

B-2 NEIGHBORHOOD BUSINESS DISTRICT

📖 § 153.155 PERMITTED USES.

Within the B-2 Neighborhood Business District, no structure or land shall be used except for one or more of the following uses, or uses deemed similar by the City Council:

- (A) Any permitted use regulated in the B-1 District, § [153.140](#); and/or
- (B) The following neighborhood retail sales and service businesses supplying commodities or performing a service primarily for residents of the surrounding neighborhood:
 - (1) Antique store;
 - (2) Appliance store;
 - (3) Art and school supply store;
 - (4) Bakery good sales and baking of goods for retail sales on premises;
 - (5) Bank;
 - (6) Bicycle sales and repair;
 - (7) Books, new or used, office supply and stationery store;
 - (8) Camera and photographic supply store;
 - (9) Candy, ice cream, popcorn, nuts, frozen desserts and soft drink shop but not of the drive-in type or with a drive-through;
 - (10) Clothing store;
 - (11) Delicatessen and/or dairy store;
 - (12) Drugstore;
 - (13) Dry cleaning and laundry pick up stations including incidental pressing and repair;
 - (14) Health club under 4,000 square feet;
 - (15) Florist store;
 - (16) Gift shop;
 - (17) Grocery store;
 - (18) Hardware store;
 - (19) Hobby or craft store including handicraft classes not to exceed ten students;
 - (20) Jewelry sales and repair store;
 - (21) Laundromat of self service type;
 - (22) Library;

- (23) Massage therapy services;
- (24) Meat market, but not including processing for a locker;
- (25) Music store;
- (26) Newsstand;
- (27) Paint, wallpaper sales;
- (28) Picture framing store;
- (29) Pipe and tobacco store;
- (30) Restaurant, café, tea room;
- (31) Shoe sales and repair;
- (32) Small appliance repair;
- (33) Sporting goods store;
- (34) Tailor shop;
- (35) Tanning salon;
- (36) Reflexology services; and
- (37) Spa.

(Ord. 07-08, passed - -; Ord. passed 10-11-1963)

 **§ 153.156 CONDITIONAL USES.**

Within the B-2 Neighborhood Business District, no structure or land shall be used for the following uses, except by conditional use permit:

- (A) Any conditional use regulated in the B-1 District, § [153.141](#);
- (B) Accessory structures other than private garages;
- (C) Mixed use residential/commercial;
- (D) Drive-through lanes, subject to the following provisions.
 - (1) They are not permitted in a front yard or within the setback area.
 - (2) Adequate stacking distance must be provided, as determined by the city, which does not interfere with other driving areas, parking spaces or sidewalks.
 - (3) Electronic speaker devices must not be audible beyond the property line and must not be operated between 10:00 p.m. and 7:00 a.m.

(4) Screening of automobile headlights must be provided. Screening must be at least three feet in height and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change or similar screening as determined by the city.

(5) A by-pass lane must be provided, allowing autos to exit the drive-through lane from the stacking area.

(E) Funeral homes and mortuaries;

(F) On-sale liquor establishments;

(G) Outdoor seating, subject to following provisions.

(1) Seating areas shall be shown on a seating plan, identifying the number of tables and chairs and their approximate location.

(2) Seating areas shall be located on private property.

(3) Seating areas shall not obstruct required accesses, entrances or exits.

(4) A minimum of a four-foot walkway shall be provided between tables.

(5) If the principal use abuts a residential zoning district, outdoor electronic speaker devices shall not be operated between 9:00 p.m. and 7:00 a.m. For all other zoning districts, outdoor electronic speaker devices shall not be operated between 10:00 p.m. and 7:00 a.m.

(6) Tables and chairs shall be maintenance free furniture that enhances the appearance of the business.

(7) No food or beverages shall be served outside of the seating area.

(8) Lighting shall only illuminate the seating area. Lighting levels must not exceed zero foot-candles at the abutting property line.

(9) All tables and chairs shall be kept in a clean and sanitary manner. Outdoor trash receptacles shall be provided.

(10) For outdoor seating areas for up to eight seats:

(a) No tables, chairs or other furnishings shall remain in the seating area when the business is closed;

(b) No additional parking spaces shall be required; and

(c) No alcoholic beverages shall be served in the seating area, except for non-fortified wine.

(11) For outdoor seating areas for more than eight seats:

(a) The seating area shall be enclosed by approved landscaping and fencing;

(b) The outdoor seating area shall be entered only through the principal building. There shall be no exit gates from the outdoor seating area unless required by the Building Code;

(c) In addition to the required number of parking spaces pursuant to the principal use, additional parking shall be required at a ratio of one parking space for every four seats in the outdoor seating area; and

(d) Signage shall be posted that prohibits the consumption of alcohol outside of the seating area.

(H) Private lodges and clubs, country clubs or fraternal organizations;

(I) Veterinary establishments limited to domestic animals and conducted entirely within a building;

(J) Any building over 35 feet in height;

(K) Car washes, as regulated in § [153.382](#);

(L) Motor fuel stations, as regulated in § [153.382](#);

(M) Vehicle repair, minor, as regulated in § [153.382](#); and/or

(N) Used merchandise stores, provided all of the following conditions are met.

(1) Used merchandise is limited to clothing and related accessories.

(2) The transfer or sale of merchandise is conducted entirely inside a building.

(3) There is no outdoor storage of any kind.

