

1001.16 C-0, DOWNTOWN COMMERCIAL DISTRICT

Subd. 1. Purpose. The purpose of the C-0, Downtown Commercial District is to provide a district which will allow for the preservation of the unique historic character of the City's downtown commercial area, and will accommodate commercial development and growth within the confined spaces of the area. The uses allowed in the district shall be offices and service businesses in which there is contact with the public, and retail sales of merchandise to the general public. Such district will be located within the area indicated for such use in the comprehensive plan and shall be developed in accordance with the general development plan for the downtown area, as contained in the comprehensive plan.

Subd. 2. Permitted Uses. Subject to applicable provisions of this Chapter, the following are permitted uses in a C-0 District:

- A. Appliance showrooms
- B. Business, commercial or trade schools
- C. Clinics, medical offices
- D. Commercial recreational uses (indoor)
- E. Daycare and nursery school
- F. Dry cleaning and laundry establishments with no more than four (4) employees for cleaning or pressing.
- ^{15a}G. Dry cleaning and laundry collection stations, and self service.
- H. Essential service and essential service buildings.
- I. Financial institutions.
- J. Funeral home, mortuary and monument sales.
- K. Government office or services.
- L. Laboratories - medical, dental.
- M. Municipal, administrative or service buildings, or uses including public and semi-public institutions, libraries, museums, post offices, etc. except industrial type uses.

- N. Off-sale liquor stores.
- O. On-Sale liquor establishments
- P. Offices, administrative executive, professional, medical, research.
- Q. Personal service and repair establishments such as barber and beauty shops, shoe repair, etc.
- R. Pet and animal shops, taxidermists
- S. Plumbing and heating showrooms and shops.
- T. Printing services, publishing and related distribution agencies.
- U. Private clubs and lodges.
- V. Restaurants (Class I).
- W. Repair and service uses when secondary to the allowable use.
- X. Retail shops and stores (excluding autos, boats, machinery, etc.) such as apparel, appliance, beverage, book, carpet, drugs, furniture, grocer, hardware, jewelry, paint, pawn, tobacco, sporting goods.
- Y. Schools and studios - artist, music, photo, decorating, dancing, health, etc.
- ^{5,18}Z. Sexually oriented use - accessory.
- AA. Video arcade and accessory uses such as pool, pinball, etc.
- BB. Brew on premises. (Ordinance 2015-01, adopted February 24, 2015)
- CC. Brewpub. (Ordinance 2015-01, adopted February 24, 2015)

Subd. 3. Interim Uses. Subject to applicable provisions of this Chapter, the following are interim uses in the C-0 District and are governed by this Chapter.

- A. None.

Subd. 4. Accessory Uses. The following are permitted uses in a C-0 District:

- A. Off-street parking and loading as herein regulated.

- B. Signs as herein regulated.
- C. Secondary uses customarily incident to the permitted or conditional uses allowed in the district.
- ³⁷D. Accessory solar energy systems (roof mounted) as provided for by Section 1001.09, Subd. 21.B of this Chapter.

Subd. 5. Conditional Uses. The following are conditional uses in a C-0 District. (Requires a conditional use permit based upon procedures set forth in and regulated by this Chapter.)

- A. Nursing homes, residential care facilities, continuing care retirement communities and senior housing with services establishments licensed by the Minnesota department of health. (Ordinance 2015-01, adopted February 24, 2015)
- ¹⁰B. Mixed Uses (commercial/residential) buildings provided that:
 1. Residential uses shall be limited and may be permitted only where they do not create conflicts, present or future, between non-residential and residential uses and activities, both on and off the subject property.
 2. Residential and non-residential uses shall not be located on the same floor and no residential use shall be located on the first or street-level floor.
 3. Residential and non-residential uses shall be provided separate entrances.
 4. Residential uses shall provide adequate off-street parking in conformance with that required of multifamily uses by Section 1001.06, Subd. 09 of this Chapter.
 5. Open and outside storage associated with the residential use shall be prohibited.
 6. Residential uses shall be governed by all applicable provisions of the Zoning Ordinance, Building Code, Housing Code and Fire Code.
 7. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
- C. Multiple principal uses on one lot.
- D. Open or Outdoor Commercial Recreation (not including activities which are temporary in nature), provided that:

1. The activity is accessory to a permitted or conditionally permitted principal use, and located on the same parcel thereof.
2. The activity is fully screened from surrounding residential uses to a minimum height of six (6) feet above the highest ground elevation of the outdoor use.
3. The activity is fully screened from adjacent public streets.
4. Additional parking demand generated by the outdoor use is properly accounted for in the entire property's parking supply.
5. Lights required for the outdoor use are hooded and directed away from adjacent streets and properties so as to avoid any view of the light source.
6. Noise generated by the outdoor use does not become a nuisance as defined by the City's nuisance and noise ordinances.
7. No signage, beyond that which is permitted for the principal use and building, is allowed as a result of the outdoor activity.
8. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
9. The proposed use complies with the performance standards outlined in Section 1001.09 and all other applicable provisions of this Chapter.
10. Other conditions are met which are reasonably related to the assurance that the use will not be, or become, a nuisance to surrounding public or private property, including, but not limited to, hours of operation, access, and scope of activities.

¹⁸E. Veterinary clinics

F. Microdistilleries with tasting rooms. (Ordinance 2015-01, adopted February 24, 2015)

G. Small breweries with tap rooms. (Ordinance 2015-01, adopted February 24, 2015)

Subd. 6. Lot Requirements And Setbacks. The following minimum requirements shall be observed in a C-0 District, subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements:

1. Lot Area: None
2. Lot Width: None
3. Lot Depth: None

B. Principal Structure Setback Requirements:

1. Front Yard:
 - a. To other commercial district: Zero (0) feet.
 - b. To any residence district: Not less than ten (10) feet.
2. Side Yard:
 - a. To other commercial district: Zero (0) feet.
 - b. To any residence district: Not less than ten (10) feet.
3. Rear Yard:
 - a. To other commercial district: Zero (0) feet.
 - b. To any residence district: Not less than ten (10) feet.

Subd. 7. Lot Coverage and Height. The following lot coverage and height requirements shall be observed in a C-0 District.

- A. Maximum Lot Coverage by All Structures: One hundred (100) percent.
- B. All principal structures shall be limited to a maximum height of three (3) stories or thirty-five (35) feet.

²⁹ **Subd. 8. Design Standards.** All new development or expansion, remodeling, rehabilitation or redevelopment of existing uses, buildings and parcels within the C-O District shall comply with the design guidelines adopted by the City Council.