

### **Section 86-104 B-3 General Business District**

(a) *Intent; scope.* This section applies to the B-3 general business district. This B-3 district provides a location for uses that are appropriate to thoroughfare locations, are largely dependent upon thoroughfare traffic, and are not suitable within other business districts.

(b) *Permitted uses.* The following uses shall be permitted in the B-3 business district:

- (1) Ambulance, taxi, bus, and rail stations or terminals.
- (2) Antique, gift or florist shop.
- (3) Apparel shops.
- (4) Appliance sales and service stores.
- (5) Art, office, school, camera and photography supply stores.
- (6) Audio recording sales or rental.
- (7) Auto parts and accessories.
- (8) Automobile and truck sales or used car lots.
- (9) Automobile garages and repair shops, with no outside storage of vehicles or equipment.
- (10) Automobile laundries and car washes.
- (11) Automobile parking lots and garages.
- (12) Automobile service stations, for sale of gasoline, oil and accessories.
- (13) Banks and savings institutions.
- (14) Barbershops or beauty shops.
- (15) Bars, taverns, cocktail lounges, nightclubs, dancehalls and theatres.
- (16) Bicycle or motorcycle sales or repair shops.
- (17) Billiard or pool halls.
- (18) Book or stationery stores.
- (19) Bowling alleys.
- (20) Business, commercial or dance schools.
- (21) Business or professional offices.
- (22) Cannabis related businesses as follows: lower potency hemp edible retailers, cannabis retailers, cannabis delivery services, cannabis wholesaler, and cannabis event organizers, as defined by state law and licensed by the Minnesota Office of Cannabis Management; cannabis lounges and businesses 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.
- (23) Cabinet stores.
- (24) Candy, ice cream, soft drinks, or confectionery stores.

- (25) Carpenter, plumbing and heating, paint and wallpaper, and janitorial service shops.
- (26) Carpet and flooring stores.
- (27) Churches.
- (28) Day care facility serving any number of individuals.
- (29) Department stores.
- (30) Drive-in restaurants and other establishments that provide goods and services to patrons in automobiles.
- (31) Drive-in retail or service stores.
- (32) Drive-in theatres.
- (33) Drive-up bank and other offices.
- (34) Electric motors service shops.
- (35) Fallout shelter.
- (36) Furniture stores.
- (37) Garden and lawn supply stores.
- (38) Gas stations.
- (39) Glass sales and service stores.
- (40) Grocery stores or supermarkets.
- (41) Hardware, hobby, sporting goods or toy stores.
- (42) Health clubs.
- (43) Ice sales.
- (44) Jewelry stores and leather goods or luggage.
- (45) Laundromats and dry cleaning or laundry pickup stores.
- (46) Leather goods stores.
- (47) Liquor stores.
- (48) Loan and finance company offices.
- (49) Lodge rooms or clubhouses for fraternal organizations.
- (50) Marine or boat sales and repair shops.
- (51) Meat shops and cold storage lockers, excluding slaughtering.
- (52) Medical clinics.
- (53) Medical, dental and optical laboratories.
- (54) Miniature golf courses, archery and golf driving ranges; swimming pools serving more than one-family, skating rinks, tennis clubs, but excluding auto, motorcycle or go-cart race tracks.
- (55) Monument sales centers.
- (56) Mortuaries or funeral homes.
- (57) Motels or hotels.
- (58) Motion picture theatre.

- (59) Municipal or other government administration buildings, police or fire stations, community center buildings, museums or art galleries, and post office stations.
- (60) Music studios or musical instrument stores.
- (61) Newspaper printing.
- (62) Outdoor nurseries and greenhouses.
- (63) Paint or wallpaper stores.
- (64) Pet shops.
- (65) Pet supply store.
- (66) Pharmacies or drugstores.
- (67) Photography studios.
- (68) Pipe or tobacco shops.
- (69) Post office stations.
- (70) Printing.
- (71) Public libraries.
- (72) Radio or television broadcasting stations.
- (73) Repair and rental of domestic type equipment and items.
- (74) Restaurants, cafes, delicatessens or tea rooms.
- (75) Retail bakeries or pastry shops.
- (76) Retail ice delivery stations.
- (77) Retail medical supply stores.
- (78) Sales and service centers for farm implements.
- (79) Sales and service centers of travel and camping trailers, and motor homes which do not require a special permit to be transported on a public highway.
- (80) Self-storage warehouse with inside access to individual units.
- (81) Sewing machine sales and service.
- (82) Shoe stores and repair.
- (83) Tailor shops.
- (84) Television or radio repair shops.
- (85) Tire, battery and automobile accessories shops.
- (86) Upholstery and furniture repair shops.
- (87) Veterinary clinic and hospital for small animals with associated indoor kennels where there are no animals allowed outside of a building at any time, where the entire business is conducted wholly within an enclosed sound proofed, heated and air conditioned building such that no noise or odors are perceptible beyond the property line.
- (88) Video sales or rental.
- (89) Water conditioning sales and service.

