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ARTICLE ONE: “B-1” CENTRAL BUSINESS DISTRICT (CBD)

Subdivision 1: Purpose

The purpose of the “B-1” Central Business District (CBD) is to promote mutually compatible business activities in downtown Isanti. What makes the Central Business District unique from the General Business District is that it is a commercial area that serves as a focal point both culturally and historically for the City of Isanti. Commercial uses, to include but are not limited to retail, office, and service uses; encourage and support pedestrian movement and activity within the Central Business District. To keep and preserve the character of this area, development and redevelopment of parcels within the district shall be architecturally compatible with the existing structures and should be arranged so as to encourage a compact, high density environment. New buildings and renovations to existing buildings should enhance the small town character found within the downtown area.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Agricultural sales and services.
- B. Artist studios.
- C. Bakery.
- D. Business services.
- E. Catering establishments.
- F. Coffee house.
- G. Convenience stores (not accessory to a gas station).
- H. Essential services.
- I. Financial institutions.
- J. Funeral home.
- K. General office.
- L. General retail establishments.
- M. Government office.
- N. Health care clinics.
- O. Instruction/learning center.
- P. Museums.
- Q. Personal service establishments.
- R. Print shops.
- S. Theater, indoor (not adult-use).
- T. Thrift store.

Subdivision 3: Conditional Uses

The following are conditional uses within the “B-1” Central Business District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Club, Private.
- B. Community center.
- C. Drive-thru facilities.
- D. Household maintenance and small engine repair facility, subject to those standards as provided within Section 13 of this Ordinance.
- E. Meat market and meat processing facilities to include slaughtering providing the following requirements are met:
 - 1. Meat processing facilities may be allowed by a Conditional Use Permit only as an accessory use to a meat market. The meat processing facility shall be located in the same building as a meat market and the floor area of the meat processing facility shall not exceed the floor area of the meat market.
 - 2. The applicant shall submit a plan showing all staging areas for the temporary storage of carcasses and disposal of animal remains, as outside storage is prohibited within the Central Business District.
 - 3. The applicant shall demonstrate that the performance standards and requirements for meat processing facilities as outlined in Section 13 can be met.
- F. Motor vehicle rental facility with accessory open sales lot. Such establishments are subject to those standards as provided within Section 13 of this Ordinance.
- G. Motor vehicle sales facility with accessory open sales lot, limited to ATV’s, dirt bikes, scooters, and trailers. Such establishments are subject to those standards as provided within Section 13 of this Ordinance.
- H. Mixed use buildings.
- I. Parking facilities, when not accessory to a principal commercial use.
- J. Public buildings.
- K. Religious institutions.
- L. Restaurants (carry-out, fast food, and sit-down).
- M. Senior citizen housing.
- N. Brewpub.
- O. Brewer tap room.
- P. Microbrewery.
- Q. Micro distillery.
- R. Adult Day Center. (*Ord. No. 594*)

Subdivision 4: Interim Uses

- A. Animal sales and services (does not include animal boarding facility).
- B. Bar.

- C. Farmer's market, in accordance with the performance standards as provided within Section 13 of this Ordinance.
- D. Recreational Vehicle Repair Facility, subject to those standards as provided within Section 13 of this Ordinance.
- E. Extended Home Occupations, subject to the standards as provided within Section 13 of this Ordinance.

Subdivision 5: Uses By Administrative Permit

- A. Outdoor Sales, Temporary (General Retail Establishments and Civic Organizations), providing that such uses meet the requirements as provided within Section 13 of this Ordinance.
- B. Transient Merchants, providing that such uses meet the requirements as provided within Section 13 of this Ordinance and Chapter 245 of the Isanti City Code of Ordinances.

