

## **SECTION 51.24. B-W, BUSINESS/WAREHOUSING DISTRICT**

**Subd. A. Purpose.** The purpose of the B-W, Business/Warehousing District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items storage and warehousing. The overall character of the B-W District is intended to be transitional in nature, thus industrial uses allowed within this District shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities.

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

1. Building materials sales.
2. Cartage and express facilities.
3. Commercial printing establishments.
4. Essential services.
5. Government and public utility buildings and structures.
6. Jewelry manufacturing.
7. Medical, dental, optical and research laboratories.
8. Office business, clinical and general.
9. Radio and television stations.
10. Recreation business – indoor.
11. Service business – off-site. Shops and offices for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.
12. Sexually oriented use – principal, as regulated by Section 51.03, Subd. L of this Ordinance.
13. Trade schools.
14. Transportation terminals.
15. Warehousing and distribution facilities.

16. Wholesale business.

**Subd. C. Permitted Accessory Uses.** The following are permitted accessory uses in the B-W District:

1. Commercial accessory buildings not exceeding 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.
5. 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.
6. Signs as regulated by Section 51.03, Subd. N of this Ordinance.

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

1. Accessory enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
  - a. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal use.
  - b. Adequate off-street parking and off-street loading in compliance with the requirements of Section 51.03, Subd. F of this Ordinance is provided.
  - c. All signing and informational or visual communication devices shall be in compliance with Section 51.03, Subd. N of this Ordinance.
2. Open and outdoor storage as an accessory use provided that:
  - a. The area is fenced and screened from view of the neighboring residential uses or if abutting a residential district in compliance with Section 51.03, Subd. D.10 of this Ordinance.

- b. Storage is screened from view from the public right-of-way in compliance with Section 51.03, Subd. D.10 of this Ordinance.
  - c. Storage area is paved or surfaced to control dust and erosion.
  - d. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 51.03, Subd. D.2 of this Ordinance.
  - e. The storage use does not take up parking space as required for conformity to this Ordinance.
3. Outdoor sales or rental lots including but not limited to automobiles, trucks, snowmobiles, tractors, recreational vehicles, boats, farming equipment, construction equipment and trailers, provided that:
- a. Outdoor sales or rental be associated with a principal building of at least one thousand (1,000) square feet of floor area.
  - b. Outdoor sales area shall be set at least five (5) feet back from all property lines, and at least fifteen (15) feet back from any street surface.
  - c. Outdoor sales shall be physically defined on the site by surfacing, landscaping, or a fence barrier.
  - d. The boulevard portion of the street right-of-way shall not be used for parking, or storage or display of sale items.
  - e. Outdoor sales area shall not be utilized for storage of unlicensed or inoperable vehicles (except trailer sales), scrap materials or trash handling areas.
  - f. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 51.03, Subd. D.10 of this Ordinance.
  - g. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with Section 51.03, Subd. D.2 of this Ordinance.
  - h. All display/sales/storage areas shall be paved or surfaced to control dust.
  - i. The use does not take up parking space as required for conformity to this Ordinance.

- j. Damaged vehicles or equipment awaiting repair shall be considered outdoor storage and shall be subject to the conditions outlined in Section 51.22, Subd. D.6 of this Ordinance.
- 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-W 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-W 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. Telecommunication towers as regulated by Section 51.03, Subd. M of this Ordinance.
- 3. Temporary mobile towers as regulated by Section 51.03, Subd. M of this Ordinance.

**Subd. G. Lot Requirements and Setbacks.** The following minimum requirements shall be observed in the B-W 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.** None.
- 4. **Setbacks.**
  - a. Front Yard. Not less than thirty (30) feet.
  - b. Side Yard. Not less than twenty (20) feet of any one side, nor less than thirty (30) feet on a side yard abutting a street or any residential district.
  - c. Rear Yard. Not less than thirty (30) feet.

**Subd. H. Building Requirements.**

1. **Height.** No structure shall exceed three (3) stories, or thirty-six (36) feet, whichever is least, however, building heights in excess of the prescribed standard may be permitted through a conditional use permit provided that:
  - a. The site is capable of accommodating any increased intensity of use.
  - b. Any increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
  - c. Public utilities and services are adequate.
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. D of this Ordinance.
3. **Exterior Building Elevations.**
  - a. **Principal Buildings.** Within the B-W 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. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined (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.

