

SECTION 16 "B-2" HIGHWAY BUSINESS DISTRICT

Subdivision 1: INTENT

It is the intent of the B-2 District to provide for and limit the establishment of automobile oriented or dependent commercial and service activities.

Subdivision 2: PERMITTED USES

1. All permitted uses as allowed in the "B-1" Central Business District.
2. Automobile sales and service.
3. Commercial recreational services.
4. Farm implement sales and service.
5. Convenience Stores.

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. All permitted accessory uses in the "B-1" Central Business District.
3. Off street parking and loading facilities, including semi-trailers, as regulated by Section 7.

4. Oil Recycling Center (with approval of Zoning Administrator).

Subdivision 4: CONDITIONAL USES

The following uses require a Conditional Use Permit based on the proceedings 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. All conditional uses allowed in the "B-1" Central Business District.
3. Open air display areas for the sale of manufactured products such as lawn and garden furniture, hardware items, nursery stock, or rental of manufactured products or equipment including mobile home sales lots.
4. Recreational camping areas provided:
 - A. Land area is adequate for the proposed use;
 - B. The site is serviced by an adequately paved arterial street; and
 - C. Utilities are provided to each site and approved by the City Engineer.
5. Rental of equipment or tools.
6. Prepackaged food processing, provided:
 - A. All odors, dust, smoke and similar pollutants from the operation of the

business are controlled so that they do not extend beyond property boundaries;

- B. Noise from the business operations are controlled so as to not interfere with the principal commercial retail use of the district or any adjacent residential district;
 - C. No outdoor storage;
 - D. Building and grounds are maintained so as to be aesthetically consistent with the principal commercial retail use of the district; and
 - E. Property has adequate street, approach and docking facilities for the anticipated transportation vehicles.
7. 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 Width. Lot width must be at least one hundred (100) feet at the established building line.
- 2. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least thirty (30) feet.
 - B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least thirty (30) feet.
 - C. Rear Yard Setback. The rear yard setback must be at least twenty (20) feet.

3. Setbacks Adjoining Residentially Zoned Property. All B-2 uses must be setback at least at least thirty (30) feet from adjoining residentially zoned property.
4. Building Height. Structures may not exceed thirty-five (35) feet in height.
5. Floor-area-ratio. The floor-area-ratio may not exceed .60, which means not more than 60% of the lot area may be used for floor areas of all buildings on the lot.
6. Exterior Finish. Steel and corrugated metal is permitted provided that at least 20% of the building face (excluding windows and doors) of any side of the building facing a street 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-2 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 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 (screening or enclosure is required);
5. Location of the water supply and utilities;

6. Elevations and drainage facilities (including storm sewers and ponds);
7. Streets and ingress and egress;
8. Parking (including typical size and locations of handicap spaces), loading areas, and snow storage areas;
9. Landscaping (including features and types of materials to be used);
10. Screening and fences (including types and heights of fencing);
11. Lighting locations and types of fixtures (See Section 5 Subd. 6)
12. Location and size of signs;
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.

Section 16 "B-2" Highway Business District, Subd 4 (5) of the Zoning Ordinance was amended by Ordinance Number 385 inserting Prepackaged food processing, provided; and renumbering as appropriate, adopted October 7, 2008 and published October 21, 2008.

Sections 16 "B-2" Highway Business District, Subd. 6 Site Plan - Certificate of Survey of the Zoning Ordinance was amended by Ordinance Number 399 adopted August 9, 2011 and published May 22, 2012.

Section 16 "B-2" Highway Business District, Subd 3 of the Zoning Ordinance was amended by Ordinance Number 401 inserting 3. Oil Recycling Center and renumbering as appropriate adopted March 6, 2012 and published April 17, 2012.

Section 16 "B-2" Highway Business District, Subd 3 of the Zoning Ordinance was amended by Ordinance Number 443 adding Hoop/Tubular Buildings and renumbering as appropriate adopted May 7, 2019, and published May 14, 2019.

Section 16 "B-2" Highway Business District, Subd 6 Site Plan – Certificate of Survey of the Zoning Ordinance was amended by Ordinance Number 492 and adopted February 4, 2025, and published February 11, 2025.