

SEC. 11.40. COMMUNITY COMMERCIAL DISTRICT (C-COM).

Subd. 1. Purpose. In addition to the other objectives prescribed herein, the objectives in the commercial district are included to achieve the following purposes:

- A.** To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas.
- B.** To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.
- C.** To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, traffic, fire, explosion, noxious fumes, and other hazards.
- D.** To provide retail and service uses that serve the whole community and cater to the whole range of goods and services by the resident population.
- E.** To permit development of a town center of size and in the appropriate location shown on the Land Use Plan.

Subd. 2. Permitted Uses. All retail sales directly to users of goods and services conducted within structures, except highway service uses as herein defined. Permitted uses are as follows:

- A.** Business services including banks, insurance, sales, real estate, offices, and postal stations; commercial (leased) and professional offices.
- B.** Clothing services including dry cleaning and laundry services, laundromats, dressmaking, millinery, tailor shops, and shoe shops.
- C.** Equipment services including radio and television shops, electrical appliance stores, locksmiths, paint and wallpaper sales, show room of a plumber, decorator, or similar trade.
- D.** Food services including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessen, candy shops, and bakeries whose products are sold only at retail on the premises excluding convenience stores and fast food outlets.
- E.** Personal services including drug stores, hardware stores, stationary and book stores, news shops, apparel shops, show rooms for articles to be sold at retail, bicycle sales and repair, flower shops, and commercial greenhouses.
- F.** Personal services including barber and beauty shops, reducing salons, photographic shops, and funeral homes.

G. Public and Quasi-public facilities and services required by the resident working and shopping population. *Source: Ordinance 41, 2nd Series Effective Date: April 24, 1999*

H. Other government and public utility buildings and structures.

Source: Ordinance 41, 2nd Series , Effective Date: April 24, 1999

I. Recreation services including theaters, bowling lanes, clubs, bars and lodges.

J. Clinics and other medical buildings for the treatment of human beings and domesticated pets.

Subd. 3. Accessory Uses.

A. Commercial or business buildings for a use accessory to the principal use.

B. Signs as regulated herein.

C. Open outdoor sales, services or rental up to 14 consecutive calendar days provided:

1. No more than 10% of the total parking lot is used for outdoor sales.
2. The area is screened from abutting residential properties.
3. The sales area is adequately segregated from the remaining parking area with barricades, fencing or other materials.
4. Sales areas are surfaced to control dust.
5. At the Zoning Administrator's discretion the outdoor sales shall be revised or discontinued if:
 - a. the outdoor sales impedes the normal use of the property including but not limited to parking and site drainage.
 - b. the outdoor sales impedes the traffic flows or causes safety issues on adjacent roadways; or
 - c. causes detrimental effects to neighboring property.

Source: Ordinance 79, 2nd Series, Effective Date: December 13, 2003

Subd. 4. Conditional Uses. The following uses shall require a conditional use permit based on the procedures set forth herein.

A. Open outdoor sales, services or rental exceeding 14 consecutive calendar days as an accessory use provided:

1. No more than 10% of the total parking lot is used for outdoor sales.
2. The area is screened from abutting residential properties.
3. The sales area is adequately segregated from the remaining parking area with barricades, fencing or other materials.

1. Sales areas are surfaced to control dust.
2. At the Zoning Administrator's discretion the outdoor sales shall be revised or discontinued if:
 - a. The outdoor sales impedes the normal use of the property including but not limited to parking and site drainage.
 - b. The outdoor sales impedes the traffic flows or causes safety issues on adjacent roadways; or
 - c. Causes detrimental effects to neighboring property.

Source: Ordinance 79, 2nd Series, Effective Date: December 13, 2003

B. Commercial Planned Unit Developments as regulated herein.

- A.** Kennels or other animal care or shelter facilities excluding livestock feeding yards, slaughtering of animals or stock yards.
- B.** Residential units above ground level and not occupying more than fifty (50%) percent of the total gross floor area of the principal building.
- C.** Automobile car wash establishments, gasoline stations, convenience stores, drive-in restaurants, diners, restaurants, motels, hotels, and uses similar and accessory thereto.
- D.** Other businesses of the same general character as listed in Subd.2, above.

