

(J) *B-3 Central Business.*

(1) *Purpose.* The B-3 District is intended to sustain the Historic Central Business District and to augment and increase its viability and prosperity by allowing the development and redevelopment of a variety of uses and activities, made compatible through the enforcement of design standards. The downtown is intended to serve the entire city and be a diversified commercial center that offers the full range of comparison goods, sales and services; cultural and civic opportunities, financial and professional offices, and public uses. Although this district relies on automobile traffic, the needs of pedestrians and bicyclists are deemed equally important. Pedestrian and bicycle routes, landscaping, and appropriate amenities are important components of this district.

(2) *Definitions.*

***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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***BUTCHER SHOP / MEAT MARKET.***

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***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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***CANNABIS WHOLESALER.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS DELIVERY SERVICE.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS EVENT ORGANIZER.*** Defined by Minn. Stat §342.01, subd. 48.

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~~(a)~~ ***CLUB AND LODGES, PRIVATE.*** An association of persons who are bona fide members paying annual dues, which owns, hires or leases the building, property or a portion thereof; the use of the premises being restricted to members and their guests. It shall be permissible to serve food and meals on the premises, provided adequate facilities are available.

~~(b)~~ ***DANCE, HEALTH, AND MARTIAL ARTS STUDIOS.*** 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.

~~(e)~~ **EXTERIOR STORAGE.** The storage of any goods, materials, equipment, manufactured products and similar items not fully enclosed by a building.

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

~~(e)~~ **HARD SURFACE (PARKING).** Shall mean only non-aggregate impervious concrete or asphalt.

~~(f)~~ **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 an inside lobby or office supervised by a person in charge.

~~(g)~~ **INDOOR ENTERTAINMENT, CULTURAL FACILITIES, AND SERVICES AND AMUSEMENT SERVICES.** An enclosed building that houses indoor uses such as bowling alleys, roller and ice skating rinks, and movie theaters that are privately owned and operated with the intention of earning a profit by providing entertainment for the public.

~~(g)~~ **LOWER-POTENCY HEMP EDIBLE WHOLESALKER.** Defined by Minn. Stat §342.01, subd. 48.

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~~(g)~~ **LOWER CANNABIS BUSINESS.** Defined by Minn. Stat §342.01, subd. 48

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

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~~(g)~~ **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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~~(h)~~ **OFFICES AND PROFESSIONAL SERVICES.** A building in which professional and management duties and services are carried out and/or businesses of a nonretail nature and clerical services and duties are carried out. Uses may include professional consulting businesses and health care services.

~~(i)~~ **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 from the municipal liquor store for consumption away from the dispensary.

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

~~(k)~~ **PERSONAL SERVICES.** Uses such as laundromats, barbershops or beauty salons, and photography studios.

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

~~(m)~~ **PUBLIC BUILDINGS.** Buildings or structures owned and operated by the city, county, state, or federal governments.

~~(n)~~ **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.

~~(o)~~ **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.

~~(p)~~ **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.

~~(q)~~ **RETAIL SHOPS, SERVICE AND REPAIR.** 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.

~~(r)~~ **TEMPORARY OUTDOOR SALES AND DISPLAY OF MERCHANDISE.** Products displayed outdoors and intended to be sold at retail by a related and established principal use, provided said products and displays do not interfere with vehicular or pedestrian circulation or visibility.

(3) *Permitted uses.*

(a) Brewery.

(b) Brewery, Small.

(c) Butcher Shop / Meat Market.

(d) Cannabis Microbusiness.

(e) Cannabis Mezzobusiness.

(f) Cannabis Retailer.

(g) Cannabis Wholesaler.

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(h) Cannabis Delivery Service.

(i) Cannabis Event Organizer.

(j) Club and lodges.

~~Club and lodges.~~

~~(k)~~ -Dance, health and martial arts studios.

~~(l)~~ Day care facilities.

(m) Distillation Process.

(n) Financial Institutions.

(o) Financial Institutions with drive-through facilities in. auto kiosks.

~~(p)~~ Financial institutions without drive-in facilities.

(q) Indoor entertainment, cultural facilities, and services and amusement services.

(r) Lower-Potency Hemp Edible Retailer.

(s) Lower-Potency Hemp Edible Wholesaler.

(t) Medical Cannabis Combination Business.

(u) Micro Distillery.

~~(v)~~ Multi-tenant buildings provided that the uses are specified as permitted uses in the B-3 District.

~~(w)~~ Museums and art galleries.

~~(x)~~ Offices and professional services.

~~(y)~~ Off-sales.

~~(z)~~ On-sales.

~~(aa)~~ Personal services.

~~(bb)~~ Pharmacy.

~~(cc)~~ Public buildings.

~~(dd)~~ Public parking lots.

