

ORDINANCE AMENDING CHAPTER 10, ARTICLE V, DIVISION 8 (B-3 HIGHWAY BUSINESS DISTRICT) PERTAINING TO APARTMENT USES IN THE B-3, HIGHWAY BUSINESS ZONING DISTRICT

WHEREAS, the B-3 zoning district is designed and intended to provide for automobile oriented commercial developments within the vicinity of streets with functional classifications of either arterials or major collectors. Such commercial developments are generally characterized by large parking areas. The district also encourages a broad range of business and light industrial activities; and

WHEREAS, conditional uses within the district include a wide variety of commercial and public-type uses, including, but not limited to, community convention centers, government institutions, shopping malls, sports arenas, and other commercial and residential uses determined to be of the same general character; and

WHEREAS, light manufacturing and assembly uses are considered conditional uses in the B-3, Highway Business District and require conformance with special requirements; and

WHEREAS, this code update adds apartments as conditional uses and provides special requirements for apartments within the B-3, Highway Business District; and

WHEREAS, Mankato City Code Chapter 10, Article V, Division 8, Section 10-659 provides special requirements for apartment uses in the B-3, Highway Business Zoning District; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that Mankato City Code Chapter 10, Article V, Division 8 be and hereby is amended as follows:

Sec. 10-650. Conditional uses.

Except as specifically limited herein, the following uses may be allowed in the B-3 district. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment.

- (1) Any use that exceeds 30,000 square feet of gross floor area.
- (2) Apartments, including grouped housing projects, subject to the requirements set forth in Section 10-659.
- (3) Collection of recyclable materials at temporary locations, subject to the special requirements set forth in article X, division 2, of this chapter.

- (4) Community convention centers.
- (5) Government institutions.
- (6) Light manufacturing and assembly, subject to the special requirements set forth below.
- (7) Shopping malls.
- (8) Self-service storage facility.
- (9) Shipping and outside storage when accessory to a permitted or conditional use. If allowed, such outside storage shall conform to the restrictions of article X, division 2, of this chapter.
- (10) Sport arenas and stadiums.
- (11) Other commercial and residential uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and to the general public health, safety, and welfare.
- (12) Indoor firing ranges, per the restrictions of article X, division 2, of this chapter.

(Code 2015, § 10.47(3))

Sec. 10-659. Special Requirements for apartment building in the B-3, Highway Business District.

The following special requirements shall apply to apartment uses conducted in the B-3 district:

- (1) Housing unit density shall conform to the high-density residential standards in the land use plan.
- (2) Shall provide a transitional yard the proposed development and low- and medium residential density uses. The transitional yard shall be 130 feet. For the purposes of this ordinance, a street right-of-way located between the proposed development and low- and medium residential density uses shall satisfy the transitional yard requirements.
- (3) No outside storage shall be allowed.
- (4) The property shall provide open space and recreational amenities. The open space and recreational amenities shall not be located in the front yard.

- (5) Parking shall conform to the requirements set forth for multiple-family dwellings.
- (6) Parking lots shall be hardsurfaced, striped, and screened from adjacent residential properties or rights-of-way.
- (7) All mechanical equipment shall be screened from rights-of-way and residential uses and residential zones.
- (8) Building materials shall conform to Mankato Site Code Section 10-788.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Adopted this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk