

(l) *B-2 Highway and Business Service.*

(1) *Purpose.* The B-2 district accommodates uses that provide a wide range of goods and services for the entire community. Businesses in this district are dependent on a large volume of traffic, thus need to be highly visible and accessible and prefer to locate in close proximity to major roadways. It is the intent of this district to promote development that maximizes the full development potential in areas adjacent to large traffic volume roadways. Zoning standards are intended to promote compatibility in form, function, and style.

(2) *Definitions.*

~~(a)~~ ***BREWERY.*** A facility which manufactures, processes and warehouses malt liquor for wholesale distribution in off-sale packages to retail liquor establishments and may retail malt liquor product for on site consumption in a taproom or for off site consumption as growlers. The annual production of malt liquor shall be more than twenty thousand (20,000) but less than two hundred fifty thousand (250,000) barrels.

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BREWERY, SMALL. A facility which manufactures, processes and warehouses malt liquor for wholesale distribution in off-sale packages to retail liquor establishments and may retail malt liquor product for on site consumption in a taproom or for off site consumption as growlers. The annual production of malt liquor shall be no more than twenty thousand (20,000) barrels.

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ANIMAL HOSPITAL. A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

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~~(b)~~ ***AUTOMOBILE REPAIR - MAJOR.*** General repair, rebuilding or reconditioning of engines, motor vehicles, tractor, or trailers, including body work, frame work, welding, and major painting surface.

~~(c)~~ ***AUTOMOBILE REPAIR - MINOR.*** The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service when the service above stated is applied to passenger automobiles and trucks, not in excess of 7,000 pounds gross vehicle weight.

~~(d)~~ ***AUTOMOBILE SERVICE STATION.*** A retail place of business engaged primarily in the sale of motor vehicle sales, but also may be engaged in supplying goods and services generally required in the operation and maintenance of motor vehicles. These may include sale of petroleum products sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services, and the performance of automotive maintenance and repair.

CANNABIS MICROBUSINESS. Defined by Minn Stat. §342.01, subd. 48.

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CANNABIS MEZZOBUSINESS. Defined by Minn Stat. §342.01, subd. 48.

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CANNABIS RETAILER. Defined by Minn Stat. §342.01, subd. 48.

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~~(k)~~ **CANNABIS WHOLESALER.** Defined by Minn Stat. §342.01, subd. 48.

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~~(l)~~ **CANNABIS DELIVERY SERVICE.** Defined by Minn Stat. §342.01, subd. 48.

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~~(m)~~ **CANNABIS EVENT ORGANIZER.** Defined by Minn Stat. §342.01, subd. 48.

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~~(n)~~ **CLINIC.** A building in which a group of physicians, dentists, and/or allied professional assistants are associated for carrying on their profession. The **CLINIC** may include a dental or medical laboratory, but shall not include in-patient care or operating rooms for major surgery.

~~(o)~~ **COMMERCIAL CAR WASHES.** A principal, accessory building, or part of a principal building equipped with mechanical equipment or conveyor system and other equipment and facilities for washing automobiles.

~~(p)~~ **CONVENIENCE FACILITY.** An establishment where the principal use is the sale of gasoline or any other automobile engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, grease or minor accessories, directly to the public on the premises. In addition, household and convenience items, food or other miscellaneous retail goods commonly associated with the same also may be sold.

~~(q)~~ **DAY CARE CENTERS, LICENSED.** Any facility, public or private, which for gain or otherwise regularly provides one or more persons with care, training, supervision, habilitation, rehabilitation, or development guidance on a regular basis, for periods of less than 24 hours per day, in a place other than the client's own home.

LICENSED DAY CARE FACILITIES include but are not limited to family day care homes, group family day care homes, day care centers, day nurseries, nursery schools, development achievement centers, and adult daycare centers.

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~~(r)~~ **DRIVE-THROUGH.** Any restaurant, financial institution, product or service vending enterprise where business is transacted through a window or other mechanical device with a patron who is in a vehicle.

~~(s)~~ **FINANCIAL INSTITUTIONS.** A commercial banking establishment or savings and loan association chartered by the State of Minnesota or the United States.

~~(t)~~ **GARDEN CENTER.** A place of business where retail and wholesale products and produce are sold to the retail consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold. These items may include plants, handicrafts, nursery products and stock, landscaping materials, fertilizers, potting soil, hardware, lawn and garden power equipment and machinery, hoes, rakes, shovels, and other garden tools and utensils.

~~(u)~~ **HEALTH AND RECREATIONAL CLUBS.** A building with the primary purpose of offering one or more facilities for instruction, training, encouragement, or assistance in physical fitness, in return for the payment of a fee entitling the member to the use of the facilities.

