

ORDINANCE 24-108

Introduced by Councilor Christensen

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE III, DIVISION 8, SECTIONS 50.0395, 50.0396, AND 50.0402

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

SECTION 1. Chapter 50 – Zoning, Article III – Districts, Division 8 – B-2 Community Business District, Section 50.0395 Principal permitted uses, Section 50.0396 Conditional permitted uses, and Section 50.0402 Building design standards of the Code of Ordinance of the City of Albert Lea, Minnesota is hereby amended to read as follows:

Sec. 50.0395. – Principal permitted uses.

In the B-2 community business district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one (1) of the following uses, except as provided in article VIII of this chapter:

- (1) Vocational and technical schools, industrial training centers, colleges and universities.
- (2) Retail stores.
- (3) Personal services and business services:
 - a. Personal service establishments.
 - b. Post offices and telegraph offices.
 - c. General business services.
 - d. Eating and drinking places, restaurants, cocktail lounges, including entertainment.
 - e. Hotels.
- (4) Processing. Bakery, catering establishment, laundry or dyeing and cleaning works.
- (5) Ice storage and distribution stations.
- (6) Minor fabrication and repair. Appliance and television repair shops, muffler shops, radiator repair and similar services.
- (7) Automotive service stations including auto repairing, tire repair shops, muffler shops, radiator repair and similar services.
- (8) Drive-in uses. Drive-in banks, building and loan companies and similar financial institutions with drive-in or drive-up facilities, drive-in eating places, food sale shops, liquor stores, and similar automotive oriented retail sales.
- (9) Advertising signs (billboards or poster boards).

- (10) Mortuaries.
- (11) Studios. Art, television, radio, music and dance, conservatories.
- (12) Animal hospitals, veterinary clinics.
- (13) Automotive, farm implement, and marine sales and services. Automobiles, trucks, trailers, farm implements, motor homes, manufactured homes, boats and marine equipment, and associated repair facilities such as body and fender shops, paint shops, and radiator repair, but not including dismantling, parting, crushing or salvage.
- (14) Nurseries, garden centers, agricultural supplies
- (15) Lumberyards, home improvement centers, and agricultural building supplies.
- (16) Commercial parking garages and lots. Commercial parking garages and lots for passenger vehicles only, provided a reservoir space is provided within the garage or lot for holding cars awaiting entrance, which reservoir space shall have a capacity of no less than two (2) vehicles.
- (17) Collection, packaging, and shipping of light metals such as aluminum cans and other products such as newspaper and cardboard for the purpose of recycling. The actual processing of the materials is not permitted.
- (18) Churches and religious buildings.
- (19) Clubs.
- (20) Clinics and hospitals.

Sec. 50.0396. – Conditional permitted uses.

In the B-2 community business district, conditional uses are permitted as follows:

- 1. Commercial recreation. Any type of commercial recreation, including drive-in theaters, baseball fields, swimming pools, skating rinks, golf driving ranges, and similar open-air facilities.
- 2. Climate controlled personalized storage or mini-warehousing provided that no mini-warehousing tenant space is utilized for retail sales, processing or manufacturing. Mini-warehousing shall be developed with a minimum of 250 square feet of office, retail or accessway that is established within the required glass area facing the primary front yard. The percentage of climate control, configuration of structure, fencing, landscaping and other factors shall be considered within the conditional use application process.

Sec. 50.0402. – Building design standards.

(a) *Intent and application.*

- (1) It is the intent of the community to establish a series of attractive entrances along the main thoroughfares within the city. The purpose of these design standards is to

establish a quality first impression to travelers on these corridors and to ensure minimum building design standards in order to protect neighboring investment.

- (2) These design standards apply to all new construction and to the expansion of existing buildings that are being expanded by more than fifty (50) percent of the building's existing gross floor area.
- (b) *Materials, orientation, windows, roofs, and accessory structures.*
- (1) *Materials on vertical surfaces or building fascia.* All building vertical surfaces, including front, side, and rear shall have building finishes made of fire-resistant and low maintenance construction materials that may include: Face brick, architectural or decorative block or concrete, stone, stucco, aluminum, engineered siding products, or steel with no exposed fasteners. The color of materials shall be part of the manufacturing and construction process.
 - (2) *Orientation.* For purposes of this section, the term "front of a building" means the lineal and vertical surface facing a public street. The front of the building shall have a clearly defined entrance and shall incorporate required windows and doors. If the building abuts more than one (1) street, the zoning official will determine what is the front for purposes of window placement.
 - (3) *Required windows.* The front of the building shall have a minimum of ten (10) percent, but not less than ten (10) feet, of the lineal ground floor in windows. The bottom of these windows shall not be more than forty-eight (48) inches above the surrounding ground or sidewalk level and the required glass area shall extend vertically a minimum of five (5) feet. Not more than fifty (50) percent of the-window space may be covered with external or internal signs, including temporary signs as specified in Sec. 50.0846 (a) (2).
 - (4) *Rooftop equipment.* The roof design shall provide screening of rooftop equipment as seen from any public street, alley or residential zoning district.
 - (5) *Ground equipment.* The site design shall provide for screening of ground mounted equipment, exterior duct work and like equipment. Individual exterior units can be exempted if it meets the intent of the district design standards as determined by the Zoning Official.
 - (6) *Trash.* Exterior trash enclosures are required and shall be designed with materials similar to materials used on the principal building. Trash enclosures shall be adequate in height to screen trash containers and materials but shall not be less than six (6) feet in height.
 - (7) *Accessory buildings.* Accessory buildings shall be designed with materials similar to the materials used on the principal building.

That the motion for the adoption of the foregoing ordinance was duly seconded by Councilor Baker, and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Anderson and Mayor Murray.

And, the following voted against the same: None. Councilors S. Rasmussen and R. Rasmussen were absent.

Introduced and read the first time on the 26th day of February, 2024

Introduced and read the second time on the 11th day of March, 2024

Mayor Rich Murray

Filed and attested on the 12th day of March, 2024

Secretary Pro Tem