

CITY OF WOODBURY

ORDINANCE NO. 1803

**AN ORDINANCE OF THE CITY OF WOODBURY, WASHINGTON COUNTY,
MINNESOTA PROVIDING THAT THE CITY CODE BE AMENDED BY
CHAPTER 24, ZONING, ARTICLE III - ZONING DISTRICTS AND DISTRICT
REGULATIONS**

THE CITY COUNCIL OF THE CITY OF WOODBURY, WASHINGTON COUNTY,
MINNESOTA DOES ORDAIN:

1803.01 That language be added to Chapter 24, Zoning, Article III, Zoning
Districts and District Regulations, of the City Code as follows:

Sec. 24-147. MCD, Medical Campus District

(a) *Purpose and scope.* This section applies to the MCD, Medical Campus
District. The intent of the MCD District is to encourage and foster the
planning, design and construction of a well-functioning, attractive medical
campus environment that:

- (1) Encourages the development of medically-related uses which, by their
interrelationship, benefit by proximity;
- (2) Provides an appropriate and healing setting for delivering high quality
healthcare services;
- (3) Creates well-designed development with a unified feel while providing
flexibility in placement and clustering of buildings, use of open space,
provision for pedestrian and traffic circulation, parking, transit facilities
and related site and design considerations; and
- (4) Ensures future capacity for the placement of medical facilities to meet the
evolving healthcare needs of the City and the region.

(b) *Permitted uses.* Permitted uses are as follows:

- (1) Professional, medical and administrative offices.
- (2) Medical or dental clinics for human care.
- (3) Diagnostic or imaging centers for human care.
- (4) Ambulatory surgery, urgent care or outpatient treatment centers.
- (5) Hospice.
- (6) Laboratories performing medical or dental research, diagnostic testing or
analytic clinic work having a direct relationship to the providing of health
services.
- (7) Essential services.
- (8) Medical equipment supply, leasing or rental.

(9) Research and development of items including, but not limited to: software, pharmaceuticals, communications, medical devices and the like. (Excluding large-scale manufacturing).

(10) Retail shopping centers in existence as of (date of ordinance adoption).

(c) *Permitted accessory uses.* Permitted accessory uses are as follows:

(1) Exterior as an accessory use to the primary use.

- a. Off-street parking and loading areas subject to the requirements of this chapter.
- b. Parking decks and ramps subject to the parking ramp performance standards. Multi-level parking structures shall not count toward building square footage or against percent of building coverage.
- c. Signs subject to chapter 18.5.
- d. Central utility plants and electrical generators subject to screening requirements in this chapter and noise mitigation in accordance with state requirements.
- e. Public transportation facilities.
- f. Bicycle racks.

(2) Interior as an accessory use to the primary use.

- a. Day care (child and adult).
- b. Supporting retail and service uses up to 10 percent of the building's gross floor space including pharmacies, coffee shops, delis, flower shops, bookstores, gift shops, cafeterias, banking or automated banking machines and laundry or dry cleaning.
- d. Underground parking subject to parking ramp performance standards.
- e. Community rooms.
- f. Wellness, fitness or exercise facilities.
- g. Educational facilities such as conference rooms, classrooms, laboratories or libraries.
- h. Public transportation facilities.
- i. Chapels.

(d) *Conditional uses.* The following uses are allowed by conditional use permit:

- (1) Planned unit developments.
- (2) Hospitals for human care.
- (3) Skilled nursing or rehabilitation facilities.
- (4) Mental health facilities.
- (5) Chemical dependency treatment facilities.
- (6) Nursing homes or long-term care facilities.
- (7) Guest house for patients and families.
- (8) Ambulance or medical carrier services.
- (9) Helipads or helistops in conjunction with a hospital.
- (10) Buildings in excess of height limitations specified in subsection (f)(7), provided that:
 - a. For properties immediately adjacent to residentially zoned property, setbacks requirements from the shared property line shall be increased

at least by one foot for each additional five feet of building height above the maximum building height allowed by this section.