~~***INDOOR FIRING RANGE (Shooting Range).*** A facility which manufactures, processes and warehouses distilled liquor for wholesale distribution in off- sale packages to retail liquor establishments.~~

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~~***MEDICAL CANNABIS COMBINATION BUSINESS.*** Defined by Minn Stat. §342.01, subd. 48.~~

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~~***MICRO DISTILLERY.*** A facility which manufactures, processes and warehouses distilled liquor for wholesale distribution in off- sale packages to retail liquor establishments.~~

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~~***(m) HOTEL.*** A building containing guest rooms in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests or both, and where no provision is made for cooking in any guest room, and which ingress and egress to and from all rooms is made through inside lobby or office supervised by a person in charge.~~

~~***(n) MOTELS.*** An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom, located on a single zoning lot and designed for use by transient automobile tourists, and furnishing customary hotel services.~~

~~***(o) OFF-SALE.*** Retail sale in the original package of any alcoholic beverages, intoxicating liquor, 3.2% malt liquor or other items, as part of a commercial transaction form the municipal liquor store for consumption away from the dispensary.~~

~~***(p) ON-SALES.*** A building with facilities for serving any alcoholic beverages, intoxicating liquor, 3.2% malt liquor or other items and short order foods.~~

~~***(q) OPEN SALES LOT.*** Any land used or occupied for the purpose of displaying of goods for sale, rent, lease, or trade, where such goods are not enclosed within a building and under the open sky prior to sale.~~

~~***(r) PHARMACY.*** Retail sale of any pharmaceuticals or other similar items wherein the merchandise is exhibited or sold.~~

~~***(s) PLACES OF WORSHIP.*** A church, synagogue, temple, mosque, or other facility that is used for worship by persons of similar beliefs, or a special purpose building that is designed or particularly adapted for the primary use of conducting on a regular basis, religious services and associated accessory uses by a religious congregation and which building together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.~~

~~***(t) PROFESSIONAL AND BUSINESS OFFICE AND SERVICES.*** A building in which professional and management duties and services are carried out, including psychiatrists and psychologists' offices; architectural, engineering, planning, legal offices, and photographic studios and businesses of a nonretail nature and clerical services and duties are carried out, including, corporate banks, credit unions, insurance and real estate offices.~~

~~(u)~~ **PUBLIC BUILDINGS.** Buildings or structures owned and operated by the city.

~~(v)~~ **PUBLIC PARKS AND PLAYGROUNDS.** Includes all uses such as tennis courts, ballfield, picnic areas, and the like that are commonly provided for the public at parks, playgrounds, community centers and other sites, owned and operated by a unit of government for the purpose of providing recreation.

~~(w)~~ **PUBLIC UTILITY STRUCTURES.** Persons, corporations or governments supplying gas, electric, transportation, water, sewer, or land line telephone service to the general public. For the purpose of this chapter, "Commercial Wireless Telecommunication Services" shall not be considered a public utility use and is defined separately.

~~(x)~~ **RECREATIONAL, COMMERCIAL.** Includes all uses such as bowling alleys, driving ranges, mini-golf courses, movie theaters that are privately owned and operated with the intention of earning a profit by providing entertainment for the public.

~~(y)~~ **RESTAURANTS, FAST FOOD.** An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state for consumption: (1) within restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry-out orders; and whose principal method of operation includes the following characteristics: (a) food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers; (b) the customer is not served food at his or her table by an employee, but receives it at a counter, window, or similar facility and carries it to another location on or off the premises for consumption.

~~(z)~~ **RESTAURANTS, STANDARD.** An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

~~(aa)~~ **RETAIL SHOPS AND SERVICES.** Stores and shops selling personal services or goods for final consumption or the provision of services to the general public that produce minimal off-site impacts.

(3) *Special requirements.* Approval of building permits (in the case of new construction) or expansion of certificates of occupancy (in the case of existing facilities) for improvements ~~within the B-2 in all dD~~ District shall require submission to the Planning Commission of complete building plans, including landscape designs for any side or rear yard fencing a residential district. The Planning Commission shall review and approve the plans before a building permit and certificate of occupancy may be issued. The landscape design must identify and size all plants and screenings. Within 60 days of submission of such plans and designs, the Planning Commission shall recommend approval or disapproval of such plans and designs to the City Council, which shall make a final determination as to approval or disapproval.

(4) Permitted uses.

(a) Brewery.

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(b) Brewery, Small

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(c) Automobile repair - minor.

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(d) Automobile Service Station.

(e) Cannabis Microbusiness.

(f) Cannabis Mezzobusiness.

(g) Cannabis Retailer.

(h) Cannabis Wholesaler.

(i) Cannabis Delivery Service.

(j) Cannabis Event Organizer.

(k) Clinic.

(l) Distillation.

(m) Financial Institutions.

(n) Financial Institutions without drive-in facilities.

(o) Garden center.

(p) Health and recreational clubs.

(q) Indoor Firing Range.

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(r) Lower-Potency Hemp Edible Retailer.

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(s) Lower-Potency Hemp Edible Wholesaler.

(t) Medical Cannabis Combination Business.

(u) Micro Distillery.

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(v) Off-sales.

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(w) On-sales.

(x) Pharmacy.

(y) Pharmacy excluding drive-through facilities.

(z) Places of worship.

(aa) Professional and business office and services.

(bb) Public buildings.

(cc) Public parks and playgrounds.

