

Chapter 22A

B-4 HIGHWAY COMMERCIAL DISTRICT

10-22A-1: PURPOSE AND INTENT:

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. (Ord. 1132, 8-19-2008)

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.

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.

Childcare.

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.

Hospital.

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, commercial.

Library.

Liquor store subject to the requirements of [title 3](#) of this code.

Medical service or clinic.

Ministorage.

Mortuary.

Motel and hotel.

Multi-tenant retail sales and service facilities subject to subsection [10-19-3\(D\)](#) of this title.

Museum.

Music studio.

Newspaper and publishing facility.

Office.

Optical and jewelry manufacturing.

Personal services.

Pet shop.

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.

School.

Seat cover and upholstery shop.

Tavern.

Thrift stores having a gross floor area less than five thousand (5,000) square feet provided all merchandise collection, transfer, processing and storage occurs within the principal building. No accessory outdoor drop off/collection area or outdoor storage is allowed on site.

Veterinary clinic/hospital not including outdoor runs.

Warehouse subject to the requirements of section [10-7-44](#) of this title. (Ord. 1196, 4-6-2010; amd. Ord. 1265, 5-22-2012; Ord. 1298, 5-7-2013; Ord. 1316, 4-8-2014; Ord. 1331, 10-7-2014)

10-22A-3: PERMITTED ACCESSORY USES:

Within any B-4 district, the following uses shall be permitted accessory uses:

Accessory car wash subject to section [10-7-43](#) of this title.

Accessory solar energy systems pursuant to section [10-7-29](#) 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.

Auto dealership remote storage subject to section [10-7-50](#) 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.

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

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

Public telephone booths.

Public trash and recycling containers pursuant to subsection [10-7-18\(G\)](#) of this title.

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.

Temporary/seasonal outdoor sales uses, subject to the provisions of section [10-7-48](#) 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. (Ord. 1196, 4-6-2010; amd. Ord. 1316, 4-8-2014; Ord. 1356, 10-6-2015; Ord. 1379, 3-8-2016)

10-22A-4: CONDITIONAL USES:

Within a B-4 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.

Drive-through service lane accessory to a thrift store less than five thousand (5,000) square feet in gross floor area subject to subsection [10-19-8\(D\)](#) of this title.

Electrical contractor.

Essential service structure.

Heating and air conditioning dealer.

Lounge subject to subsection [10-19-3\(C\)](#) of this title and [title 3](#) of this code.

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 sales/rental lot subject to the requirements of section [10-7-46](#) of this title.

Open storage lot subject to the requirements of section [10-7-45](#) of this title.

Plumbing contractor.

Religious institutions.

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) in diameter, as regulated in chapter 29 of this title.

Towers as regulated in chapter 29 of this title.

Thrift stores having five thousand (5,000) square feet or more of gross floor area as regulated by section [10-19-8](#) of this title.

Transient merchants subject to [title 3](#) of this code, unless exempt under section [3-20-13](#) of this code. (Ord. 1196, 4-6-2010; amd. Ord. 1265, 5-22-2012; Ord. 1298, 5-7-2013; Ord. 1316, 4-8-2014)

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:

Driving ranges.

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

Outdoor theaters, including drive-ins.

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. (Ord. 1292, 3-5-2013)

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. (Ord. 1196, 4-6-2010)

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.

(Ord. 364, 2-20-1990)

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 conflicts with ordinance 1022, ordinance 1022 shall control. (Ord. 1022, 4-3-2006; amd. Ord. 1132, 8-19-2008)