- b. Proximity to residential property shall be a factor in considering the application for a conditional use permit.
- (e) *Compatible uses.* Other uses as deemed compatible and appropriate by the director of community development. Where a question arises as to the compatibility of a use, the director of community development shall refer the issue to the planning commission. The planning commission shall make a recommendation to the city council, who shall make a final determination as to whether a proposed use is to be allowed; is compatible as a permitted use or conditional use; is compatible as an accessory use; or is a use that may be added to a specific planned unit development within the medical campus district.
- (f) *Height, setback and area requirements:*
 - (1) Minimum lot area: Three (3) acres.
 - (2) Minimum lot width: Two hundred (200) feet.
 - (3) Maximum lot depth: Three hundred (300) feet.
 - (4) Minimum front yard setback: Fifty (50) feet.
 - (5) Minimum side yard setback: Twenty (20) feet.
 - a. From major road: Fifty (50) feet.
 - (6) Minimum rear yard setback: thirty (30) feet.
 - a. From major road: Fifty (50) feet.
 - (7) Maximum height: Seventy-five (75) feet.
 - (8) Maximum building coverage: Thirty-five (35) percent.
 - (9) Maximum impervious surface site coverage: 70 percent.
 - (10) Existing lots of record as of (date of adoption) shall be considered conforming for the purposes of this chapter.
- (g) *Planned Unit Development.* A planned unit development shall be required for any proposed development or redevelopment of 10 acres or greater.
- (h) *Screening.* The city shall require screening (through berms, landscaping or fencing) of any side or rear yard immediately adjacent to a residential district.
- (i) *Parking.* Off-street parking for separate uses may be provided collectively if the total number of spaces is not less than the sum of the separate requirements for each such use unless a reduction in required parking is allowed through the planned unit development process.
- (j) *Architectural Review.* Architectural review shall be in conformance with the requirements of this chapter and the following standards:
 - (1) The city may require exterior materials and/or architectural design that exceed the minimum requirements of this chapter through the planned unit

development process.

- (2) The intent of the architectural review is to ensure that architectural features and building designs contribute to a cohesive image and identity for the medical campus district.
 - (3) Exterior materials, colors, accents, styles and rooflines shall be compatible with the purpose and intent of this district.
 - (4) All exterior building and accent materials shall be of a color(s) compatible with other buildings within the district and have comparable color intensity/value. Acceptable colors consist of neutral earth tone colors such as brown, gray, tan, umber, mahogany, terra cotta, forest green, burgundy or dark blue.
- (k) *Site Design Elements.* Landscaping, lighting, signage and other site design elements shall be in conformance with the requirements of this chapter and shall contribute to a cohesive image and identity for the medical campus district. Internal and external sidewalk and/or trail connections shall be provided for safe and convenient pedestrian movements. Provision for existing or future transit service shall be provided where appropriate.
- (l) *Additions or modifications to existing retail shopping centers.* Existing retail centers within the medical campus district may be maintained, rehabilitated, remodeled or modified up to 10 percent of gross floor space existing as of (date of ordinance adoption) but shall not otherwise be expanded or reconstructed. Uses allowed in existing retail shopping centers shall conform to the allowed uses in the B-2 general business district.
- (m) *Accessory buildings.* No accessory buildings shall exceed the height, floor space or footprint of a principal building.
- (n) *Outdoor display or storage.* No outdoor display, sales or storage shall be allowed.
- (o) *Refuse and recycling.* All waste material, refuse, garbage or recycling shall be kept indoors or in an enclosed building constructed of the same materials as the principal structure and properly contained in a closed container designed for such purposes. The size of refuse and recycling areas shall be based on the requirements in this chapter.
- (p) *Other requirements.* The city council may apply additional requirements as necessary to implement the purpose of this district and the comprehensive plan.

1803.02 Severability

In the event that a court of competent jurisdiction adjudges any part of this chapter to be invalid, such judgement shall not effect any other provision of this Chapter not specifically included within the judgement.

1803.03 Effective Date

This ordinance shall become effective upon its passage and publication according to law.

Passed and adopted by the City Council of the City of Woodbury, Washington County, Minnesota this 14th day of May, 2008.

ATTEST:

William J. Hargis, Mayor

Clinton P. Gridley, City Administrator

(SEAL)