

SECTION 15: C-1, COMMERCIAL DISTRICT

Subdivision 1. Purpose.

The C-1, COMMERCIAL DISTRICT, is intended to provide a district that will allow low density Commercial Development in areas adjacent to the corporate limits of municipalities or in unincorporated settlements.

Subdivision 2. Permitted Uses.

The following are permitted uses in the Commercial District:

1. Agriculture.
2. Any servicing, repair or storage of materials, goods or products which conform to the performance standards set forth in this Ordinance.
3. Automobile service stations.
4. Building material sales.
5. Cartage and express facilities.
6. Churches.
7. Contractors', Architects' and Engineers' offices, shops and yards.
8. Dwelling units when:
 - A. For watchmen, located on the premises where they are employed in such capacity.
 - B. For self-employed people when the dwelling is located with and incidental to the operation of the business.
9. Farm implement sales and storage.
10. Fire stations.
11. Fuel and ice sales.
12. Garages.
13. Governmental administration buildings.
14. Greenhouses - landscape nurseries and garden stores.
15. Highway maintenance equipment and material storage.

16. Parks and recreation areas.
17. Pipelines for the transport of natural gas or petroleum-hydrocarbons, following standards in SECTION 23, page 107, and in accordance with State of Minnesota Department of Public Safety Rules and Regulations.
18. Police stations.
19. Radio and television towers, transmitting and receiving.
20. Railroad right-of-ways.
21. Restaurants.
22. Retail fertilizer (liquid, gas or dry) sales and associated storage.
23. Signs and billboards as regulated by SECTION 11, Subdivision 2, page 37.

Subdivision 3. Conditional Uses.

The following uses may be allowed in the C-1, COMMERCIAL DISTRICT, subject to the provisions of SECTION 18, page 90.

1. Commercial and Non-commercial Wind Energy Conversion Systems.
2. Liquefied petroleum gas sales and storage.
3. Meteorological Towers.
4. Pipelines for the transport of natural gas or petroleum-hydrocarbons as regulated in SECTION 23, page 107.
5. Salvage yards.

Subdivision 4. Yard, Lot Width and Lot Coverage Regulations.

1. Front Yard Regulations:
 - A. There shall be minimum front yard setback as follows:
 - 1) County, County State Aid, U.S. and state highways and major township roads - sixty-five (65) feet from highway right-of-way line.
 - 2) Expressways and four lane highways - one hundred (100) feet from highway right-of-way line.
 - 3) Minor township roads or streets - thirty-five (35) feet from right-of-way line.

B. Where a lot is located at the intersection of two or more roads, there shall be front yard setback from each road or highway.

2. Side Yard Regulations:

There shall be side yard having a width of not less than ten (10) feet on each side of a building except that no building shall be located within fifteen (15) feet of any side lot line abutting a lot in any RESIDENTIAL or AGRICULTURAL DISTRICT.

3. Rear Yard Regulations:

There shall be a rear yard having a depth of not less than ten (10) feet except that no building shall be located within fifteen (15) feet of any lot line abutting a lot in any RESIDENTIAL or AGRICULTURAL DISTRICT.

4. Lot Width Regulations:

Every lot or tract shall be wide enough to comply with side yard and front yard requirements.

5. Lot Area Regulations:

A. Lots or tracts utilizing public or community sewer or lots or tracts for which the activity conducted thereon will not require a sewer system, shall be of sufficient size to meet all setback requirements.

B. Lots or tracts requiring Individual Sewage Treatment facilities shall contain at least two and a half (2.5) acres or (108,900 square feet).