

## **SECTION 14. REGULATIONS FOR "B 2", GENERAL BUSINESS DISTRICT**

### Subd. 1. Intent.

- A. To provide for retail sales and service establishments to locate in a less compact and less pedestrian oriented area than desired for the B-1 District.
- B. To provide adequate space to meet the needs of contemporary commercial development including landscaped yards and on-site private parking and service areas.
- C. To require adequate on-site parking for each commercial building or building complex.
- D. To promote a high standard of building and site design.
- E. 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-2 District and to disturb neighborhood stability.

### Subd. 2. Permitted Uses.

- A. All permitted uses as are allowed in the B-1 District

### Subd. 3. Permitted Accessory Uses.

- A. All permitted accessory uses as allowed in a B-1 District.
- B. 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.
- C. Off-street parking as regulated by this Ordinance but not including semi-trailer trucks.
- D. Off-street loading as regulated by this Ordinance.
- E. Accessory and secondary use antennas, and other antenna devices, up to a maximum height of fifty (50) feet from the ground.
- F. Menu boards for drive-through facilities as regulated in Section 19.
- G. Outside display and sales of seasonal retail merchandise provided the following performance standards are met:
  - 1. Only retail merchandise which is sold or stocked by the occupant(s) on the property shall be displayed and/or sold within an outside display and sales area, and the area shall not exceed ten (10) percent of the floor area of the principal structure including the area covered by a connected permanent roof for a single tenant building or ten (10) percent of the floor area including the area

covered by a connected permanent roof of the tenant space if the principal use is located in a multi-tenant building.

2. The outdoor display and sales area shall be located on a paved surface and shall be arranged to not interfere with pedestrian access to entry and exit areas of the businesses on the property.
3. The outdoor display and sale area shall not occupy any required parking stall, any driving aisle, the required curbing and landscaped area as established by Subd. 4, subpart H, no. 14 of Section 21 – Off-Street Parking and Loading of this ordinance, and shall not be located to cause interference with access to the parking areas of the property.
4. The outdoor display and sale area shall not be located more than thirty (30) feet from the primary structure on the property, except that retail merchandise may be located on pump islands of operating service stations.
5. Unless located on a sidewalk or on pump islands of operating service stations, the outdoor display and sale area shall be enclosed by decorative walls, fencing or other suitable material that is designed to be compatible with the primary structure on the property.
6. No additional lighting shall be permitted that is separate from the fixtures associated with the principal building and parking area of the property.
7. The maximum height of the outdoor display and sales area shall not exceed six (6) feet.
8. No exterior sound equipment shall be allowed that results in noise that does not comply with the standards as established by Subd. 16 of Section 19 – General Building and Performance Requirements of this ordinance.

Subd. 4. Conditional Uses. The following are conditional uses in a "B-2" District, requiring a Conditional Use Permit based upon procedures set forth in this Ordinance, and shall be reviewed annually in June:

- A. Public regulated utility buildings and structures necessary for the health, safety and general welfare of the community, provided that:
  1. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
  2. Equipment is completely enclosed in a permanent structure with no outside storage.
  3. Adequate screening and landscaping from neighboring residential districts is provided in accordance with Section 19 of this Ordinance.
- B. Outdoor seating.
- C. Outside display and sales of seasonal retail merchandise that do not meet the performance standards of Subd. 3, subpart G.

D. Licensed day care facilities

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

- A. Lot area: 10,000 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 Yards: 5 feet

Subd. 6. Building Requirements.

- A. Height: No structure shall exceed thirty-five 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 a "B-2" 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. Refuse Containers. 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 fully screen its view from adjoining property, and any container shall not be closer than 5 (five) feet to any structure or building overhang.