

SECTION 51.20. B-1, NEIGHBORHOOD BUSINESS DISTRICT

Subd. A. Purpose. The purpose of the B-1, Neighborhood Business District is to provide for the establishment of local centers of convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods only for the surrounding neighborhoods and are not intended to draw customers from the entire community.

Subd. B. Permitted Uses. The following are permitted uses in the B-1 District:

1. Governmental or public buildings, utilities and/or structures necessary for the health, safety, and general welfare of the City.
2. Office business – clinic.
3. Office business – general.
4. Personal services (subject to any licensing requirements of City Code, County or State).
5. Prepared food services: delivery and/or take out only.
6. Retail businesses without drive-through service facilities.
7. Service business – on-site without drive-through service facilities.
8. Sexually oriented uses – accessory as regulated by Section 51.03, Subd. L of this Ordinance.

Subd. C. Permitted Accessory Uses. The following are permitted accessory uses in an B-1 District:

1. Commercial accessory buildings provided that they do not exceed thirty (30) percent of the gross floor space of the principal building.
2. Fences, as regulated by Section 51.03, Subd. D.11 of this Ordinance.
3. Off-street loading as regulated by Section 51.03, Subd. F of this Ordinance.
4. Off-street parking as regulated by Section 51.03, Subd. E of this Ordinance, but not including semi-trailer trucks except as designated areas not to exceed four (4) hours.

5. Outside services, sales, and equipment rental accessory to the principal use and limited in area to fifteen (15) percent of the gross floor area of the principal building or fifteen (15) percent of a tenant bay if it is a multiple tenant building.
6. Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by Section 51.03, Subd. M of this Ordinance.
7. Signs as regulated by the Section 51.03, Subd. N of this Ordinance.

Subd. D. Conditional Uses. The following are conditional uses allowed in an B-1 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 51.02, Subd. B of this Ordinance.)

1. Commercial day care facilities provided that:
 - a. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly.
 - b. Screening is provided along property lines that adjoin a residential zoning district. Such required fencing and screening shall be in compliance with the applicable provisions of Section 51.03, Subd. D.10 of this Ordinance.
 - c. Adequate off-street parking is provided in a location separated from any outdoor play area(s).
 - d. Outdoor play areas shall be fenced.
2. Fitness center limited to two thousand (2,000) square feet of gross floor area or less provided that adequate off-street parking and off-street loading is provided.
3. Motor fuel stations provided that:
 - a. Installation is in accordance with State and City standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
 - b. A minimum lot area of one and one-quarter (1 ¼) acres and minimum lot frontage of one hundred fifty (150) feet. If the canopy is attached to the principal structure, the minimum lot size may be reduced to one acre. The

City Council may exempt previously developed or previously platted property from this requirement provided that the site is capable of adequately and safely handling all activities and required facilities.

- c. Architectural standards are compliant with the required commercial design construction standards of Section 51.20, Subd. H.3.
- d. A protective canopy structure may be located over the pump island(s) as an accessory structure. The canopy shall meet the following performance standards:
 - 1) The edge of the canopy shall be twenty (20) feet or more from the front and/or side lot line, provided that adequate traffic visibility both on-site and off-site is maintained.
 - 2) The canopy shall not exceed eighteen (18) feet in height and must provide fourteen (14) feet of clearance to accommodate a semi-trailer truck passing underneath.
 - 3) The canopy fascia shall not exceed three (3) feet in vertical height.
 - 4) Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the bottom face of the canopy. Total canopy illumination may not exceed one hundred fifteen (115) foot candles below the canopy at ground level. The fascia of the canopy shall not be illuminated.
 - 5) The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
 - 6) Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that:
 - a) The individual canopy sign does not exceed more than twenty (20) percent of the canopy façade facing a public right-of-way.
 - b) The canopy fascia shall not be illuminated except for permitted canopy signage.
 - 7) Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.
- e. Pump islands must comply with the following performance standards:

- 1) Pump islands must be elevated six (6) inches above the traveled surface of the site.
 - 2) All pump islands must be set at least thirty (30) feet back from any property line. Additionally, the setback between the pump islands curb face must be at least twenty-four (24) feet.
- f. Landscaping with the following standards:
- 1) Must comply with Section 51.03, Subd. D.10 of this Ordinance.
 - 2) Where lots abut residentially zoned property, a buffer yard of not less than twenty (20) feet wide shall be landscaped and screened in compliance with Section 51.03, Subd. D.10.e of this Ordinance.
- g. Lighting shall be in compliance with Section 51.03, Subd. D.2 of this Ordinance.
- h. Circulation and Loading. The site design must accommodate adequate turning radius and vertical clearance for a semi-trailer truck. Designated loading areas must be exclusive of off-street parking stalls and drive aisles. A site plan must be provided to illustrate adequate turning radius, using appropriate engineering templates.
- i. Pedestrian Traffic. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles. In front of the principal structure, the pedestrian sidewalk must be a minimum of five (5) feet wide and clear of any obstacle or impediment. The pedestrian sidewalk may be reduced to a minimum of three (3) feet wide and clear of any obstacle or impediment when segregated from parking or drive aisles by a physical barrier that prevents vehicles from overhanging the pedestrian sidewalk.
- j. Noise. Public address systems shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in Section 51.03, Subd. D.5 of this Ordinance.
- k. Outside Sales. Outside sales and service shall be allowed on a limited basis, provided that:
- 1) Areas for outdoor sales and services shall be clearly indicated on the site plan and reviewed at the time of application for a conditional use permit. No outdoor sales or services shall be allowed outside of those areas so designated on the approved site plan without approval of an amended conditional use permit.

