

Section 18 B-1 NEIGHBORHOOD BUSINESS DISTRICT

Intent: The R-1 Business District is intended to provide space for small scale commercial facilities at locations where they will be easily accessible to adjacent residential areas.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the B-1 Neighborhood Business District:

1. Appliance store.
2. Art and school supply store, book or stationary store.
3. Bakery goods sales and baking of goods for retail sales on premises.
4. Banks, loan companies, insurance offices and other financial offices.
5. Barber and beauty shops.
6. Bicycle sales and repairs.
7. Camera and photographic supply store.
8. Candy, ice cream, popcorn, nuts, frozen dessert and soft shop, but not of the drive in type.
9. Dairy store.
10. Delicatessen, grocery, fruit, meat or vegetable store.
11. Drug store.
12. Dry-cleaning and laundry pickup stations including incidental pressing and repair.
13. Dry goods.
14. Florists.
15. Floor covering sales.
16. Hardware store.
17. Hobby shop and gift store.

18. Jewelry sales and repair store.
19. Laundromat of the self service type.
20. Library.
21. Liquor store.
22. Municipal and other government buildings.
23. Medical, optical, and dental clinics.
24. Newsstand.
25. Offices.
26. Paint and wallpaper sales store.
27. Pet shops provided no pens are maintained outside the buildings.
28. Photographic studio.
29. Plumbing, television, and electrical sales with repair services incidental to the retail sales establishment.
30. Record shop and video stores.
31. Restaurant, cafe, tea room, but not the drive in type.
32. Shoe sales and repair.
33. Sporting goods store.
34. Variety store.
35. Wearing apparel shop.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 8 of this Ordinance:

1. Convenience store.
2. State licensed daycare centers and nursery school facilities provided that:

- a. Adequate off street parking and loading is provided;
and
 - b. The facility meets all state licensing requirements pursuant to M.S. 245.782. Subdivision 5 and 245.812. Subdivision 3.
3. Gasoline service stations.
 4. Municipal, commercial parking lots or industrial parking lot.
 5. Places of commercial amusement when conducted entirely within an enclosed structure.
 6. Service structures, public or private, designed and used to serve the uses in the surrounding area, such as electric power substations, telephone buildings, deep wells, elevated tanks and similar structures and uses.
 7. Uses determined by the Planning Commission to be of similar nature to the listed permitted and conditional uses above and found not to be detrimental to the general health and welfare of the city.

Subdivision 3: PERMITTED ACCESSORY USES

1. Commercial or business building for a use accessory to the principal use.
2. Signs as regulated by this Ordinance.
3. Temporary buildings for construction purposes, for a period not to exceed construction.
4. Off-street parking and loading areas as required by this Ordinance.

Subdivision 4: YARD AND HEIGHT REQUIREMENTS

1. Front yard regulation:

Each building shall have a front yard setback of not less than thirty (30) feet.
2. Side yard regulation:
No side yard setbacks shall be required, except that no structure shall be placed closer than fifty (50) feet from the boundary line or an R-1 district.

3. Height regulation:

No structure or building shall exceed two (2) stories or thirty six (36) feet in height, whichever is less.

Subdivision 5: PERFORMANCE STANDARDS

Applicants for a permit to develop any Neighborhood Business Property (B-1) in the municipality shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. This statement shall include detailed information relative to the control of smoke, odors, noise, vibrations or other effects which may be considered by the governing body or the Planning Commission as detrimental to health, safety, or general welfare. The applicant shall also submit a complete plot plan showing the proposed building or buildings and also the proposed use of the balance of the property. The plan should show waste disposal, water supply, drainage, ingress and egress, landscaping, screening and other pertinent data (including when the City deems necessary, distances from surrounding buildings). The plot plan must be accompanied by a signed authorization from the property owner. The City Council may require any additional information, corrections, or control deemed necessary for the protection of the public.