- (~~ldd~~) Public utility structures.
- (~~mee~~) Restaurants, fast food excluding drive-through facilities.
- (~~nff~~) Restaurants, standard excluding drive-through facilities.
- (~~egg~~) Retail shops and services.

(5) *Permitted accessory uses.*

- (a) Accessory structures, private garages.
- (b) Fences.
- (c) Landscaping and decorative features.
- (d) Off-street loading.
- (e) Off-street parking.

(f) Private Parking Lots.

- (~~fg~~) Signs.

(~~gh~~) Temporary buildings located for the purpose of construction on the premises for a period not to exceed the time necessary for such construction.

- (~~hi~~) Temporary outdoor sales.

(j) Warehouses.

(6) *Conditional uses.*

- (a) Animal hospital.
- (b) Automobile repair - major.
- (c) Commercial car washes.
- (d) Convenience facility.
- (e) Day care centers, licensed.
- (f) Fast food restaurants with a drive-through.
- (g) Financial institutions with drive-through including automated kiosks.
- (h) Hotel and motels.

(i) Multi-parcels, tenants, buildings provided that the uses are specified as permitted or conditional uses in the B-2 District.

- (j) Open sales lot.
- (k) Outdoor recreational areas.

(l) Outdoor seating areas for accessory to permitted or conditional uses in the B-2 District.

(m) Pharmacy with drive-through.

(7) *Minimum lot requirements and setbacks.*

(a) Minimum lot area: 10,000 square feet

(b) Minimum lot width: 50 feet

(c) Minimum lot depth: 100 feet

(d) Maximum lot coverage: 90%

(e) Maximum height: principal and accessory: ~~35~~ 45 feet

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(f) Minimum front setback: 20 feet

(g) Minimum rear setback: 20 feet for buildings that abut nonresidential districts or 40 feet when abutting residential districts

(h) Minimum side yard setback: 20 feet; corner lot: 20 feet

(87) ~~Other standards~~ Prohibited uses.

(a) Acid Manufacturing.

(b) Creosote Treatment or Manufacture. Asphalt Plant.

(c) Asphalt Plant.

(d) Junkyards

(e) Livestock Feeding Yards, Slaughter Processing Plant, or Butcher Shop/Meat Market

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(f) Manufacturer of Explosives.

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(g) Mining Operations.

(h) Petroleum or Ethanol Refineries.

(i) Rendering Plants.

(j) Sanitary Landfills.

(k) Sludge Disposal

(8) Other standards.

(a) Building design and construction materials. In addition to other restrictions of this City Code, any building or structure within the B-2 District shall meet the following standards:

1. All buildings shall be designed to be compatible with surrounding uses.
2. All exterior wall surfaces shall consist of one or more of the following:
 - a. Face brick.
 - b. Breakoff brick.
 - c. Breakoff block.
 - d. Stone or glass curtain wall.

e. Galvanized material as an accent.

~~ef.~~ Specifically designed precast concrete units if the surfaces have been integrally treated with an applied decorative material or textures.

3. All subsequent additions and outbuildings constructed after the erection of an original building construction shall be designed in a manner conforming with the original architectural design and appearance.

~~4. All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building. The height of these structures shall not exceed that of the principal structure.~~

54. All mechanical equipment, whether roof mounted or ground mounted, shall be completely screened from the ground-level view of adjacent properties and public street.

(b) Landscaping. All areas in the B-2 District not covered by buildings, driveways, and paved parking lots shall be sodded, or covered by ground cover deemed acceptable by the planning commission. The city may require a letter of credit or escrow account if installation of this landscaping occurs during periods of frost, snow, or drought. The city may require the screening or fencing of any side or rear yard facing a residential district.

(c) Lighting. Lighting shall be consistent in character throughout the entire property site, in both design and bulb type. ~~Light directed upward is prohibited. Externally lit signs, display, building, and aesthetic lighting must be lit from the top and shine downward.~~ Lighting must be shielded to prevent direct glare. The level of lighting shall not exceed 0.5 lumens at any residential property line or 1.0 lumen at any non-residential property line. The maximum height for exterior lighting is 20 feet. All non-essential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.

(d) Parking requirements. Parking requirements given in § [153.077](#) are adopted in their entirety as though repeated verbatim in this section.

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(e) Signage requirements. Signage requirements given in § [153.079](#) are adopted in their entirety as though repeated verbatim in this section.

(f) Performance standards. The following rules shall apply to all uses in this district except that legal nonconforming uses may continue at the same performance level at which they operated before they became nonconforming in relation to this section:

1. All uses and activities shall be inside buildings, with no outside storage or activity allowed, unless a conditional use permit is granted.

2. There shall be no noise carrying beyond a lot upon which a business is located, except for normal automobile and pedestrian activity.

(g) Nonconforming materials. All construction which repairs, reconstructs, remodels, or otherwise alters an existing commercial and industrial building shall not be required to meet all the standards, but a proportion. The level be determined by either the percentage of increased value of the expansion will create or the percentage of increased square footage that will be created, whichever is less.