

BURNSVILLE, MINNESOTA CITY CODE

TITLE 10 – ZONING

Chapter 22 B-3 GENERAL BUSINESS DISTRICT

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10-22-1: PURPOSE AND INTENT:

The purpose of the B-3 general business district is to provide an area of service facilities to the motoring public. Because of the unique character of this type of commercial activity and its great dependence upon transient trade and traffic, and because of the greater than normal adverse effects created by the uses within this district, the location of such activities are critical and should be developed either within other commercial spheres adjacent to arterial traffic routes or as well buffered areas adjacent to major streets. This district is also intended as a business district which may be located adjacent to shopping centers or other retail business districts, thus keeping the basic retail areas compact and convenient, or in separate areas which may be located in close proximity to a major street or highway, in order that highway service types of land uses can be provided. (Ord. 1132, 8-19-2008)

10-22-2: PERMITTED USES:

Within any B-3 general business district, no structure or land shall be used except for one or more of the following uses:

Any use permitted in the B-1 and B-2 districts.

Auction house.

Auto accessory store.

Auto repair.

Automobile and other vehicles of transportation sales when conducted entirely within a building.

Boats and marine sales when conducted entirely within a building.

Building material sales, provided it is conducted entirely within a building.

Commercial greenhouse provided it is conducted entirely within a building.

Furniture sales.

Garden supply store, provided it is conducted entirely within a building.

Interior decorating studio.

Motels, motor hotels and hotels.

Newspaper and publishing office.

Optical and jewelry manufacturing.

Pawnshop, licensed under title 3, chapter 24 of this code; provided, that any such use shall not be located closer than one mile to any other such use, measured at the property lines, and that such use shall not be open to the public between the hours of nine o'clock (9:00) P.M. and nine o'clock (9:00) A.M.

Pet shop, provided the operation shall not include maintaining of pens or cages outside the building or the creation of an offensive odor or noise.

Photographic supplies and processing of film and prints.

Picture framing.

Printing shop.

Radio and television repair.

Seat cover, upholstery and drapery shop.

"Sexually oriented business" as defined in section [3-25-2](#) of this Code.

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. (Ord. 1196, 4-6-2010; amd. Ord. 1265, 5-22-2012; Ord. 1298, 5-7-2013; Ord. 1316, 4-8-2014; Ord. 1386, 5-3-2016)

10-22-3: PERMITTED ACCESSORY USES:

Within any B-3 District, the following uses shall be permitted accessory uses:

Any accessory use permitted in B-1 and B-2 Districts.

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

Farmers' market subject to section [10-7-47](#) 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.

LP gas exchange container displays as provided in section [10-7-38](#) of this title. (Ord. 1196, 4-6-2010; amd. Ord. 1316, 4-8-2014; Ord. 1356, 10-6-2015; Ord. 1386, 5-3-2016; Ord. 1421, 6-6-2017)

10-22-4: CONDITIONAL USES:

Within any B-3 District, no structure or land shall be used for the following uses except by a conditional use permit:

Any conditional use allowed in B-1 and B-2 Districts.

Armories, convention hall subject to [title 3](#) of this Code.

Bowling alleys, electronic game rooms, billiard and pool rooms, and skating rinks subject to subsection [10-19-3](#)(C) of this title.

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 service, heating, plumbing, appliances, upholstery or air conditioning service shop.

Fraternal organizations subject to subsection [10-19-3](#)(C) of this title and [title 3](#) of this Code.

Kennel, commercial.

Liquor store, nightclub, tavern subject to subsection [10-19-3](#)(C) of this title and [title 3](#) of this Code.

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

Municipal buildings and structures, including the storage of firefighting apparatus; provided, that no buildings shall be located within fifty feet (50') of any lot line of an abutting lot in an R use district. Storage of maintenance equipment and trucks over one and one-half (1½) tons, stockpiling of aggregate and open storage of material shall not be allowed.

Nursery.

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.

Sports arenas and stadiums.

Stone and monument sales.

Television and radio stations.

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.

Veterinary clinic/hospital, not including outdoor runs.

Warehouse subject to the requirements of section [10-7-44](#) of this title.

Wholesale showroom subject to section [10-7-44](#) of this title and limited to twenty percent (20%) of the floor area of the space occupied by a particular business, not to exceed eight hundred fifty (850) square feet. (Ord. 1338, 2-3-2015)

10-22-5: INTERIM USES:

Within any B-3 General Business District, no structure or land shall be used for the following uses except by interim use permit:

Interim uses permitted in the B-1 District.

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

Recycling and reclamation of nonhazardous materials, when conducted entirely within a building.
(Ord. 1196, 4-6-2010; amd. Ord. 1316, 4-8-2014)

10-22-6: LOT AREA, LOT WIDTH AND YARD REQUIREMENTS:

The following minimum requirements shall be observed subject to additional requirements and exceptions contained in [chapter 19](#) of this title:

Lot area		20,000	square feet
Lot width		100	feet
Setback - principal structure:			
	Front yard	30 (30) ¹	feet
	Side yard	10 (30)	feet
	Side yard (street)	30 (30)	feet
	Rear yard	30 (30)	feet
Setback - accessory structure:			
	Front yard	30 (30) ¹	feet
	Side yard	10 (30)	feet
	Side yard (street)	30 (30)	feet
	Rear yard	30 (30)	feet

Setback - parking:			
	Front yard	10 (30)	feet
	Side yard	5 (30)	feet
	Side yard (street)	10 (30)	feet
	Rear yard	5 (30)	feet

Setbacks in parentheses apply adjacent to residential districts.

Note:

1. 30 feet or $1\frac{1}{2}$ times the building height, whichever is greater.

(Ord. 1196, 4-6-2010)