

Section 11. "B-1" Central Business District

Subd. 1. Purpose. It is the purpose of the "B-1" Central Business District to provide for the establishment and maintenance of a central shopping area providing a full range of goods and services to attract customers from a large trade area. Uses which materially interfere with the overall service center function of the area are excluded.

Subd. 2. Principal Permitted Uses.

- A. Retail business or service establishments supplying commodities or performing services including grocery and food service stores, pharmacies and drug stores, barber and beauty shops, department and variety stores, shoe stores, gifts, arts, and craft shops, vision center and optical sales establishments, hardware stores, home furnishing stores, business and office supply stores, sporting good stores, dry good shops, newspaper and book stores, jewelry and specialty goods stores, clothing stores, florist shops, and similar stores and shops for the conduct of retail business or personal service.
- B. Business, professional, and public offices.
- C. Business services including telephone, telegraph, post office, and sales offices.
- D. Restaurants, cafes, tea rooms, soda fountains, ice cream parlors, and similar facilities.
- E. Hotels, motels, private clubs and lodges, taverns, night clubs, and similar facilities.
- F. Museums, community centers, art galleries, and similar cultural facilities.
- G. Recreational services including theaters, bowling alleys, pool and billiard rooms, video arcades, roller rinks, and dancing school and academies.

H. Appliance and television repair shops, heating and plumbing shops, painting and decorating stores, and similar repair and minor fabricating establishments.

I. Processing and printing facilities, including bakeries, catering establishments, laundry, dry cleaning and clothing rental and altering services, job and blue-print shops, publishing newspaper establishments.

J. Apartments and dwelling units when located above commercial establishments.

K. Custom manufacturing and repair service establishments, such as needlework, jewelry from precious metals, watches, denture, optical lens and glasses.

L. Taxi stands, bus terminals, and similar transportation facilities and offices.

M. Commercial parking garages, public utility buildings and storage facilities, transformer stations, and similar auxiliary and business support facilities.

N. Public parking lots or public parking structures.
(AMENDED 2-11-08 ORD. #318)

Subd. 3. Conditional Use. Uses authorized upon issuance of a conditional use permit including, but not limited to, the following:

A. Drive-in use including banks, savings and loans, other financial institutions, restaurants, and similar facilities.

B. Gasoline service stations and stores including repair garages.

C. Self-service establishments including dry cleaners, laundries, car washes, and similar facilities.

D. Auto and recreational vehicle sales including repair and auto body shops.

E. Funeral homes, day care centers, hospitals, and similar facilities, provided all design, operating, and licensing requirements of appropriate federal, state, county, and city agencies and departments are met.

F. Multi-family dwellings provided:

1. Such developments are designed and/or located so as not to create conflicts with commercial retail and service facilities.

2. The development is served by a collector and arterial streets and accesses are designed and located so as not to interfere with traffic movements in the area.

3. All off-street parking and loading requirements of this ordinance are met.

4. Adequate fire protection is provided and maintained to insure the safety and welfare of occupants in accordance with the Minnesota State Fire Code.

5. The development is consistent with the Detroit Lakes downtown redevelopment plans and programs and the Comprehensive Plan.

G. Bed and Breakfast establishments provided that: **(Ordinance No. 57, Adopted 2-5-91)**

1. The building to be of residential design;

2. The owner of the bed and breakfast facility reside on the property;

3. The establishment have no more than five (5) rooms to rent;

4. The establishment have the required state license and must comply with state health and building code requirements;

5. The dining and other facilities shall not be open to the general public, but shall be used exclusively by the registered guests and residents;

6. No cooking facilities be permitted in any guest room;

7. Two off-street parking spaces be provided for the residential use plus one space for each guest room. The off-street parking shall be screened from adjacent residential property;

8. Guest stays shall be limited to not more than thirty (30) consecutive days;

9. A minimum spacing of 350 feet be maintained between bed and breakfast establishments;

10. Any on-premises advertising sign for the bed and breakfast shall be limited to one wall sign or one single or double faced free standing sign not more than four (4) square feet in area per sign face. The content of such sign shall be limited to identifying not more than the name and address of the facility. Signs shall not be illuminated; and

11. Any other conditions which the Council deems necessary in each particular case must be complied with.

Subd. 4. Requirements: The following requirements shall be observed:

A. Business in Enclosed Buildings. All businesses, services, processing or storage of materials shall be conducted wholly within a completely enclosed building except for the sale of automotive fuel, lubricants, and fluids at service stations, and such outdoor display or storage of vehicles, materials, and equipment as herein-before specifically authorized or as may be authorized by the City Council upon the recommendation of the Planning Commission.

B. Maximum Building Height. Fifty (50) feet, except as authorized by the City Council in accordance with Section 8, Subd. 4, 1-4.

C. Minimum Lot Area.

1. Nonresidential uses: None
2. Residential uses: 7,500 square feet

D. Yard Setback Requirements.

1. Front yard: None
2. Side yard: None
3. Rear yard: None
4. Within 25 feet of all intersections the front and side yard setback shall be 6 feet from the property line, except that in the "B-1" District along Washington Avenue, the setbacks can remain at zero. (Amended 04-12-2011 Ord. #352)

E. Minimum Lot Width.

1. Nonresidential uses: None
2. Residential uses: 60 feet

F. Minimum Floor Area.

1. Nonresidential uses: None
2. Residential uses: Same as specified in Section 8, Subd. 4, 1-3.

G. Off-street Parking and Loading. Off-street parking and loading shall be provided as authorized in Section 3, Subd. 5. However, up to 100 percent of the total required off-street parking spaces may be waived by the Planning Commission that adequate off-street parking exists or will be provided through public parking lots and/or garages within a distance of five hundred (500) feet of the building line of said use.

(Pages 233-242 Reserved for Changes)