

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. 338-2<sup>nd</sup> 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-through 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. 550-2<sup>nd</sup> Series  
Effective Date: 3/14/05

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

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

SS. Adult Uses and Sexually Oriented Businesses.

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

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

Source: Ord. 542-2<sup>nd</sup> 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. 898-2<sup>nd</sup> Series  
Effective Date: 12/26/2023

VV. Lower-potency hemp edible retail.

WW. Cannabis Testing Facility.

XX. Cannabis Retail. A cannabis business with a license or endorsement authorizing the retail sale of cannabis flower, plants, cannabis products, and lower-potency hemp products, including cannabis products sold for on-site consumption. Standards and conditions:

1. Except in the Central Business District, cannabis businesses with a retail license or a cannabis retail endorsement shall meet a buffer of 150 feet from any school as defined in Section 3.01, Subd.23.5, said buffer to be as defined in Section 3.01. Subd.3.5. Does not include Lower-Potency Hemp Edible Retailer.

2. Cannabis retailers must operate and maintain a video surveillance system designed and operated in compliance with the provisions of proposed Minnesota Rules Relating To Adult Use Cannabis (Rule 9810 or successor Rule) for cannabis business as may be promulgated or amended from time to time. Does not include Lower-Potency Hemp Edible Retailer.

3. A cannabis retail use is prohibited from sharing a common entrance or a premises with a business licensed as a tobacco products shop. Does not include Lower-Potency Hemp Edible Retailer.

4. A cannabis business with a retail license or a cannabis retail endorsement shall meet a buffer of 1000 feet from any other cannabis business with a retail license or a cannabis retail endorsement, said buffer to be as defined as the horizontal distance between the interior portion of a structure, said interior portion containing the cannabis retail use and the nearest interior portion of a structure, whether separated or not, said interior portion containing another cannabis retail use. Does not include Lower-Potency Hemp Edible Retailer.

5. A cannabis business with a retail license or a cannabis retail endorsement shall meet a buffer of 300 feet from an addiction recovery/residential treatment center said buffer

to be as defined as the horizontal distance between the interior portion of a structure, said interior portion containing the cannabis retail use and the nearest interior portion of a structure, whether separated or not, said interior portion containing an addiction recovery/residential treatment center. Does not include Lower-Potency Hemp Edible Retailer.

YY. Cannabis Delivery Service.

ZZ. Cannabis Transportation.

Source: Ord. 917-2<sup>nd</sup> Series

Effective Date: 2/10/2025

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. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

I. Warehousing.

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

J. Community Solar Gardens occupying less than five acres.

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

K. Cannabis transportation and delivery accessory to a cannabis business.

L. Cannabis and hemp product manufacturing accessory to craft breweries, craft wineries, or craft distilleries.

M. Cannabis cultivation for research or educational purposes, accessory to a college, university, or similar institution of higher learning.

Source: Ord. 917-2<sup>nd</sup> Series  
Effective Date: 2/10/2025

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.

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D. Veterinary clinics, funeral homes and mortuaries.

Source: Ord. 706-2<sup>nd</sup> 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. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

H. Open and outdoor storage as an accessory use.

Source: Ord. 646-2<sup>nd</sup> 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. 335-2<sup>nd</sup> Series  
Effective Date: 2/08/95

M. Recreational Camping Areas.

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

O. Kennels. Where there is to be an outdoor

exercise or other outdoor activity area provided.

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

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

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

Q. Up to 15,000 square feet of cannabis cultivation, cannabis product manufacturing, or lower-potency hemp edible manufacturing, within an indoor facility.

Source: Ord. 917-2<sup>nd</sup> Series  
Effective Date: 2/10/2025

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

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