

9. B-2 Neighborhood Commercial District

A. Intent

B-2, Neighborhood Commercial District: The purpose of the B-2, Neighborhood Business District is to provide for the establishment of highly limited scale neighborhood commercial centers and uses in existing commercial nodes that offer basic, convenience-type goods and services to the immediately surrounding areas in which they are located.

B. Design Character

Due to the close proximity to existing and future planned residential areas, the character of this district shall reflect the character of surrounding residential neighborhoods. Building scale, setback and design should be consistent with existing neighborhoods. Because this district is intended to serve surrounding residential areas, pedestrian connectivity to existing neighborhoods is also important.

C Permitted Uses

In a B-2 Neighborhood Commercial District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used or structurally altered except for one of the following, as well as similar uses:

- * Accessory building up to 800 sq ft;
- * Coffee shop, deli or restaurant without drive-thru service;
- * Convenience stores of 3,000 square feet or less in gross floor area and not associated with gas station;
- * Food services including specialty grocery store or meat market, bakeries whose products are sold on premise;
- * Health clubs of 3,000 square feet or less in gross floor area;
- * Multi-tenant structures-office, retail with 3,000 square feet or less gross floor area;
- * Prepared food: delivery and/or take out only, no interior seating;
- * Professional office including financial institutions (without drive-thru), medical uses and general office users;
- * Personal services- barber, beauty shops, day spa; tanning salons, therapeutic massage
- * Public buildings and facilities;
- * Specialty schools and learning centers.

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D. Conditional Uses (Rev. 02-11-16; Ord. 729)

The following uses are permitted subject to the issuance of a Conditional Use Permit:

- * Automobile and recreational sales and service provided that (Rev. 10-11-12; Ord. 692):
 - (a) A minimum lot area of 0.75 acres is required and the use shall be on 1 lot or contiguous lots not separated by a public street or other use.
 - (b) A minimum lot width of 100 feet is required.
 - (c) The parking area for the outside sales and storage area, whether for a new or the expansion of an existing facility, shall be hard surfaced by the date determined by the Planning Commission after consideration of the size and scope of the project, and the effect of the cold weather season on paving construction materials, but in no event more than 10 months after final city approval. Parking areas shall be maintained to control dust, erosion, and drainage before and after hard surfacing. No parking or display of vehicles for sale shall occur on landscaped areas. Customer parking shall be clearly marked (Rev. 02-28-13; Ord. 696).
 - (d) Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking surfaces from landscaped areas.
 - (e) All areas of the property not devoted to building or parking areas shall be landscaped.
 - (f) Noise from electronic speaker devices shall be regulated in Chapter VI, Performance Standards.

- * Licensed daycare facilities provided that:
 - (a) All buildings and outdoor play areas shall be set back at minimum of 50 feet from residential zoned property

- * Mixed use buildings provided that:
 - (a) Residential units are located above street level;

E. Interim Uses (02-11-16; Ord. 729)

The following uses are permitted by the issuance of an interim use permit:

- * Churches/Place of worship provided that:

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- (a) The principal structure and any accessory structures used for assembly shall be located at least fifty feet (50') from any lot line adjacent to a residential zoning district.
- (b) Joint parking arrangements allow for compliance with parking requirements for all uses (as regulated by Chapter VI, Performance Standards)
- * Dog Daycare, Training, and Grooming Facility with no overnight boarding.
- * Kennel, with overnight boarding, provided that:
 - (a) Animals allowed outside only under direct supervision.
 - (b) A maximum number of animals allowed at the facility, as determined by the Planning Commission at time of interim use permit issuance.
 - (c) Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
 - (d) Indoor and outdoor facilities are to be kept in a clean, dry, and sanitary condition. Waste shall be picked up immediately and disposed of in a sealed container.
 - (e) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.
 - (f) Indoor facilities shall be adequately ventilated and have ample light and heat.
 - (g) Adequate screening shall be provided, as determined by the Planning Commission.
 - (h) Hours of operation shall be reviewed and approved by the Planning Commission.
- * Pet Store selling cats or dogs under eight months of age with overnight boarding.
- * Veterinary Clinic with overnight boarding provided that: (02-11-16; Ord. 729)
 - (a) Animals allowed outside only under direct supervision.
 - (b) A maximum number of animals allowed at the facility, as determined by the Planning Commission at time of interim use permit issuance.
 - (c) Noise shall be mitigated so as to not create a public nuisance for adjoining

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properties.

