

SECTION 15. REGULATIONS FOR "B-3" LAKESHORE BUSINESS DISTRICT

Subd. 1. Intent

- A. To provide for retail sales and service establishments that are compatible with a lakeshore setting.
- B. To promote a high standard of building and site design that is compatible with, and will enhance the characteristics of a lakeshore setting.

Subd. 2. Permitted Uses.

- A. All permitted uses as are allowed in an "R-6" District
- B. Restaurants

Subd. 3. Conditional Uses. The following are conditional uses in a "B-3" District (Requires a Conditional Use Permit based upon procedures set forth in this Ordinance.)

- A. All conditional uses, subject to the same conditions except no annual review shall be required, as are allowed in an "R-6" District.
- B. Outdoor seating.
- C. Solar energy systems, exterior, provided the following standards are met:
 1. All solar panels attached to the wall of a principal or accessory building must be flush mounted or at an angle of no more than a five (5) percent deviation from the wall.
 2. Roof mounted solar panels shall comply with the following:
 - a. The height of a roof mounted solar panel shall not exceed twenty (20) feet as measured from the ground or three (3) feet above the ridgeline of the roof peak of the principal building on the property, whichever is greater.
 - b. On flat or shed roofs, the height of a solar mounted roof panel shall not exceed ten (10) feet as measured from the surface of the roof, or twenty (20) feet as measured from the ground, whichever is greater.
 - c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than ten (10) percent from the roof angle.
 - d. Solar roof panels shall be setback from the roof edge a minimum of one (1) foot and shall not be located on any roof overhang.
 3. Window awnings constructed to allow solar energy collection shall be permitted provided all required building setbacks are met.
 4. All required permits must be obtained before construction of solar collection systems.
- D. Wind energy conversion systems (WECS) that have a rated capacity of no more than fifteen (15) kilowatts, provided the following standards are met:
 1. No more than one (1) WECS shall be allowed per lot.
 2. The diameter of the circle described by the moving rotor blades shall not exceed thirty-five (35) feet.
 3. The height of the WECS (including the rotor blades) shall not exceed twenty (20) feet or the height of the principal building on the property, whichever is greater.

4. The WECS (including the rotor blades) shall meet the required lot setbacks, or fifty (50) percent of the height of the WECS (including the rotor blades), whichever is greater.
5. Rotor blades must maintain a minimum of twelve (12) feet of clearance between the lowest point of the blade and the ground.
6. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
7. Building and electrical permits must be obtained by the applicant following the submission of all information required by the applicable State code and submission of certification by the manufacturer's engineer or other qualified engineer that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.
8. If the WECS has not been operated or is inoperable for a period of one year, or fails to meet the conditions of this ordinance, the City may order it be dismantled and the site restored to its original condition.

E. Rowing club facilities.

Subd. 4. Accessory Uses.

- A. Accessory and secondary use antennas up to fifty (50) in height.

Subd. 5. Lot Requirements and Setbacks.

- A. The same as required in an "R-6" District.

Subd. 6. Building Regulations.

- A. The same as required in an "R-6" District.