

2400.2730 STANDARDS FOR COMMERCIAL USES.

Subpart 1. **General retail.** For the purpose of this part, general retail includes, but is not limited to, the following uses:

- A. antiques and collectibles store;
- B. art gallery;
- C. bicycle sales and repair;
- D. book store, music store;
- E. clothing and accessories;
- F. drugstore, pharmacy;
- G. electronics sales and repair;
- H. florist;
- I. jewelry store;
- J. hardware store;
- K. newsstand, magazine sales;
- L. office supplies;
- M. pet store;
- N. photographic equipment, film developing;
- O. stationery store;
- P. picture framing; and
- Q. video store.

The use category may not include merchandise limited to adult use due to its sexual nature, alcohol for off-site consumption, guns, or other uses addressed as conditional uses under part 2400.2205.

Subp. 2. **Outdoor display, storage, and sales.**

A. Extensive outdoor display or sales areas that exceed ten percent of the main structure's area are not permitted under the general retail use category.

B. In the MX and MXD districts, outdoor storage or display of goods is not allowed except for the following:

- (1) outdoor dining accessory to restaurants and coffee shops;
- (2) incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines, and soda machines;

- (3) automatic teller machines accessory to banks; and
- (4) periodic "sidewalk sales" as a temporary use.

Subp. 3. **General retail, office use, coffee shop, or service business.** In the RM district, the following conditions apply to general retail, office use, coffee shop, or service business uses:

A. The building must have been originally designed as a storefront or other nonresidential or mixed-use building, and must be located at a corner of two streets.

B. Traditional storefront features such as display windows must be preserved and restored.

C. Retail or office use may not exceed 800 square feet in gross floor area except by conditional use permit.

D. The building may also be used for residential uses permitted in the district, in addition to the retail use.

Subp. 4. **Dry cleaners or laundries.** Dry cleaners or laundries, including self-service laundries and dry cleaners, may serve no more than one retail outlet.

Subp. 5. **Outdoor sales.** Primary and accessory uses of outdoor sales must not lessen or impinge upon the off-street parking area or the off-street loading area, or impair pedestrian access or flow.

Subp. 6. **Restaurant, fast food.** Fast food restaurants must be incorporated into a multiuse retail center and shall not include a drive-through or drive-in facility.

Subp. 7. **Indoor recreation.** Indoor recreation, including bowling alley, billiard hall, amusement arcade, indoor archery range, indoor tennis court, indoor skating rink, or similar forms of indoor commercial recreation facilities, must be located at least 100 feet from any front, rear, or side yard of any residential lot in an adjacent residential district.

Subp. 8. **Automobiles.** Automobile sales or service center facilities must be fully enclosed and located in a multiuse retail center.

Statutory Authority: *MS s 15B.06*

History: *34 SR 900*

Published Electronically: *January 15, 2010*