(90) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.

(91) Wholesale business and office with no outside storage.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-3 business district:

(1) Accessory uses generally associated with the uses permitted in subsections (a) and (b) of this section.

(2) Off-street parking and loading as regulated by article VI of this chapter.

(3) ~~Signs as regulated by article VI of this chapter.~~

(4) Solar energy collectors and systems servicing the individual property.

(5) Storage and parking garages ~~where the lot is occupied by an institutional building.~~

(d) *Conditional uses.* All conditional use permits for the B-3 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 use may be permitted in the B-3 business district by conditional use permit:

(1) Amusement parks.

(2) Armories, convention or exhibition halls.

(3) Billboards or advertising signs complying with the following conditions:-

a. The size may not exceed 1,000 square feet and the height shall not exceed 45 feet.

b. There shall be no more than two sign panels, and the sign length shall not exceed 55 feet.

c. Such signs shall not be located closer than 200 feet to each other or to any residential district.

(4) Brewpubs.

(5) Cannabis related businesses as follows: cannabis testing facilities, as defined in state law and licensed by the Minnesota Office of Cannabis Management.

~~(6)~~(6) College, university, post high school education or training institution, or seminary; public or private; with the nearest building line to property line distance of 150 feet to any single family dwelling property.

~~(7)~~(7) Convalescent, nursing and rest homes.

~~(8)~~(8) Farm feed and seed, or lawn and gardening supply store.

~~(9)~~(9) Golf courses, including clubhouses.

~~(10)~~(10) Heliport.

~~(11)~~(11) Hospitals and medical centers.

~~(12)~~(12) Kennels.

~~(13)~~(13) Lumberyards.

~~(14)~~(14) Meat and butcher shops and cold storage lockers, with limited slaughtering.

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- ~~(14)~~(15) Multiple-family dwellings, apartment buildings or townhouses.
- ~~(15)~~(16) Municipal or other governmental service buildings.
- ~~(16)~~(17) Other business uses of the same general character as listed in subsection (b).
- ~~(17)~~(18) Parks and recreational areas owned or operated by governmental agencies.
- ~~(18)~~(19) 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.
- ~~(19)~~(20) Residential facilities serving six or fewer individuals.
- ~~(20)~~(21) Self-storage warehouse with outside access to individual units.
- ~~(21)~~(22) Sports arenas or stadiums, indoor skating rinks and physical culture or health clubs and gymnasiums.
- ~~(22)~~(23) Trophy and award assembly.
- ~~(23)~~(24) Utility stations and structures.

(e) *Height and yard regulations.* Height and yard regulations for the B-3 district are as follows:

- (1) *Height regulations.* No building shall hereafter be erected or structurally altered to exceed 45 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 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 a corner lot. No accessory buildings shall project beyond 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.
  - c. 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 in the B-3 district. No lot coverage restrictions apply in the downtown district.

(g) *General regulations.* Additional regulations in the B-3 general business district are set forth in article VI of this chapter.

(Code 1976, § 11.14; Ord. No. 410 2nd series, § 2, 2-16-1999; Ord. No. 443, § 3, 11-6-2000; Ord. No. 463, § 1, 7-2-2001; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 613 2nd series, § 1, 8-25-2009; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 719 2nd series, § 1, 5-9-2017; Ord. No. 753 2nd series, § 1, 7-28-2020)

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

HISTORY

Amended by Ord. [23-011](#) on 6/13/2023

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