Subdivision 6: Permitted Accessory Uses

- A. Accessory buildings and uses customarily incidental to any of the permitted uses. Accessory buildings are subject to the regulations as provided within Section 13 of this Ordinance.
- B. Off-street parking and loading, in accordance with Section 17 of this Ordinance.
- C. Outdoor patios and decks, as an accessory use to a bar, restaurant, club, or other assembly use with food or liquor sales, providing the requirements as listed in Section 13 are met.
- D. Outdoor smoking shelters, as an accessory use to a bar, restaurant, club, or other assembly use with food or liquor sales, providing the requirements as listed in Section 13 are met.
- E. Signs, in accordance with Section 16 of this Ordinance.
- F. Trash receptacle enclosures, in accordance with the standards as provided within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks

The following minimum requirements shall be observed in the Central Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

- A. Setbacks and Height Restrictions – Principal Building.

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| Minimum Setback from a Railroad Right-of-Way | 10 feet |
| Front, Side, and Rear Yards | Zero Lot Line |
| Maximum Building Height | Three (3) stories or forty-five (45) feet, whichever is less |

Subdivision 8: Site Plan Approval Required

New and/or intensified development within the Central Business District shall obtain Site Plan Approval in accordance with Section 18 of this Ordinance.

Subdivision 9: Additional Standards

Exterior Building Materials, Parking, Lighting, and Screening/Landscaping shall be in accordance with regulations as presented in Section 11, Article 1: "D-1" Downtown Overlay District.

ARTICLE TWO: “B-2” GENERAL BUSINESS DISTRICT (GBD)

Subdivision 1: Purpose

This district is designed and intended to promote the development of commercial uses which are predominantly auto-oriented in nature. The district caters to highway-oriented businesses as well as to businesses that provide basic shopping and service needs to the community. When designing a commercial site within the General Business District, compatibility with adjacent uses and buildings is required within the district, as site design, building size and materials, and screening / landscaping are important when creating and maintaining a thriving commercial base.

Subdivision 2: Permitted Uses

The following are considered permitted uses within the “B-2” General Business District:

- A. Agricultural sales and services.
- B. Artist studios.
- C. Bakery.
- D. Broadcasting and recording studio.
- E. Business service.
- F. Catering establishments.
- G. Coffee house.
- H. Community shopping centers (medium-scale).
- I. Convenience store (not accessory to a gas station).
- J. Day care center.
- K. Dry cleaning and Laundromats.
- L. Essential services.
- M. Financial institutions.
- N. Funeral home.
- O. General office.
- P. General retail establishments.
- Q. Government office.
- R. Health care clinic.
- S. Health club.
- T. Hospital.
- U. Hotel or motel.
- V. Instruction/learning center.
- W. Locksmith.

- X. Massage therapy (not adult use).
- Y. Personal service establishments.
- Z. Print shop.
- AA. Showroom.
- BB. Theaters, indoor (not adult use).
- CC. Thrift store.
- DD. Tool / equipment rental facility (indoor only).

Subdivision 3: Conditional Uses

The following are conditional uses within the “B-2” General Business District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Ambulance or medical carrier services.
- B. Automobile car wash establishment, subject to those standards as provided within Section 13 of this Ordinance.
- C. Automobile sales and service, with accessory open sales lot, subject to those standards as provided within Section 13 of this Ordinance.
- D. Commercial recreation.
- E. Community centers.
- F. Drive-thru facilities.
- G. Farm implement.
- H. Gas stations, subject to the standards as provided within Section 13 of this Ordinance.
- I. Garden center.
- J. Helipad or helistop in conjunction with a hospital.
- K. Home improvement center.
- L. Hospice.
- M. Household maintenance and small engine repair facilities, subject to those standards as provided within Section 13 of this Ordinance.
- N. Meat markets and meat processing facilities to include slaughtering, providing that the following requirements are met:
 - 1. Meat processing facilities may be allowed by a conditional use permit only as an accessory use to a meat market. The meat processing facility shall be located in the same building as a meat market and the floor area of the slaughter area shall not exceed the floor area of the processing area and meat market.
 - 2. The applicant shall submit a plan showing all staging areas for the temporary storage of carcasses and disposal of animal remains, as outside storage is prohibited within the Central Business District (CBD).

