

Section 86-102 B-1 Limited Business District

(a) *Intent; scope.* This section applies to the B-1 limited business district. This B-1 district is intended to permit selected businesses in areas adjacent to residential neighborhoods where analysis of the population demonstrates that such establishment are required and desirable.

(b) *Permitted uses.* The following uses shall be permitted in the B-1 district:

- (1) Antique, gift or florist shops.
- (2) Automobile parking lots excluding repairs and the parking of trucks and buses.
- (3) Barbershops or beauty shops.
- (4) Business or professional offices.
- (5) Cannabis related businesses as follows: Lower potency hemp retailers, as defined and licensed by the Minnesota Office of Cannabis Management; bBusinesses allowing off-sale retail sales requiring a registration under City Code, § 22-222. Businesses, except ~~On-Site Intoxicating Hemp Product Businesses,~~ must be located at least:
 - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
- (6) Candy, ice cream, soft drinks or confectionery stores.
- (7) Churches.
- (8) Day care facility serving any number of individuals.
- (9) Fallout shelter.
- (10) Jewelry stores.
- (11) Laundromats and dry cleaning laundry pickup store.
- (12) Leather goods and luggage shops.
- (13) Medical clinics.
- (14) Municipal or other government administration buildings, police or fire stations, community center buildings, museums or art galleries, and post office stations.
- (15) Pharmacies or drugstores, including gifts, stationery and similar items.
- (16) Photography studios.
- (17) Pipe or tobacco shops.
- (18) Public libraries.
- (19) Retail bake or pastry shops.
- (20) Retail medical supply stores.
- (21) Tailor shops.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-1 business district:

- (1) Accessory uses customarily ~~secondary incident~~ to the uses permitted in subsections (a) and (b) of this section.
- (2) Living quarters of persons employed on the premises.
- (3) Off-street parking and loading as regulated by article VI of this chapter.
- (4) Private garage.
- ~~(5) Private swimming pool when completely enclosed within a chainlink or similar fence five-foot high.~~
- ~~(6)~~(5) Solar energy collectors and systems servicing the individual property.
- ~~(7)~~(6) Storage garages ~~where the lot is occupied by a multiple family dwelling or an institutional dwelling.~~

(d) *Conditional uses.* All conditional use permits for the B-1 district may only be issued if the proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the B-1 business district by conditional use permit:

- (1) Boardinghouses and lodging houses.
- (2) Gas station or car wash.
- (3) Grocery stores, fruit and vegetable markets.
- (4) Liquor stores (for consumption off the premises).
- (5) Meat shops and cold storage lockers (excluding slaughtering).
- (6) Medical, dental and optical labs.
- (7) Mortuaries or funeral homes.
- (8) Motels.
- (9) Multiple-family dwellings, apartment buildings or townhouses containing not more than eight dwelling units.
- ~~(10) Offices of persons and home occupations in existing structures when they meet the specific conditions of section 86-50.~~
- ~~(11)~~(10) Other business uses of the same general character as listed in subsection (b).
- ~~(12)~~(11) Parks and recreational areas.
- ~~(13)~~(12) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.
- ~~(14)~~(13) Public utility stations and structures.
- ~~(15)~~(14) Residential facility serving six or fewer individuals.
- ~~(16)~~(15) Restaurants, cafes, delicatessens or tearooms.
- ~~(17)~~(16) Shoe stores and shoe repair stores.
- ~~(18)~~(17) Single-family detached dwellings.
- ~~(19) Two family dwellings under single ownership, joint ownership or tenants in common.~~
- ~~(20) Two family dwellings under split ownership under the following conditions:~~

- ~~a. The dwellings have separate utility service lines to each unit.~~
- ~~b. The owner execute a common maintenance agreement containing covenants as to uniformity of exterior appearance of the dwellings for the life of the building.~~
- ~~c. Proper separation of units exist as provided by the city building code.~~
- ~~d. Such dwellings comply with all yard regulations for single family dwellings, except side yard regulations between the dwelling units.~~
- ~~e. The dwelling location on the lot be compatible with the neighborhood.~~
- ~~f. Landscaping, fencing, grading, exterior lighting, construction and driveway conform to the surrounding neighborhood.~~
- ~~g. Any accessory building is compatible with the dwellings and the surrounding neighborhood.~~
- ~~h. The dwellings shall be a maximum height of two stories.~~
- ~~i. Not more than 50 percent of the lot area shall be occupied by buildings.~~
- ~~j. No unit shall be eligible under this use unless the division of the dwelling occurs along the lot lines.~~

~~(24)(18)~~ Water supply buildings, reservoirs, wells, elevated tanks, and other similar essential public utility structures, municipal or other government service buildings.

(e) *Height, yard and lot coverage regulations.* Height, yard and lot coverage regulations for the B-2 district are as follows:

(1) *Height regulations.* No building shall hereafter be erected or structurally altered to exceed three stories or 35 feet in height.

(2) *Front yard regulations.*

- a. There shall be a front yard having a depth of not less than 25 feet on a lot or plot that abuts a minor street or a marginal access service street.
- b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.
- c. There shall be a front yard on each street side of each corner lot. No accessory buildings shall project into the front yard line on either street.

~~d. No front yard shall be required in the downtown district.~~

(3) *Side yard regulations.*

- a. There shall be a side yard on each side of a building, having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any side lot line abutting a lot in any of the classes of residence districts.

~~e. No side yard shall be required in the downtown district.~~

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot

depth or a maximum required rear yard of 25 feet.

b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.

~~c. No rear yard shall be required in the downtown district.~~

(f) *Lot coverage regulations.* Not more than 50 percent of a lot shall be occupied by buildings. No lot coverage restrictions apply in the downtown district.

(g) *General regulations.* Additional regulations in the B-1 business district are set forth in article VI of this chapter, except that no outside storage or displays of property for sale shall be permitted on any premises in such district.

(h) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

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(Code 1976, § 11.12; Ord. No. 443, § 3, 11-6-2000; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008)

Cross reference(s)—Businesses, ch. 22.

HISTORY

Amended by Ord. [24-012](#) on 6/25/2024