

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.
11. Housing when located above at grade retail space or store fronts with off street private parking accommodations addressed for projects of 3 or more units providing a minimum of one (1) stall per unit.

Subdivision 3: PERMITTED ACCESSORY USES

1. Hoop/Tubular Frame Buildings are allowed as an accessory use when used for seasonal sales and subject to the following:
 - a. All buildings shall require a permit from the Zoning Administrator which shall be valid for 90 days. The permit may establish conditions relating to the hoop/tubular frame building, including, but not limited to, hours of operation, building size, location on the property, signage, and additional parking requirements.
2. Commercial or business buildings for a use accessory to the principal use.
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. Hoop/Tubular Frame Buildings only when they are a part of a greenhouse for the retail sale of merchandise in connection with horticulture or landscaping uses.
2. 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.
3. Automobile service stations including gasoline service stations, and auto repair garages.
4. Auto sales with or without service garages (does not include the sale or service of trucks exceeding 2 ton gross weight).
5. Convenience Stores.
6. Drive-in and drive-through restaurants, drive through banks and other drive-through service windows.
7. Public transportation terminals and transformer stations without storage yards.
8. Buildings used for research and testing laboratories, storage buildings or distributing station.
9. Multiple family dwellings.
10. Housing shall not be more than 30% of the floor space of the main floor and not adjacent to the street side of a building.

11. Towers and Antennas as regulated by Section 9.
12. 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 following the site plan review process. The City Clerk must receive completed applications, including twenty (20) copies 11"x17" and six (6) full size (approx. 22"x34") copies, if applicable, of the site plan/certificate of survey at least ten (10) business days prior to the Planning Commission's next scheduled meeting. The site plan/certificate of survey shall 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.

Sections 15 "B-1" Central Business District, Subd. 2 Permitted Uses, #11 was added by Ordinance Number 423 adopted April 5, 2016, and published April 11, 2016.

Sections 15 "B-1" Central Business District, Subd. 3 Permitted Accessory Uses, was amended deleting #2 and renumbering by Ordinance Number 423 adopted April 5, 2016, and published April 11, 2016.

Sections 15 "B-1" Central Business District, Subd. 4 Conditional Uses, #8 and #9 were amended by Ordinance Number 423 adopted April 5, 2016, and published April 11, 2016.

Sections 15 "B-1" Central Business District, Subd. 3 Permitted Accessory Uses and Subd. 4 Conditional Uses amended by Ordinance Number 443 to add Hoop/Tubular Frame Buildings adopted May 7, 2019, and published May 14, 2019.

Sections 15 "B-1" Central Business District, Subd. 6 Site Plan – Certificate of Survey amended by Ordinance Number 492 adopted February 4, 2025, and published February 11, 2025.