

Section 525 - Zoning: industrial districts

525.01. B-W, Business-warehouse District. Subdivision 1. Purpose. A district to provide for establishment of wholesale and retail trade, large volume or bulk commercial items, warehousing, and light industry or processing.

Subd. 2. Permitted uses. Permitted uses in a B-W district are:

- (a) all permitted uses allowed in B-1, B-2, B-3, and B-4 districts except as hereinafter modified;
- (b) animal hospitals and clinics but not including kennels;
- (c) automobile sales;
- (d) battery sales and rebuilding;
- (e) building materials establishments;
- (f) commercial greenhouse;
- (g) fuels, but not including service stations;
- (h) lumber yards;
- (i) monument sales;
- (j) plumbing, showrooms and shops;
- (k) print shops;
- (l) sign shops;
- (m) trailer sales;
- (n) warehousing and storage, but not including junk yards;
- (o) wholesale distribution;
- (p) wholesale meat processing;
- (q) fence sales and service.

Subd. 3. Permitted accessory uses. Permitted accessory uses in a B-W district are:

- (a) all accessory uses allowed in B-1, B-2, B-3, and B-4 districts except as hereinafter modified.

Subd. 4. Conditional uses. The area described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1, B-2, B-3 and B-4 districts except as hereinafter modified:
 - (1) no residential dwelling units.
- (b) Research and testing laboratories provided that:
 - (1) the ventilation system shall be designed so that no odor or organisms will spread to the outside air;
 - (2) conformance with the performance standards as outlined in subsection 510.25 of this code;
 - (3) additional conditions may be imposed in certain instances to protect the health, safety and general welfare of the residents of the city;
- (c) Motorcycle, snowmobile, truck in excess of 9,000 pounds gross weight, and similar motorized machines or equipment sales and service provided that:
 - (1) all sales and servicings are conducted within a structure;
 - (2) provisions are made to control and reduce noise;
 - (3) no outside storage except as allowed in compliance with subsection 520.09, subdivision 4(e) of this code;
 - (4) such use is not within 100 feet of a residential use or residential district;
 - (5) the location of such use will not encourage motorcycle traffic through a residential district;
 - (6) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.
- (d) Automobile repair - major, provided that:
 - (1) no outside storage except as allowed in compliance with section 520.09, subdivision 4(e) of this code;
 - (2) all servicing is conducted within a structure;
 - (3) provisions are made to control and reduce noise;

- (4) adequate parking is provided in compliance with subsection 510.17 of this code;
- (5) passenger vehicles and trucks in an inoperative state or unlicensed and unregistered shall not be parked or stored in an outside location for a period exceeding 30 days;

Subd. 5. Lot requirements and setback requirements. The following minimum requirements shall be observed in a B-W district subject to additional requirements, exceptions and modifications set forth in this code.

- (a) Lot area: no minimum.
- (b) Lot width: no minimum.
- (c) Setbacks:
 - (1) front yard: zero
 - (2) side yard: zero unless:
 - (i) a side yard that contains a driveway shall be at least 15 feet if there is one-way traffic movement or at least 20 feet if there is two-way traffic movement;
 - (ii) a side yard that directly abuts a residential use or residential district shall be increased ten additional feet over the minimum stated above and shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
 - (3) Rear yard: 12 feet and if abutting a residential use or residential district, shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.

Subd. 6. Building requirements:

- (a) Height: No structure shall exceed three stories or 40 feet except as provided in subsection 510.15, subdivision 1 of this code.