

Section 10.11. **"B-1" General Business District.**

Subd. 1. **Purpose.** The purpose of the "B-1" General Business District is to provide for low intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts.

Source: Ord. 338-2nd Series
Effective Date: 2/08/93

Subd. 2. **Permitted Uses.** The following are permitted uses in a "B-1" District:

- A. Art and school supplies.
- B. Auto-related retail and service uses located inside a building.
- C. Bakery goods and baking of goods for retail sales on the premises.
- D. Bank, savings and loan, savings credit unions and other financial institutions.
- E. Barber shops.
- F. Beauty parlors.
- G. Bicycle sales and repair.
- H. Candy, ice cream, popcorn, nuts, frozen desserts, and soft drinks.
- I. Camera and photographic supplies.
- J. Commercial (leased) and professional offices.
- K. Commercial recreational uses excluding outdoor sales.
- L. Convenience food establishments.
- M. Delicatessen.

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- N. Drive-in uses and establishments.
- O. Dry cleaning pick-up and laundry pick-up stations including incidental repair and assembly but not including processing.
- P. Drug store.
- Q. Essential services.
- R. Florist shop.
- S. Frozen food store, but not including a locker plant.
- T. Gift or novelty store.
- U. Grocery, fruit, or vegetable store, but not including sales from moveable, motorized vehicles.
- V. Grocery, supermarket.
- W. Hardware, and enclosed building material sales.
- X. Hobby store, including handicraft classes but not to exceed fifteen (15) students.
- Y. Ice sales with storage not to exceed five (5) tons.
- Z. Licensed daycare, group family daycare, and residential facilities.
- AA. Insurance sales.
- BB. Laundromat.
- CC. Locksmith.
- DD. Meat market, but not including processing for a locker plant.
- EE. Medical and dental offices and clinics.
- FF. Motor vehicle and recreational equipment sales located inside a building.

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GG. Motels and hotels.

HH. Offices.

II. Paint and wallpaper sales.

JJ. Plumbing, television, radio, electrical sales and such repair as are necessary use to the retail establishment permitted within this district.

KK. Public utility collection offices.

LL. Public garage.

MM. Real estate sales.

NN. Restaurants

OO. Retail sales.

PP. Shoe repair.

QQ. Taverns, off-sale liquor, private clubs and lodges.

Source: Ord. 550-2nd Series
Effective Date: 3/14/05

RR. Kennels. Where there is no outdoor exercise or other outdoor activity area provided

Source: Ord. 586-2nd Series
Effective Date: 8/14/06

SS. Adult Uses and Sexually Oriented Businesses.

Source: Ord. 536-2nd Series
Effective Date: 6/14/04

TT. Tattooing, body piercing, body branding and/or body scarification businesses.

Source: Ord. 542-2nd Series
Effective Date: 11/22/04

UU. Micro-unit dwellings within sacred settlements meeting the provisions of 2023 Session Law Chapter 53, Article 11, Section 57.

Source: Ord. 898-2nd Series
Effective Date: 12/26/2023

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in the "B-1" District:

A. Commercial or business buildings and structures for a use accessory to the principal use.

B. Off-street parking as regulated by Section 10.03, Subd. 5 of this Ordinance.

C. Fencing, screening and landscaping as permitted and regulated by Section 10.03, Subd. 2G of this Ordinance.

D. Signs as regulated by Section 10.24 of this Ordinance.

E. Semi-trailer parking in designated parking areas as set forth in Section 7.14, Subd. 2 of the City Code.

F. Communication transmission and reception systems including but not limited to satellite dishes, towers, or antennas provided that any ground based device is located in the rear yard, if located on corner lots no closer to the side yard than the principal building, is located no closer than five (5) feet from all adjoining lot lines, and its location is reviewed by local utility companies. In addition, no satellite dishes shall be located on residential roofs nor exceed fifteen (15) feet in total height in residential areas. Any person may request a variance to these requirements as set forth under Section 10.25 of this Ordinance. The City Council may require appropriate conditions as necessary to maintain the character of the surrounding area.

G. Home occupations as regulated by Section 10.03. Subd. 9 of this Ordinance.

H. Water oriented accessory structures as regulated by Section 10.20, Subd. 5B of this Ordinance.

Source: Ord. 338-2nd Series
Effective Date: 2/08/93

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I. Warehousing.

Source: Ord. 550-2nd Series
Effective Date: 3/14/05

J. Community Solar Gardens occupying less than five acres.

Source: Ord. 842-2nd Series
Effective Date: 11/23/2020

Subd. 4. **Conditional Uses.** The following are conditional uses in the "B-1" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community.

B. Multiple family buildings.

C. Public or semi-public recreational buildings or uses and neighborhood or community centers; public and private educational institutions; religious institutions; and governmental and public buildings and structures.

D. Veterinary clinics, funeral homes and mortuaries.

Source: Ord. 706-2nd Series
Effective Date: 10/13/14

E. Drive-in establishments.

F. Car washes (drive through, mechanical and self-service).

G. Motor fuel station, auto repair-minor and tire and battery stores and service.

Source: Ord. 338-2nd Series
Effective Date: 2/08/93

H. Open and outdoor storage as an accessory use.

Source: Ord. 646-2nd Series
Effective Date: 10/13/09

I. Open or outdoor service, sales and rental as a principal or accessory use including motor vehicle and recreational equipment sales.

J. Custom or limited manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as bond, cloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yards, and wools.

K. Physical culture, health services, reducing salons, masseurs, and public bath, saunas, and massage services.

L. Motels, motor hotels and hotels containing housekeeping units.

M. Commercial planned unit developments as regulated by Section 10.21 of this Ordinance.

Source: Ord. 335-2nd Series
Effective Date: 2/08/95

M. Recreational Camping Areas.

Source: Ord. 558-2nd Series
Effective Date: 6/13/05

O. Kennels. Where there is to be an outdoor exercise or other outdoor activity area provided.

Source: Ord. 586-2nd Series
Effective Date: 8/14/06

P. Community Solar Gardens occupying five acres or more, and Business Solar Farms.

Source: Ord. 842-2nd Series
Effective Date: 11/23/2020

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "B-1" District.

Source: Ord. 518-2nd Series
Effective Date: 10/14/03