

Section 12. "B-2" General Business District

Subd. 1. Purpose. It is the purpose of the "B-2" General Business District to permit and to encourage the establishment of commercial shopping areas which offer a wide variety of consumer goods and services.

Subd. 2. Principal Permitted Uses.

A. Retail and Service. Retail business or service establishments supplying commodities or performing services including but not limited to, grocery stores, pharmacies, delicatessen stores, barber shops, beauty parlors, clothes cleaning and laundry establishments, specialty shops such as jewelry stores, shoe stores, hardware stores, florist shops, dry goods shops, and other similar stores and shops for the conduct of a retail business or personal service.

B. Gasoline Service Station. Gasoline service stations including repair garages.

C. Eating and Drinking Places. Soda fountains, ice cream parlors, tea rooms, restaurants, cafes including entertainment and drive-in restaurants.

D. Offices. Business and professional offices.

E. Cultural facilities, schools and churches.

Cultural facilities such as museums, community centers and art galleries; public and private schools; and religious institutions such as churches, chapels, temples and synagogues. **(Amended 3-8-2011 Ord. # 351)**

F. Processing and Printing. Bakery, catering establishment. laundry or dyeing and cleaning works, publishing, job printing and blue printing.

G. Ice Storage and Distribution Station. Limited to five (5) ton capacity.

H. Minor Fabricating and Repair. Appliance and television repair shop, plumbing shop, painting and decorating shop, tinsmithing shop, automobile service stations including auto repairs, and tire repair shop.

I. Dwelling Units. Being a part of retail and service structures and occupied by the proprietor of said retail and/or service business.

J. Recreation Services. Recreation services including theaters, bowling alleys, pool and billiard rooms, dancing academies, and roller and ice skating rinks.

K. Hotels, Motels, Private Clubs, and Lodges. Whole-sale establishments, taverns and night clubs, commercial parking garages, public utility buildings, and transformer stations without storage garages.

L. Advertising signs as regulated by the sign ordinance, Section 24.

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

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

A. Drive-in Uses. Drive-in banks, buildings, and loan companies and similar financial institutions, provided that the premises shall be enclosed by a solid wall or fence at least six (6) feet high where it adjoins in the rear or on the sides of any residence district, public park, school, or church.

B. Self-Service Establishments. Self-service laundries, dry cleaners, car washes, and similar uses.

C. Outdoor Commercial Recreation. Any type of commercial recreation, including baseball fields, swimming pools, skating rinks, and similar open air facilities, provided such establishments shall be located not less than one hundred (100) feet from any residential district.

D. Animal Hospitals, Veterinary Clinics. Kennels for display, boarding, or treatment of pets and other domestic animals; provided, that any structure or area used for such purposes, including pens and exercise yards, shall be located at least one hundred (100) feet from any residential district and that such pens or exercise runs shall be enclosed on four (4) sides by a slight obscuring unpierced fence or wall at least six (6) feet in height.

E. Automotive Services, Farm Implements. Automobiles, trucks, trailers, farm implements for sale or display, trailer lots, repair garages, body and fender shops, paint shops, provided that there shall be minimum distance of fifty (50) feet between the use and any residential district and that the premises shall be enclosed by a solid wall or fence at least six (6) feet in height where it adjoins in the rear or on the sides of any residential district.

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

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

1. The building 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.

H. Pole buildings (post frame buildings) as a principal or accessory structure provided that: **(Amended: Ord. No. 99 Adopted: 10/5/93)**

1. The architectural appearance of the building shall not be so dissimilar to the existing buildings in the area as to constitute a blighting influence on properties in the vicinity;

2. Exterior building materials shall be used which are similar to the existing buildings in the area; and

3. The Council may impose such other conditions as it deems appropriate.

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

A. All business, 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 hereinbefore specifically authorized or as may be specifically authorized by the City Council upon recommendation by the Planning Commission.

- B. Maximum Building Height: 30 feet
- C. Minimum Lot Area: 7,500 square feet
- D. Minimum Lot Width: 60 square feet
- E. Minimum Floor Area: None
- F. Yard Setback Requirements:
 - 1. Front yard: 30 feet or the average of structures located on adjacent property, excluding accessory buildings.
 - 2. Side yard: 15 feet except corner lots which shall be 20 feet.
 - 3. Rear yard: 20 feet

(Pages 248-256 Reserved for Changes)