

520.03. B-2 limited commercial district. Subdivision 1. Purpose. A district to provide for low density, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by street or highway facilities at the edge of residential districts.

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

- (a) all permitted uses allowed in the B-1 neighborhood commercial district, except as hereinafter modified;
- (b) bakery goods and baking of goods for retail sale on the premises;
- (c) bank or savings institutions;
- (d) candy, ice cream, popcorn, nuts, frozen desserts, and soft drinks, but not of the drive-in or convenience food type of service;
- (e) commercial office space and professional offices;
- (f) delicatessen;
- (g) on-site retail dry cleaning, dry cleaning pick-up stations and laundry pick-up stations including incidental repair and assembly but no fabricating or manufacturing;
- (h) dry goods store;
- (i) florist shop;
- (j) frozen food store but not including locker plant;
- (k) hardware store;
- (l) hobby store including handicraft classes but not to exceed 15 students;
- (m) ice sales with storage not to exceed five ton and coin operated machines;
- (n) liquor (off-sale) stores;
- (o) locksmith;
- (p) meat market, but not including the processing for a locker plant;

- (q) medical and dental clinics;
- (r) newsstand;
- (s) paint and wallpaper sales;
- (t) photographic studios;
- (u) pipe and tobacco shops and sales;
- (v) postal or telegraph substation;
- (w) public utility collection office;
- (x) real estate agencies;
- (y) shoe repair;
- (z) supermarkets;
- (aa) loan offices;
- (bb) travel agency;
- (cc) off-set duplication establishments provided the business neither ships out nor receives supplies or materials in trucks with more than two axels;
- (dd) (Added, Ord. No. 99-02; Deleted, Ord. No. 10-18)
(Amended, Ord. No. 08-03)

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-2 district are:

- (a) all permitted accessory uses allowed in a B-1 district except as hereinafter modified;
- (b) any incidental repair or processing necessary to conduct a permitted principal use shall not exceed 40% of the floor space nor 40% of the man hours required to conduct the principal permitted use;
- (c) off-street parking of trucks in excess of 9,000 pounds gross weight.

Subd. 4. Conditional uses. The uses described in this subsection 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) Multiple family dwellings provided that:
 - (1) development is compatible with existing and planned use of the area and conflicts are not created between commercial and residential use and activities;
 - (2) the lot requirements and setbacks outlines in subsection 515.05, subdivision 5 of this code and building requirements outlined in subsection 515.05, subdivision 6 of this code are complied with;
 - (3) at least 300 square feet of usable open space as defined by subsection 505.09, subdivision 110 of this code is provided for each dwelling unit;
 - (4) adequate off-street parking is provided in compliance with subsection 510.17 of this code;
- (b) Buildings combining residential and nonresidential uses allowed in this district provided that:
 - (1) residential and nonresidential uses shall not be contained on the same floor;
 - (2) the residential and nonresidential uses shall not conflict in any manner;
 - (3) the residential building standards as outlined in subsection 515.07 of this code are met;
- (c) Municipal and public utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
 - (1) conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met;
 - (2) equipment is completely enclosed in a permanent structure with no outside storage;
 - (3) adequate screening from neighboring uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;

- (d) Buildings in excess of three stories or 40 feet provided that:
 - (1) the site is capable of accommodating the increased intensity of the use;
 - (2) the increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets;
 - (3) public utilities and services are adequate;
 - (4) except for senior housing for each additional story over three stories or for each additional ten feet above 40 feet, front and side yard setback requirements shall be increased five feet; (Amended, Ord. No. 08-02)
- (e) Theatres (not of the drive-in type) provided that:
 - (1) adequate off-street parking in compliance with subsection 510.17 of this code is provided;
 - (2) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (3) when abutting a residential use or 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;
 - (4) all signing and information or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;
- (f) Commercial planned unit development as regulated by subsection 530.05 of this code.
- (g) Senior housing provided that: (Amended, Ord. No. 08-02)
 - (1) development is compatible with existing and planned use of the area and conflicts are not created between commercial and residential uses and activities;
 - (2) the conditions established in subsection 515.07, subdivision 4(h) of this code are satisfactorily met;
 - (3) the lot and building standards as established in subsection 515.07, subdivisions 5 and 6 of this code are met;

- (h) Schools - music, dance, business, beauty, and barber provided that:
 - (1) development is compatible with the existing and planned uses of the area and conflicts are not created between commercial and residential use and activities;
 - (2) adequate off-street parking in compliance with subsection 510.17 of this code is provided;
 - (3) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (4) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated;
 - (5) all signing and information or visual communication devices shall be in compliance with section 410 of this city code when directly abutting a residential use or district;
 - (6) adequate screening is provided in conjunction with subsection 510.25, subdivision 2 of this code when directly abutting a residential use or district;
- (i) Day Care accessory to a school or church; (Added, Ord. No. 94-11, Sec. 1)
- (j) Mortuaries - provided that:
 - (1) there is no outside storage;
 - (2) adequate screening from residential uses and landscaping is provided in accordance with subsection 510.25, subdivision 2 of this code;
 - (3) all parking areas be hard surfaced and have six inch high poured concrete curb and gutter installed around the perimeter;
 - (4) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (5) vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the city engineer or city planner or both. (Added, Ord. No. 95-03)

Subd. 5. Lot requirements and setbacks. The following minimum requirements shall be observed in a B-2 district subject to additional requirements, exceptions and modifications set forth in this code.

- (a) Lot area: 10,000
- (b) Lot width: 60
- (c) Setbacks:
 - (1) Front yards: five feet unless:
 - (i) in a block where a lot fronts on a side street next to a lot which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way).
 - (2) Side yards: zero unless:
 - (i) side yard abutting a public right-of-way (street) shall be not less than 15 feet from the right-of-way except in the case of 40 foot lots, the side yard may be reduced to not less than five feet from the right-of-way;
 - (ii) 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;
 - (iii) 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.
 - (3) Rear yards. 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 30 feet except as provided in subsections 510.15, subdivision 1 and 520.03, subdivision 4(d) of this code.