3. The applicant shall demonstrate that the general standards and requirements for meat processing facilities as outlined within Section 13 of this Ordinance can be met.
- O. Medical research laboratory.
- P. Medical support facilities.
- Q. Motor vehicle rental facilities w/ open sales or display lot. Such establishments are subject to those standards as provided within Section 13 of this Ordinance.
- R. Motor vehicle repair facilities, establishments are subject to those standards as provided within Section 13 of this Ordinance.
- S. Motor Vehicle Sales, subject to the standards as provided within Section 13 of this Ordinance. (*Ord. No. 649*)
- T. Nursery, retail
- U. Parking facilities, when not accessory to a principal use.
- V. Private clubs.
- W. Public buildings.
- X. Religious institutions.
- Y. Restaurants (Carry-out, Drive-in, Fast food, or Sit-down).
- AA. Senior residential care facilities, as defined within Section 2 of this Ordinance.
- BB. Social service facility.
- CC. Temporary patient/family housing.
- DD. Tool / equipment rental facility (with accessory open sales lot), subject to the standards as provided within Section 13 of this Ordinance.
- EE. Trade / business school.
- FF. Wholesale establishment, indoors.
- GG. Wind energy conversion systems, as an accessory use, subject to the standards as provided within Section 13 of this Ordinance.
- HH. Brewpub.
- II. Brewer tap room.
- JJ. Microbrewery.
- KK. Micro distillery.
- LL. Educational Institutions, subject to the following requirements.
1. Number of students to be defined based on location, traffic and any other factors determined appropriate in relation to school size.
 2. The applicant shall submit a plan showing traffic flow and safety concerns.

3. Additional standards as provided in Section 13 shall be met.
(Ord. No. 575)

MM. Adult Day Center. (Ord. No. 594)

Subdivision 4: Interim Uses

- A. Animal sales and services.
- B. Bars.
- C. Commercial kennel, as defined in Section 2 of this Ordinance, meeting the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.
- D. Farming.
- E. Farmer's market, subject to the standards as provided within Section 13 of this Ordinance.
- F. Flea markets.
- G. Gunsmith.
- H. Liquor store.
- I. Pawn shops.
- J. Secondhand store.
- K. Tattoo parlor / body piercing studio (non-adult use), subject to the standards and licensing requirements as provided within the Isanti City Code of Ordinances.
- L. Temporary motor vehicle sales, accessory to a financial institution, in which such sales event is permitted two (2) times per calendar year and shall not exceed three (3) days per event. No more than the number of events identified shall be permitted for the same property in any given calendar year.

Subdivision 5: Uses By Administrative Permit

- A. Outdoor Sales, Temporary (General Retail Establishments and Civic Organizations), providing that such uses meet the requirements as provided within Section 13 of this Ordinance.
- B. Transient merchants, providing that such uses meet the requirements as provided within Section 13 of this Ordinance and Chapter 245 of the Isanti City Code of Ordinances.

Subdivision 6: Permitted Accessory Uses

- A. Accessory buildings and uses customarily incidental to any of the permitted uses. Accessory buildings are subject to the regulations as provided within Section 13 of this Ordinance.
- B. Adult uses (accessory) may be permitted by an interim use permit, providing such use meets the requirements for an Adult Use (accessory) as regulated within Section 13 of this Ordinance and the Isanti Code of Ordinances.
- C. Off-street parking and loading, in accordance with Section 17 of this Ordinance.
- D. Outdoor patios and decks, as an accessory use to a bar, restaurant, club, or other assembly use with liquor or food sales, providing the requirements as listed in Section 13 are met.
- E. Outdoor smoking shelters, as an accessory use to a bar, restaurant, club, or other assembly use with liquor or food sales, providing the requirements as listed in Section 13 are met.
- F. Recreation support facilities may be permitted only as an accessory use to commercial recreation facilities.

