

ORDINANCE NO. 1512

**AN ORDINANCE AMENDING NO. 1060
KNOWN AS THE WILLMAR ZONING ORDINANCE
BY AMENDING SECTION 6 RELATING
TO ZONING DISTRICTS AND DISTRICT REGULATIONS**

The City Council of City of Willmar does ordain as follows:

SECTION 6. Ordinance 1060 is hereby amended by changing the SECTION 6.I so as to read as follows:

I. GB. GENERAL BUSINESS DISTRICT

1. Permitted Uses. Only the following uses shall be permitted outright:
 - a. Alterations/tailor shops.
 - b. Appliance sales and service.
 - c. Art and photo studios, including sale of prints and photographic and supplies.
 - d. Athletic/recreation facilities.
 - e. Bait and tackle stores.
 - f. Bakeries.
 - g. Banks/financial institutions.
 - h. Bicycle sales and ~~service~~
 - i. Broadcasting studios.
 - j. Carpet/floor covering stores.
 - k. Churches.
 - l. Commercial day nurseries or schools.
 - m. Drug stores/pharmacies.
 - n. Dry cleaners.
 - o. Employment agencies.
 - p. Essential services and public uses.
 - q. Flower shops.
 - r. Funeral homes/crematoriums.
 - s. Furniture stores.
 - t. General Retail Stores
 - u. Glass sales/service.
 - v. Hair care (barbers, beauty shops, salons, etc.)
 - w. Hardware stores.
 - x. Laundromats.
 - y. Liquor sales, on and off.
 - z. Medical/dental clinics.
 - aa. Museums.
 - bb. Offices, business and professional.
 - cc. Photo processing business.
 - dd. Printing shops.
 - ee. Schools and colleges.
 - ff. Tanning parlors.
 - gg. Tattoo Parlors

- hh. Theaters.
- ii. Veterinary clinics.

2. Permitted Uses With Plan Review. The following uses are permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:

- a. Brew Pubs and Taprooms
- b. Businesses with drive-up facilities (If use permitted).
- c. Car washes.
- d. Discount stores.
- e. Fraternal/service clubs.
- f. Hotels/motels.
- g. Housing units as a secondary use in a business structure.
- h. Multi-business buildings and complexes (if uses permitted).
- i. Restaurants (including fast foods).
- j. Seasonal businesses.
- y. Structures exceeding forty-five (45) feet in height (if use permitted).
- z. Supermarkets/grocery stores (including convenience stores without gas sales).

3. Conditional Uses. The following uses are permitted upon the granting of a conditional use permit by the Planning Commission, subject to such conditions as they may attach thereto:

- a. Adult entertainment uses, as regulated in Section 3.Q.
- b. Multi-family dwelling structures.
- c. Planned unit developments.
- d. Restaurants including Bars and Night Clubs.
- e. Single-family dwelling (Single-family dwellings are not permitted on 1st Street or Hwy)
- f. Uses not listed on Section 6.I.1, 2 or 3 may be permitted according to Zoning Department approval and granting of a conditional use permit by the Planning Commission.

4. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:

- a. Detached storage or accessory buildings.

5. Lot Area, Width, and Setback Requirements. The following standards shall be the minimum requirements for development in the "GB" District:

a. Lot Area (square feet)	10,000
b. Lot Width (feet)	50

c. Setbacks (feet)	
Front (r/w)	5*
Rear	10
Side, interior	10
Side, street (r/w)	25*

* All front or street setbacks along state/federal highways shall be a minimum of fifty (50) feet except for T.H.12 between 11th Street Southwest and Lakeland Drive.

EFFECTIVE DATE. This Ordinance shall be effective from and after its adoption and second publication.

This Ordinance introduced by Council Member: Asmus

This Ordinance introduced on: August 21, 2023

This Ordinance published on: August 26, 2023

This Ordinance given a hearing on: September 5, 2023

This Ordinance adopted on: September 5, 2023

This Ordinance published on: September 13, 2023

SUMMARY PUBLICATION OF CITY OF WILLMAR ORDINANCE NO. 1512

AN ORDINANCE AMENDING ORDINANCE NO. 1060 KNOWN AS THE WILLMAR ZONING ORDINANCE BY AMENDING SECTION 6 TO CREATE A NEW SECTION 6.I, AMENDING THE GENERAL BUSINESS (GB) DISTRICT

Summary: Ordinance No. 1512 amends the City’s Zoning Ordinance by amending the General Business (GB) zoning district and associated permitted and conditional uses and lot area, width and setback requirements within such district.

The complete text of Ordinance No. 1512 may be obtained at no charge at City Hall (333 6th Street Southwest, Willmar, MN 56201), or from the City’s website at www.willmarmn.gov.