

REDWOOD COUNTY ZONING ORDINANCE  
SECTION 10  
“B-1” HIGHWAY SERVICE BUSINESS DISTRICT

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

### **SUBDIVISION 1. PURPOSE**

The “B-1” HIGHWAY SERVICE BUSINESS DISTRICT is intended to provide a district which will allow highway oriented businesses, closely related to existing urban areas. The trade area population served by these establishments requires easy access; therefore, it is desirable to group the uses at locations along major traffic routes providing for appropriate and adequate accessways. These uses should be designed to standards that will not impair the traffic carrying capabilities of abutting roads and highways.

### **SUBDIVISION 2. PERMITTED USES**

The following uses shall be permitted within the “B-1” HIGHWAY SERVICE BUSINESS DISTRICT.

1. Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of such merchandise.
  - A. Any grocery store, meat market, supermarket, fruit market, or bakery.
  - B. Any drug store, apparel shop or store, hardware store, video or bookstore, stationary store, flower shop, or craft shop.
  - C. Any locker plant.
  - D. Any establishment selling off-sale non-intoxicating beverages.
  - E. Any sale of computer or electronic components.
2. Personal services generally involving the care of the person or his personal effects.
  - A. Any cleaning or laundry establishment, self-service laundry including any pressing, cleaning or garment repair.
  - B. Any dressmaking, fabric shop, tailor shop or shoe repair shop.
  - C. Any beauty shop or barber shop.
  - D. Any photographic studio.
3. Motor vehicle and implement sales and service.

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- A. Any automobile sales or services, car wash, trailer sales or service, auto repair garage or automobile rental.
  - B. Any motor fuel station or convenience store.
  - C. Any agricultural equipment sales or service.
  - D. Any truck sales or service, or truck repair garage.
4. Motor or electrical repair and sales.
- A. Any small engine sales or service.
  - B. Any electric motor sales or service.
  - C. Any electrician shop.
5. Entertainment and recreation establishments.
- A. Any bowling ally, pool or billiard hall, roller or ice rink.
  - B. Any eating establishment.
6. Drive-in establishments.
- A. Any drive-in establishment including banks, theaters, and restaurants.
7. Administrative, business or professional office.
- A. Any bank or savings and loan institution.
  - B. Any insurance or real estate agent or broker.
  - C. Any professional office; including but not limited to any physician, dentist, veterinarian, chiropractor, massage therapist, engineer, architect, lawyer or recognized profession.
  - D. Any governmental building.
8. Retail or wholesale establishments.
- A. Any agricultural products sales or storage.
  - B. Any catalog or mail order house.

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- C. Any landscape nursery or commercial greenhouse.
  - D. Any mobile home or manufacture, modular or the like sales or repair.
  - E. Any boat sales or repair.
  - F. Any printing or publishing establishments.
  - G. Motorcycle or snowmobile dealership or repair.
  - H. Any recreation vehicle (RV), camper, topper sales or service.
9. Any residence when included as an integral part of the principal building to be occupied by the owner or his employee.
10. Any church.
11. Any agricultural use; except that any confined feedlot shall not be allowed.

**SUBDIVISION 3. CONDITIONAL USES**

The following uses may be allowed in the “B-1” HIGHWAY SERVICE BUSINESS DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 25 of this Ordinance.

- 1. Any dance hall.
- 2. Any adult book and/or video store.
- 3. Any establishment selling on and/or off-sale intoxicating beverages.
- 4. Any establishment selling on-sale non-intoxicating beverages.
- 5. Any motel or hotel.
- 6. Any shopping center or strip mall.
- 7. Any essential service line as regulated in Section 18 of this Ordinance.
- 8. Any essential service structure as regulated in Section 18 of this Ordinance.
- 9. Any car or truck wash.

A proposed use not listed as a Permitted or Conditional Use shall be deemed non-permitted. Any party seeking a non-permitted use shall file a request for a conditional use permit with the Redwood County Zoning Administrator.

**SUBDIVISION 4. ACCESSORY USES**

The following uses shall be permitted accessory uses within the “B-1” HIGHWAY SERVICE BUSINESS DISTRICT.

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.
2. No accessory building shall project beyond the required set back for any front, side or rear yard.

**SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

Every lot in a “B-1” HIGHWAY SERVICE BUSINESS DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards.

1. Lot Size and Width.
  - A. No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Ordinance.
  - B. Every lot shall have a width of not less than one hundred (100) feet abutting a public right-of-way.
2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
  - A. Front Yard.
    - (1.) There shall be a minimum front yard setback of sixty-seven (67) from the right-of-way of any public road.
    - (2.) There shall be a minimum front yard of one hundred (100) feet provided from the right-of-way line of all four-lane highways.
    - (3.) In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.

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- B. Side Yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than fifteen (15) feet; except that no building shall be located within thirty (30) feet of any Residential or Agricultural District.
- C. Rear Yard. There shall be a minimum rear yard of forty (40) feet.
- 3. Lot Coverage. Buildings shall occupy not more than fifty (50) percent of the lot area.
- 4. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements.
  - A. All buildings shall not exceed thirty-five (35) feet in height.
  - B. Agricultural buildings shall be exempt from the height requirements.
- 5. Judicial and County Ditches.
  - A. There shall be a minimum setback of one hundred (100) feet from the top edge of any Judicial or County drainage ditch. Said setback requirement shall apply to erection of and maintenance of all structures, buildings and the like.
  - B. There shall be a minimum setback of seventy-five (75) feet from any trees.
- 6. Judicial and County Tile Lines.
  - A. There shall be a minimum setback of one hundred (100) feet from any Judicial or County tile lines. The said setback requirement shall apply to erection of and maintenance of all structures, buildings and the like.
  - B. There shall be a minimum setback of seventy-five (75) feet from any trees. This shall take place on the effective adoption date of this revised Ordinance.
- 7. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in the Section 16, Subdivision 10 of the General Regulations.

**SUBDIVISION 6. GENERAL REGULATIONS**

Additional requirements for parking and other regulations in the “B-1” HIGHWAY SERVICE BUSINESS DISTRICT are set forth in Section 16 of this Ordinance.