

SECTION 1055 – B-1, BUSINESS CAMPUS DISTRICT

SECTION

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1055.01: PURPOSE: The purpose of the B-1, Business Campus District is to provide for multi-use building and/or the establishment of business offices, wholesale showrooms, and related uses in an environment which provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, pedestrian trails, and other features.

1055.02: PERMITTED USES: Subject to the applicable provisions of this Ordinance, the following are permitted uses within the B-1 District:

- Subd. 1.** Banks, savings and loan, credit unions and other financial institutions, with or without drive up tellers.
- Subd. 2.** Commercial printing establishments.
- Subd. 3.** Commercial/professional offices.
- Subd. 4.** Commercial recreation, indoor.
- Subd. 5.** Conference centers.
- Subd. 6.** Essential services, not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 1024 (Essential Services) of this Ordinance.
- Subd. 7.** Health Clubs.
- Subd. 8.** Hospitals and Medical Campus.
- Subd. 9.** Laboratories.
- Subd. 10.** Medical/dental/chiropractic clinics and offices.

- Subd. 11.** Office Business (General)
- Subd. 12.** Parks, trails, playgrounds, and directly related buildings and structures; City of Big Lake only.
- Subd. 13.** Personal Services. Subject to any licensing requirements of the City Code, County or State.
- Subd. 14.** Personal wireless service antennas located upon a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.
- Subd. 15.** Radio and television stations.
- Subd. 16.** Reception halls.
- Subd. 17.** Sexually Oriented Use-Principal, subject to the requirements of Section 1035 (Sexually Oriented Business) of this Ordinance and license requirements of the City.
- Subd. 18.** Trade schools, private.
- Subd. 19.** Wholesale showrooms.

1055.03: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in a B-1 District:

- Subd. 1.** Accessory uses incidental and customary to the uses allowed as permitted, conditional, interim, and administrative permit in this Section.
- Subd. 2.** Accessory radio and television receiving antennas including single satellite dish TVRO's two (2) meters or less in diameter, short wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 1022 (Antennas) of this Ordinance.
- Subd. 3.** Accessory Antennas. Accessory antennas in conformance with Section 1022 (Antennas) of this Ordinance.
- Subd. 4.** Garage, Private. Private garages and parking spaces for licensed and operable passenger cars and trucks not to exceed a gross weight of twelve thousand pounds, as regulated by Section 1030 (Off-Street Parking and Loading) of this Ordinance.
- Subd. 5.** Canopies: Canopies associated with automobile service stations and convenience stores with gasoline and located over pump islands or associated with banks shall be allowed as accessory structures in the B-1 zoning district subject to the following provisions:

1. Canopy setbacks shall be a minimum of fifteen (15) feet from the property line. Adequate visibility both on and off site must also be maintained.
2. Canopies shall not be allowed in rear yards not abutting a public street.
3. Maximum canopy height may not exceed twenty (20) feet, and shall provide a minimum clearance of fourteen (14) feet.
4. Canopy facades may not exceed three (3) feet in height.
5. Canopy lighting shall be recessed and reflected glare or spill light may not exceed five-tenths (0.5) foot candles, as measured on the property line when abutting residentially zoned property and one (1) foot candle measured on the property line when abutting other commercial or industrially zoned property.
6. Signage may be allowed on the canopy as permitted by City Code Chapter 1300 (Signs).

Subd. 6. Drive-through Lanes. Where allowed, drive through lanes shall comply with the following:

1. The principal building shall be located only on a site having direct access to a minor arterial street, collector or service road.
2. All portions of the business with drive through facilities established after July 20, 2002 (effective date of Ordinance), including but not limited to, the building in which they are located, service windows and stacking spaces, shall be located across an arterial or collector street from residentially zoned or guided property, or shall be set back at least one hundred fifty (150) feet from residentially zoned or guided property and provide a buffer yard consistent with the provisions of Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
3. No part of the public street or boulevard may be used for stacking of automobiles.
4. The facility's public address system shall not be audible from any adjacent residentially zoned or guided property and comply with the provisions of Section 1032 (Performance Standards) of this Ordinance.
5. Businesses with one (1) drive through lane shall provide stacking space for at least ten (10) vehicles, and businesses with two (2) or more drive through lanes shall provide stacking space for at least six (6) vehicles per lane, as measured from and including the last pick up station, window, or the like. Stacking spaces shall not interfere with parking spaces or traffic circulation.

