

City of New Ulm

B-1 Limited Business District

Zoning Fact Sheet

Purpose:

Section 9.09.1

The B-1 Limited Business District is intended to provide a district which is related to and may reasonably adjoin high density or other residential districts for the location and development of administrative office buildings and related office uses which are subject to more restrictive controls. The office uses allowed in this district are those in which there is limited contact with the public and no manufacture, exterior display, or selling of merchandise to the general public.

Permitted Uses

Section 9.09.2

- A. Any use permitted in subdivision 2, subparagraph B, C, D, E, and F of the R-3 Residence District as regulated therein.
- B. Medical offices and clinics.
- C. Offices for administrative, executive, professional, research, or similar organizations, and laboratories having only limited contact with the general public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use.

Uses By Conditional

Use Permit

Section 9.09.3

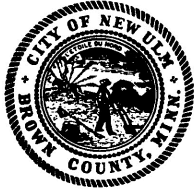
- A. Banks and savings and loan institutions.
- B. Motel, hotel, or apartment hotel.
- C. Mortuaries.
- D. Music studios.
- E. Photographic studios.
- F. Interior decorating studios.
- G. Day nurseries, provided that no less than 50 square feet of outside play space per pupil be provided, which shall be completely enclosed within a chain link or similar fence 5 feet high.
- H. Other business activities of the same general character as listed in subdivision 2 of this section.

Permitted

Accessory Uses:

Section 9.09.4

- A. Accessory uses customarily incident to the uses permitted in subdivisions 2 and 3 of this section.
- B. Off-street parking and loading, as regulated by section 9.14.
- C. Signs, as regulated by section 9.14.



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Height, Yard & Lot Coverage Regulations

Section 9.09.5

Height Regulations

No building shall hereafter be erected or structurally altered to exceed four stories or 45 feet in height, provided further than any building exceeding three stories in height shall set back from all yard lines required in this section an additional distance of one foot for every one foot that the building exceeds the height of 30 feet.

Front Yard Regulations

1. There shall be a front yard having a depth of not less than 20 feet.
2. Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of each corner lot. No accessory buildings shall project into the front yard bordering either street.

Side Yard Regulations

1. There shall be a side yard on each side of a building, each yard having a width of not less than 10 feet.
2. Notwithstanding subparagraph 1 above, no building shall be located within 15 feet of any side lot line abutting a lot in any R-A, R-1, R-2, or R-3 District.

Rear yard Regulations

There shall be a rear yard having a depth of not less than 20 feet.

Lot Coverage Regulations

Not more than 50% of a lot or plot shall be occupied by buildings.

**General Regulations
Section 9.09.6**

Additional regulations in the B-1 Limited Business District are set forth in Section 9.14 for signs, off-street parking, loading, yard regulations and additional requirements, exceptions and modifications.