

SECTION 14A: REGULATIONS FOR "B-2A" SERVICE BUSINESS DISTRICT.

- Subd. 1. Purpose. To encourage the provision of a broad range of goods and services along the West Wayzata Boulevard corridor, including drive-in and drive-through commercial services, and minor auto repair all occurring within single and multi-tenant buildings.
- Subd. 2. Permitted Uses.
- A. Retail establishments
 - B. Service establishments, including restaurants
 - C. Establishments serving or selling liquor
 - D. Medical, dental or veterinary clinics
 - E. Automotive fuel sales, minor automobile repair or washing facilities
 - F. Office, office warehouse and office showrooms.
 - G. Public/private parks, plazas and trails
- Subd. 3. Conditional Uses. The following are conditional uses in the B-2A district, requiring a conditional use permit based upon procedures set forth in this Ordinance, and shall be reviewed annually in June.
- A. Food and beverage establishments with outdoor seating.
 - B. Adult uses on a limited scale and which are incidental and accessory to the primary activity and goods and/or services offered by the establishment, as defined and further regulated in Section 32: Adult Uses.
 - C. Commercial or service uses with drive up windows.
 - D. Public utility facilities.
 - 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.

- B. 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. 4. Accessory Uses.

- A. Accessory and secondary use antennas up to fifty (50) in height.
- B. Building mounted antennae.
- C. Menu boards for commercial or service uses with drive up windows, as regulated in Section 19.
- D. Essential services.
- E. Off street parking facilities.
- F. Garbage and recycling receptacles.
- G. Private recreational facilities.

Subd. 5. Lot Requirements and Setbacks. The following minimum requirements shall be observed in the B-2A District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 20,000 Square Feet
- B. Lot Width: 100 feet at the front setback line.
- C. Setbacks:
 - 1. Front Yards: 35 feet.
 - 2. Side Yards: 5 feet
 - 3. Rear Yard: Not less than 5 feet.

Subd. 6. Building Requirements.

- A. Building Dimensions. To encourage the design of varied building styles.
 - 1. Width
 - a. No more than 40 feet of a building width shall be in a single facade.
 - b. Multiple facades shall be provided for a building width greater than 40 feet that may include articulation such as varied setbacks, different yet compatible building materials, entry ways and entryway treatments, bay windows or any other treatment as approved by the City.
 - 2. Entrances. Building entrances shall be located at the same level as the adjacent sidewalk, parking area or street and shall not exceed more than 4 feet above street level.
- B. Height: Building height shall be limited to a maximum of 35 feet high except that the height maximum may be increased to 50' provided that the City Council finds that the increased height is justifiable based upon the following:
 - 1. The site is designated as Commercial within the Comprehensive Plan.
 - 2. The site is separated from single family neighborhoods by other uses or sufficient topography and year round vegetation to buffer the building.
 - 3. The design of the development in scale to the planned surrounding development and land uses.
 - 4. The building and site design provides articulation in building walls, pitched roof lines, and sufficient landscaping and size of plant material to provide a compatible transition to adjacent land uses.
 - 5. If the building is designed for office purposes, the top floor of the building is recessed a distance of 8 feet from the front façade of the building.
- C. Design and Architectural Compatibility
 - 1. Building Materials.
 - a. The following are acceptable exterior building materials: brick, stone, wood clapboard, stucco.
 - b. Synthetic materials such as vinyl and external finish insulation systems (EIFS) or split-faced aggregate block are permitted accent building materials but shall not exceed 20 % of the wall area on each elevation.
 - c. Windows: All windows on walls facing public streets or areas shall be of a transparent glass.
 - d. Awnings: Awnings of a canvas like material are permitted and shall not be equipped with any internal illumination. Polyvinyl, vinyl, or plastic awnings are prohibited.

Subd. 7. Site Development Standards.

- A. Outdoor Storage
 - 1. Open Sales Lots. Open sales lots or outdoor storage of vehicles, equipment or products is strictly prohibited.
 - 2. Minor Auto Repair Customer Vehicles. All customer vehicles must be parked within the building or between the building and rear property line after business hours so that they are not visible from the public right of way.
- B. Landscaping
 - 1. All open areas of developed lots which are not devoted to buildings, patios, offstreet parking, loading or driving areas must be irrigated and landscaped.

2. The requirements of Section 33 of this ordinance shall apply to all Master Development Plans except as modified by this subsection.
 3. The perimeter of parking areas shall be planted with deciduous shade trees at least 3" in diameter at a number equal to 1 tree per 4 parking spaces, and spaced to provide maximum shading of the parking area.
- C. Hardsurface Coverage. The storm water plan for the site must be consistent with the City Water Resource Management Plan and the requirements of the Minnehaha Creek Watershed District.
- D. Screening
1. Mechanical equipment, satellite dishes, and exterior building utility equipment shall be screened from public view by:
 - a. a structure constructed or faced with identical or compatible materials as the principal building or strongly similar to materials, provided that wooden fencing may not be used as a rooftop, or
 - b. landscaping comprised of plant materials that provide a year round screen of the equipment,
 - c. a location that is not visible from any public way.
 2. Dumpsters, trash bins, and recycling receptacles shall be located within a building and the entrance shall be equipped with a doorway or gate designed with similar character and materials as the primary building. Refuse enclosures shall not be closer than five feet to any structure or building overhang and must be six feet in height.
- E. Signage. Signage shall comply with the provisions of Chapter 8, Article V, Sign Regulations of the City Code of Ordinances, as may be amended from time to time.
- F. Parking Facilities. All parking lots and structured facilities shall comply with the provisions of Section 21, Off Street Parking Regulations, of the City Zoning Ordinance, as amended from time to time.
1. No above-grade parking areas or facilities shall be allowed in any front yard.
- G. Plazas, Opens Spaces and Recreation Areas. Pedestrian amenities such as benches without a commercial message, tables, seating and passive areas, areas for art display, gardens and fountains shall be provided in all plazas intended for public use.
- H. Lighting. Shall be provided at building entries and may range from 1 to 5 foot-candles from the entry to the public sidewalk.