

# ARTICLE 27 ~~B-2~~, ~~HIGHWAY~~ BUSINESS DISTRICT

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## SECTION 1. PURPOSE

The ~~B-2~~, ~~Highway~~ Business District is intended for ~~major~~ retail, service and repair establishments ~~servicing a large trade area, usually the entire County or beyond and oriented to the traveling public.~~ The trade area population served by these establishments requires easy access, ~~although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District.~~ It is the intent of the ~~B-2~~ District regulations that establishments desiring location along major traffic routes be grouped with appropriate and adequate access ways provided.

## SECTION 2. PERMITTED USES

~~All permitted uses are subject to zoning and building permits. All permitted uses are subject to zoning and building permits. Permitted uses allowed in the B Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Motor vehicle and implement sales and service.~~

- ~~A. — Any automobile sales or services, car wash, trailer sales or service, auto repair garage, or automobile rental.~~
- ~~B. — Any motor fuel station.~~
- ~~C. — Any agricultural equipment sales or service.~~
- ~~D. — Any truck sales or service, truck wash or truck repair garage.~~

~~Subd. 2. — Entertainment and Recreation Establishments.~~

- ~~A. — Any theater, dance hall, bowling alley, pool or billiard hall, public swimming pool, roller or ice rink.~~

~~Subd. 3. — Drive-In Establishments.~~

- ~~A. — Any drive-in establishment including banks and restaurants.~~

~~Subd. 4. — Retail or Wholesale Establishments.~~

- ~~A. — Any building supply sales.~~
- ~~B. — Any boat sales or repair.~~
- ~~C. — Any eating or drinking establishment.~~
- ~~D. — Any landscape nursery or commercial greenhouse.~~
- ~~E. — Any motel.~~
- ~~F. — Any shopping center.~~
- ~~G. — Any assembly of previously prepared materials which have been manufactured elsewhere.~~

~~Subd. 5. — Any residence when included as an integral part of the principal building to be occupied by the owner or his employee.~~

~~Subd. 6. — Wind Energy Conversion Systems.~~

### SECTION 3. CONDITIONAL USES AND INTERIM USES

~~All conditional and interim uses are subject to zoning and building permits. All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the B Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any commercial radio and television towers, transmitters, or receivers.~~

~~Subd. 2. — Bed & Breakfast Inn.~~

~~Subd. 3. — Any Church.~~

~~Subd. 4. — Wind Energy Conversion Systems.~~

### SECTION 4. COMMERCIAL DEVELOPMENT STANDARDS

Uses established in the B-2, ~~Highway~~ Business District shall be operated subject to the following conditions:

- Subd. 1. Any business, except motor fuel stations and open automobile or trailer sales, display areas, ~~or~~ rental areas, or permitted exterior storage shall be conducted entirely within a building.
- Subd. 2. Any public entrance to such store, shop or business shall be from the principal street upon which the property abuts, or within ~~fifty (50)~~ feet thereof, except that a rear entrance from the building to a public parking area may be provided.
- Subd. 3. Any open air display area, open automobile or truck sales lot, trailer sales lot, or farm implement display area shall provide a graveled or aggregate surfaced area, which shall be properly maintained.

### SECTION 5. ACCESSORY USE

In the B-2, ~~Highway~~ Business District, any of the following accessory uses, buildings or structures customarily incidental to any permitted or conditionally permitted use shall be permitted, provided that such accessory use, building or structure shall be located on the same property.

- Subd. 1. Any building or use customarily necessary to any permitted use which will not be detrimental either by reason of odor, smoke, noise, or vibration to the surrounding neighborhood, which may include the repair, alteration, finishing assembly or storage of goods.
- Subd. 2. ~~Any building or use customarily necessary to any permitted uses, but which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.~~
- Subd. 3. Any temporary building for uses incidental to construction work provided that such building shall be removed upon the completion of the construction work.

### SECTION 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENT

Any lot in a B-2, ~~Highway~~ Business District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Size and Width. Any lot used as a business shall have an area sufficient in size to provide an adequate and safe water supply and sewage disposal system as established by standards required by state or County health regulations, but shall not be less than ~~five thousand (5,000)~~ square feet in area and have a frontage of less than ~~fifty (50)~~ feet.
- Subd. 2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
- A. Front Yard.
1. ~~There shall be a minimum setback of 45-feet from any right-of-way lines. A front yard of not less than forty five (45) feet shall be provided as measured from the street right-of-way line.~~
  2. In the event any building is located on a lot at the intersection of two ~~(2)~~ or more roads or highways, such lot shall have a front yard abutting each such road or highway.
- B. Side Yard.
1. No side yard shall be required for any interior lot.
  2. For ~~any corner~~ lot abutting any agricultural or residential district, a minimum side yard of ~~forty five (45)~~ feet shall be required.
- C. Rear Yard. A rear yard of not less than ~~twenty (20)~~ feet shall be required; ~~where alleys exist the measurements of the rear yard may include one half (1/2) the width of the alley.~~
- Subd. 3. ~~Bluff Impact Zone. For any use or structure in the B-2 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.~~
- Subd. 4. Height Requirements. Every permitted, conditionally permitted or accessory building shall ~~not exceed 35-feet in height. meet the following requirements:~~
- ~~A. Any building shall not exceed thirty five (35) feet in height.~~
- Subd. 5. Exceptions. Certain uses here exempted from meeting the lot size, yard and height requirements. These exemptions are listed in Article 11, Section 21.

## SECTION 7. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in any B-2, ~~Highway~~ Business District in accordance with the provisions of Article 15 of this Ordinance.

## SECTION 8. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the B-2, ~~Highway~~ Business district are set forth in Article 11 of this Ordinance.