- (d) Indoor and outdoor facilities are to be kept in a clean, dry, and sanitary condition. Waste shall be picked up immediately and disposed of in a sealed container.
- (e) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.
- (f) Indoor facilities shall be adequately ventilated and have ample light and heat.
- (g) Adequate screening shall be provided, as determined by the Planning Commission.
- (h) Hours of operation shall be reviewed and approved by the Planning Commission.

F. Yard Requirements For B –2 District

	All Uses
A. Lot area minimum	20,000 sq. ft.
B. Lot width minimum feet	75 feet
C. Maximum lot coverage	50%
D. Front yard minimum	20 feet
E. Side yard minimum	10 feet
F. Rear yard minimum	30 feet
G. Maximum height	30 feet

G. Exterior Building Materials

Buildings within the Neighborhood Business District shall be designed so as to be compatible with the surrounding residential uses. High quality, exterior building materials shall be limited to one or combination of the following:

- a. Face brick;
- b. Natural or synthetic stone;
- c. Stucco or EFIS;
- d. Glass and or curtain wall construction;

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- e. Decorative concrete block;
- f. Fiber-cement siding;
- g. Windows are required in the front of the building pending planning review and demonstration of need; e.g. security, etc;
- h. Or other materials approved by the Planning Commission if determined to have a similar or better longevity and durability as material listed above.

H. General Design Criteria

Buildings fronts shall include three of the following elements:

- a. Articulation of facades into house-size segments;
- b. Residential scale building modules similar to adjacent buildings
- c. Similar façade proportions to those on neighboring buildings
- d. Residential scale building components such as porches, patios, decks, columns and balconies
- e. A roof configuration which reflects traditional residential structures and is pitched such as gable, hip, or shed.
- f. Display windows a minimum of six feet in height shall exist along at least fifty percent of the linear length of the building front.

I. Parking Requirements

- a. For every building erected or structurally altered, off-street parking shall be provided according to the schedule provided in this ordinance.
- b. All off-street parking areas shall include unpaved landscaped islands that are distributed throughout the parking area. These islands shall be located to break up expanses of paved areas and facilitate traffic control.
- c. Landscaped islands shall be equal or greater than the size of a parking stall (180 s.f.). Such parking areas shall devote not less than three hundred sixty (360) square feet of land to internal landscape islands (in addition to required traffic safety islands) for each one thousand five hundred (1,500) square feet of parking space after the first one thousand five hundred (1,500) square feet. Such islands shall be bounded by concrete curbing. Trees may be installed in approved traffic safety islands to delineate parking spaces from drive aisles and other areas. The land area devoted

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to internal landscape islands may be decreased in cases where the land area devoted to traffic islands meets or exceeds the above requirement.

- d. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

J. Screening Fence Requirement

- a. Commercial uses which are adjacent to residential area shall be screened to minimize visual impact. Loading docks and refuse containers shall also be screened. Fencing/screening shall be provided according to this ordinance. This provision shall not be construed as requiring a screening fence in any required front or adjacent to a public alley.

K. Landscaping

- a. All landscaping requirements shall meet the provisions outlined within this Ordinance. In addition, fifty percent (50%) of the building perimeter shall be landscape in a area not less then 5 feet in width.

L. Utilities

- a. All lots are to be served by underground utilities.

M. Plans and Specifications

- a. All plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued for a principal use in this district. Any applicant that fails to comply with the time frame and provisions of the plan review shall be guilty of a misdemeanor, except those violations specifically subject to administrative fines under this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Adjustments for relief.
- b. All business condominiums shall follow the Uniform Condominium Act of the State of Minnesota.
- c. A business condominium coverage of a lot shall follow the parking requirements and all other requirements in the business zone in which the condominium will be located.

N. Accessory Structures

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Architectural and building material standards as outlined in this section shall apply to accessory buildings. No accessory structure (except signs) shall exceed the height of the principal structure.