retail sale of cannabis will be added as “P”, Permitted Uses.
- iv. Under “I-1”, Industrial Uses the word “Light” will be added to Manufacturing, processing, assembly except recycling and waste

Section 3. **Effective Date.** This ordinance takes effect upon its adoption and publication.

ADOPTED by the City Council of the City of Centerville, Minnesota, this 12th day of March, 2025.

  
Nancy Golden, Mayor

ATTEST:

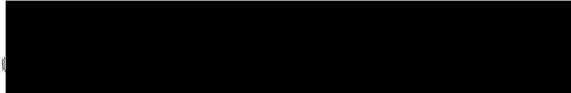
  
Teresa Bender, City Clerk

TABLE 156-A.1 District Allowed Uses

Revised Ord. 140, Second Series, VERSION 03/25/2025-2, Editor's Revision (KG) re: revising to add back Auto, excluding salvage operations.

Use Category and Use Type	R-1 156.018	R-2 156.018	R-2A 156.017	R-3 156.021	R-4 156.018	R-5 156.020	B-1 156.030	B-2 156.031	I-1 156.040	M-1 156.031	M-2 156.052	P-1 156.050	Additional Reference #1
<b>Agricultural Uses</b>													
Crop production and vegetable gardening	P												
Produce stands for products raised on the property	P												
Tree nurseries and sod farms	P												
Horses, livestock and fowl, not exceeding a density of one horse or livestock animal per acre or three fowl per acre	P												
<b>Group Living Uses</b>													
Nursing homes							C						
Residential-Care for six or Fewer Persons (Except Juvenile Sex Offender Treatment)	P	P	P	P	P	P			PUD	PUD			
Residential-Care for Juvenile Sex Offender Treatment for six or fewer persons. (Subject to conditions as are necessary to protect the health and safety of the residents of the residential facility per 156.021(C)(3).)				C									156.021(C3)
Residential-Care for seven through sixteen Persons (Except Care for Juvenile Sex Offender Treatment)				C									
Family Day Care serving twelve or fewer persons	P	P	P	P	P	P			PUD	PUD			
Group Family Day Care serving 14 or fewer persons	P	P	P	P	P	P			PUD	PUD			
Licensed day care serving thirteen through sixteen persons				C									
Licensed day care serving seventeen or more persons							C		PUD	PUD			
Specialized Care Facility							C		PUD	PUD			
<b>Household Living Uses</b>													
Single-family detached dwellings at a density not exceeding one home per ten acres	P												
Single-family detached dwellings		P	P		P	P							
Single-family attached dwellings with up to two dwelling units per building			P										
Single-family attached dwellings with up to twelve dwelling units per acre			C										
Single-family attached or detached dwellings where in combination with multi-family dwellings on the development property meet the district density goal				PUD									
Manufactured housing development, park, or cooperative					PUD								156.019
Multi-family projects				PUD					PUD	PUD			
Public parks and recreation uses	P	P	P	P	P	P			P	P	P		
Residential accessory uses as further regulated in this charter	P	P	P	P	P	P							156.107
Home Occupations	P	P	P	P	P	P							156.102
<b>Commercial Uses</b>													
Accessory Buildings							P	P	P	C	C		156.040 (H), 156.107
Accessory storage within the principal building	P	P	P	P	P	P	P	P	P	P	P	P	156.107
Adult and Sexually oriented businesses as further regulated in this code									C				110.01-110.99
Veterinary Clinic							C	C					90.01-90.09

Revised Ord. 140, Second Series, VERSION  
03/25/2025-2, Editor's Revision (KG) re: revising  
to add back Auto, excluding salvage operations.

Use Category and Use Type	R-1 156.016	R-2 156.018	R-24 156.017	R-3 156.021	R-4 156.016	R-5 156.020	B-1 156.030	B-2 156.031	I-1 156.040	M-1 156.051	M-2 156.052	P-1 156.050	Additional Reference *+1
Pet Shop							C	C	C				90.01-90.09
Kennel									C				90.01-90.09
Automobile and motorized equipment sales, excluding salvage operations (Outdoors)							C		C				
Automobile and motorized equipment sales, excluding salvage operations (Indoors)							P	P					
Automobile and motorized equipment service, excluding salvage operations as accessory to a gas station							C	C					
Automobile and motorized equipment service, excluding salvage operations							C	C					
Automotive Detailing							P	P	P				
Barber/beauty salons							P	P		PUD	PUD		
Building Supply Sales and Storage Yards							C		C				
Building Supply Sales and Storage Yards (Within Building Only)								C					
Business and Professional Offices							P	P	P	PUD	PUD		
Car washes							C		P				
Car wash, as Accessory to Retail Fuel Sales							C	C					
Clinic, Medical							P	P		PUD	PUD		
Clinic, Substance Abuse Treatment								C					
Commercial Sale and Services							C	C					
Commercial schools/Cultural Centers							C	C				P	
Commercial recreation							C	C	C	PUD	PUD		
Construction trade offices and yards									P				
Crematorium													
Day care - see Group Living Uses	C	C	C	C	C				C	C			
Day care facility							P	P		PUD	PUD		
Eating and drinking establishments							P	P					
Farm/Lawn Implement sales and service							C						
Farm/Lawn Implement sales and service (Within Building Only)							P	P					
Financial institutions							P	P		PUD	PUD		
Funeral homes and mortuaries (excluding Crematoriums)							C	C					
Hospitals							C	C				P	
Hotels							P	P		PUD			
Liquor stores							P	P		PUD	PUD		
Machine and repair shops-inside building only							C		P				
Non-Retail (Bulk) Fuel Sales									C				
Personal and professional business offices							P	P	P	PUD	PUD		
Public buildings	C	C	C	C	C	C	P	P	P	PUD	PUD	P	
Public utility buildings and structures	C	C	C	C	C	C	P		P			P	
Retail Fuel Sales							P	P					
Theatres and recreational businesses conducted within structures.							P	P		PUD			
Retail sales and service, excluding adult-oriented businesses							P	P		PUD	PUD		

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\*\*1 These references are for guidance only and are not intended to include all applicable sections of the code.

## References