

1001.19 C-3, Highway Commercial District

²²**Subd. 1. Purpose.** The purpose of the C-3 Highway Commercial District is to provide for the establishment of a broad mix of commercial retail and service businesses and activities that attract and serve patrons from the City of Rockford or region based upon access to and visibility of the Minnesota Trunk Highway 55 corridor.

¹⁸**Subd. 2. Permitted Uses.** The following are permitted uses in the C-3 District:

- A. Appliance showrooms.
- B. Banks.
- C. Business or trade school.
- D. Bus/transit station or terminal.
- E. Commercial recreation (indoor).
- F. Conference store with gas sales.
- G. Convalescent and nursing homes.
- H. Convenience store with gas sales.
- I. Day care center and nursery school.
- J. Dry clean or laundry.
- K. Essential services.
- L. Government office or services.
- M. Greenhouse or nurseries w/retail sales.
- N. Medical offices.
- O. Mortuaries, Funeral Homes and monument sales.
- P. Motel, hotel.
- Q. Municipal, administrative or service buildings, or uses including public and semi-public institutions, libraries, museums, post offices, etc. except industrial type uses.

- R. Off sale liquor stores.
- S. Offices, administrative executive, professional, governmental, government, medical, research, without merchandising services.
- T. Offices (as above) with merchandising services.
- U. Personal service and repair establishments (barber, beauty shop, shoes report), (excludes auto repair).
- V. Plumbing and heating showrooms.
- W. Printing services.
- X. Private clubs and lodges.
- Y. Repair and service shops (includes small appliance and personal service repair; excludes automotive repair).
- Z. Restaurants (Class I and Class II).
- AA. Retail stores.
- BB. Sexually oriented use – accessory and principal (subject to area analysis).
- CC. Studio – art, music, dance, photo, etc.
- DD. Theaters (indoor).
- EE. Veterinary clinics.
- FF. Video arcade accessory uses such as pool, pinball, etc.
- GG. Wholesale showrooms.

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

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

Subd. 4. Accessory Uses. Subject to applicable provisions of this Chapter, the following are permitted accessory uses within the C-3, Highway Commercial District:

¹⁸A. All accessory uses allowed within a C-1 District.

²²**Subd. 5. Conditional Uses.** The following are conditional uses in a C-3, Highway Commercial District. (Requires a conditional use permit based upon procedures set forth in and regulated by this Chapter.)

A. All uses allowed in the C-1 District as long as the use meets the highway related intent of the C-3 District.

B. Auto, marine, RV, trailer or other vehicle sales.

C. Auto repair – major and minor.

D. Commercial recreation (outdoor).

E. Hospitals.

F. Laboratories.

G. Medical laboratories.

H. Multiple principal uses on one lot.

I. On-Sale liquor establishments provided that all other city ordinances are adhered to.

²⁶J. Outdoor sales and display (maximum of five percent gross land area).

Subd. 6. Lot Requirements and Setbacks. The following minimum requirements shall be observed in a C-3 Highway Commercial District, subject to additional requirements, exceptions and modifications set forth in this Chapter.

⁹A. Lot Area Requirements:

1. Lot area: Not less than one (1) acre for newly annexed parcels after the effective date of the Ordinance.

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

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

B. Principal Structure Setback Requirements:

- ¹⁸ 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 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 residential district: Not less than forty (40) feet.

Subd. 7. Lot Coverage and Height. The following lot coverage and height requirements shall be observed in a C-3 District.

A. Maximum Lot Coverage by All Structures: Thirty-five (35) percent.

¹⁸B. All principal structures shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.