

BUSINESS DISTRICTS

§ 1007.110 NB, NEIGHBORHOOD BUSINESS DISTRICT.

(1) *Purpose.* The purpose of the NB, Neighborhood Business District is to provide for the establishment of local businesses for convenience, limited office, retail or service outlets which deal directly with the daily requirements of the immediate neighborhood and which are located along a collector or arterial roadway. These businesses are not intended to draw customers from the entire community. Land to be zoned NB shall be served with public sanitary sewer and water and shall be in a Commercial land use category according to the comprehensive plan.

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* 11,250 square feet.
2. *Unsewered Lot.* 10 acres, in compliance with applicable provisions of City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.*

1. *Sewered Lot-Interior.* 75 feet.
2. *Sewered Lot-Corner.* 100 feet.
3. *Unsewered Lot.* 150 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*
 - a. *Local or Minor Collector Street.* 30 feet.
 - b. *Collector or Arterial Street.* 40 feet.
 - c. *Parking Lot.* 15 feet.

2. *Rear Lot Line.*
 - a. *Principal Building.* 30 feet.
 - b. *Accessory Building.* 10 feet.
 - c. *Parking Lot:* 10 feet.
3. *Side Lot Line.*
 - a. *Principal Building.* 30 feet.
 - b. *Accessory Building.* 10 feet.
 - c. *Parking Lot:* 10 feet.
4. *From Property Guided by the Comprehensive Plan for Residential Use.* 35 feet.
5. *Between Principal Buildings.* Not less than one-half (1/2) the sum of the building heights of the two (2) buildings.
 - (3) *Maximum Building Height.* 36 feet except as allowed by City Code Section 1007.043(3).
 - (4) *Maximum Impervious Surface Coverage.* 65 percent of the lot area.
 - (5) *Building Requirements.* All newly constructed commercial buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).
 - (6) *Permitted Uses.* The following are permitted uses in the NB District:
 - (a) Adult use – accessory.
 - (b) Office business – clinic.
 - (c) Office business – general.
 - (d) Personal services (subject to any licensing requirements of City Code, County, or State).
 - (e) Restaurants.
 - (f) Retail business.
 - (g) Service business – on-site.

- (h) Liquor sales: on-sale.
- (i) Community gardens operated by the City.

(7) *Accessory Uses.* The following are permitted accessory uses in the NB District:

(a) Accessory buildings and structures in compliance with City Code Section 1007.043(4)(k).

(b) Fences in compliance with City Code Section 1007.043(18).

(c) Off-street loading in compliance with City Code Section 1007.045.

(d) Off-street parking in compliance with City Code Section 1007.044.

(e) Outside services, sales, and equipment rental accessory to the principal use and limited in area to 25 percent of the gross floor area of the principal building.

(f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.

(g) Signs in compliance with City Code Chapter 1010.

(h) Home Occupation Level A in compliance with City Code Section 1007.048.

(8) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) Commercial day care facilities provided that:

1. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation are licensed accordingly.

2. Screening is provided in compliance with City Code Section 1007.043(17).

3. Adequate off-street parking is provided in a location separated from any outdoor play area(s).

(b) Specialty schools such as music, dance, or business schools provided that:

1. Provisions are made to buffer and screen any adjoining residential uses.

2. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.

(c) Veterinary hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed 20.

b. An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60- and 75-degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

4. The appropriate license is obtained from the City and the conditions of City Code Chapter 503 relating to the keeping of animals are satisfactorily met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(9) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Home Occupation Level B in compliance with City Code Section 1007.048.

(c) Essential Services.

(d) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055. This administrative permit may be incorporated into another approval such as but not limited to a site plan, planned unit development, or building permit.

(e) Temporary Structures in compliance with City Code Section 1007.063.

(f) Transient Merchants.

(10) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

§ 1007.111 LB, LIMITED BUSINESS DISTRICT.

(1) *Purpose.* The purpose of the LB, Limited Business District is to provide for the establishment of commercial uses of a limited (less intense) nature. This may be due to the close proximity of residential uses. This may include high quality commercial areas such as an office park development. Also, the LB District can be used as a transitional district or buffer between non-compatible uses such as intense commercial (GB) and residential uses. Land to be zoned LB shall be served with public sanitary sewer and water and shall be in a Commercial land use category according to the comprehensive plan.

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lots.* 15,000 square feet.
2. *Unsewered Lots.* 10 acres in compliance with applicable provisions of City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.*

1. *Sewered Lots.* 100 feet.
2. *Unsewered Lots.* 150 feet.

