



CITY OF BLAINE
10801 Town Square Drive
BLAINE MN 55449

30.20 REGIONAL COMMERCIAL (B-3)

30.21 INTENT

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area. (Amended 12/16/93 Ord. 93-1491)

30.22 PERMITTED USES

(a) **Retail sale of goods and services including:**

antique shops

automotive accessory stores

bakeries

banks and financial institutions

barber shops

beauty shops

bicycle sales

book/stationary stores

camera and photographic supply stores

catering services

clothing and apparel stores

computer and computer accessory stores

candy and ice cream stores

carpeting stores

china and glassware stores

coin stores

custom dressmaking

drug stores

dry cleaning and laundry

electrical and houseware appliance stores

flower shops

furniture and home furnishings stores

garden supply stores

gift shops

grocery stores

hobby shops

jewelry stores

leather goods and luggage stores

locksmiths

major department stores

meat markets

musical instrument stores

nurseries (plants)

**office supply stores
optical goods stores
orthopedic sales and supply stores**

**paint and wallpaper stores
photo studios
picture frame shops
pet grooming shops
pet stores
post offices
public libraries**

restaurants (Class I and II), provided they do not offer live entertainment

**schools for music and dance
sewing machine shops
shoe stores
sporting goods stores**

**tailor shops
tobacco shops
travel bureaus**

(b) Repair services including:

bicycles

**calculators
cameras
clock
computers**

**electrical and service shops
electrical supplies**

**heating and plumbing equipment
household appliances**

jewelry

**radios
reupholstery**

**shoes
stereos**

television

watches

(c) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

(d) Business and professional offices as permitted in Section 30.32(a). (Amended 11-15-84. Ordinance No. 84-850.)

30.23 ACCESSORY USES

- (a) Signs as regulated in Section 34.07(a).
- (b) Dwelling for nursery operation and/or night watchman. (Amended 12/16/93 Ord. 93-1491)

30.24 CONDITIONAL USES

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Vehicle sales lot, for passenger vehicles only. (Amend 4-3-86. Ord 86-936)
- (d) Automobile service station and minor auto repair. Gasoline sales must be a minimum of 1,000 feet from public school buildings that serve students in grades 6th through 12th and a minimum of 400 feet from public school buildings that serve students in grades Kindergarten through 5th. (Ord. 09-2189 – 08/20/09) (Amended Ord. 09-2189 08/20/09)
- (e) Boat sales and display areas
- (f) Bowling alleys.
- (g) Car wash.
- (h) Construction and contractor's offices.
- (i) Dance Hall
- (j) Day care centers - Commercial. (Amended 5/18/89 Ord. 89-1140)
- (k) Educational uses.
- (l) Meeting/assembly halls.
- (m) Mobile home sales lots.
- (n) Motel/hotels.
- (o) Open sales lots.
- (p) Private clubs.
- (q) Recreational vehicle sales lots and showrooms.
- (r) Restaurants with live entertainment or outdoor dining. (Amended 9/21/95. Ord. 95-1573)
- (s) Skating rinks.
- (t) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to 33 feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Amended 9/21/95. Ord. 95-1575)
- (u) Theaters.
- (v) Vocational, technical, and trade schools.

- (w) Zero lot line split.
- (x) Off-Sale Liquor Stores (Amended 2-20-86. Ord 86-928)
- (y) Mini-storage without outdoor storage of any kind, including vehicles. (Amended 3-20-86. Ord 86-935)
- (z) Two or more buildings on same lot (Amended 6-16-88 Ord. 88-1087)
- (aa) Newspaper Distribution Center. (Amended 5-21-90, Ord. 90-1211)
- (bb) Churches. (Amended 10/3/91 Ord. 91-1266)
- (cc) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Amended 1/7/93 Ord. 93-1320)
- (dd) Domestic animal indoor kennel and training facilities. (Amended 11/18/93 Ord. 93-1479)
- (ee) Major automobile repair for passenger vehicles. (Amended 9/1/94 Ord. 94-1534)
- (ff) Funeral homes. (Added 06/26/03. Ord. 03-1983. Amended 08/21/03 Ord. 03-1990)
- (gg) Vehicle Rental Agency with between two (2) and fifteen (15) vehicles. Must be located on the same property with an approved Major Automobile Repair or Vehicle Sales Lot. (Added 10-20-05. Ord. 05-2063).
- (hh) Pawn shop (Added 02/19/09. Ord. 09-2179)

30.25 STANDARDS

- (a) Minimum area to be zoned B-3 - 25 acres, with minimum size of lot - 1 acre.
- (b) Front yard setback - 50 feet.
- (c) Side yard setback - 20 feet when adjacent to commercial or industrial districts.
- (d) Rear yard setback - 20 feet when adjacent to commercial or industrial districts.
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Buildings exceeding three (3) stories or fifty (50) feet in height, whichever is less, must obtain a conditional use permit. (Amended 10/18/90 Ord. 90-1235)
- (g) Maximum lot coverage by building shall not exceed 40 percent.
- (h) 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 yard10 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-3 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of 25 feet.

- (i) When a regional shopping center district is adjacent to any residential district, all building setbacks shall be 100 feet along any side adjacent to a residential district. (Amended 8-15-85. Ord. 85-898)
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.21, Buffer Yard Flexibility. (Amended 4-3-86. Ord. No. 86-937)
- (j) Off-street loading - refer to Section 33.15
- (k) Major Automobile Repair Standards: (Amended 9/1/94 Ord. 94-1534)
 - 1. No outside storage of vehicles that have exterior damage or are dismantled.
 - 2. No air quality or noise impact to adjacent properties shall be permitted.
 - 3. Additional screening as determined by the Zoning Administrator.
 - 4. A 75 foot landscaped buffer between a major automobile repair facility and al residential zoning districts. (Amended 11/17/94 Ord. 94-1539)

30.26 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 fifteen (15) 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. 89-1177)

30.27 SCREENING

- (a) On a lot adjacent to a lot in a residential district, there shall be a minimum of a twenty-five (25) foot landscape strip consisting of one or more of the following: (Amended 8-15-85. Ord 85-898)
 - (1) shrubs
 - (2) berms
 - (3) trees

The screen shall be opaque.

30.28 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 30.281. (Amended 06/20/02. Ord. 02-1948)
- (c) Employee service vehicles, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. (Amended 10/3/91 Ord. 91-1267)

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

Outside display in B-3 retail sites is allowed provided the following standards are met:

- (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.

30.29 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.

30.291 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.