E. Strip malls and shopping centers.

Source: Ordinance 41, 2nd series Effective Date: 4-24-99

F. Licensed day-care facilities provided that:

1. No overnight facilities are provided for the children served.
 2. An outdoor recreational facility shall be appropriately separated from the parking lot and driving areas by a wood fence not less than 4 feet in height, or City approved substitute, and shall be located continuous to the day-care facility, and shall not be located in any yard abutting a major thoroughfare, and shall not have an impervious surface for more than one-half of the playground area, or shall be bound on not more than two sides by parking and driving areas. A minimum size of the outside recreational facility shall be 2,000 square feet, or 75 square feet per child at licensed capacity, whichever is the greater figure.
1. The regulations and conditions of Minn. Rules Parts 9503.0005 through 9503.0175, as amended, are satisfactorily met. No facility shall begin operation without a State license.
 2. All applicable provisions of the Minnesota State Building Code and Fire Code have

been met. The City Building Official and Fire Chief shall inspect the property prior to the issuance of the occupancy permit to determine if this Subsection has been complied with. *Source: Ordinance 109, 2nd series Effective Date: 12-24-05*

Subd. 5. Lot, Yard, Area, and Height Requirements.

Minimum Lot	20,000 sq. ft.
width	150 ft.
depth	130 ft.

Minimum Yard	
front	30 ft. (applies to new centers)
side	20 ft. (30 if borders resident)
rear	20 ft. (30 if borders resident)

Maximum Lot Coverage	75%
Maximum Height	40 ft.

Accessory Structures	
max height	40 ft.
front setback	30 ft.
side setback	30 ft.
rear setback	30 ft.

Subd. 6. Required Conditions. Off street parking, loading, screening and landscaping, and performance standards stated in the General Regulations and Performance Standards provisions of this Chapter apply to C-COM district.

- A.** All uses shall comply with the regulations prescribed in the General Regulations provisions of this Chapter.
- B.** Acceptable, approved sanitary sewer service must be provided to all occupied structures and uses.
- C.** A zoning request will be considered only on the basis of a planned unit development except where the rezoning is contiguous to an existing commercial district.

Subd .7 Building Design Requirements Building design standards are hereby established to ensure commercial buildings meet acceptable aesthetic standards.

1. Applicability. The design standards in this section shall apply to the following:

- (a) All facades of new principal buildings;
- (b) All Facades of new accessory buildings;
- (c) Remodeling of existing buildings that result in “refacing” more than one side of an existing building or refacing of the wall oriented towards the nearest public road.
- (d) Additions to buildings that increase the gross floor area by more than 25%. Additions not exceeding this threshold may be constructed using exterior materials that match or are compatible with the existing building materials.

2. Design Standards.

(a) Allowed materials for principal buildings. Principal commercial buildings in the commercial zoning district shall use the following materials on their exterior facades:

- (1) Brick;
- (1) Natural Stone or Stone Veneers;
- (2) Decorative concrete block (color impregnated with a split faced, rubbed or textured surface);
- (3) Glass curtain wall panels;
- (4) Stucco or synthetic stucco;
- (5) Exterior insulation and finish systems (EIFS);
- (6) Steel or vinyl lap Siding;
- (7) Similar materials – The City recognizes that technologies change and new products are continually available which may not be listed as allowed under these building design requirements. If an applicant wishes to utilize a non-listed material, an application to amend the zoning code text must be submitted per the requirements of the City Code. In reviewing such an application to consider including a new material to the list of allowed materials in subdivision 2(b), the City will consider the following:

- a. Is the proposed material of sufficient quality to ensure on-going maintenance will not be of concern (applicant should provide detailed information on the proposed product and its history of use);
- b. Will the style, color, and appearance of the proposed product integrate with adjacent commercial properties and other materials currently allowed within the commercial zoning district;
- c. Will the style, color and appearance of the proposed product be acceptable in cases when visible from residential units on adjacent properties.

- (b) All exterior vertical surfaces, facing/abutting a residential property or right-of-way, must be treated as a façade and have an equally attractive or same fascia.

Mechanical protrusions. All necessary mechanical protrusions visible to the exterior must be screened or painted in a manner so they are not visually obvious and are compatible with the surrounding development. Satisfaction of this requirement must be demonstrated by the screening of the equipment in such a manner that it is not visible from a point six feet above any common property line or street right of way. Screening must consist of either a parapet wall along the roof's edge or by an opaque screen constructed of the same material as the building's primary vertical exposed exterior finish. All mechanical protrusions must be highlighted on the site plan. Source: Ordinance 143 2nd Series, Effective Date: February 8th, 2010.