- G. Signs, in accordance with Section 16 of this Ordinance.
- H. Supporting retail and service uses associated and located within a hospital or health care clinic, to include: cafeteria, employee exercise facilities, shops for medical equipment, pharmaceutical supplies, gift shops, bookstores, florists, banking facilities, laundry/dry cleaning, community rooms, and chapels.
- I. Trash receptacle enclosures, in accordance with the provisions within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks

The following minimum requirements shall be observed in the General Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

- A. Setbacks and Height Restrictions – Principal Building.

| | |
|----------------------------------|---|
| Minimum Front Yard Setback | 30 feet |
| Minimum Side Yard Setback | 15 feet |
| Minimum Street Side Yard Setback | 20 feet |
| Minimum Rear Yard Setback | 15 feet |
| Maximum Building Height | Three (3) stories or forty-five (45) feet, whichever is less. |
- B. Impervious Surface Coverage.
Twenty-five (25) percent of the total lot area shall consist of green space. Five (5) percent of the total lot area shall be green space within the parking perimeter. (*Ord. No. 618*)

Subdivision 8: Site Plan Approval Required

Prior to the construction of any building within the General Business District; Site Plan Approval and Building Appearance Review shall be required in accordance with Section 18 of this Ordinance.

Subdivision 9: Exterior Building Materials

- A. The exterior wall finishes on any building shall be comprised of one or more of the following materials:
 - 1. Face brick.
 - 2. Natural stone.
 - 3. Glass.
 - 4. Decorative concrete block as approved by the City Council.
 - 5. Specifically designed pre-cast concrete units; if the surfaces have been integrally treated with an applied decorative material or texture.
 - 6. Masonry stucco.
 - 7. Other comparable or superior material as recommended by the Planning Commission and approved by the City Council.
- B. All subsequent additions and accessory buildings constructed after the erection of the original building or buildings, shall be constructed with exterior finishes comprised of the same materials as the original structure(s).

Subdivision 10: Parking and Driveways

Parking, driveways, and driving areas shall meet the requirements of Section 17 of this Ordinance, subject to the following additional requirements, exceptions, and modifications as set forth:

- A. Parking lots and drive aisles shall be setback a minimum of ten (10) feet from front, rear, and side yards.
- B. When abutting a residentially zoned district, parking and drive aisles shall be setback a minimum of twenty (20) feet.

Subdivision 11: Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Subdivision 12: Screening and Landscaping

Screening and Landscaping within the Neighborhood Business District shall be provided in accordance with the requirements as stipulated within Section 15 of this Ordinance. On lots adjacent to a residential district, a minimum twenty (20) foot landscaped buffer strip shall be planted.

Subdivision 13: Additional Standards

Properties along Highway 65 are subject to the regulations presented in Section 11, Article 5: “H65” Highway 65 Corridor Overlay District. (*Ord. No. 657*)

ARTICLE THREE: “B-3” NEIGHBORHOOD BUSINESS DISTRICT (NBD)

Subdivision 1: Purpose

The purpose of the Neighborhood Business District (NB) is to provide for the establishment of local centers for convenient, limited retail or service outlets that cater to surrounding residential neighborhoods. These centers are not intended to draw customers from the larger community. The centers should be small in scale. Site and architectural design should be compatible with the surrounding uses.

Subdivision 2: Permitted Uses

The following are considered permitted uses within the “B-3” Neighborhood Business District:

- A. Coffee house.
- B. Convenience stores of 3,000 square feet or less in gross floor area (not accessory to a gas station).
- C. Dry cleaner or Laundromat.
- D. Essential services.
- E. Financial institution.
- F. General office.
- G. General retail establishments of 3,000 square feet or less of gross floor area per unit that provides direct retail sales to users of goods and services and, which are conducted within the primary or accessory structures.
- H. Health care clinics.
- I. Instruction/learning center.
- J. Neighborhood shopping centers or similar multi-tenant developments with 8,000 square feet or less of gross floor area.
- K. Personal service establishments.

Subdivision 3: Conditional Uses

The following are conditional uses within the “B-3” Neighborhood Business District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

- A. Automobile car wash (as an accessory use to a gas station or convenience store), subject to the standards as provided within Section 13 of this Ordinance.
- B. Daycare centers, subject to the standards as provided within Section 13 of this Ordinance.
- C. Drive-thru facilities.
- D. Gas Station, subject to the standards as provided within Section 13 of this Ordinance.
- E. Health clubs of 3,000 square feet or less in gross floor area.
- F. Mixed use buildings.
- G. Restaurant, (sit down or carry-out) providing that the use meets the following requirements:
 - 1. Cooking odors shall be controlled, so as not to be noticeable to adjacent residential properties.
 - 2. Gross floor area of the restaurant shall not exceed 3,000 square feet.

