

Attachment F

1320.085 Special Requirements for the B-2 General Business District.

The B-2 General Business District encompasses a primary gateway into the City. The aesthetic and transportation impacts from new developments and redevelopments must be evaluated to help ensure the long-term viability and success of the B-2 District. Accomplishing the purpose of the B 2 District requires particular concern for the design of buildings, site features (such as landscaping, lighting, and signage), site layout, building materials, site design, and other related design elements. To that end, new development and redevelopment shall conform to the standards in this and related zoning requirements. The "Guiding Plan for the B2 District" shall act as a guide for development but is not part of the Zoning Code. In reviewing and approving land use applications, the City Council shall make the final determination on the compatibility and consistency with all provisions in this and related sections of the Zoning Ordinance. (revised 12/3/08)

Subd. 1 Procedure. To further accomplish the stated purpose of the B2 District, the following procedures shall be used:

A. Proposals for new construction, redevelopment of a site, and significant modifications to existing sites shall use the Planned Unit Development (PUD) process. The PUD proposal shall identify any requested modifications from the applicable zoning requirements and from the "Guiding Plan for the B2 District" as well as the reasons why the modifications would be in the public interest and would be consistent with the purpose of the B-2 District. Modifications to these requirements may be granted by the City without a variance through the PUD process. Conditional use permits may also be required for uses list in Section 1320.05.

B. Conditional Use Permits, Site Plans, and other development agreements that were approved for development sites before November 24, 2008, shall remain in effect but shall use the Planned Unit Development Process for future site amendments.

C. The following items shall not be considered significant modifications to an existing site and shall be exempt from the PUD process but shall be subject to administrative review and approval:

1. Internal alterations to buildings that do not result in a change to the building height, roof line, or footprint unless the changes will have a notable increase in traffic and/or parking needs as determined by the Community Development Director or their designee;

2. Replacement, maintenance, or repair of existing materials, including exterior finishes, signage, landscaping, and parking lots;

3. Minor modifications to the exterior of a building or a site that substantially conforms to the design standards in Section 1325 and has no discernable impact on traffic as determined by the Community Development Director or their designee;

D. The provisions in this Section may be modified by the City Council to allow planning flexibility without the need for a variance to encourage cooperative dialogue between the applicant and the City. Minor improvements to existing uses should be encouraged without costly upgrades or complete changes to a site.

Subd. 2 Uses.

A. Permitted uses (as specified in the Land Use Chart, Section 1320.05, for the B-2 District) that occupy existing buildings do not require a conditional use permit prior to occupancy. Other city permits may be required.

B. Conditional uses (as specified in the Land Use Chart, Section 1320.05, for the B-2 District) require an approved conditional use permit prior to occupancy. Other city permits may be required.

C. The following land uses are not compatible with the stated purpose of the B-2 District and shall be prohibited:

1. Individual retail businesses larger than 50,000 square feet except for Sports and Fitness Clubs.

2. Open sales, rental or storage lots, including but not limited to cars, buses, trucks, motorcycles, bicycles, recreational vehicles, trailers, boats, mobile homes, machinery, lumber, building materials, and similar items. Approved open air garden centers shall be exempt.

3. Mini storage facilities;

4. Tattoo parlors;

5. Consumer Small Loan establishments;

6. Outdoor bulk storage buildings, including but not limited to, forest, metal, concrete, agricultural and petroleum products, chemicals and similar products; and,

7. Manufacturing or processing that generates hazardous waste without a valid Hazardous Waste Generator's license from the Ramsey County Public Health Department.

Subd. 3 Special Regulations for Drive-up Windows. Section 1325.04 of the Zoning Ordinance specifies additional requirements for drive-up windows and automobile service stations. The provision whereby the proximity requirement of one thousand three hundred and twenty (1,320) feet between drive-up windows may be waived if the following conditions are met as determined by the City Council:

A. The architectural treatment, circulation plan, and signage system of such businesses shall be designed to visually and functionally integrate the building and the site on which it is located.

B. The applicant shall submit a circulation plan that demonstrates that the use will not interfere or reduce the safety of non-motorized movements, specifically pedestrian and bicyclists.

C. Requested modifications to the provisions in section 1325.04 shall be stated in writing along with an explanation of why the modifications would be in the public interest and would be consistent with the purpose of the B-2 District.

Subd. 4 Hotel/Motel Additional Conditional Use Permit Criteria. In addition to meeting the requirements of Section 1345 and 1355.04 Subd 3, hotel/motels shall conform to the following:

A. Meet building code requirements;

B. Entrance to each room shall be from an indoor corridor;

C. Landscaping shall be brought into conformance with section 1325.05 Subd 1.

Subd. 5 Assisted Living Additional Planned Unit Development Criteria. (revised 7/7/11X/X/XXXX)

A. In addition to meeting the requirements of Section 1325, multi-family assisted living residential projects may incorporate memory care units meeting the following:

1. Each unit consist of private bedrooms with bathrooms;
2. Each units is open to a shared central dining and living areas;
3. Units may be less than 550 square feet;
4. Memory care units shall be considered to be equivalent to .5 dwelling units.

A.B. _____ In addition to meeting the requirements of Section 1325, an existing hotel-motel use may be used for assisted living upon approval of a Master Planned Unit Development provided that all of the following requirements are met:

1. ~~—A.—~~ The building to be used for assisted living meets applicable building and fire codes as determined by the Fire Marshal and Building Official;
2. ~~—B.—~~ Each room that has occupants on an overnight basis shall have bathroom facilities within the room;
3. ~~—C.—~~ The capacity of the building shall not be exceeded.