

CHAPTER 25: ZONING

ARTICLE 13. C-2 DISTRICT, COMMUNITY COMMERCIAL

Sec. 25-73 Purpose.

The purpose of the Community Commercial District (C-2) is to provide for retail and service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are well served by collector or arterial street facilities.

Sec. 25-74 Uses in the C-2 District.

(a) Permitted Uses:

- (1) Any permitted use of the C-1 District.
- (2) Animal hospitals, excluding establishments with outside runs.
- (3) Antique shops.
- (4) Art galleries.
- (5) Automobile accessory stores.
- (6) Automobile and other vehicle sales.
- (7) Automobile service and repair.
- (8) Banks and financial institutions, including drive-in tellers.
- (9) Book and stationary stores.
- (10) Bowling alleys.
- (11) Business machine sales and service shops.
- (12) Camera and photographic supply stores.
- (13) Catering establishments.
- (14) Clothing stores.
- (15) Clothing and costume rental.
- (16) Club and lodge halls.
- (17) Department stores.
- (18) Dry cleaning receiving and pick-up stations.
- (19) Electrical and household appliance stores, including radio and television sales and service.
- (20) Employment agencies.
- (21) Exercise spas or clubs.
- (22) Fabric stores.
- (23) Frozen food stores, including the rental of lockers in conjunction therewith.
- (24) Furniture stores, including upholstery when conducted as an incidental part of the principal use.
- (25) Garden supply, tool, and seed stores.
- (26) Household furnishings, fixtures, appliances, and accessory stores.
- (27) Interior decorating stores and shops.
- (28) Jewelry stores.
- (29) Locksmith shops.
- (30) Motels.
- (31) Mortuaries.
- (32) Musical instrument stores and repair shops.

- (33) Optical stores.
- (34) Offices and office buildings.
- (35) Paint and wallpaper stores.
- (36) Pet shops.
- (37) Phonograph record and sheet music stores.
- (38) Photography studios.
- (39) Picture framing and picture stores.
- (40) Public utility service stores.
- (41) Rental agencies for the rental of clothing, appliances, tools, household fixtures, furnishings and accessories.
- (42) Restaurants, including convenience food types.
- (43) Schools such as those for teaching music, dance and business vocations.
- (44) Sporting and camping goods stores, excluding on-site sales of recreational vehicles and trailers.
- (45) Supermarkets.
- (46) Tailor shops.
- (47) Taverns.
- (48) Theaters.
- (49) Toy shops.
- (50) Travel bureaus and transportation ticket offices.
- (51) Pawnshops.
- (52) Precious Metal Dealers.
- (53) Day Care Centers.
- (54) Tattoo and Body Art Establishments
- (55) Indoor Entertainment Centers.
- (56) Similar uses as approved by the City Council. (Ord. 814, 8/23/16)

(b) **Accessory Uses:**

- (1) Exterior display of merchandise, solely intended to be sold by the established principal use.
- (2) Motor fuel station car washes.
- (3) Vending Machines.

(c) **Special Uses:**

- (1) Game rooms.
- (2) Deleted. (Ord. 830, 7/25/17)
- (3) Kennels.
- (4) Motor Fuel Sales.
- (5) Car Washes.
- (6) Kiosk Sales.
- (7) Used Vehicle Sales.
 - a) Must be located at minimum 350 feet from residential use and not adjacent to a community recreation property.
 - b) Sales office to be a minimum of 500 square feet and any maintenance structure 1,000 square feet and conform to design standards.

- c) Front of lot shall have at minimum a (15) foot buffer or green area.
 - d) Minimum one (1) acre lot size.
 - e) Vehicles must be eligible to be licensed and operable.
 - f) Light maintenance and detailing of vehicles is permitted.
 - g) Lot must be hard surface with curbing (as required in zoning code). No parking on lawn area.
- (8) Smoking Area: All smoking areas permitted in the Commercial District shall be subject to the following:
- a) A Special Use Permit is required.
 - b) Some form of fencing or barrier is required to isolate the smoking area.
 - c) Entrance and exit to the smoking area must be through the bar or restaurant and be handicap accessible.
 - d) The smoking area's emergency exit must have an alarm feature.
 - e) Structures with a permanent roof must have a minimum of two (2) vents consisting of a total of 5% of the roof area, power vents being an option.
 - f) Windows and doors adjacent to the smoking area shall not allow air exchange.
 - g) Screening must be used if adjoining property is residential.
 - h) Hours of use may be limited if within one hundred (100) feet of residential property.
 - i) The Police and Fire Departments must review the smoking area.
- (9) Rental Car Agencies: The rental or leasing of passenger automobiles and vans, including incidental parking and detailing of vehicles for rent or lease.
- a) The rental car agency must be located at least 350 feet from a residential use as measured from the closest point of the property line where the rental car agency is located to the closest point of the property line of a residential use.
 - b) No vehicle maintenance permitted on site, light detailing (such as vacuuming and washing) is permissible.
 - c) All vehicles must be licensed and operable.
 - d) A site plan must be submitted showing a hard surfaced lot, drive aisles, and parking stalls in accordance with Sec. 25-161(b).

Sec. 25-75 Special Limitations and Conditions on Uses.

All uses permitted in the Commercial District shall be subject to special limitations and conditions with respect to each as follows:

- (a) Businesses whose buildings are located within 100 feet of any Residential District shall restrict their hours of operation to 6:00 a.m. to 11:00 p.m.
- (b) In addition to the screening requirements of Article 18, Section 152, all outdoor storage must be set back according to the building setback requirements of this District and screened from view from the public right-of-way by an opaque fence or wall. This requirement does not apply to businesses selling or renting vehicles.

Sec. 25-76 Access.

- (a) Access to commercial activities shall be allowed only from minor arterial or collector streets or a street specifically designed for such development.
- (b) Curb cuts within a single proposed site shall not be spaced closer than eighty (80) feet. Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities. Incentives, such as reduction in setback and/or parking requirements, may be provided at the discretion of the City Council.
- (c) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

Sec. 25-77 Lot Coverage.

- (a) The maximum allowable lot coverage shall be 90% of the lot.
- (b) To calculate lot coverage, the following areas shall be added together: Area of the building as determined by the foundation plan; parking areas and driveways; loading, storage, trash areas, and all other areas covered with impervious material not purposely used for landscaping.

Sec. 25-78 Requirements on Setbacks, Yards, and Height.

- (a) The minimum building setback from any Commercial District boundary or public street right-of-way shall be as set forth below or the average height of the building, whichever is greater.

(1)

BUILDING SETBACKS	FEET
Minor Arterial Street	30
Collector Street	30
Local Street	30
Interior Lot Line	0
Residential Zoning Boundary	50

(2)

PARKING LOTS OR CIRCULATION DRIVE	FEET
Minor Arterial Street	10
Collector Street	10
Local Street	10
Interior Lot Line	5
Residential Zoning Boundary	15

(b) Buildings may exceed thirty-five (35) feet in height if their design conforms to Minnesota State Building Code, Section 1306.

Sec. 25-79 to 25-88 Reserved.