

1001.17 C-1, COMMERCIAL SERVICE DISTRICT

Subd. 1. Purpose. The purpose of the C-1, Commercial Service District is to provide a district, which is related to and may reasonably adjoin residential districts for the location and development of administrative offices, related office uses, and service business which is subject to more restrictive controls. The uses allowed in this district are those in which there is contact with the public, and retail sales of necessities to the general public. Such districts will generally be located within the areas indicated for such use in the comprehensive plan.

Subd. 2. Permitted Uses. The following are permitted uses in a C-1, Commercial Service District:

- A. Convalescent and nursing home.
- B. Day Care Center or nursery school.
- C. Essential services.
- D. Plumbing and heating showrooms and shops.
- E. Personal service and repair establishments such as barber and beauty shops, shoe repair etc.
- F. Pet and animal shops, taxidermists.
- G. Printing services.
- H. Private clubs and lodges.
- I. Repair and service shops (includes small appliance or personal service repair; excludes automotive repair.
- ⁵J. Sexually-oriented uses – accessory.
- ¹⁸K. Studio – art, music, dance, photo, etc.

Subd. 3. Interim Uses. Subject to applicable provisions of this Ordinance, the following are interim uses in the C-1 District and are governed by Section 1001.03, Subd. 6 of the Zoning Ordinance.

- ³⁰A. Wind Energy Conversion Systems (WECS) as regulated by Section 1001.09, Subd. 21 of this Chapter.

Subd. 4. Accessory Uses. The following are permitted accessory uses within the C-1 District:

- A. Secondary uses customarily incident to the permitted or conditional uses allowed in the district.
- B. Signs as herein regulated.
- C. Off-street parking and loading as herein regulated.

Subd. 5. Conditional Uses. The following are conditional uses in the C-1 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Section 1001.03, Subd. 5 of the Zoning Ordinance,)

- A. Business or trade school.
- ¹⁸B. Dry cleaning and laundry establishments, collection stations, and self-service.
- C. Mortuaries and funeral homes.
- D. Public garages.
- E. Religious or philanthropic institutions provided that:
 - 1. The proposed use complies with the performance standards outlined in section 1001.09 and all other applicable provisions of this Ordinance.
 - 2. The provisions of Section 1001.03 are considered and determined to be satisfied.
 - 3. There shall be adequate parking facilities in compliance with Section 1001.05.

Subd. 6. Lot Requirements and Setbacks. The following minimum requirements shall be observed in the C-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area Requirements:
 - ⁹ 1. Lot Area: Not less than one-half (½) acre or 21,780 sq. ft. Not less than one (1) acre for newly annexed parcels after the effective date of this Ordinance.

⁹ 2. Lot Width: Not less than one hundred (100) feet. Not less than one hundred fifty (150) feet.

3. Lot Depth: Not less than one hundred fifty (150) feet

B. Principal Structure Setback Requirements:

1. Front Yard:

a. To other commercial district: Not less than thirty-five (35) feet.

b. To any residence district: Not less than forty (40) feet.

c. To any arterial street or State highway: Not less than seventy-five (75) feet.)

2. Side Yard:

a. To other commercial district: Not less than fifteen (15) feet.

b. To any residence district: Not less than forty (40) feet.

3. Rear Yard:

a. To other commercial district: Not less than twenty-five (25) feet.

b. To any residence district: Not less than forty (40) feet.

Subd. 7. Lot Coverage and Height. The following lot coverage and height requirements shall be observed in the C-1 District.

A. Maximum Lot Coverage by all structures: Thirty-five (35) percent.

B. All principal structures shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.