

**ORDINANCE NO. 1513**

**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 adding a new SECTION 6.T so as to read as follows:

**T. GB-3. GENERAL BUSINESS DISTRICT 3**

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 supplies and processing.
  - d. Athletic/recreation facilities.
  - e. Automobile/light truck sales and service.
  - f. Automobile/truck parts and supplies sales.
  - g. Bait and tackle stores.
  - h. Bakeries.
  - i. Banks/financial institutions.
  - j. Bicycle sales and service.
  - k. Broadcasting studios.
  - l. Carpet/floor covering stores.
  - m. Churches.
  - n. Commercial day nurseries or schools.
  - o. Drug stores/pharmacies.
  - p. Dry cleaners.
  - q. Employment agencies.
  - r. Farm supplies sales.
  - s. Flower shops.
  - t. Funeral homes/crematoriums.
  - u. Furniture stores.
  - v. Glass sales/service.
  - w. Hair care (barbers, beauty shops, salons, etc.)
  - x. Hardware stores.
  - y. Laundromats.
  - z. Liquor sales, on and off.

- aa. Medical/dental clinics.
- bb. Motorcycle/snowmobile/boat sales and service.
- cc. Museums.
- dd. Offices, business and professional.
- ee. Parking.
- ff. Printing shops.
- gg. Schools and colleges.
- hh. Small engines sales and service.
- ii. Tanning parlors.
- jj. Theaters.
- kk. Tire sales and service.
- ll. Veterinary clinics.
- mm. Welding supply stores.
- nn. Essential services and public uses.
- oo. Tattoo Parlors

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. Armories, convention halls, auditoriums.
- b. Automobile/light truck repair.
- c. Automobile/truck repair.
- d. Bus terminals.
- e. Businesses with drive-up facilities (if use permitted).
- f. Car washes.
- g. Department stores.
- h. Discount stores.
- i. Fertilizer sales.
- j. Fraternal / service clubs.
- k. General contractor shops
- l. Greenhouses and nurseries
- m. Hotels/motels.
- n. Housing units as a secondary use in a business structure.
- o. Livestock feed sales.
- p. Lumber yards (including misc. building materials).
- q. Mini-storage businesses.
- r. Multi-business buildings and complexes(if uses permitted).
- s. Nurseries, greenhouses.

- t. Printing Shops
  - u. Restaurants and fast foods.
  - v. Seasonal businesses.
  - w. Small manufacturing businesses
  - x. Structures exceeding forty-five (45) feet height (if use permitted).
  - y. Supermarkets/grocery stores (including convenience stores w/o gas sales).
  - z. Truck sales and service.
  - aa. Welding shops.
  - bb. Wholesale services
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 there to::
- a. Adult entertainment uses, as regulated in Section 3.Q.
  - b. Brewer taprooms, pubs, bars and night clubs.
  - c. Flammable gas/liquid sales and storage (including gas stations and convenience stores with gas sales).
  - d. Multi-family dwelling structures
  - e. Planned unit developments.
  - f. Recycling transfer stations.
  - g. Storage facilities
  - h. Uses not listed on Section 6.T.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-3” District:

a. Lot Area (Square feet)	25.000
b. Lot Width (feet)	100

c. Setbacks (feet)	
Front (r/w)	25*
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 11<sup>th</sup> 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. 1513**

**AN ORDINANCE AMENDING ORDINANCE NO. 1060 KNOWN AS THE WILLMAR ZONING ORDINANCE BY AMENDING SECTION 6 TO CREATE A NEW SECTION 6.T, CREATING A NEW GENERAL BUSINESS 3 (GB 3) DISTRICT**

**Summary:** Ordinance No. 1513 amends the City’s Zoning Ordinance by creating a new General Business 3 (GB 3) zoning district and associated permitted and conditional uses and lot area, width and setback requirements within such district.

The complete text of Ordinance No. 1513 may be obtained at no charge at City Hall (333 6<sup>th</sup> Street Southwest, Willmar, MN 56201), or from the City’s website at [www.willmarmn.gov](http://www.willmarmn.gov).