

SECTION 13: REGULATIONS FOR "B-1" LIMITED BUSINESS DISTRICT

Subd. 1. Intent.

- A. To provide for retail sales and service establishments to concentrate in a compact, pedestrian oriented area for the convenience of the public, and for fostering mutually beneficial relationships among the business establishments.
- B. To minimize negative impacts upon surrounding residential neighborhoods by limiting the uses permitted and by requiring various buffering techniques.
- C. To exclude auto oriented businesses (gas station, car wash, automobile repair, etc.) which would tend to disrupt the desired compact, pedestrian character of the B-1 district and to disturb neighborhood stability.
- D. To minimize traffic congestion within the B-1 district and within the surrounding residential areas.
- E. To promote high standard of building and site design which will foster compact commercial developments with pedestrian convenience and human scale, and which will preserve and strengthen the character of the B-1 district.

Subd. 2. Permitted Principal Uses.

- A. Commercial establishments, including the following:
 - 1. Retail sales establishments such as antique or gift shop, grocery, hardware, drug, clothing, florist, and eating and on sale and off sale establishments.
 - 2. Personal services such as barber, retail dry cleaning facility, photography studio.
 - 3. Professional services such as medical, dental, and veterinarian clinics and attorneys offices.
 - 4. Finance, insurance and real estate services.
 - 5. Rental services conducted entirely within a building.
 - 6. Repair services such as jewelry, radio and television repair shops but not auto repair.
 - 7. Essential services.
- B. Business services such as printing and computer services.
- C. Artistic and handicraft uses such as artists studios, ceramic shop, pottery works, provided at least 25 percent of the total floor space at the front of the building on the street level is used for sales and display purposes.
- D. Apartments if located above the street level in non-residential structures.

Subd. 3. Conditional Uses. The following are conditional uses in the B-1 district, requiring a conditional use permit based on the procedures set forth in this Ordinance, and shall be reviewed annually in June:

- A. Public utility buildings and structures necessary for the health, safety and general welfare of the community, provided that:

1. Conformity with surrounding neighborhood is maintained and required side-yard setbacks and side yard requirements are met.
 2. Equipment is completely enclosed in permanent structure with no outside storage.
 3. Adequate screening and landscaping from neighboring residential districts is provided in accordance with Section 18 of this Ordinance.
- B. Outdoor seating
 - C. Licensed day care facilities
- Subd. 4. Permitted Accessory Uses. The following are permitted accessory uses in the B-1 district:
- A. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty percent of the gross floor space of the principal use.
 - B. Off-street parking as regulated by this Ordinance but not including semi-trailer trucks.
 - C. Off-street loading as regulated by this Ordinance.
 - D. Accessory and secondary antennas and antenna support structures, up to a maximum height of fifty(50) feet above the ground.
 - E. Solar energy systems, exterior, provided the following standards are met:
 1. All solar panels attached to the wall of a principal or accessory building must be flush mounted or at an angle of no more than a five (5) percent deviation from the wall.
 2. Roof mounted solar panels shall comply with the following:
 - a. The height of a roof mounted solar panel shall not exceed twenty (20) feet as measured from the ground or three (3) feet above the ridgeline of the roof peak of the principal building on the property, whichever is greater.
 - b. On flat or shed roofs, the height of a solar mounted roof panel shall not exceed ten (10) feet as measured from the surface of the roof, or twenty (20) feet as measured from the ground, whichever is greater.
 - c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than ten (10) percent from the roof angle.
 - d. Solar roof panels shall be setback from the roof edge a minimum of one (1) foot and shall not be located on any roof overhang.
 3. Window awnings constructed to allow solar energy collection shall be permitted provided all required building setbacks are met.
 4. All required permits must be obtained before construction of solar collection systems.
 - F. Wind energy conversion systems (WECS) that have a rated capacity of no more than fifteen (15) kilowatts, provided the following standards are met:

1. No more than one (1) WECS shall be allowed per lot.
2. The diameter of the circle described by the moving rotor blades shall not exceed thirty-five (35) feet.
3. The height of the WECS (including the rotor blades) shall not exceed twenty (20) feet or the height of the principal building on the property, whichever is greater.
4. The WECS (including the rotor blades) shall meet the required lot setbacks, or fifty (50) percent of the height of the WECS (including the rotor blades), whichever is greater.
5. Rotor blades must maintain a minimum of twelve (12) feet of clearance between the lowest point of the blade and the ground.
6. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
7. Building and electrical permits must be obtained by the applicant following the submission of all information required by the applicable State code and submission of certification by the manufacturer's engineer or other qualified engineer that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.
8. If the WECS has not been operated or is inoperable for a period of one year, or fails to meet the conditions of this ordinance, the City may order it be dismantled and the site restored to its original condition.

Subd. 5. Lot Requirements and Setbacks. The following minimum requirements shall be observed in the B-1 district subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 10,000 square feet
- B. Lot width: 66 feet at the front setback line.
- C. Setbacks:
 1. Front Yards: None
 2. Side Yards: None
 3. Rear yards: Not less than 5 feet
 4. When the lot is adjacent to residentially zoned land, the side and rear setbacks shall not be less than 15 feet.

Subd. 6. Building Requirements.

- A. Height: No structure shall exceed 35 feet above grade.
- B. Illumination. All outdoor illumination shall be provided with lenses, reflectors, and shades which will concentrate all light upon the premises, and to prevent glare or direct light rays from being visible upon any adjacent street or property. No flashing lights shall be permitted.
- C. Architectural Control. The building plan, including the site plan, for a new or remodeled building in the B-1 district shall be certified by an architect or engineer

registered in the State of Minnesota. The building shall be designed to fit the site, be harmonious with the neighboring buildings, topography and natural surroundings and be in accordance with the purposes and objectives of the Zoning Ordinance. This requirement shall not prohibit the preparation of the site plan by a professional site planner. No building permit or Conditional Use permit shall be issued until the certification is provided.

- D. All refuse containers, whose waste is intended for disposal in a sanitary landfill or for recycling, shall be enclosed within a fence of six (6) feet in height to shield its view from the adjoining property.

Subd. 7. Development Standards.

- A. Drive-In, drive-up, or drive through facilities shall be prohibited in the B-1 district in order to maintain a pedestrian scale and environment.
- B. Open sales lots shall be prohibited within the B-1 district.
- C. All commercial, service, storage, and display of goods shall be permitted only on the same lot with and accessory to a permitted or conditional use.
- D. All ground mounted mechanical equipment and all roof appurtenances including air conditioning units and mechanical equipment shall be shielded and architecturally screened from view from adjacent streets and properties.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be encouraged to facilitate ease of vehicular and pedestrian movement between adjoining properties without forcing traffic out onto public streets.