

520.07. B-4 community business district. Subdivision 1. Purpose. A district provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region.

Subd. 2. Permitted uses. Permitted uses in a B-4 district are:

- (a) all permitted uses allowed in B-1, B-2, and B-3 districts except as hereinafter modified;
- (b) antique and gift shops;
- (c) appliance stores;
- (d) art and school supplies;
- (e) bicycle sales and repair;
- (f) boat and marine including servicing or repair when totally enclosed within a building;
- (g) books and office supplies;
- (h) bowling alleys, billiard rooms, skating rinks;
- (i) carpet and rugs;
- (j) clothing stores;
- (k) coin and philatelic stores;
- (l) costume rentals;
- (m) department stores limited to permitted uses allowed within this district;
- (n) electrical appliance store including incidental repair;
- (o) employment agency;
- (p) florist shop;
- (q) furniture store including upholstery as a secondary use;
- (r) furrier, retail only, plus storage;

- (s) glass, china, or pottery;
- (t) interior decorating studio;
- (u) jewelry store and watch repair;
- (v) leather goods and luggage;
- (w) light fixture and lamps;
- (x) meeting halls;
- (y) musical instrument sales and incidental parts;
- (z) physical culture, health services, reducing salons, public bath, excepting saunas and massage services;
- (aa) picture framing;
- (bb) record shops;
- (cc) restricted production and repair limited to the following: art, needlework, clothing, custom manufacturing and alterations, jewelry from precious metals, watches, dentures and optical lenses, household electrical appliances;
- (dd) schools - music, dance, business, beauty, and barber;
- (ee) sewing machine sale and service;
- (ff) shoe repair;
- (gg) sporting goods;
- (hh) tailor shops;
- (ii) toy store;
- (jj) variety store limited to permitted uses allowed within this district;

- (kk) wearing apparel;
- (ll) off-set duplication.
- (mm) minor dealers as defined by section 530.02, subdivision 3(f). (Added, Ord. No. 98-17)
- (nn) furniture and home decorating consignment house dealers exempted by section 530.02, subdivision 8. (Added, Ord. No. 02-10)

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-4 district are:

- (a) All accessory uses allowed in B-1, B-2, and B-3 districts.

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1, B-2 and B-3 districts.
- (b) Privately owned parking ramps as a principal or accessory use and privately owned open parking lot as a principal use, provided that:
 - (1) access is from and onto a collector or arterial street;
 - (2) entrances and exists create a minimum of conflict with through traffic movement;
 - (3) sufficient magazine space is provided within the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
 - (4) parking spaces and aisle or driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both;
 - (5) the location is at least 60 feet from the boundary of an R-1 or R-2 district;
 - (6) when abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (7) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be maintained as open space, and screening and landscaping shall be provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (8) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;

- (c) Saunas and massage services provided that:
- (1) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (2) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - (3) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (4) adequate utilities, access roads, drainage, and necessary facilities have been or are being provided;
 - (5) the conditional use shall, in all other respects, conform to section 610 of the city code, and to the applicable regulations of the district in which it is located;

- (d) State licensed bingo more than one night per week provided that:
 - (1) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (2) the site does not abut any residential district;
 - (3) all signs and information or visual communication devices shall not impact surrounding or abutting residential uses;
 - (4) the site is served by an arterial street;
 - (5) requirements of Minnesota Statutes, chapter 349 and as amended, entitled bingo, gambling devices and video games of chance licensing act, are met;
 - (6) requirements of section 1105 of the city code and as amended, relating to regulation of lawful gambling, are met;
 - (7) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (8) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - (9) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (10) no alcohol is allowed on the premises;
 - (11) no one under age 18 is allowed on the premises;
 - (12) the site is not within 1,000 feet of the site of any other state licensed bingo.

- (e) Veterinary services provided that:
 - (1) Must have a separate entrance.
 - (1) If adjacent to residential zoning district, then it must be screened as set forth in section 510.25. (Added, Ord. No. 00-09)

- (f) Counseling or training services subject to the standards specified in section 515.07, subdivision 4 (c). (Added, Ord. No. 07-06)

Subd. 5. Lot requirements and setback requirements. The following minimum requirements shall be observed in a B-4 district subject to additional requirements, exceptions and modifications set forth in this ordinance.

- (a) Lot area: no minimum.
- (b) Lot width: no minimum.
- (c) Setbacks:
 - (i) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (ii) A side yard that directly abuts a residential use or residential district shall be increased ten additional feet over the minimums stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (iii) Rear yard: 12 feet and if abutting a residential use or residential district, shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements.

- (a) Height: No structure shall exceed three stories or 40 feet except as provided in subsections 510.15, subdivision 1 and 520.03, subdivision 4(d) of this code.