

§ 151.065 (B-1) HIGHWAY BUSINESS DISTRICT.

(A) *Statement of intent.* This district is established to accommodate commercial activities convenient to motorists and to accommodate those businesses which require large areas for off-street parking or commercial storage, and which generate substantial traffic originating from outside the community.

(B) *Permitted uses.* The following uses are allowed with a duly authorized permit from the Zoning Administrator:

- (1) Professional services including banks, medical clinics, public mental health buildings, postal stations, and offices under 20,000 square feet;
- (2) Personal services including dry cleaning and laundry establishments, laundromats, barber and beauty shops, funeral homes, and shoe repair shops;
- (3) Equipment services including radio and television shops, electrical appliance shops;
- (4) Food services including grocery stores, fruit and vegetable markets, meat markets, supermarkets, restaurants, delicatessens, candy shops and bakeries whose products are sold at retail on the premises;
- (5) Retail businesses (under 20,000 square feet) including drug stores, hardware stores, stationery and book stores, floral shops, apparel shops, showrooms for articles to be sold at retail;
- (6) Hotels and motels;
- (7) Churches, temples, chapels, synagogues, cathedrals and shrines;
- (8) Trade or business schools;
- (9) Printing shops and newspaper office and sales;
- (10) Public buildings and utilities, including public works buildings;
- (11) Public libraries and museums;
- (12) Public office buildings (such as city hall, courthouse, State of Minnesota, and the like);
- (13) Hospitals and clinics: exclusive of public or private institutions for confinement of civil or criminal commitments;
- (14) Fire stations;

- (15) Treatment plants: sewage or water;
- (16) Group daycares:
- (17) Gas stations without service, including convenience stores. See conditional uses § 151.243; and
- (18) Accessory uses and structures to the above permitted uses.

(C) *Conditional uses.* The following uses may be permitted with the approval of a conditional use permit by the City Council following the procedures outlined in §§ 151.240 *et seq.* of this chapter.

- (1) Any professional service or retail establishment not specifically allowed as a permitted use in this district;
- (2) Single and multi-family housing provided that the dwelling units are located above or behind commercial or office establishments, subject to the following conditions that any apartment shall be provided with private access, other than through a busine
- (3) Entertainment businesses, such as bowling alleys, bars and theaters;
- (4) Storage facilities and warehouses
- (5) Large retail business and offices over 20,000 square feet;
- (6) On and off-sale liquor establishments;
- (7) Recreational facilities such as bowling alleys, community centers, private fitness clubs, and the like;
- (8) Hospitals, nursing homes, care facilities;
- (9) Private clubs (i.e. VFW, Eagles, and the like);
- (10) Veterinary and animal clinics, kennels, and public animal shelters;
- (11) Manufactured housing sales and rental;
- (12) Lumberyards, landscape equipment and sales;
- (13) Contractors such as electrical, plumbing and building service and sales;
- (14) Auto, boat, farm machinery and recreational vehicles repair, service and sales;

- (15) Shopping centers (mini-malls, and the like);
- (16) Public fairgrounds;
- (17) Public golf courses;
- (18) Other essential service utility structures and facilities;
- (19) Light assembly/manufacturing incidental to the primary use and compatible with existing, permitted uses in this district; and
- (20) Other uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the general public health, safety, and welfare.
- (21) Accessory uses and structures to the above conditionally permitted uses.

<i>Yard Requirements for B-1 District</i>		
	<i>All Uses - Unsewered</i>	<i>All Uses - Sewered</i>
Lot area minimum	1 acre	No minimum
Lot width minimum feet	200 feet	100 feet
Maximum lot coverage	50%	85%
Front yard minimum	15 feet	15 feet
Side yard minimum	15 feet	8 feet
Rear yard minimum/alley	10 feet/10 feet	10 feet/10 feet
See § 151.156 for off-street parking requirements		

(Prior Code, § 66-61) (Am. Ord. 383, passed 5-13-2003; Am. Ord. 421, passed 1-25-2005; Am. Ord. 437, passed 6-28-2005; Am. Ord. 491, passed 5-22-2007) Penalty, see § 151.999