6. The applicant shall demonstrate that such use will not significantly lower the existing level of service on streets and intersections.
7. Alcoholic beverages shall not be sold or served through drive through lanes.
8. All elements of the drive through service area, including but not limited to menu boards, order stations, teller windows, and vehicle lights from the stacking lanes, shall be screened from adjacent residentially zoned or guided property pursuant to Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
9. A lighting and photometric plan will be required that illustrates that the drive-through service lane lighting shall comply with Section 1032 (Performance Standards) of this Ordinance.
10. Noise. The stacking lane, order board intercom and window placement shall be designed and located in such a manner as to minimize noises and glare as to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.
11. Traffic Control. The stacking lanes and their drive's access must be designed to control traffic in a manner to protect the buildings and green area on the site.
12. Hours of Operation. The hours of operation may be limited as necessary to minimize the nuisance factor such as traffic, noise, or glare.

Subd. 7. Fences as regulated by Section 1025 (Fences) of this Ordinance.

Subd. 8. Off-Street Loading.

Subd. 9. Sexually Oriented Use-Accessory, subject to the requirements of Section 1035 (Sexually Oriented Business) of this Ordinance and license requirements of the City.

Subd. 10. Signs as regulated by City Code Chapter 1300 (Signs).

1043.04: USES BY ADMINISTRATIVE PERMIT: Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section 1003 (Administrative Permits) of this Ordinance, the following are uses allowed in a B-1 District by administrative permit as may be issued by the Zoning Administrator:

Subd. 1. Antennas located upon a public structure or existing tower as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 2. Essential services requiring a permit from the City Engineer as provided by Section 1024 (Essential Services) of this Ordinance.

Subd. 3. Land filling and land excavation/grading operations (50 to 250 cubic yards of material), except mining, as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

Subd. 4. Signs as regulated by City Code Chapter 1300 (Signs).

Subd. 5. Temporary mobile towers for personal wireless service antennas.

Subd. 6. Temporary Structures and uses as regulated by Section 1012 (Temporary Uses) of this Ordinance.

Subd. 7. Temporary outdoor promotional events and sales including food vendors (hot dog, popcorn, ice cream, soda pop) stands associated with a public, civic or promotion event.

1055:05: CONDITIONAL USES: The following are conditional uses in a B-1 District. (Requires a conditional use permit based upon the procedures set forth in and regulated by Section 1007 (Conditional Use Permits) and Section 1032 (Performance Standards) of this Ordinance.

Subd. 1. Antennas not located on a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 2. Daycare facility. A state licensed facility, either as a primary, stand alone or accessory use provided that:

1. Overnight Facilities. No overnight facilities are provided for persons served except in extreme cases of inclement weather.
2. Front Yard Setback. The front yard setback is a minimum of thirty (30) feet. In districts where the minimum required setback is less than 30 feet, all efforts shall be made to allow for the deepest setback possible.
3. Outdoor Play Area.
 - a. Outdoor play areas and parking areas are landscaped and screened from abutting residential properties and arterial and collector roadways in compliance with Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
 - b. Outdoor play areas are fenced and enclosed.
 - c. Outdoor play areas are not allowed within the required front yard setbacks.
4. Street Access. The site and related parking and service are served by a street of sufficient capacity to accommodate the traffic which will be generated.

5. Parking. Adequate off-street parking is provided in a location separated from any outdoor play area(s). Adequate short-term parking or drop off area is provided within close-proximity to the main entrance
6. State Regulations. The conditions of all applicable Minnesota rules and regulations are satisfactorily met. No facility shall begin operation without a State license. Proof of approved applicable State licenses shall be provided to the Zoning Administrator.
7. Building and Fire Codes. That all applicable provisions of the Minnesota State Building Code and Fire Code have been met. The City Building Official and Fire Chief shall inspect the property prior to the issuance of the occupancy permit to determine if this Subsection has been complied with.

Subd. 3. Essential Service Structures. Essential services requiring a conditional use permit pursuant to Section 1024 (Essential Services) of this Ordinance and including, but not limited to: buildings such as telephone exchange stations, publicly regulated communications, electrical power substations and other structures utilized to provide essential services, provided that:

1. No building shall be located within fifty (50) feet from any lot line of an abutting lot in a residential zoning district.
2. The architectural design of the service structure shall be compatible to the neighborhood in which it is to be located.

Subd. 4. Extended stay hotels provided that more than fifty (50) percent of the rooms shall have cooking facilities.

Subd. 5. Garage, public.

Subd. 6. Governmental and public utility buildings and structures (excluding public works types facilities and uses).

Subd. 7. Heliport.

Subd. 8. Long-Term Care Facility and Physical Disability Facility.