~~(ee)~~ Private parking lots.

~~(ff)~~ Public parks and playgrounds.

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~~(pgg) Restaurants~~ Restaurants, fast food excluding drive-through facilities.

~~(qhh)~~ Restaurants, standard excluding drive-through facilities.

~~(rii)~~ Retail shops, service and repairs.

(4) *Permitted accessory uses.*

(a) Accessory structures, private garages.

(b) Exterior storage.

(c) Fences.

(d) Landscaping and decorative features.

(e) Off-street loading.

(f) Off-street parking.

(g) Outdoor seating areas.

(h) Signs.

(i) Temporary buildings located for the purpose of construction on premises.

~~(j)~~ Temporary outdoor sales and display of merchandise.

(k) Warehousing.

(5) *Conditional uses.*

(a) Daycare facilities for 12 or more persons

(b) Financial institutions with drive-in facilities.

~~(c)~~ Hotels.

~~(d) Indoor entertainment, cultural facilities, and services and amusement services.~~

~~(e)~~ Multi-tenant buildings provided that the uses are specified as permitted or conditional uses in the B-3 District.

~~(f)~~ Residential uses (apartments), provided the following requirements are met:

1. Residential uses shall be secondary to ground floor permitted uses.

2. Ground floor residential uses shall not be permitted.

3. In order to promote active ground floor permitted uses, residential uses sharing the same lot/building as a ground floor permitted use shall not be permitted after a period of six months of the ground floor use being vacant. Exceptions: (1) Once a ground floor permitted use is occupied, residential uses may continue again; (2) In the case that a legitimate business lead for a prospective tenant exists, the City Council may approve a reasonable time extension.

4. The designated residential space of the building shall meet the requirements stated in the adopted building code, state electrical code, and state fire code as amended from time to time.

5. Minimum occupancy area: one (1) resident per 250 square feet.

~~6. Maximum density: six residents per lot/parcel.~~

~~7~~6. Minimum dwelling unit area: ~~600~~500 square feet per dwelling unit.

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8. At least two on-premise or adjacent (off-street) parking stalls shall be provided per dwelling unit. Parking areas shall be directly accessed through public alleys. Parking areas shall be hard surfaced and clearly marked. Adjacent off-street parking on neighboring properties shall require an approved agreement.

9. A rear yard entrance and security lighting shall be provided.

10. An on-premise enclosed garbage/dumpster area shall be provided.

(6) Minimum lot requirements and setbacks:

(a) Minimum lot area: 3,500 square feet

(b) Minimum lot width: 25 feet

(c) Minimum lot depth: 50 feet

(d) Maximum lot coverage: 100%

(e) Maximum height: principal and accessory: ~~42~~45 feet, unless authorized by conditional use permit.

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(f) Minimum front setback: none required

(g) Minimum rear setback: none required

~~(h)~~ (g) Minimum side yard setback: none required; corner lot: none

(7) Prohibited Uses.

(a) Acid Manufacturing.

(b) Asphalt Plant.

(c) Creosote Treatment or Manufacture.

(d) Junkyards.

(e) Livestock Feeding Yards, Slaughter Processing Plant

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(f) Manufacturer of Explosives.

(g) Mining Operations.

(h) Petroleum or Ethanol Refineries.

(i) Rendering Plants.

(j) Sanitary Landfills.

(k) Sludge Disposal

(7) Other standards:

(a) Building design and construction materials: in addition to other restrictions of this section and any other chapter, any building or structure within the B-3 District shall meet the following standards:

1. All buildings shall be designed to be compatible with surrounding structures.
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. Stucco

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

3. At least 40% of the front face of the building on the first floor shall have windows.

43. All subsequent additions, accessory buildings (which serve the principal commercial use), and any buildings that support a residential use constructed after the erection of an original building, shall be designed in a manner conforming to the original architectural design and appearance.

5. All exterior trash enclosures, other accessory structures, and any buildings that support a residential use 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.

65. 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-3 district not covered by buildings, driveways, and paved parking lots shall be sodded, or covered by ground cover deemed acceptable by the City Council. Installation of this landscaping during periods of frost, snow, or drought may be cause for the City Council to require a letter of credit or escrow account. The city may require the screening or fencing of any side or rear yard facing a residential district.

(c) Parking requirements.

1. All off-street parking areas shall meet the parking requirements given in § [153.077](#), Parking. In the event that adjacent on-street parking is insufficient for a particular use, the City Council may require on-premise or adjacent (off-street) parking.

2. Residential uses shall provide at least two on-premise or adjacent (off-street) - parking stalls per dwelling unit. Parking areas shall be directly accessed through public alleys. Parking areas shall be hard surfaced and clearly marked.

(d) Signage requirements. Signage requirements given in § [153.079](#) shall be met.