(4) The floor area for the use is no greater than 2,000 square feet.

(Ord. 99-03, passed - -; Ord. 05-03, passed - -; Ord. 06-08, passed - -; Ord. 08-02, passed - -; Ord. 10-04, passed - -; Ord. passed 10-11-1963)

§ 153.157 INTERIM USES.

Within the B-2 Neighborhood Business District, the following uses shall be interim uses: any interim use regulated in the B-1 District, § [153.142](#).

(Ord. 99-03, passed - -; Ord. 07-08, passed - -; Ord. passed 10-11-1963)

§ 153.158 PERMITTED ACCESSORY USES.

Within the B-2 Neighborhood Business District, the following uses shall be permitted accessory uses:

(A) Any permitted accessory use regulated in the B-1 District, § [153.143](#); and

(B) Any incidental repair, processing or storage necessary to conduct a permitted principal use provided the use shall not occupy more than 30% of the gross floor area of the principal building.

(Ord. 05-05, passed - -; Ord. passed 10-11-1963)

§ 153.159 SCREENING REQUIREMENTS.

Wherever a B-2 Neighborhood Business District abuts or is across the street from an R use, screening must comply with § [153.031](#)(D)(4).

(Ord. passed 10-11-1963)

 **§ 153.160 PROHIBITED USES.**

Within the B-2, Neighborhood Business District, the following uses are prohibited:

- (A) State-licensed residential care facilities;
- (B) Housing with services establishments registered under Minn. Stat. Ch. 144D.

(Ord. 16-12, passed 11-14-2016)

B-1 LIMITED BUSINESS DISTRICT

§ 153.140 PERMITTED USES.

Within the B-1 Limited Business District, no structure or land shall be used, except for one or more of the following uses, or uses deemed similar by the City Council:

- (A) Art studio;
- (B) Barbershop;
- (C) Hair salon;
- (D) A licensed child care facility;
- (E) Municipal buildings where the use conducted is customarily considered to be an office use;
- (F) Offices of a general nature, other than medical or dental, where the employment within the building does not exceed 50 persons and the operations do not include retail sales or warehousing from the site;
- (G) Photographic studio;
- (H) Satellite dish antennas greater than one meter (39 inches) in diameter. See § [153.396](#); and/or
- (I) Small wireless facilities, as defined in § [95.15](#), that are located in the right-of-way, and comply with the provisions of § [95.24](#).

(Ord. 99-03, passed - -; Ord. 01-10, passed - -; Ord. 07-08, passed - -; Ord. 08-09, passed - -; Ord. passed 10-11-1963; Ord. 17-14, passed 11-27-2017)

§ 153.141 CONDITIONAL USES.

Within the B-1 Limited Business District, no structure or land shall be used for the following uses, except by conditional use permit:

- (A) Interior decorating studio and music studio provided no retail sales are made of products unless the products are manufactured on the site;
- (B) Essential service structures, including, but not limited to, buildings such as telephone exchange station, booster or pressure stations, elevated tanks, lift stations and electric power sub-stations;
- (C) Historical buildings, museums, art institutes, galleries and playhouses/theaters;
- (D) Nursing homes or retirement homes, provided the site shall contain not less than 600 square feet of lot area for each person to be accommodated and that no building be located less than 30 feet from the side lot line;
- (E) Off-street parking, when the principal site of the off-street parking abuts on a lot which is in another B or I District, is in the same ownership as the land in the B or I District, is subject to those conditions as set forth in §§ [153.345](#) through [153.351](#) and other conditions as found necessary by the City Council to carry out the intent of this chapter;

- (F) Private garages;
- (G) Radio and television stations and studios;
- (H) Radio and television towers;
- (I) Dental or medical office or clinic;
- (J) Elderly community education center, provided that it is located in a building that contains a civic or community center or a multi-family elderly residential housing facility; or
- (K) A state licensed adult day care facility, provided that the lot is located at least 200 feet from Robert Street.

(Ord. passed 10-11-1963)

 **§ 153.142 INTERIM USES.**

Within the B-1 Limited Business District, the following uses shall be interim uses: Farmers market, provided such products are sold directly to consumers by local growers and producers.

(Ord. 17-09, passed 7-10-2017)

 **§ 153.143 PERMITTED ACCESSORY USES.**

Within the B-1 Limited Business District, the following uses shall be permitted accessory uses:

- (A) Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete the construction;
- (B) Decorative landscape features; and
- (C) Signs as regulated in §§ [153.430](#) through [153.438](#) and §§ [150.105](#) through [150.110](#).

(Ord. passed 10-11-1963)

 **§ 153.144 LOT AREA, HEIGHT, LOT WIDTH AND YARD REQUIREMENTS.**

(A) No structure or building shall exceed 25 feet in height, except as provided in § [153.009](#) of this chapter.

(B) Wherever a B-1 Limited Business District abuts or is across the street from an R District, a fence or compact evergreen hedge not less than 75% opaque nor less than eight feet in height, except adjacent to a street where it shall be between three and four feet in height shall be erected and maintained in the front portion of the lot or along the side or rear property line that abuts the R District.

(Ord. passed 10-11-1963)

 **§ 153.145 PROHIBITED USES.**

Within the B-1, Limited Business District, the following uses are prohibited:

- (A) State-licensed residential care facilities;

(B) Housing with services establishments registered under Minn. Stat. Ch. 144D.
(Ord. 16-12, passed 11-14-2016)