

## **SECTION 10 - “B-1” HIGHWAY BUSINESS DISTRICT**

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### **Subdivision 1: Purpose**

The purpose of the Highway Business District is to provide locations for agricultural service businesses and highway-oriented businesses, as well as a limited number of convenience commercial uses designed to serve local markets.

The trade area population served by highway-oriented businesses requires easy access; therefore, it is desirable to group these uses at locations along major traffic routes. The District is intended to be located along a State Highway, County Road or County State-Aid Highway, generally at major intersections.

### **Subdivision 2: General Provisions**

Lands may be rezoned from the Agricultural District to the Highway Business District based upon the following factors:

1. The area has been designated in the McLeod County Comprehensive Land Use Plan as a Commercial or Industrial Concentration, or is so designated in the future by the County Board.
2. Access must be from a paved State or County road. No widening or paving of County Roads should be necessary.
  - A. If access is provided by a County Road or County State-Aid Highway, the suitability and width of the road surface for the types of vehicles anticipated must be approved by the County Engineer.
  - B. The location of a commercial access driveway must receive approval from the County Engineer or appropriate Minnesota Department of Transportation engineer.
3. The proposed use should not require city sewer or water service.
4. The proposed use needs a spacious and isolated location or meets the needs of a restricted local market (i.e. convenience grocery store).

5. The proposed use would not adversely affect nearby residential or agricultural uses.
6. The proposed lands shall be within the two (2) mile statutory limits of a municipality.

**Subdivision 3: Permitted Uses**

1. Agriculture, including the principal farm dwelling and agricultural buildings
2. Agricultural service businesses
3. Agricultural equipment sales and service.
4. Automobile service stations
5. Automobile or boat sales and repairs
6. Building supply sales
7. Contractor's offices, warehouses and yards
8. Heavy machinery sales and repairs
9. Sales or service businesses dealing principally with business, not retail, customers
10. Off premise advertising signs, as regulated in this Ordinance.
11. Township halls or other municipal buildings.
12. Customary accessory buildings and uses, such as off-street parking and loading, storage of merchandise and signs, as regulated in this Ordinance. Accessory buildings shall not exceed 30 percent of the total floor space of the principal building.
13. Property that has been rezoned to "B-1" Highway Business District prior to August 16, 2005 shall be exempt from the required one-half (1/2) mile setback from an existing registered or permitted feedlot.

**Subdivision 4: Conditional Uses**

Land in the Highway Business District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Refer to Section 17 for a description of the requirements for each of these Conditional Uses.

1. Convenience stores, convenience gas-and-goods businesses
2. Indoor recreational facilities such as athletic clubs, bowling alleys, skating rinks, dance halls.
3. Child day care centers

4. Essential service line, essential service structure.
5. Other commercial businesses similar in scale and function to uses permitted in the Business District.
6. Communication towers.

**Subdivision 5: Dimensional Regulations**

1. Minimum Lot Dimensions (All Land Uses): No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Section.

|        |     |
|--------|-----|
| Width: | 150 |
|--------|-----|

2. Minimum Setbacks, Principal or Accessory Structures:

|                           |     |
|---------------------------|-----|
| Front, from centerline of |     |
| Township Road:            | 100 |
| County Road or C.S.A.H.   | 130 |
| State Highway:            | 130 |

|                |    |
|----------------|----|
| Interior Side: | 20 |
|----------------|----|

|       |    |
|-------|----|
| Rear: | 40 |
|-------|----|

|   |    |
|---|----|
| Side or Rear, Abutting<br>a Site Currently Used for<br>Agriculture or Housing | 50 |
|---|----|

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

3. Minimum Setbacks, Commercial or Industrial Driveways or Parking Areas:

|        |    |
|--------|----|
| Front: | 10 |
|--------|----|

|               |    |
|---------------|----|
| Side or Rear: | 10 |
|---------------|----|

These setbacks are measured from the right-of-way or easement of the public road or from the nearest property lines.

4. Maximum Building Heights:

|                                 |   |
|---------------------------------|---|
| All non-agricultural buildings: | 2-1/2 stories or 35 feet, whichever is less, except as provided in Section 16, Subdivision 14 |
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|  |                |
|--|----------------|
| Agricultural Buildings and structures: | No restriction |
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5. Setback Distance to Feedlots: One half (1/2) mile from an existing registered or permitted feedlot for any property rezoned to “B-1” Highway Business after August 16, 2005.

**Subdivision 6: Screening Requirements**

Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming to the satisfaction of the County Planning Commission.

If a commercial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or berming to the satisfaction of the County Planning Commission.

**Subdivision 7: Access Requirements**

1. The location of any commercial driveway from a public road shall require approval by the County Planning Commission and the Board of Commissioners with advice from the County Engineer.
2. No driveway shall be located closer than 125 feet to the intersection of two public roads. This distance shall be measured from the centerline of the driveway to the edge of the right-of-way of the parallel road.
3. There shall be a maximum of two access points per parcel. Access points should be located as far apart as feasible.

**Subdivision 8: General Regulations**

Additional requirements for parking and other regulations are set forth in Section 16, General Regulations.