

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. On sale liquor stores. (Ordinance 18-03, adopted January 23, 2018)
- T. Offices, administrative executive, professional, governmental, government, medical, research, without merchandising services.
- U. Offices (as above) with merchandising services.
- V. Personal service and repair establishments (barber, beauty shop, shoes repair), (excludes auto repair).
- W. Plumbing and heating showrooms.
- X. Printing services.
- Y. Private clubs and lodges.
- Z. Repair and service shops (includes small appliance and personal service repair; excludes automotive repair).
- AA. Restaurants (Class I and Class II).
- BB. Retail stores.
- CC. Sexually oriented use – accessory and principal (subject to area analysis).
- DD. Studio – art, music, dance, photo, etc.
- EE. Theaters (indoor).
- FF. Veterinary clinics.
- GG. Video arcade accessory uses such as pool, pinball, etc.
- HH. Wholesale showrooms.
- II. Brew on premises.(Ordinance 2015-01, adopted February 24, 2015)
- II. 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-3 District and are governed by Section 1001.03, Subd. 6 of this Chapter.

- ³⁰A. Wind Energy Conversion Systems (WECS) as regulated by Section 1001.09, Subd. 21 of this Chapter.
- B. Single family dwellings existing as of February 13, 2018 shall be designated as interim uses provided that:
1. Not more than one (1) principal use shall be allowed upon the property.
 2. Commercial uses as provided for within this District shall not be allowed until such time as the interim residential use ceases and the property complies with all requirements of this Chapter applicable to commercial uses; once converted to an allowed commercial use in conformance with the requirements of this Chapter, the residential use shall not be re-established. (Ordinance 18-04, adopted February 13, 2018)

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. 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)
- 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.

- ²⁶I. Outdoor sales and display (maximum of five percent gross land area).
- ³⁷J. Accessory solar energy systems (ground mounted) as provided for by Section 1001.09, Subd. 21.B of this Chapter.
- K. Microdistilleries with tasting rooms. (Ordinance 2015-01, adopted February 24, 2015)
- L. Small breweries with tap rooms. (Ordinance 2015-01, adopted February 24, 2015)
- N. Animal kennels, provided that:
1. The number of animals boarded shall be twenty (20) unless otherwise approved by the City Council.
 2. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.
 3. There shall be adequate physical separation within a multiple occupancy building between the animal kennel and other individual tenant spaces to protect public health and safety.
 4. Outdoor exercise areas:
 - a. Use of an outdoor exercise area shall be limited to the hours of 6:00AM to 10:00PM each day.
 - b. Staff shall be present at all times to control barking so as not to cause a public nuisance.
 - c. The outdoor exercise area shall be screened from view of adjacent properties and public rights-of-way by a minimum six (6) foot tall privacy fence enclosure.
 - d. Animal waste shall be removed from the area not less than once (1) per day or as necessary so as protect public health, safety, and welfare.
 5. A ventilation system shall be designed so that no odors or organisms will spread between kennels or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour.
 6. Air temperature must be maintained between sixty degrees (60°) and eighty degrees Fahrenheit (80°F).

7. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
8. Indoor animal kennel floors and walls shall be made of nonporous materials or sealed to make it nonporous.
9. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once (1) per day.
10. All State requirements, rules, and laws for such facilities are met. (Ordinance 18-02, adopted January 23, 2018)

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:

1. Front Yard: Not less than thirty-five (35) feet. (Ordinance 2015-01, adopted February 24, 2015)
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.