- 2) Limited to fifteen (15) percent or less of gross floor areas of principal building.
 - 3) Shall be located on a concrete or asphalt surface adjacent to the principal building and shall meet the required setbacks for the principal building.
4. Planned unit developments as regulated by Section 51.02, Subd. J of this Ordinance.

Subd. E. Interim Uses. The following are interim uses in the B-1 District: (Requires a conditional use permit based upon procedures set forth and regulated in Section 51.02, Subd. C of this Ordinance.)

1. None.

Subd. F. Uses by Administrative Permit. The following are uses allowed by an administrative permit in the B-1 District (based upon procedures set forth in and regulated by Section 51.02, Subd. E of this Ordinance):

1. Personal wireless service antennas as secondary uses as regulated by Section 51.03, Subd. M of this Ordinance.
2. Temporary/seasonal outdoor promotional events and sales provided that:
 - a. Such activity is targeted toward the general public and includes grand openings, warehouse sales, sidewalk sales, inventory reduction and liquidation sales, and seasonal merchandise sales.
 - b. The maximum term of the event shall not exceed fourteen (14) consecutive days, with a maximum of four (4) permits per calendar year for each use. Consecutive permits may be issued.
 - c. No portion of the use shall take place within any public right-of-way or landscaped green strip.
 - d. Parking and display areas associated with the use shall not distract or interfere with existing business operations or traffic circulation patterns.
 - e. Display areas and parking spaces shall use those parking lot spaces that are in excess of the minimum required parking for the primary use of that property.

- f. The site shall be kept in a neat and orderly manner and display of items shall be as compact as possible so as to not interfere with existing business, parking or driveway operations.
- g. Sales products, trailers, temporary stands, etc. shall be located on an asphalt or concrete surface as approved in the administrative permit.
- h. Temporary outdoor seasonal sales uses (with a valid administrative permit) may have one (1) on-site temporary sign not to exceed twenty-four (24) square feet in area and not more than six (6) feet in height.
- i. A daily clean up program shall be presented as part of the administrative permit application.

Subd. G. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an B-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- 1. **Minimum Lot Area.** Twenty thousand (20,000) square feet.
- 2. **Minimum Lot Width.** One hundred (100) feet.
- 3. **Minimum Lot Depth.** One hundred twenty (120) feet.
- 4. **Setbacks.**
 - a. **Principal Building Setbacks.**
 - 1) **Front Yard.** Not less than thirty (30) feet.
 - 2) **Side Yard.** Not less than fifteen (15) feet, nor less than thirty (30) feet on a side yard abutting a street.
 - 3) **Rear Yard.** Thirty (30) feet. Not less than forty (40) feet on a rear yard abutting a single family residential or medium density residential zoning district.
 - b. **Accessory Building Setbacks.**
 - 1) **Front Yard:** Accessory building shall not be located forward of the principal building.
 - 2) **Side Yard:** Not less than ten (10) feet nor less than thirty (30) feet on a side yard abutting a street.

- 3) **Rear Yard:** Not less than ten (10) feet nor less than twenty (20) feet when abutting a residential zoning district.

Subd. H. Building Requirements.

1. **Height.** No structure shall exceed two and one-half (2-1/2) stories, or thirty (30) feet, whichever is least.
2. **Minimum Floor Area.** Commercial buildings (principal structure) having less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a conditional use permit as provided for in Section 51.02, Subd. B of this Ordinance.
3. **Exterior Building Elevations.**
 - a. **Principal Buildings.** Within the B-1 District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. An average of said materials shall constitute no less than ninety (90) percent of the exterior wall façade (except as allowed in Section 51.03, Subd. E.3.f or Subd. E.3.g of this Ordinance).
 - b. **Accessory Buildings.** Accessory buildings shall be constructed of building materials to match the principal structure and comply with the building material requirements of this Ordinance.
 - c. In all zoning districts, mechanical equipment such as heating, ventilation, or air conditioning units located anywhere on the property shall be screened and painted to match the building exterior.

