

### **8. B-1 Central Business**

#### **A. Intent**

It is the intent of the B-1 Central Business District to create an area which will serve as the focal point of community interest and as a focal point of commercial, financial, office, entertainment, and governmental activity.

#### **B. Permitted Uses** *amended 1-27-22 Ord. 815, Amended 7-10-25, Ord 877*

In a B-1 Central Business District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used, or structurally altered except for one of the following, as well as similar uses:

- \* Accessory building up to 800 sq ft;
- \* Adult uses-accessory (as regulated by Chapter VI, Performance standards);
- \* Cannabis Retailer and Lower-Potency Hemp Edible Retailer in accord with MN Statute Chapter 342 with the following restrictions: Any person whose primary place of business will be within 1000 feet of a school, 300 feet to a commercial daycare or 500 feet from a drug rehabilitation facility. This distance requirement is reciprocal in nature and is measured from the main door of each establishment.
- \* Coffee shop (with/without drive thru service) and bakeries- where products are sold on premise;
- \* Dry cleaners- pick up and laundry pick up stations including incidental repair but not including processing,
- \* Food services- grocery stores, fruit and vegetable markets, meat markets, supermarkets;
- \* Laundromats- self-service washing and drying, provided that the hours of operation are limited to 7 AM to 10 PM.;
- \* Licensed child care;
- \* Professional services including banks (with/without drive thru service), medical clinics, funeral homes, offices;
- \* Personal services- barber, beauty shops, day spa, tanning salons, therapeutic massage
- \* Restaurants- with/without drive thru service;
- \* Retail businesses and services, except no outdoor storage shall be permitted;
- \* Shoe repair;
- \* Tailoring services.

#### **C. Conditional Uses** *(amended 10-15-15 Ord.724 and 10-14-21; Ord. 809)*

The following uses are permitted subject to the issuance of a Conditional Use Permit:

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- \* Accessory Buildings which exceed 800 square feet per dwelling unit (as regulated by Chapter VI, Performance Standards)
  
- \* ATV/Snowmobile/Motorcycle Sales and Service provided that
  - (a) The parking area for the outside sales and storage area, whether for new or the expansion of an existing facility, shall be hard surfaced by the date determined by the Planning Commission after consideration of the size and scope of the project, and the effect of the cold weather season on paving construction materials, but in no event more than 10 months after final city approval. Parking areas shall be maintained to control dust, erosion, and drainage before and after hard surfacing. No parking or display of ATVs/Snowmobiles/Motorcycles shall occur on landscaped areas. Customer parking shall be clearly marked.
  - (b) Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking surfaces from landscaped areas.
  - (c) All areas of the property not devoted to building or parking areas shall be landscaped.
  
- \* Automobile Service Stations provided that:
  - (a) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
  - (b) The hours of operation shall be limited to 6:00 AM to 10:00 PM, unless extended by the Council as part of the conditional use permit.
  - (c) Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
  - (d) A protective canopy (auxiliary canopy) located over pump islands may be an accessory structure on the property and may be located twenty (20) feet or more from the front lot line, provided adequate visibility both on and off site is maintained.
  - (e) All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded.
  - (f) Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient

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location on site to facilitate litter control.

(g) All pumps and any related canopy shall be set back at least three hundred (300) feet from residentially zoned or guided property, unless screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.

- \* Brewpub, Microbrewery, Micro Distillery, and Brewer Tap Room, in accordance with conditions outlined in Zoning Ordinance #538.
- \* Entertainment businesses- bowling alleys, bars, theatres, convention facilities;
- \* Equipment and trade services- electronic shops, electrical appliances, plumbing, heating electrical drywall painting shops, except no outdoor storage shall be permitted;
- \* Hotels, Motels, Tourist rooming or boarding houses;
- \* Public buildings and facilities;
- \* Residential housing in a mixed use building provided that:
  - (a) Such residential units are located above the street level in non-residential structures, unless part of an approved Planned Unit Development
  - (b) All parking is provided for all uses (as regulated by Chapter VI, Performance Standards)
  - (c) Residential amenities are provided
- \* Wholesale business when conducted wholly within a building provided that:
  - (a) Dock doors are situated away or fully screened from residential properties
  - (b) No outdoor storage is permitted.
- \* Maximum building height **greater** than (30) feet, as measured to the eaves.

### D. **Interim Uses** (amended 02-11-16; Ord. 729)

The following uses are permitted by the issuance of an interim use permit:

- \* Churches or place of worship provided that:
  - (a) Such space is within a multi-tenant building

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(b) Joint parking arrangements allow for compliance with parking requirements for all uses (as regulated by Chapter VI, Performance Standards)

\* Educational facilities provided that:

(a) Joint parking arrangements allow for compliance with parking requirements for all uses (as regulated by VI Performance Standards)

\* Kennels with overnight boarding, provided that:

(a) Animals allowed outside only under direct supervision.

(b) A maximum number of animals allowed at the facility, as determined by the Planning Commission at interim use permit issuance.

(c) Noise shall be mitigated so as to not create a public nuisance for adjoining properties.

(d) Indoor and outdoor facilities are to be kept in a clean, dry, and sanitary condition. Waste shall be picked up immediately and disposed of in a sealed container.

(e) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.

(f) Indoor facilities shall be adequately ventilated and have ample light and heat.

(g) Adequate screening shall be provided, as determined by the Planning Commission.

(h) Hours of operation shall be reviewed and approved by the Planning Commission.

\* Dog Daycare, Training, and Grooming Facility with no overnight boarding.

\* Pet Store selling cats or dogs under eight months of age with overnight boarding.

### E. Prohibited Uses

\* Any outdoor storage areas

### F. Yard Requirements For B –1 District

	<b>All Uses</b>
<b>A.</b> Lot area minimum	5,000 sq. ft.
<b>B.</b> Lot width minimum feet	25 feet
<b>C.</b> Maximum lot coverage	NA

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D. Front yard minimum	0 feet
E. Side yard minimum	0 feet
F. Rear yard minimum/alley	0 feet
G. Maximum height	30 feet <sup>1</sup>

<sup>1</sup> Three stories in height or as measured 30 feet to the eaves. This requirement may be waived upon demonstration of adequate fire protection.

### G. Other Applicable Regulations

1. For aesthetic purposes all buildings and structures shall be faced with the following:

- a. Face brick;
- b. Prefinished metal panels;
- c. Glass and/or curtain wall construction;
- d. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, stone, wood or properly applied masonry paints;
- e. Precast concrete panels;
- f. Plastic panels when combined with modular exposed structural curtain wall systems;
- g. Or other approved material;
- h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc.;

2. Parking Requirements:

Businesses require no off-street parking. Conditional uses and mixed occupancy uses must provide off-street parking according to the schedule provided in this ordinance or by determination of the Planning Commission.

3. Screening Fence Requirement:

Where any business or industrial use (i.e. structured parking or storage) is adjacent to property zoned for residential use, that business or industry shall provide 6 foot privacy screening along the side facing the residential property.

4. Plans and Specifications

All plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Appeal for relief.

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All business condominiums shall follow the Uniform Condominium Act of the State of Minnesota.

A business condominium coverage of a lot shall follow the parking requirements and all other requirements in the business zone in which the condominium will be located.

5. Pole-type construction shall not be permitted.