



30.30 OFFICE PARK (B-4)

30.31 INTENT (Entire Ordinance amended 10-16-97. Ord. No. 97-1680)

CITY OF BLAINE
9150 CENTRAL AVENUE NE
BLAINE MN 55434

The intent of this district is to encourage contemporary, professional and research offices in a park like setting for both individually developed lots or planned parks within the district. This district serves to provide for professional services to immediate residential neighborhoods and the City as well.

30.32 PERMITTED USES

(a) **Offices, business and professional, including:**

accounting, auditing, bookkeeping offices
advertising offices

business associations
business and management consultant offices

chiropractic offices
civic/social and fraternal association offices
consumer and mercantile credit reporting service offices

dental offices
detective and protecting agency offices

educational and scientific research offices
employment agency offices
engineering and architectural offices

finance offices

governmental offices

insurance offices
investment offices

labor unions
laboratories, medical/dental with accessory researching and testing
legal offices
library and art galleries
loan institutions

medical offices
medical/dental clinics

office - business, professional or public
osteopathic offices
optometry offices

post office
professional membership organizations

real estate offices

- (b) 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.

30.33 ACCESSORY USES

- (a) Signs as regulated in Section 34.07.

30.34 CONDITIONAL USES

- (a) Restaurants meeting standards of 30.355
- (b) Zero lot line split
- (c) Daycare - Commercial (Amended 6-20-91. Ord. No. 91-1252)
- (d) Banks and financial institutions
- (e) Churches
- (f) General retail and service uses (Amended 6-25-98. Ord. No. 98-1729)
- (g) Funeral homes (Amended 6-25-98. Ord. No. 98-1729)
- (h) Animal clinics (Amended 6-25-98. Ord. No. 98-1729)

30.35 STANDARDS

- (a) Minimum area to be zoned B-4 - 10 acres; minimum lot size - 1 acre.
- (b) Front yard setback - 50 feet.
- (c) Side yard setback - 20 feet when adjacent to commercial or industrial districts; corner lot - 100 feet.
- (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) Maximum building height shall not exceed 2-1/2 stories, or 36 feet in height, whichever is less. Buildings exceeding three (3) stories or fifty (50) feet in height, whichever is less, must obtain a conditional use permit. (Amended 11-1-90. Ord. No. 90-1235)
- (g) Maximum lot coverage by building shall not exceed forty percent, (40%).
- (h) Parking and driveways may be constructed to within the following minimum setbacks of property line. (Section Amended 8-15-85. Ord. No. 85-898)
 - (1) Front yard/corner side yard 30 feet
 - (2) Side yard 10 feet
 - (3) Rear yard 20 feet

For additional parking requirements - refer to Section 33.14.

When a B-4 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.

- (i) When an office park district is adjacent to any residential district, all building setbacks shall be one hundred (100) feet along any side adjacent to a residential district. (Amended 8-15-85. Ord. No. 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. Ordinance No. 86-937)
- (j) Off-street loading - refer to Section 33.15.

30.355 STANDARDS FOR RESTAURANTS (Amended 6-25-98. Ord. No. 98-1729)

- (a) Freestanding restaurants shall have a minimum first floor building square of 6,000 square feet.
- (b) Drive-up window or separate take-out facilities not permitted.
- (c) No live entertainment permitted.
- (d) Outdoor dining permitted as part of a Conditional Use Permit.
- (e) Restaurants are permitted in a multi-tenant building if the multi-tenant building contains a minimum first floor area of not less than 6,000 square feet.

30.36 LANDSCAPING (Amended 3-17-88. Ord. No. 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.
- (f) 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.
- (f) For additional landscaping requirements, refer to Section 33.08.
- (g) Underground irrigation shall be required for all 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)

30.37 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 08-15-85. Ord. 85-898)
 - (1) shrubs
 - (2) berms

- (3) trees

The screen shall be opaque.

30.38 STORAGE

- (a) Garbage receptacles, 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 enclosure. Enclosure must be gated and constructed with exterior materials to match the principal building(s).
- (b) No outdoor storage of any materials is permitted.

30.39 LIGHTING

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

30.391 ARCHITECTURAL CONTROL

- (a) All buildings within this district shall be of masonry construction, its equivalent or better. All walls of such buildings must be finished with face brick, stone, modern metal paneling, glass, wood or their aesthetic equivalent as determined by the Zoning Administrator.