

SECTION 1105.11 B-3 CENTRAL BUSINESS DISTRICT.

1105.11 SUBD. 1. PURPOSE.

The purpose of the B-3 District is to provide specifically for the regulation of high intensity commercial uses located within the downtown Central Business District of the City.

1105.11 SUBD. 2. PERMITTED USES.

The following are permitted uses in the B-3 District.

1. Essential services are permitted except those that exceed sixty (60) feet in height or greater than one hundred fifteen (115) kilovolts,
2. Laundromats, self-service washing and drying.
3. Funeral homes and mortuaries.
4. Personal service establishments.
5. Furniture stores.
6. Pharmacies and drug stores.
7. Grocery stores and convenience grocery stores without motor fuel facilities.
8. Retail shops such as florist, gift and jewelry.
9. Hardware stores.
10. Medical, professional and commercial offices and services.
11. Photography studios.
12. Printing shops.
13. Theaters.
14. Government and public related utility buildings and structures.
15. Restaurants and bakeries, excluding drive-ins, and convenience type.
16. Liquor establishments.

*(Ord. 15-01, Section 1105.11, Adopted February 17, 2015.)*

1105.11 SUBD. 3. ACCESSORY USES.

The following are permitted accessory uses in a B-3 District:

1. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.

1105.11 SUBD. 4. CONDITIONAL USES.

The following are conditional uses in a B-3 District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 of this Ordinance.

1. Motels, hotels and bed and breakfast inns.
2. Automobile sales.
3. Antique shops.
4. Bicycle sales and repair shops.

5. Residential uses as an accessory use; located above the street level, or behind the main street entrance commercial space, where the location is incidental to the conduct of the primary use of such main building.
6. Pet grooming, not to include overnight boarding of animals.
7. Day care nursery facilities.
8. Indoor firing range, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(9), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
9. Event Centers subject to Section 1103.08, Subd. 5 (c) (2) as may be amended.

(Ord. 07-10, Section 1105.11, Subd. 4, Adopted October 17, 2007).

(Ord. 08-08, Section 1105.11, Subd. 2 & 4, Adopted November 17, 2008.)

(Ord. 15-03, Section 1105.11, Adopted June 15, 2015.)

(Ord. 17-02, Section 1105.11, Subd. 4, Adopted March 20, 2017.)

(Ord. 20-04, Section 1105.11, Subd. 4, Adopted January 21, 2020)

#### 1105.11 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in a B-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Area: None.
2. Lot Width: None.
3. Setbacks:
  - a. Front Yard: None.
  - b. Side Yard:
    1. Interior Lot: None.
    2. Corner Lot: None.
    3. Abutting a Residential District: Twenty (20) feet.
  - c. Rear Yard: Twenty (20) feet

#### 1105.11 SUBD. 6. MAXIMUM BUILDING HEIGHT.

The maximum building height shall be thirty-five (35) feet.

#### 1105.11 SUBD. 7. MAXIMUM SITE COVERAGE.

No structure or combination of structures shall occupy more than eighty-five (85) percent of the lot area.

#### 1105.11 SUBD. 8. PRESERVATION OF BELLE PLAINE'S CHARACTER DESIGN STANDARDS.

Preservation of Belle Plaine's Character Design Standards are set forth and regulated in Section 1107.22.

- (Ord. 07-10, Section 1105.11, Subd. 4, Adopted October 17, 2007).
- (Ord. 08-08, Section 1105.11, Subd. 2 & 4, Adopted November 17, 2008.)
- (Ord. 15-01, Section 1105.11, Adopted February 17, 2015.)
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