Subd. 9. Manufacturing, compounding, assembly, packaging, treatment or warehousing of merchandise of commodities as an accessory use provided that:

1. The use is accessory to a permitted use within this district.
2. No outside storage is associated with the use.

3. The area devoted to the accessory use shall not exceed forty (40) percent of the gross building floor area.

Subd. 10. Motels, motor hotels and hotels provided that the facility provides restaurant and food service with optional on-sale liquor.

Subd. 11. Municipal Government Buildings and Uses. Municipal government utility stations, facilities, equipment, water towers, lift stations, booster or pressure regulating stations, wells and pumping stations, municipal utility buildings and structures necessary for the health, safety and general welfare of the community including the storage of fire fighting apparatus provided that:

1. Compatibility and Setbacks. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
2. Equipment Enclosed. Equipment is completely enclosed in a permanent structure or screened.
3. Open storage of maintenance equipment and trucks over one and one-half (1 ½) tons, stockpiling of aggregate or other materials and open storage of shall not be permitted.

Subd. 12. Newsstand.

Subd. 13. Parking ramp.

Subd. 14. Personal wireless service antennas not located upon a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 15. Public Buildings.

Subd. 16. Public, Educational and Religious Buildings. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Setbacks. No building shall be located within fifty (50) feet of any lot line abutting residential districts. (Ord. 2008-12; 12/10/08)

Subd. 17. PUD. Commercial Planned Unit Developments as regulated by Section 1011 (Planned Unit Developments) of this Ordinance.

Subd. 18. Restaurant (Cafeteria) accessory to an allowed use.

Subd. 19. Retail commercial activities, personal services and food service (cafeteria, delicatessen, coffee house) as an accessory use provided that:

1. The activity is located within a structure whose principal use is not commercial sales.
2. Location.
 - a. All such activities are conducted in a clearly defined area of the principal building reserved exclusively for such use. Said area must be physically segregated from other principal activities in the building.
 - b. The area devoted to such activity shall not occupy more than fifteen (15) percent of the gross floor area of the building.
 - c. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. unless specifically modified by the City Council.

Subd. 20. Signs as regulated by City Code Chapter 1300, (Signs).

Subd. 21. Single satellite dish TVRO's greater than two (2) meters in diameter subject to the requirements of Section 1022 (Antennas) of this Ordinance.

Subd. 22. Structures exceeding thirty-five (35) feet in height or three (3) stories or more in height.

Subd. 23. Transit Station.

1055.06: INTERIM USES: Subject to the applicable provisions of this Section, the following are interim uses in the B-1 District and are further governed by Section 1010 (Interim Use Permits) of this Ordinance.

Subd. 1. Land filling and land excavation/grading operations (250 plus cubic yards of material), including mining as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

1055.07: LOT AREA, HEIGHT AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the B-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance (ord. 2006-08, 5/10/06):

Subd. 1. Shoreland District Provisions

Maximum Impervious Surface Coverage 50%

Minimum Setbacks:

Lakeshore – General Development	50 feet
Lakeshore – Recreational Development	75 feet
Lakeshore – Natural Environment	150 feet
River – Agricultural River (Elk River)	50 feet for structures w/ public sewer and water 100 feet for structures w/ septic systems 100 feet for septic system setback
River – Forested River (St. Francis & Snake Rivers)	150 feet
Bluff, top of bluff	30 feet

1. When located on a lot with lake or river frontage, a non-water orientated use or structure setback must be double the distance indicated above (see section 1065.04, subd. 2. General Zoning Provisions).

Subd. 2. Non-Shoreland District Requirements. (Ord. 2004-19, 8/11/04).

1. Principal Structures.

District Area Minimum:	20 acres
Minimum Lot Area Interior Lot:	1 acre
Minimum Lot Width Interior Lot:	100 feet
Maximum Height Principal Structure:	45 feet
Maximum Building Coverage:	35%
Principal Structure Setbacks: Front:	50 feet
Side:	30 feet
Rear:	30 feet

2. Accessory Structures

Maximum Height Accessory Structure: 17 feet

Accessory Structure Setbacks

Not adjacent to Residential:	Front:	Not permitted in front yard without CUP
	Side:	10 feet
	Rear:	10 feet

Accessory Structure Setbacks

Adjacent to Residential:	Front:	Not permitted in front yard without CUP
	Side:	20 feet
	Rear:	20 feet
Parking Setback:	Front:	30 feet (or as specifically identified)
	Side:	20 feet (or as specifically identified)
	Rear:	20 feet (or as specifically identified)

Subd. 3. Other Requirements.

Wetland Setback & Buffer:	30 feet (from delineated boundary)
Arterial Road:	50 feet (from right-of-way line)
Collector Road:	45 feet (from right-of-way line)
Railroad Setback:	10 feet (from right-of-way line)