

903.12 C-2 Highway Commercial

Subd.1 – Intent

**TABLE 3
STANDARD REQUIREMENTS CHART COMMERCIAL/INDUSTRIAL DISTRICTS**

DISTRICT		C-1	C-2	M-1	M-2
1.	Minimum Lot Area (SF)	4,000	5,000	15,000	1 acre
2.	Minimum Lot Width	40	50	100	200
3.	Minimum Front Yard	0	25	35	40
4.	Minimum Side Yard	0	0	35	35
	Adjoining an R1/R2 District	15	20	50	50
5.	Minimum Rear Yard	20	0	35	35
6.	Maximum Building Height	35' 2 stories	35' 2½ stories	35' 2½ Stories	40'
7.	Minimum Landscape Area per site	20%	N/A	20%	20%

This district is intended to provide roadside service for travelers, as well as for residents, and to provide for the development of activities that use land extensively. Such business activities should not be permitted to interfere with the movement of traffic near or within the amenities of the City.

Subd.2 - Permitted Uses

- A. Motels, hotels
- B. Eating and drinking establishments including drive-in restaurants.
- C. Gasoline service stations, truck stops.
- D. Grocery stores
- E. Car washes and repair garages but not including open storage of dismantled vehicles.
- F. Landscape, nursery or garden sales.
- G. Public utility buildings and structures.
- H. Temporary buildings for and during construction.
- I. Other uses compatible with the general uses described in this section.

Subd.3 - Conditional Uses

- A. Auto, truck, trailer, and farm implement sales.
- B. Marine and boat sales.
- C. Bowling alleys, dance halls.
- D. Miniature golf course, golf driving range and other commercial outdoor recreation activities.
- E. Combined business and residential uses.

- F. Planned unit development for retail and service uses on site of four (4) or more acres.
- G. Billboards and outdoor advertising signs not exceeding 600 square feet.
- H. Condominiums.
- I. Multiple Family Dwellings.
- J. Other uses compatible with the general uses described in this section.

The City Council may consider less restrictive standards on an individual basis for the following items; lot area, lot width, setbacks, building size and attached building appurtenances, and accessory buildings and the like.

Subd.4 - Accessory Uses

- A. Storage of goods related to sales establishments.
- B. Off-street parking spaces and loading berths.
- C. Accessory buildings and uses customarily incidental to the above listed uses.

Subd.5 - Minimum Lot Dimensions

- A. Area: Five thousand (5,000) square feet.
- B. Width: Fifty (50) feet.

Subd.6 - Maximum Building Height, Width, and Length

Maximum Building Height shall be two and one-half (2½) stories and not over thirty-five (35) feet.

Subd.7 - Minimum Yard Requirements

- A. Front Yard: Twenty-five (25) feet.
- B. Rear and Side Yards: None required provided that if a property abuts a residential district there shall be a yard of not less than twenty (20) feet provided on the abutting side, which yard shall be screened from view of the residential district.

Subd.8 - Signs

- A. No flashing signs shall be permitted.
- B. A sign of not more than 600 square feet on the facings of all its sides for any one building or for all the uses in the building is permitted.
- C. Signs may not extend over a sidewalk for more than five (5) feet. No sign may project over a public street or alley.

Subd.9 – Landscaping

See 903.17 for additional landscaping requirements.