



30.00 NEIGHBORHOOD BUSINESS (B-1)

CITY OF BLAINE
10801 Town Square Dr
Blaine, MN 55449

30.01 INTENT (Entire Section added 4-2-87 Ord. 87-1016)

The purpose of this district is to allow small commercial areas to serve principally residential neighborhoods. These areas are generally located along or at the intersection of collector streets and arterials with a minimum lot size of one (1) acre.

30.02 PERMITTED USES

- (a) Grocery - convenience store.
- (b) Beauty shop, barber shop.
- (c) Laundry, dry cleaning.
- (d) Business and professional offices as permitted in Section 30.32 (a). (Amended 1-8-98. Ord. No. 97-1691)

30.03 ACCESSORY USES

- (a) Signs as regulated in Section 34.07(b).

30.04 CONDITIONAL USES

- (a) Gas pumps. Location must be a minimum of 1,000 feet from public school buildings that serve students primarily in grades 6th through 12th and a minimum of 400 feet from public school buildings that serve students primarily in grades kindergarten through 5th grade. (Amended Ord. 09-2189 08/20/09. Ord. 89-1136 04/20/89)
- (b) Specialty shops.
- (c) Day care centers - Commercial. (Amended 5/18/89 Ord. 89-1140)

30.05 STANDARDS

- (a) Minimum lot area - one (1) acre.
- (b) Minimum frontage - 150 feet.
- (c) Minimum depth - 150 feet.
- (d) Front yard setback - 40 feet.
- (e) Side yard setback - 10 feet, corner lot - 40 feet.
- (f) Rear yard setback - 30 feet.
- (g) Maximum building height shall not exceed 2 stories or 30 feet, whichever is less.
- (h) Maximum lot coverage by building shall not exceed forty percent, (40%).
- (i) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Section Amended 8-15-85. Ord. 85-898)

- (1) Front yard/corner side yard 30 feet
- (2) Side yard 10 feet
- (3) Rear yard 10 feet (Amended 4/20/95 Ord. 95-1553)

For additional parking requirements - refer to Section 33.14. When a B-1 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

- (j) Off-street loading - refer to Section 33.15.

30.06 LANDSCAPING (Amended 3-17-88 Ord. 88-1075)

- (a) All open areas of any lot not used for parking, driveways, or storage shall be landscaped with trees, shrubs, berms, and planted ground covers.
- (b) All trees shall be staked and guyed.
- (c) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.
- (d) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.
- (e) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than 10 feet.
- (f) For additional landscaping requirements, refer to Section 33.08.
- (g) Underground irrigation shall be required for all front yards and corner side yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Added 1-4-90 Ord. No. 89-1177)

30.07 SCREENING

- (a) On a lot adjacent to a lot in a residential district, there shall be a minimum of a twenty (20) foot landscape strip, consisting of one or more of the following:
 - (1) shrubs
 - (2) berms
 - (3) trees

The screen shall be opaque.

- (b) On a lot adjacent to a lot in a residential district, there shall be a six (6) foot high solid fence abutting the residential property. In addition, the fence shall be located in such a way that the entire fence shall be on the property of the owner. Posts and frame work shall be placed within the property lines of the owner and the actual fencing material shall be placed on the side of the fence which faces the street or adjacent property. For additional fencing requirements, refer to Section 33.09.

- (c) All screening within thirty (30) feet of any driveway or street intersection shall not be over thirty-six (36) inches in height above the curb or center line of the street.

30.08 STORAGE

- (a) Garbage receptacles, except individual containers for public use, refuse areas, or incinerators must be in the rear or side yards, and must be screened from public view by a six (6) foot high solid fence. (Amended 06/20/02. Ord. 02-1948)
- (b) No outdoor storage of any materials is permitted except as provided for in Section 30.081. (Amended 06/20/02. Ord. 02-1948)

30.081 OUTSIDE DISPLAY (Added 06/20/02. Ord. 02-1948)

- (a) Outside display area is limited to a maximum of 30% of the width of a building frontage and is not to exceed a total of 150 square feet of area. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two frontages.
- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than 50”.
- (c) Outside display shall not exceed a height of 60”.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of 3 machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). 36” is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

30.09 LIGHTING

- (a) Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged so as to deflect light away from any adjoining residential zone or from public streets.

30.091 ARCHITECTURAL CONTROL

All buildings within this district shall be of masonry construction, its equivalent or better. Front walls of such buildings facing on streets must be finished with face brick, stone, modern metal paneling, glass, wood or their aesthetic equivalent as determined by the Zoning Administrator. Other walls shall be faced with a common brick or its equivalent. Any building wall facing a residential district shall not be finished with exposed plain faced poured concrete or concrete block.