

## Section 86-105 B-4 Shopping Center Business District

~~(a) Intent; scope. This section applies to the B-4 shopping center business district. This B-4 district is intended to provide for existing and/or proposed shopping centers.~~

~~(b) Permitted uses. The following uses shall be permitted in the B-4 business district:~~

- ~~(1) Animal pet shops.~~
- ~~(2) Antique, gift or florist shop.~~
- ~~(3) Apparel shops.~~
- ~~(4) Appliance stores.~~
- ~~(5) Art, office, school, or camera and photography supply stores.~~
- ~~(6) Audio recording sales and rental.~~
- ~~(7) Auto parts and accessories.~~
- ~~(8) Automobile and truck parking lots.~~
- ~~(9) Banks and savings institutions.~~
- ~~(10) Barbershops or beauty shops.~~
- ~~(11) Bars, cocktail lounges, nightclubs and theatres.~~
- ~~(12) Bicycle sales shops.~~
- ~~(13) Bookstores.~~
- ~~(14) Bowling alleys.~~
- ~~(15) Bus stations or taxistands.~~
- ~~(16) Business, commercial and dance schools.~~
- ~~(17) Business or professional offices.~~
- ~~(18) Businesses 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.~~~~
- ~~(19) Butcher shops, excluding slaughtering.~~
- ~~(20) Cabinet stores.~~
- ~~(21) Candy, ice cream, soft drinks or confectionery stores.~~
- ~~(22) Carpet and flooring stores.~~
- ~~(23) Clock repair.~~
- ~~(24) Communications broadcasting station.~~
- ~~(25) Department store.~~
- ~~(26) Drive-up bank.~~

- ~~(27) Dry-cleaning stores or laundry pickup stores.~~
- ~~(28) Fallout shelter.~~
- ~~(29) Finance company offices.~~
- ~~(30) Funeral homes.~~
- ~~(31) Furniture stores.~~
- ~~(32) Garden and lawn supply stores.~~
- ~~(33) Gas stations.~~
- ~~(34) Glass sales.~~
- ~~(35) Governmental buildings.~~
- ~~(36) Grocery stores.~~
- ~~(37) Hardware, hobby, sporting goods or toy stores.~~
- ~~(38) Jewelry stores.~~
- ~~(39) Leather goods and luggage shops.~~
- ~~(40) Libraries.~~
- ~~(41) Liquor stores (for consumption off the premises).~~
- ~~(42) Loan and finance.~~
- ~~(43) Lodge rooms or clubhouses for fraternal organizations.~~
- ~~(44) Medical clinics.~~
- ~~(45) Motels.~~
- ~~(46) Motion picture theatre.~~
- ~~(47) Music studios or musical instrument stores.~~
- ~~(48) Newsstands.~~
- ~~(49) Office and photo supply (retail).~~
- ~~(50) Paint, wallpaper or interior decorating stores.~~
- ~~(51) Pet supply store.~~
- ~~(52) Pipe or tobacco shops.~~
- ~~(53) Pharmacies or drugstores.~~
- ~~(54) Photography studios.~~
- ~~(55) Physical culture or health clubs and gymnasiums.~~
- ~~(56) Plumbing and heating sales.~~
- ~~(57) Pool halls and video arcades.~~
- ~~(58) Post office stations.~~
- ~~(59) Printing.~~
- ~~(60) Restaurants, cafes, delicatessens or tea rooms.~~
- ~~(61) Retail bakeries or pastry shops.~~

~~(62) Retail medical supply stores.~~

~~(63) Sewing machine sales and service.~~

~~(64) Shoe stores.~~

~~(65) Supermarkets.~~

~~(66) Tailor shops.~~

~~(67) 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.~~

~~(68) Video recording sales and rental.~~

~~(69) Water conditioning sales.~~

~~(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the B-4 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.~~

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

~~(d) *Conditional uses.* All conditional use permits for the B-4 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 permitted in a B-4 district by conditional use permits:~~

~~(1) Automobile car washes.~~

~~(2) Automobile service stations for sale of gasoline, oil and accessories.~~

~~(3) Brewpubs.~~

~~(4) Cabinet sales.~~

~~(5) Day care facility serving any number of individuals.~~

~~(6) Drive-in restaurants and other establishments that provide goods and service to patrons in automobiles.~~

~~(7) Drive-in retail stores.~~

~~(8) Garden and lawn supply stores.~~

~~(9) Lodge rooms or clubhouses for fraternal organizations.~~

~~(10) Medical, dental and optical lab.~~

~~(11) Multiple-family dwelling, apartments, townhouses.~~

~~(12) Municipal or other government administration building, police or fire stations and museums.~~

~~(13) Municipal or other governmental service buildings.~~

~~(14) Parks and recreational areas.~~

~~(15) Plumbing, television or radio repair shops when operated as accessory uses to retail shops.~~

~~(16) Public libraries.~~

~~(17) 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.~~

~~(18) Public utility structures.~~

~~(19) Repair and rental shops of domestic type equipment and items.~~

~~(20) Sports arenas.~~

~~(21) Trade schools.~~

~~(22) Utility stations and structures.~~

~~(e) Height and yard regulations. Height and yard regulations in the B-4 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 50 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.~~

~~b. 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.~~

~~(3) Side yard regulations.~~

~~a. There shall be a side yard on each side of a lot, having a width of not less than 30 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.~~

~~(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.~~

~~(f) Lot coverage regulations. Not more than 30 percent of the lot may be occupied by buildings in the B-4 district.~~

~~(g) General regulations. Additional regulations in the B-4 shopping center business district are set forth in article VI of this chapter.~~

~~(Code 1976, § 11.15; 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)~~

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

~~HISTORY~~

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