

Section 29: Highway Business District (B-2)

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29.01 Purpose: This district is established to accommodate the type of businesses that are oriented to the traveling public and require highway access. To minimize unmanageable strip development, these districts should only allow the type of businesses that absolutely require highway access and exposure.

29.02 Permitted Uses:

- Amusement centers
- Antique and craft stores
- Apparel and accessory stores
- Appliance stores, sales, and service
- Auto parts store
- Banks, including drive-in banks
- Bookstores
- Bowling alleys
- Car washes (drive through, mechanical, and self-service)
- Carpet, rug and tile stores
- Convenience store with gasoline
- Convenience grocery stores (not supermarket type and without motor fuel facilities)
- Day care center
- Dealerships - New and used car, truck, trailer, and boat lot sales
- Department stores
- Discount stores
- Drive-in and convenience food establishments
- Equipment services, including radio and television shops, electrical appliance shops, showroom of a plumber, decorator, or similar trade
- Essential services (Telephone lines, communication lines, and power lines and necessary appurtenant equipment and structures)
- Feed sales
- Furniture stores and home furnishings
- Garden supply stores
- Gas station with or without convenience store

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Greenhouses, nurseries, garden, and landscaping stores
Grocery, fruit, vegetable, and meat stores
Hardware stores
Health clubs
Hospitals
Liquor stores (off-sale)
Lodges and private club meeting halls
Lumber yards and building materials
Marine and boat sales and servicing establishments
Meat markets but not including processing for a locker plant
Miniature golf courses
Motels and hotels
Municipal service and utility buildings, including but not limited to, transformers and relay stations, fire stations, highway department vehicle garages, and storage buildings
Nail salon
Paint and wallpaper stores
Pawnshops
Pet and animal hospitals (Veterinary)
Public utility services and uses
Public utility
Recreational vehicle sales
Recreational equipment sales
Restaurants
Secondhand good dealers
Skating arenas
Sporting goods stores
Stationary stores
Storage facilities
Take out or delivery food establishment (no on-site dining)
Theaters, not including drive-in theaters
Travel bureaus or agencies
Variety stores, 5 and 10 cent stores, and stores of similar nature
Video rental

29.03 Accessory Uses:

- Subd. 1.** Uses incidental to the principal uses such as off-street parking, loading and unloading of areas, and storage of merchandise.
- Subd. 2.** Residence when included as an integral part of the principal building to be occupied by only the owner or his or her employee.

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- Subd. 3.** Repair, rental, and servicing of any article which is allowed to be sold in this District.
- Subd. 4.** Parking spaces and carports for licensed and operable passenger cars and trucks subject to the requirements in Section #46. (Off-Street Parking).
- Subd. 5.** Above ground bulk liquid storage having a capacity of less than 250 gallons.

29.04 Conditional Uses:

- Subd. 1.** Motor Vehicle Repair, Major.
- Subd. 2.** Auto body.
- Subd. 3.** Storage business.

29.05 Interim Uses:

- Subd. 1.** Above ground bulk liquid storage having a capacity of 250 or more gallons.

29.06 Uses by Administrative Permit: Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section #14 (Administrative Permits) of this Ordinance, the following are uses allowed in an B-2 District by Administrative Permit as may be issued by the Zoning Administrator.

- Subd. 1.** Land Excavation/Grading: Subject to the requirements in Section #48.
- Subd. 2.** Land Filling Operations: Subject to the requirements in Section #49.
- Subd. 3.** Mobile Home as Temporary Construction Office: Subject to the requirements in Section #52.
- Subd. 4.** Mobile Home as a Temporary Dwelling Unit During Construction: Subject to the requirements in Section #52.

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29.07 Performance Standards:

Subd. 1. Minimum Lot Area and Maximum Lot Coverage: None.

Subd. 2. Minimum Lot Width: None.

Subd. 3. Minimum Lot Depth: None

Subd. 4. Front Yard Setback:

Minimum Front Yard Setback from:

State Highway: 125 feet from the center of the proposed ultimate right of way section for State Highway 55 or a minimum of 50 feet from the dedicated right of way that fits the ultimate section as defined by MnDOT or Wright County Highway Department.

County Road: 50 feet from Right of Way or Easement

City Street: 30 feet from Right of Way or Easement

Where a lot is located at the intersection of 2 or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot.

Subd. 5. Side Yard Setback:

A. Minimum Side Yard Setback: 20 feet.

B. Exception for Property Abutting a Residential District: If the property abuts a residential district, there must be at least a 50 foot setback on the side facing or abutting a residential district.

Subd. 6. Rear Yard Setback:

A. Minimum Rear Yard Setback: 35 feet.

B. Exception for Property Abutting a Residential District: If the property abuts a residential district, there must be at least a 50 foot setback on the side facing or abutting a residential district.

