

CHAPTER 22A

B-4 HIGHWAY COMMERCIAL DISTRICT

SECTION:

- 10-22A-1: Purpose And Intent
- 10-22A-2: Permitted Uses
- 10-22A-3: Permitted Accessory Uses
- 10-22A-4: Conditional Uses
- 10-22A-4A: Interim Uses
- 10-22A-5: Special Minimum Standards
- 10-22A-6: Lot Area, Lot Width And Yard Requirements
- 10-22A-7: Gateway Design Standards

10-22A-1: **PURPOSE AND INTENT:**

- (A) The purpose of the B-4 Highway Commercial District is to provide for a mixture of commercial, office, and light industrial land uses, made mutually compatible through the enforcement of performance standards, to encourage and accommodate high quality, large scale development opportunities along intermediate arterial roadways within the city.

10-22A-2: **PERMITTED USES:** Within any B-4 Highway Commercial District no structure or land shall be used except for one or more of the following uses:

Art studio.

Auction house. (Ord. 1265, 5/22/2012)

Auto repair.

Auto sales and rental, provided it is conducted entirely within the building.

Bakery.

Bicycle sales and repair.

Boat sales.

Building material sales.

Bus benches, shelters, and transit facilities provided they comply with title 8 of this code.

Bus terminal.

Camera and photographic supply and processing store.

Car wash as a principal use.

Child care.

Clinic and Hospital.

Commercial off-street parking.

Commercial zero lot line development, pursuant to section 10-7-41 of this title.

Consumer repair services.

Exterminating services.

Financial services.

Fraternal organizations, provided the structure in which the use is located is at least one hundred feet (100') from any residential zoning district and subject to title 3 of this code.

Garden supply store with no outdoor storage or display.

General retail sales.

Greenhouse (commercial) with no outdoor storage or display.

Grocery store, fruit or vegetable store.

Health club.

Indoor sports and recreation or entertainment, provided the structure in which the use is located is at least one hundred feet (100') from any residential zoning district.

Interior decorating studio.

Kennel.

Library.

Liquor store subject to the requirements of title 3 of this code.

Medical and dental clinic or offices.

Mini-storage.

Mortuary.

Motel and hotel.

Multi-tenant retail sales and service facilities subject to section 10-19-3(D) of this title.

Museum.

Music studio.

Newspaper and publishing facility.

Office building.

Office warehouse subject to the requirements of section 10-7-44 of this title.

Optical and jewelry manufacturing.

Personal services.

Pet shop. (Ord. 1265, 5/22/2012)

Photographic studio, supplies and processing.

Picture framing.

Post office.

Printing shop.

Radio and television studios.

Recreational vehicle sales.

Research center.

Restaurants (freestanding) - minimum five thousand (5,000) square feet subject to section 10-19-3(B) of this title.

School.

Seat cover and upholstery shop.

Tavern.

Temporary/seasonal outdoor sales uses, subject to the provisions of section 10-19-2-1 of this title.

Veterinary clinic/hospital not including outdoor runs. (Ord. 1196, 4-6-10; 5-22-12, Ord. 1265)

10-22A-3: **PERMITTED ACCESSORY USES:** Within any B-4 Highway Commercial District, the following uses shall be permitted accessory uses:

Accessory car wash subject to 10-7-44 of this title.

Antennas mounted on an existing structure, not exceeding fifteen feet (15') above the highest point of the structure, as regulated by chapter 29 of this title.

Incidental repair, processing, or storage necessary to conduct a permitted principal use subject to section 10-19-1(K) of this title.

Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete construction.

Incidental accessory uses as permitted by section 10-7-42 of this title.

Private garages, off-street parking and loading spaces as regulated in this title.

Public telephone booths.

Restaurant within a building having a principal use other than a restaurant.

Signs as regulated in chapter 30 of this title.

Single satellite earth station antenna two meters (2 m) or less in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services one meter (1 m) or less in diameter and antennas designed to receive television broadcast signals, as regulated in chapter 29 of this title.

Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.

10-22A-4: **CONDITIONAL USES:** Within a B-4 Highway Commercial District, no structure or land shall be used for the following uses except by a conditional use permit.

Antennas mounted on an existing structure, exceeding fifteen feet (15') above the highest point of the structure, as regulated by chapter 29 of this title.

Armory, convention hall subject to title 3 of this code.

Electrical contractor.

Essential service structure.

Heating and air conditioning dealer.

Outdoor sports, recreation, or entertainment facilities.

Outdoor storage, outdoor operations of a permitted use, outdoor display and open sales/rental lots when accessory to a permitted use. These uses shall comply with the following requirements:

Open storage lot subject to the requirements of section 10-7-45 of this title.

Open sales/rental lot subject to the requirements of section 10-7-46 of this title.

Plumbing contractor.

Religious institutions. (Ord. 1265, 5/22/2012)

Single satellite earth station antenna in excess of two meters (2 m) in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services in excess of one meter (1 m) or less in diameter, are regulated in chapter 29 of this title.

Towers as regulated in chapter 29 of this title.

Transient merchants subject to title 3 of this code, unless exempt under 3-20-14. (Ord. 1265, 5/22/2012)

10-22A-4A: **INTERIM USES:** Within any B-4 Highway Commercial District, no structure or land shall be used for the following uses except by interim use permit.

Outdoor theaters, including drive-ins.

Land reclamation, mining and soil processing subject to chapters 8, 9, and 10 of this title.

Recycling and reclamation of nonhazardous materials, when conducted entirely within a building.

Required structures need not be accessory structures and need not comply with the special requirements of subsection 10-19-1(A)2 of this title.

10-22A-5: SPECIAL MINIMUM STANDARDS:

- (A) All uses except restaurants, shall be located within a principal building with a minimum gross floor area of ten thousand (10,000) square feet. Restaurants shall have a minimum floor area of five thousand (5,000) square feet, and can be freestanding structures.

10-22A-6: LOT AREA, LOT WIDTH AND YARD REQUIREMENTS:

Lot area 40,000 square feet

Lot width 150 feet

Setback – principal structure

Front yard 40 (40) feet

Side yard 20 (30) feet

Side yard (street) 40 (40) feet

Rear yard 40 (40) feet

Setback – accessory structure

Front yard 40 (40) feet

Side yard 15 (30) feet

Side yard (street) 40 (40) feet

Rear yard 40 (40) feet

Setback – parking

Front yard 20 (30) feet

Side yard 15 (30) feet

Side yard (street) 20 (30) feet

Rear yard 15 (30) feet

Setbacks in parentheses apply to lots that abut any residential zoning district.

- 10-22A-7: GATEWAY DESIGN STANDARDS:** Within any gateway district as delineated on the official zoning map, all provisions of this code shall be met. In addition, all structures and uses shall comply with Burnsville North gateway guidelines as set forth in ordinance 1022, which is incorporated herein by reference. To the extent this title 10 conflicts with ordinance 1022, ordinance 1022 shall control.