

Willmar Zoning Ordinance

- x. Sign contractors shops.
 - y. Structures exceeding forty-five (45) feet in height (if use permitted).
 - z. Supermarkets/grocery stores (including convenience stores w/o gas sales).
 - aa. Truck sales and service.
 - bb. Water conditioning contractors shops.
 - cc. Welding shops.
3. Conditional Uses. The following uses are permitted upon the granting of a conditional use permit by the Planning Commission, subject to such conditions as they may attach thereto:
- a. Adult entertainment uses, as regulated in Section 3.Q.
 - b. Flammable gas/liquid sales and storage (including gas stations and convenience stores w/gas sales).
 - c. Planned unit developments.
 - d. Recycling transfer stations.
4. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:
- a. Detached storage or accessory buildings.
5. Lot Area, Width, and Setback Requirements. The following standards shall be the minimum requirements for development in the "GB" District:
- a. Lot Area = 15,000 SF
 - b. Lot Width = 100 feet
 - c. Setbacks --
 - Front (r/w) = 25 feet*
 - Rear = 10 feet
 - Side, interior = 10 feet
 - Side, street (r/w) = 25 feet*

* All front or street setbacks along state/federal highways shall be a minimum of fifty (50) feet except for T.H.12 between 11th Street Southwest and Lakeland Drive.

J. CB, CENTRAL BUSINESS DISTRICT.

1. Permitted Uses. Only the following uses shall be permitted outright:
- a. Alterations/tailor shops.
 - b. Appliance sales and repair.
 - c. Art studios, including the sale of prints and supplies.
 - d. Athletic/recreation facilities.

- e. Automobile/light truck sales and service.
- f. Bakeries.
- g. Banks/financial institutions.
- h. Bicycle sales and service.
- i. Broadcasting studio (without transmission towers).
- j. Carpet/floor covering stores.
- k. Churches.
- l. Clothing stores.
- m. Commercial day nurseries and schools.
- n. Computer/electronic equipment sales and service.
- o. Drug stores/pharmacies.
- p. Dry cleaners.
- q. Employment agencies.
- r. Fabric stores.
- s. Flower shops.
- t. Fraternal/service clubs.
- u. Funeral homes/crematoriums.
- v. Furniture stores.
- w. Haircare (barbers, beauty shops, salons, etc.).
- x. Hardware stores.
- y. Hospitals.
- a. Interior design stores.
- aa. Laundromats.
- bb. Liquor sales, on and off.
- cc. Medical/dental clinics.
- dd. Office supplies stores.
- ee. Offices, business and professional.
- ff. Paint stores.
- gg. Pawn shops.
- hh. Pet stores.
- ii. Photo processing businesses.
- jj. Photo studios, including the sale of photographic supplies.
- kk. Printing shops.
- ll. Restaurants (including night clubs and fast food).
- mm. Schools and colleges.
- nn. Shoe stores.
- oo. Sporting goods stores.
- pp. Tanning parlors.
- qq. Tattoo parlors.
- rr. Theaters.
- ss. Tire sales.
- tt. Toy stores.
- uu. Video stores.
- vv. Wholesale sales.
- ww. Essential services and public uses.

2. Permitted Uses With Plan Review. The following uses are permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:
 - a. Armories, auditoriums, or convention halls.
 - b. Bus terminals.
 - c. Businesses with drive-up facilities (if use permitted).
 - d. Department stores.
 - e. Discount stores.
 - f. Multiple-family dwelling units as a secondary use in a business structure.
 - g. Parking facilities.
 - h. Specialty food stores.
 - i. Structures exceeding forty-five (45) feet in height.
 - j. Taxi/mass transit businesses.
3. Conditional Uses. The following uses are permitted upon the granting of a conditional use permit by the Planning Commission, subject to such conditions as they may attach thereto:
 - a. Hotels and motels.
 - b. Supermarkets/grocery stores (including convenience stores without gas sales).
4. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:
 - a. Detached storage or accessory buildings.
5. Lot Area, Width, and Setback Requirements. The following standards shall be the minimum requirements for development in the "CBD" District:
 - a. Lot Area = 2,000 SF
 - b. Lot Width = 25 feet
 - c. Setbacks (all) = Not applicable.
6. Encroachment. Encroachments into right-of-way by marquees, roof overhangs, or awnings in the CBD will be limited to a distance of six (6) feet or one-half the width of sidewalk, whichever is less. All such encroachments must provide seven and one-half (7 1/2) feet vertical clearance to the sidewalk.