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Subd. 7. Lots adjacent to Power Lines, Pipe Lines, and Rail Roads. Lots platted or located adjacent to power lines, pipe lines, and rail road right-of-way shall require additional depth of 20 feet above the minimum requirements of the Zoning District.

Subd. 8. Required Buildable Area. Except as may be approved by the City Council and except for lots of record, preliminary platted lots, and residential Planned Unit Development concepts having legal standing on January 1, 2005 (effective date of Ordinance), all lots must contain usable/buildable upland equal to at least 90 percent of the required minimum lot areas. The required upland area shall not contain wetlands, streams, ponds, steep slopes (12% or greater), easements, or any other non-buildable terrain. Lots which involve wetland mitigation practices shall be evaluated for conformance with this requirement based on wetland mitigation plans indicating areas of wetland filling or dredging.

Subd. 9. Site Coverage:

- A. Maximum site coverage (maximum impervious surface): 80%
- B. Exception: In the City's sole discretion, the maximum site coverage may be increased if the applicant demonstrates that storm water management issues are adequately addressed.

Subd. 9. Building Height:

- A. The maximum height of all buildings shall not conflict with airport zoning regulations and, except as listed below, shall not exceed 35 feet.
1. Rooftop mechanical equipment shall not exceed the building height requirements by more than 10 feet.
 2. Water towers are exempt from the building height requirement.

Subd. 10. Screening and Fencing: Screening or fencing shall be required as set forth in Section #42 (Fences and Retaining Walls) and Section #45 (Screening).

Subd. 11. Frost Footings. All structures shall have frost footings and a permanent foundation consisting of concrete block, concrete, or an

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approved equivalent. For the purpose of this Section, a frost footing shall be any footing placed at the required depth to avoid the accepted frost line as determined by an engineer of soil mechanics, and absent an engineers report, placed at a depth of at least 3 ½ feet.

Subd. 12. General Requirements.

A. Building Permit Application. The application for a building permit in addition to other information required shall indicate the height, size, design, and all elevations of the proposed building and a description of the construction materials proposed to be used.

B. Non-Metal Materials Required. The exterior of all principal buildings must be constructed of at least 50% non-metal materials consistent with the materials listed below.

C. Permitted Exterior Finish Materials. The primary exterior building facade finishes shall consist of materials comparable in grade and quality to the following:

- a. Brick.
- b. Natural Stone.
- c. Integral colored split face (rock face) concrete block.
- d. Cast in place concrete or pre-cast concrete panels.
- e. Wood, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood, or cypress.
- f. Curtain wall panels of steel, fiberglass, and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design.
- g. Glass curtain wall panels.
- h. Stucco.
- i. Vinyl.

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- D. Continuous Appearance. All sides of the principal and Accessory Structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.
 - E. Scale and Compatibility. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
 - F. Type and Quality of Materials. Materials shall have good architectural character, shall be selected for harmony with adjoining buildings, and shall be of durable quality.
 - G. Proportionality of Building Components. Building components, such as windows, doors, eaves, and parapets shall have good proportions and relationships to one another.
 - H. Colors. Colors shall be harmonious and shall use only compatible accents.
 - I. Evaluation. Evaluation of the appearance of a project shall be based on the quality of its design and the relationship to its surroundings.
 - J. Building Areas Not Subject to These Requirements. Building foundations not exceeding 2 feet and other such portions of a building's facade need not comply with the requirements for the primary facade treatment or materials.
 - K. Outside Storage/Display. All exterior storage shall be screened so as not to be visible from adjoining properties and public streets except for the following:
 - 1. Merchandise being displayed for sale in accordance with zoning district requirements.
 - 2. Materials and equipment currently being used for construction on the premises.
- The City Council may order the owner of any property to cease or modify open storage uses including existing uses, if it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare. Sidewalks shall not be obstructed.
- L. Prohibited Vehicle Use. Except for temporary construction trailers and mobile services operated by public service agencies (i.e.,

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bookmobile, bloodmobiles, etc.) as allowed by the City, and trailers parked in designated and improved loading areas, no vehicle may be used for office, business, industrial, manufacturing, testing, or storage of items used with or in a business, commercial, or industrial enterprise, unless otherwise approved by the Zoning Administrator.

Amendment History of this Section

Amended February 21, 2006 (R2006-06). Effective Date: February 21, 2007. Amended Section 29.07, Subd. 11 to include the word *continuous*.

Amended May 16, 2006 (R2006-18). Effective Date: February 21, 2007. Amended Section 29.07, Subd. 4, Front yard setback from state highway.