(c) *Setbacks.*

1. *From Street Right-of-Ways.*
 - a. *Local or Minor Collector Street.* 30 feet.
 - b. *Collector or Arterial Street.* 40 feet.
 - c. *Parking Lot.* 15 feet.
2. *Rear Lot Line.*
 - a. *Principal Building.* 30 feet.
 - b. *Accessory Building.* 10 feet.
 - c. *Parking Lot.* 10 feet.
3. *Side Lot Line.*
 - a. *Principal Building.* 10 feet.

- b. *Accessory Building.* 10 feet.
 - c. *Parking Lot.* 10 feet.
4. *From Property Guided by the Comprehensive Plan for Residential Use.* 35 feet.
 5. *Between Principal Buildings.* Not less than one-half (1/2) the sum of the building heights of the two (2) buildings.
- (3) *Maximum Building Height.* 36 feet except as allowed by City Code Section 1007.043(3).
 - (4) *Maximum Impervious Surface Coverage.* 65 percent of the lot area.
 - (5) *Building Requirements.* All newly constructed buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).
 - (6) *Permitted Uses.* The following are permitted uses in the LB District:
 - (a) Adult use – accessory.
 - (b) Liquor sales – on and off sale.
 - (c) Office business – clinic.
 - (d) Office business – general.
 - (e) Personal services (subject to any licensing requirements of City Code, County, or State).
 - (f) Residential extended care facilities such as nursing homes.
 - (g) Restaurants.
 - (h) Retail business.
 - (i) Service business – off-site.
 - (j) Service business – on-site.
 - (k) Community Gardens operated by the City.
 - (7) *Accessory Uses.* The following are permitted accessory uses in the LB District:
 - (a) Accessory buildings and structures in compliance with City Code Section 1007.043(4)(k).

- (b) Fences in compliance with City Code Section 1007.043(18).
- (c) Off-street loading in compliance with City Code Section 1007.045.
- (d) Off-street parking in compliance with City Code Section 1007.044.
- (e) Outside services, sales, and equipment rental accessory to the principal use and limited in area to 25 percent of the gross floor area of the principal building.
- (f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters, and television receivers in compliance with City Code Section 1007.054.
- (g) Signs in compliance with City Code Chapter 1010.
- (h) Home Occupation Level A in compliance with City Code Section 1007.048.

(8) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

- (a) Accessory drive-through facilities provided that:
 1. At least 120 feet of segregated passenger motor vehicle stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum passenger motor vehicle stacking may be reduced to 60 feet per lane.
 2. The stacking lane and its access must be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.
 3. No part of the public street or boulevard may be used for stacking of passenger motor vehicles or motorcycles.
 4. The stacking lane, order board intercom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.
 5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.
 6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with City Code Section 1007.043(6).

- (b) Commercial day care facilities provided that:

1. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly.

2. Screening is provided in compliance with City Code Section 1007.043(17).

3. Adequate off-street parking is provided in a location separated from any outdoor play area(s).

4. Adequate off-street loading spaces in compliance with City Code Section 1007.045.

(c) Motor fuel stations provided that:

1. All conditions in City Code Section 1007.064 are met.

(d) Private lodges and clubs provided that:

1. Screening and landscaping from land guided residential per the Comprehensive Plan is provided in compliance with requirements for business or industrial uses in City Code Section 1007.043(17).

2. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with City Code Section 1007.044.

3. Parking is screened and landscaped in compliance with City Code Section 1007.043(17).

(e) Public, Educational, and Religious Buildings provided that:

1. Screening from residential uses and landscaping is provided in compliance with City Code Section 1007.043(17).

2. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with City Code Section 1007.044.

3. Parking is screened and landscaped in compliance with requirements for business or industrial uses in City Code Section 1007.043(17).

4. Adequate off-street loading and service entrances are provided and regulated where applicable by City Code Section 1007.045.

(f) Specialty schools such as music, dance or business schools provided that:

1. Provisions are made to buffer and screen any adjoining residential uses.
2. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.

(g) Residential apartments accessory to permitted or conditional uses in the LB District provided that:

1. The apartment is located in the same building as the principal use.
2. Residential and non-residential use are not contained on the same floor.
3. The residential and non-residential uses do not conflict in any manner.

(h) Veterinary hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed 20.

b. An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60- and 75-degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

4. The appropriate license is obtained from the City and the conditions of City Code Chapter 503 relating to the keeping of animals are met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(9) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Home Occupation Level B in compliance with City Code Section 1007.048.

