
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 Section10-788.