

Section 19B-2 GENERAL BUSINESS DISTRICT

Intent: The B-2 Business District provides space for concentrated general business and commercial activities or central business district, at locations where the interaction between such activities can be maximized with minimal infringement on residential neighborhoods.

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the B-2 General Business District:

1. Any use permitted in B-1 District.
2. Armory, exhibition hall, auction hall.
3. Bakeries.
4. Bars or taverns.
5. Battery and tire sales shop.
6. Business or trade school.
7. Business supply.
8. Cabinet and carpentry shops, electrical service, heat plumbing, soft water service, upholstery or air conditioning service shop.
9. Coin and collectors shop.
10. Convenience store.
11. Department, discount or general merchandise store.
12. Employment agencies.
13. Fraternal organizations, YMCA, YWCA.
14. Garden supply store provided it is conducted within enclosed building.
15. Mortuaries.
16. Motels, motor hotels, and hotels.
17. Musical instrument stores.

18. Newspaper, printing, or publishing shops.
19. Public buildings and public uses.
20. Service establishments.
21. Theaters, but not the drive in type.
22. Wholesale offices and showrooms.
23. Used and new car sales.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 3 of this Ordinance:

1. Any conditional use of the B-1 District.
2. Amusement places of a commercial nature, including bowling alleys, billiard and pool rooms, skating rinks and trampoline centers, dance halls, night clubs and children's amusement parks.
3. Car wash.
4. Rental storage facilities.
5. Other business activities 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. Off street parking and loading areas as regulated by this Ordinance.
2. Commercial or business buildings for a use accessory to the principal use.
3. Signs as regulated by this Ordinance.
4. Temporary buildings for construction purposes, for a period not to exceed construction.

Subdivision 4: YARD AND HEIGHT REQUIREMENTS

1. Yard regulation:

Front yards shall not be required. Side yards - Building shall be placed on the property line, or if the governing body determines that because of the type of construction a setback is required in order to maintain the building a 5 foot side yard setback will be required. No structure shall be placed closer than fifty (50) feet from the boundary line of an R-1 District. However, on corner lots, a 10 foot front yard shall be required.

2. Height regulation:

The maximum height permitted in the B-2 District is the same as that permitted in the B-1 District, except that the governing body may make variations in special conditions upon request of the owner.

Subdivision 5: PERFORMANCE STANDARDS

Applicants for a permit to develop any General Business (B-2) 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 their 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.