(c) Essential Services.

(d) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055. This administrative permit may be incorporated into another approval such as but not limited to a site plan, planned unit development, or building permit.

(e) Temporary Structures in compliance with City Code Section 1007.063.

(f) Transient Merchants.

(10) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

§ 1007.112 GB, GENERAL BUSINESS DISTRICT.

(1) *Purpose.* The purpose of the GB, General Business District is to provide for the establishment of a wide variety of business uses including retail, service, and semi-industrial uses. The district may contain businesses which tend to serve other business and industry as well as those catering to shoppers' needs. Land to be zoned GB shall be served with public sanitary sewer and water and shall be in a Commercial land use category according to the comprehensive plan.

(2) *Lot and Yard Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* 20,000 square feet.
2. *Unsewered Lot.* 10 acres in compliance with applicable provisions of City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.* 100 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

- a) *Local or Minor Collector Street.* 30 feet.
- b) *Collector or Arterial Street.* 40 feet.
- c) *Parking Lot.* 15 feet.

2. *Rear Lot Line.*

- a) *Principal Building.* 30 feet.
- b) *Accessory Building.* 5 feet.
- c) *Parking Lot.* 10 feet.

3. *Side Lot Line.*

- a) *Principal Building.* 10 feet.
- b) *Accessory Building.* 10 feet.
- c) *Parking Lot.* 10 feet.

4. *From Property Guided by the Comprehensive Plan for Residential Use.* 35 feet.

5. *Between Principal Buildings.* Not less than one-half (1/2) the sum of the building heights of the two (2) buildings.

(3) *Maximum Building Height.* 45 feet except as allowed by City Code Section 1007.043(3).

(4) *Maximum Impervious Surface Coverage.* 75 percent of the lot area.

(5) *Building Requirements.* All newly constructed buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).

(6) *Permitted Uses.* The following are permitted uses in the GB District:

- (a) Adult use – principal and accessory.
- (b) Commercial greenhouses and nurseries.
- (c) Hospitality business.
- (d) Liquor sales, on and off sale.
- (e) Office business – clinical.
- (f) Office business – general.
- (g) Personal Services (subject to any licensing requirements of City Code, County or State).
- (h) Recreational business contained entirely within the principal building.
- (i) Restaurants and Brew Pubs.
- (j) Microdistilleries.
- (k) Small brewer.
- (l) Winery.
- (m) Retail business.
- (n) Service business – off-site.
- (o) Service business – on-site.
- (p) Specialty schools such as music, dance, gymnastics, or business/trade schools.

- (q) Theaters.
- (r) Community Gardens operated by the City.

(7) *Accessory Uses.* The following are permitted accessory uses in the GB District:

- (a) Accessory buildings and structures in compliance with City Code Section 1007.043(4)(J).
- (b) Brewer taproom accessory to a small brewer.

- (c) Drive-through service facilities:

1. At least 120 feet of segregated passenger motor vehicle stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum passenger motor vehicle stacking may be reduced to 60 feet per lane.

2. The stacking lane and its access must be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.

3. No part of the public street or boulevard may be used for stacking of passenger motor vehicles or motorcycles.

4. The stacking lane, order board intercom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.

5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.

6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with City Code Section 1007.043(6).

- (d) Fences in compliance with City Code Section 1007.043(18).
- (e) Off-street loading in compliance with City Code Section 1007.045.
- (f) Off-street parking in compliance with City Code Section 1007.044.

(g) Outside services, sales, and equipment rental accessory to the principal use and limited in area to 25 percent of the gross floor area of the principal building.

(h) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.

- (i) Signs in compliance with City Code Chapter 1010.
- (j) Tasting room accessory to a distillery.
- (k) Tasting room accessory to a winery.
- (l) Home Occupation Level A in compliance with City Code Section 1007.047.

(8) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

- (a) Automobile Repair-Major and Minor provided that:

- 1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.

- 2. All repair work shall be conducted within the principal building.

- 3. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter so that the use shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.

- 4. The emission of odor by a use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota regulations APC, as amended.

- 5. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.

- 6. All outdoor storage shall be prohibited except the storage of customer vehicles waiting for repair.

- (b) Commercial car washes (drive-through, mechanical, and self-service) provided that:

- 1. The site is serviced by municipal sanitary sewer.

- 2. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence.

- 3. Stacking space is provided in compliance with City Code Section 1007.044(6).

