

## **SECTION 15 "B-1" CENTRAL BUSINESS DISTRICT**

### **Subdivision 1: INTENT**

It is the intent of the B-1 District to provide for the establishment of commercial and service activities which draw from and serve customers from the community and its surrounding areas.

### **Subdivision 2: PERMITTED USES**

1. Offices or studios of business, professional and service occupations, including but not limited to banks, accountants, brokers, engineers, insurance agents, lawyers, physicians, realtors, chiropractors, and postal stations.
2. Clothing services, including dry-cleaning and laundry establishments, laundromats, and shoe repair shops.
3. Equipment services including radio and television shops, electrical appliance shops, and showrooms of a plumber, decorator or similar trade.
4. Food services including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessens, candy shops, and bakeries whose products are sold only at retail on the premises.
5. Retail sales and personal services including drug stores, hardware stores, stationary and bookstores, news shops, apparel shops, showrooms for articles to be sold at retail, flower shops and commercial greenhouses.
6. Personal services including barber and beauty shops, salons, photographic shops and funeral homes.
7. Governmental and public utility buildings and structures.

8. Recreational services including theaters and bowling lanes.
9. Hotels, motels, taverns, bars, private clubs and lodges.
10. Medical clinics and other buildings for the treatment of human beings.

### **Subdivision 3: PERMITTED ACCESSORY USES**

1. Commercial or business buildings for a use accessory to the principal use.
2. Accessory apartment when included as an integral part of the principal commercial building to be occupied only by the owner or an employee of the business.
3. Fences as regulated by Section 6.
4. Off-street parking and loading areas as regulated by Section 7.
5. Signs as regulated by Section 8.

### **Subdivision 4: CONDITIONAL USES**

The following uses require a Conditional Use Permit based on the procedures set forth in Section 22 of this Ordinance:

1. Open outdoor sales, services or rental as an accessory use provided that in addition to meeting the requirements of Section 22:
  - A. The area is fenced or screened from the abutting properties.
  - B. Sales areas are properly surfaced to control dust.

2. Automobile service stations including gasoline service stations, and auto repair garages.
3. Auto sales with or without service garages (does not include the sale or service of trucks exceeding 2 ton gross weight).
4. Convenience Stores.
5. Drive-in and drive-through restaurants, drive through banks and other drive-through service windows.
6. Public transportation terminals and transformer stations without storage yards.
7. Buildings used for research and testing laboratories, storage buildings or distributing station.
8. Multiple family dwellings as regulated by Section 14.
9. Small animal veterinary clinics and animal hospitals.
10. Towers and Antennas as regulated by Section 9.
11. Uses the City Council determines to be substantially similar to those listed in this zoning district and not detrimental to the City's general health and welfare.

**Subdivision 5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS**

1. Lot Area, Yard Setbacks. For all permitted uses in the "B-1" district, there will be no requirements for lot areas or yard setbacks except as necessary to meet the Building Code and the Fire Code.
2. Building Height. Buildings hereafter erected may not exceed fifty-five (55) feet in height.

3. Exterior Finish. All new construction and alterations to an existing building or structure must meet the following requirements. Steel is acceptable provided the lower eight (8) feet of the building's face (excluding windows and doors) consists of a material other than steel or corrugated metal.

### **Subdivision 6: SITE PLAN - CERTIFICATE OF SURVEY**

Prior to the issuance of a building permit for any building within a B-1 District, a site plan for the property must be approved by the City Council after review and recommendation by the Planning Commission. The site plan must contain at a minimum the following:

1. The current and proposed use of the property;
2. A Certificate of Survey;
3. All structures and their dimensions and location;
4. Location of waste facilities including measures used for enclosure and screening (See Section 5 Subd. 3);
5. Location of the water supply and utilities;
6. Elevations and drainage facilities (including storm sewers and ponding);
7. Streets and ingress and egress;
8. Parking (including typical size and locations of handicap spaces), loading areas and snow storage areas (See Section 7);
9. Landscaping (including features and types of materials to be used) (See Section 5 Subd. 3);
10. Lighting locations and types of fixtures (See Section 5 Subd. 6)

11. Screening and fences (including types and heights of fencing) (See Section 6);
12. Location and size of signs (See Section 8);
13. Distances to surrounding buildings and surrounding land uses; and
14. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

As part of the site plan review and approval the Planning Commission may recommend and the City Council may, on the recommendation of the Planning Commission or on its own, require that changes be made to a site plan. Such changes may include, without limitation, limiting the size and number of street accesses, requiring fencing or screening, requiring changes to the landscape plan, requiring alterations of the location and types of lighting and signage, altering parking lot design and layout, altering building layout, and other alterations and adjustments to ensure a design which is in conformance with this Ordinance and is in the best interest of the City.

### **Subdivision 7: PERFORMANCE BOND.**

To ensure site plan improvements, including without limitation landscaping and waste enclosures, are completed in accordance with the approved site plan, a performance bond or other approved security in the amount deemed sufficient by the City Council may be required to be deposited with the City before the issuance of a building permit for the project.

Sections 15"B-1" Central Business District, Subd. 6 Site Plan-Certificate of Survey was amended by Ordinance Number 399 adopted August 9, 2011 and published May 22, 2012.