

City of New Ulm

B-2 Service Business District

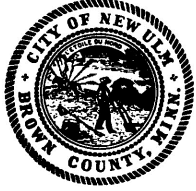
Zoning Fact Sheet

Purpose:
Section 9.10.1

The B-2 Service Business District is intended to provide a district for a wide range of services and goods which might be incompatible with the uses permitted in retail business districts. It is intended that the B-2 Service Business District be located in separate areas which may be adjacent to other retail business districts or in close proximity to a major street

Permitted Uses
Section 9.10.2

- A. Automobile sales, used car lots, laundries, car washes, service stations, and repair shops, subject to the following:
 - 1. The parking area shall be surfaced with a dust-free material, and the arrangement of entrances, exits, and parking stalls shall be subject to approval of the City Engineer.
 - 2. The lighting shall be accomplished in such a way as to have no direct source of light visible from a public right of way or any of the classes of residence districts.
- B. Armories, convention halls, or exhibition halls.
- C. Billiard or pool halls.
- D. Bowling centers.
- E. Bakeries employing not more than four persons in the baking process.
- F. Cabinet or carpenter shops employing not more than four persons engaged in the manufacturing process.
- G. Drive-in restaurants, drive-in theaters, or similar uses that provide goods and services to patrons in automobiles, subject to the following requirements:
 - 1. A solid screen fence of acceptable design, at least 5 feet in height, shall be constructed along the property line when said use is abutting any of the classes of residence districts.
 - 2. The parking area shall be surfaced with a dust-free material, and the arrangement of entrances, exits, and parking stalls shall be subject to the approval of the City Engineer.
 - 3. The lighting shall be accomplished in such a way as to have no direct source of light visible from a public right of way or any of the classes of residence districts.
- H. Dry cleaning establishments employing not more than four persons engaged in the cleaning or pressing process.
- I. Retail greenhouses, employing not more than four persons.



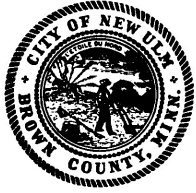
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**Permitted Uses
Continued
Section 9.10.2**

- J. Laboratories, medical and dental.
- K. Laundries and laundrettes, including automatic and self-service, employing not more than four persons engaged in the laundering process.
- L. Marine and boat sales and servicing establishments.
- M. Miniature golf courses, par three golf courses, or archery or golf driving ranges operated for commercial purposes.
- N. Monument sales, including manufacturing within a building if such manufacturing does not exceed 30% of the floor area.
- O. Mortuaries or funeral homes.
- P. Motels, hotels, or apartment hotels.
- Q. Newspaper distribution agencies.
- R. Nurseries, garden stores, and commercial greenhouses.
- S. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.
- T. Offices.
- U. Veterinary hospitals.
- V. Plumbing showrooms and shops.
- W. Printing shops.
- X. Public utility structures, municipal and governmental buildings.
- Y. Publishing shops.
- Z. Radio and television service and repair shops.
- AA. Recording studios.
- BB. Restaurants.
- CC. Schools: music, dance, and business.
- DD. Skating rinks.
- EE. Taverns.
- FF. Taxidermists.
- GG. Telephone booths (outside).
- HH. Theaters.
- II. Upholstering or furniture repair shops, employing not more than four persons engaged in the upholstering or repair process.
- JJ. Vending machines for ice and milk sales.
- KK. Adult uses, per the restrictions of Section 9.85.
- LL. Grocery, fruit, vegetable, or meat stores.



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- Uses by Conditional Use Permit**
Section 9.10.3
- A. Other business activities of the same general character as listed in subdivision 2 of this section.
 - B. A collection center for the acceptance of recyclable materials and household items, subject to approval of location by the City Council. Provided, however, that any such conditional use permit shall be renewed annually and may contain such restrictions on the method and nature of the operation of such center as are deemed necessary to preserve and protect public health, safety, and comfort. Such restrictions may include, without limitation, specifications for hours of operation, screening, staffing, removal of collected materials, and collection of hazardous or dangerous materials.

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- Permitted Accessory Uses**
Section 9.10.4
- 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.

Height, Yard & Lot Coverage Regulations

Section 9.10.5

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- Height Regulations**
- 1. No building shall hereafter be erected or structurally altered to exceed four stories or 45 feet in height.
 - 2. Notwithstanding subparagraph 1 above, in a B-2 Service Business District, any lot which is located adjacent to or adjoining any other district in which a height greater than four stories or 40 feet in height is allowed, the height regulations of that district may be used, provided further that on every lot that is located adjacent to or across the street from any R-A, R-1, or R-2 class of residence district, no building shall hereafter be erected or structurally altered to exceed two and one-half stories or 30 feet in height.

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- Front Yard Regulations**
- 1. There shall be a front yard having a depth of not less than 20 feet. For purposes of this subparagraph only, when a lot fronts on two intersecting streets, the required front yard depth shall apply only to the frontage along the narrower dimension of the lot, and the frontage on the wider dimension of the lot shall be subject to side yard regulation rather than front yard regulation.
 - 2. Notwithstanding subparagraph 1 above, in a B-2 Service Business District, any lot 39 which is located adjacent to or adjoining any other district, in which a front yard of less than 20 feet is allowed, the front yard regulations of that district may be used, 41 provided further that on every lot that is located across the street from any of the 42 classes of residence districts, there shall be a front yard of not less than 25 feet



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Side Yard Regulations

1. There shall be a side yard on each side of a building, each yard having a width of 2 not less than 10 feet.
2. Notwithstanding subparagraph 1 above, in a B-2 Service Business District, any lot which is located adjacent to or adjoining any other district, in which a side yard of less than 10 feet is allowed, the side yard regulations of that district may be used, provided further that on every lot that is located adjacent to any of the classes of residence districts, there shall be a side yard of not less than 10 feet.

Rear Yard Regulations

1. There shall be a rear yard having a depth of not less than 10 feet.
2. Notwithstanding subparagraph 1 above, in a B-2 Service Business District, any lot which is located adjacent to or adjoining any other in which a rear yard of less than 10 feet is allowed, the rear yard regulations of that district may be used, provided further that on every lot that is located adjacent to any of the classes of residence districts, there shall be a rear yard of not less than 20 feet.

Lot Coverage Regulations

1. Not more than 70% of the lot or plot area shall be occupied by buildings.
2. Notwithstanding subparagraph 1 above, in a B-2 Service Business District, any lot which is located adjacent to or adjoining any other district in which a lot coverage greater than 70% is allowed, the lot coverage regulations of that district may be used, provided further that on every lot that is located adjacent to any of the classes of buildings.

General Regulations Section 9.10.6

Additional regulations in the B-2 Service Business District are set forth in Section 9.14 for signs, off-street parking, loading and yard regulations and additional requirements, exceptions and modifications.