- 4. At the boundaries of a residential district, a strip of at least five (5) feet shall be landscaped and screened in compliance with City Code Section 1007.043(17).

5. Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with City Code Section 1007.043(17).

6. The entire area other than occupied by the building or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the City Engineer.

7. The entire area shall have a drainage system which is subject to the approval of the City.

8. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with City Code Section 1007.043(6).

9. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer.

10. Provisions are made to control and reduce noise.

(c) Commercial day care facilities provided that:

1. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation are licensed accordingly.

2. Screening is provided in compliance with City Code Section 1007.043(17).

3. Adequate off-street parking is provided in a location separated from any outdoor play area(s).

4. Adequate off-street loading spaces in compliance with City Code Section 1007.045.

(d) Contractor shops and offices provided that:

1. All outdoor storage is prohibited. The storage of contractor equipment and materials must be completely inside.

2. When abutting a residential land use, a buffer area with screening and landscaping in compliance with City Code Section 1007.043(17) is provided.

(e) Hospitals provided that:

1. Side yards are double the minimum requirements established for this district and are screened in compliance with City Code Section 1007.043(17).

2. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.

3. All State Statutes and regulations governing such use are strictly adhered to and all required operating permits are secured.

4. Adequate off-street loading space is provided in compliance with City Code Section 1007.045.

(f) Motor fuel stations provided that:

1. All conditions in City Code Section 1007.064 are met.

(g) Outdoor recreation facilities provided that:

1. The facilities are an accessory use to a principal use allowed within the GB District.

2. The facilities meet the principal building setbacks.

3. The facilities shall maintain a 50 foot setback from residential districts.

4. The facilities shall be screened from adjoining properties or public rights-of-way.

5. The City may set limits on the hours of operation to avoid nuisance issues.

(h) Motor Vehicle Sales Lot provided that:

1. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with City Code Section 1007.043(17).

2. Outside services and sales are associated with a principal building of at least 1,000 square feet of floor area.

3. The entire sales lot and off-street parking area is paved.

4. Parking for customers and employees must be provided in compliance with City Code Section 1007.044(6).

5. For passenger motor vehicle sales activities, a minimum of 380 square feet of sales area per vehicle is provided exclusive of required parking areas. Minimum sales area for all other motor vehicles will be determined by the City Council during the review of the conditional use permit.

6. A perimeter curb is provided around the sales/parking lot.

7. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with City Code Section 1007.043(6).

8. Vehicles for sale shall be displayed in an orderly manner.

(i) Private lodges and clubs provided that:

1. Screening from residential uses and landscaping is provided in compliance with City Code Section 1007.043(17).

2. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with City Code Section 1007.044.

3. Parking is screened and landscaped in compliance with City Code Section 1007.043(17).

4. Adequate off-street loading and service entrances are provided and regulated where applicable by City Code Section 1007.045.

(j) Public, Educational, and Religious Buildings provided that:

1. Screening from residential uses and landscaping is provided in compliance with requirements for business or industrial uses in City Code Section 1007.043(17).

2. Adequate off-street parking and access is provided on the site or on lots directly abutting directly across a public street or alley to the principal use in compliance with City Code Section 1007.044.

3. Parking is screened and landscaped in compliance with requirements for business or industrial uses in City Code Section 1007.043(17).

4. Adequate off-street loading and service entrances are provided and regulated where applicable by City Code Section 1007.045.

(k) Small engine and boat repair provided that:

1. The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with City Code Section 1007.043(6).

2. At the boundaries of a residential district, a strip of at least five (5) feet shall be landscaped and screened in compliance with City Code Section 1007.043(17).

3. Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with City Code Section 1007.044 and shall be subject to the approval of the City Engineer.

4. Provisions are made to control and reduce noise.

5. No outdoor storage, repair or sales except in compliance with City Code Section 1007.112(7)(f) or Section 1007.112(8)(h) shall be allowed.

6. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

(l) Veterinary hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed 20.

b. An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60- and 75-degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

4. The appropriate license is obtained from the City and the conditions of City Code Chapter 503 relating to the keeping of animals are met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(m) Two (2) or more buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(9) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Home Occupation Level B in compliance with City Code Section 1007.048.

(c) Essential Services.

(d) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055. This administrative permit may be incorporated into another approval such as but not limited to a site plan, planned unit development, or building permit.

(e) Open Air Markets.

(f) Temporary Structures in compliance with City Code Section 1007.063.

(g) Transient Merchants.

(10) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.