- H. Adult Day Center. (*Ord. No. 594*)

Subdivision 4: Interim Uses

- A. Animal sales and services of 3,000 square feet or less in gross floor area (does not include animal boarding facility).

Subdivision 5: Uses by Administrative Permit

- A. Outdoor Sales, Temporary (General Retail Establishments and Civic Organizations), providing that such uses meet the requirements as provided within Section 13 of this Ordinance.

Subdivision 6: Permitted Accessory Uses

- A. Accessory buildings and uses customarily incidental to any of the permitted uses. Accessory buildings are subject to the regulations provided within Section 13 of this Ordinance.
- B. Off-street parking and loading, in accordance with Section 17 of this Ordinance.
- C. Signs, in accordance with Section 16 of this Ordinance.
- D. Trash receptacle enclosures, in accordance with the standards as provided within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks

The following minimum requirements shall be observed in the Neighborhood Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

- A. Lot Requirements.
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|-------------------|--------------------|
| Minimum Lot Size | 20,000 square feet |
| Minimum Lot Width | 100 feet |
| Minimum Lot Depth | 200 feet |
- B. Setbacks and Height Restrictions – Principal Building.
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|----------------------------------|---|
| Minimum Front Yard Setback | 30 feet |
| Minimum Side Yard Setback | 10 feet |
| Minimum Street Side Yard Setback | 20 feet |
| Minimum Rear Yard Setback | 15 feet |
| Maximum Lot Coverage | 60% (<i>Ord. No. 618</i>) |
| Maximum Building Height | Two and one-half (2 ½) stories or thirty-five (35) feet, whichever is less. |

Subdivision 8: Site Plan Approval

Prior to the construction of any building within the Neighborhood Business District; Site Plan Approval and Building Appearance Review shall be required in accordance with Section 18 of this Ordinance.

Subdivision 9: Exterior Building Materials

- A. Buildings within the Neighborhood Business District shall be designed so as to be compatible with the surrounding residential uses. High quality, exterior building materials shall be limited to one or a combination of the following:
1. Face or modular brick
 2. Natural stone
 3. Stucco
 4. Fiber-cement siding
 5. Glass
 6. Integrated, concrete masonry units, if the surfaces have been treated with an applied decorative material or texture.
 7. Accent materials may include tile, stone, metal and/or wood.
- B. The City Council may waive these exterior material requirements; provided that both conditions are met:
1. The exterior materials are maintenance free and contain ornamental patterns.

2. The development contains other architectural features, such as ornamental columns, unique roof lines, or special exterior spaces.

Subdivision 10: Building Design and Layout

- A. Roof Design. Buildings shall have a variety of roof shapes, to include: pitched, gable or hip roofs or detailed parapets and cornices for flat roofs.
- B. Facades. Building facades shall be articulated using such techniques as staggering, arcades, awnings, window treatments, or other unique details.
- C. Building Orientation. Primary Entries shall be oriented towards public streets and loading/unloading areas shall be oriented away from public streets.

Subdivision 11: Parking and Driveways

Parking, driveways, and driving areas shall meet the requirements of Section 17 of this Ordinance, subject to the following additional requirements, exceptions, and modifications as set forth:

- A. Parking lots and drive aisles shall be setback a minimum of ten (10) feet from front, rear, and side yards.
- B. When abutting a residentially zoned district, parking and drive aisles shall be setback a minimum of twenty (20) feet.

Subdivision 12: Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Section 13: Screening and Landscaping

Screening and Landscaping within the Neighborhood Business District shall be provided in accordance with the requirements as stipulated within Section 15 of this Ordinance. On lots adjacent to a residential district, a minimum twenty (20) foot landscaped buffer zone shall be provided with landscaping and screening in accordance with the provisions as provided within Section 15 of this Ordinance.