

903.11 C-1 Town Center Commercial

Subd. 1 - Standard Requirements Chart for Commercial/Industrial Districts

Dimensional and spatial regulations for the non-residence districts are shown on the following Standard Requirements Chart for Non-Residential Districts, Table 3.

**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	20	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%

Subd.2 – Intent of the C-1 District

The intent of this district is to maintain and enhance the existing character of the town center commercial area along Chestnut Avenue and to provide design standards that complement this intent. This district is the community focal point, its retail and service center, its cultural and social center. Permitted uses should serve the retail, service and cultural needs of the community, provide jobs for residents, and provide as well for some tourism opportunities. New development should be compatible in building material, architectural character, massing, scale and height with the existing district character. Pedestrian activities are encouraged throughout the district and second story residential use is permitted. Highway/auto-oriented uses and establishments requiring large sites for outdoor display and sales are excluded because of their incompatibility with the existing character. Landscaping should be used to enhance and delineate the existing downtown environment.

Subd.3 - Permitted Uses

- A. Retail commercial uses conducted entirely within a building.
- B. Personal service shops, such as barber, shoe repair, photography, tailor and laundry.
- C. Business services such as printing and computer services.
- D. Offices of a general nature.

- E. Repair services such as jewelry, radio and television, but not auto repair or machinery repair.
- F. Financial institutions.
- G. Artist's studio.
- H. Bed and Breakfast establishment.
- I. Theaters, commercial amusement places.
- J. Medical and dental clinics.
- K. Restaurants and Drinking Establishments including both "sit down" and "take out" establishments, but excluding fast food establishments which feature "drive through" window pick-up service.
- L. Lodges, non-profit organizations, fraternal organizations.
- M. Public or semi-public facilities.
- N. Private health club.
- O. Public utility buildings and structures.
- P. Temporary buildings for and during construction.
- Q. Second Story Apartments over business establishments.
- R. Other uses compatible with the general uses described in this section.

Subd.4 - Conditional Uses

- A. Retail sales lots including used cars
- A. Open storage lots included as part of a permitted use
- B. Wholesale and storage establishments
- C. Gasoline service stations and auto repair garages
- D. Residences, if in conjunction with a non-residential establishment
- E. Day Care Center
- F. Multi-family dwelling
- G. Shopping centers
- H. 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.

Conditions to be considered when reviewing a conditional use include, but are not limited to, the following:

1. The use is not detrimental to public health and welfare.
 2. The use does not impair the integrity of the district and the pedestrian-oriented character of the district.
 3. The use is sited, oriented, and landscaped to produce a harmonious relationship of buildings and grounds compared to adjacent buildings and properties.
1. The use provides organized vehicular access and parking to minimize traffic congestion in the District.
 2. The use conforms to the District and conditional use provisions and all general regulations of this Ordinance.

Subd.5 - Lot Requirements

The lot requirements for permitted uses in the Commercial Town Center are as follows:

- A. Minimum Lot Area: 4,000 square feet
- B. Minimum Lot Width: 40 feet
- C. Minimum Lot Depth: None Required
- D. Maximum Building Height: 35 feet, 2 Stories
- E. Front Yard: 0 feet (in order to maintain a strong sense of streetscape)
- F. Minimum Side Yard: 0 feet unless the side yard abuts a residential district, in which case the side yard shall be a minimum of 15 feet.
- G. Minimum Rear Yard: 20 feet.

Subd.6 - Parking

The parking provisions of the Town Center District shall also follow these requirements.

- A. Location of Parking on the Lot. All off-street parking shall be located behind the building or in the case of an interior lot, in the side yard. Where practical, parking shall be screened from public streets or ways, except alleys.
- B. Required Screening. When screening is required, any off-street parking space or parking lot that abuts a street right-of-way shall be buffered from the right-of-way by a landscaped area no less than four feet wide in which is located a continuous row of shrubs no less than 3.5 feet high, or by a wall no less than four feet and no more than six feet high, in addition to any required shade trees.
- C. Parking areas located adjacent to street intersections shall only be allowed upon approval of the City Council.
- D. On-street parking that fronts each site shall be included in the calculation of the required number of parking spaces required by Section 903.05, Off-Street Parking.
- E. Off-Site Parking. Public parking areas, structures, ramps may be used to fulfill parking requirements in the C-1 District provided they are located not more than 400 feet from the main entrance to the principal use being served.
- F. Joint use of parking facilities that balance peak and off-peak parking demand and share spaces between adjoining properties shall be encouraged.

Subd.7 - Landscaping and Lighting

- A. It is the intent of this District to provide an attractive downtown area that includes landscaping. The following suggestions apply in this District:
- B. All open areas of properties not used for building, off-street parking, access drives, plazas or storage shall be landscaped with a combination of conifers and/or deciduous trees, shrubs, flowers, ground covers and grass. A minimum of 20 percent of the lot shall be landscaped, if practical. Properties currently without open areas and/or off-street parking shall be exempt from landscaping requirements.
- C. The applicant shall submit to the Planning Commission and City Council, a landscape plan for all site work requiring a building permit. The plan shall identify the location and size of both existing vegetation to be retained and proposed new vegetation, typical planting materials, the phasing of landscape installation, and planting methods. There shall be no minimum amount of green, landscaped area required, nor there a minimum amount of trees required. However, the Planning

Commission shall review and the City Council shall approve the landscape plan before a zoning permit can be issued.

- D. The use of window boxes, hanging flower baskets, vines, and other seasonal landscaping is encouraged. Window boxes, hanging baskets and planters should be used around entries; white vines should be used to cover blank walls or their surfaces. The use of native local plants would be the most appropriate choice in selecting landscape materials. Planting areas should be located and designed to avoid visual interference with public signage and private commercial communication.
- E. See 903.17 for additional landscaping requirements.

Subd.8 - Building Materials

It is the intent of this District to provide an attractive town center area that includes exterior building materials that are consistent with the historic character of the area. The following requirements apply in this District:

- A. The use of quality building materials and methods to create an enduring stock of buildings shall be required.
- B. Acceptable materials and methods shall include, but not be limited to:
 - 1. All street abutting building exteriors must be of approved premium quality materials.
- C. Unacceptable building materials in the town center shall include, but not be limited to:
 - 1. Glass curtain walls, ribbed metal panels, concrete block that is not decorative, plywood or oriented strand board.
- D. Planning Commission review. An applicant may appeal to the Planning Commission through the variance procedure for reasonable relief from these building material standards.

Subd.9 – Signs

It is the intent of this Ordinance to allow signs in this District that are consistent with the historic and pedestrian-oriented character of the downtown area. The sign provisions for the town center are as follows:

- A. *Wall sign.* The sign area shall have a maximum allowable area of 15% of the building wall upon which the sign is located.
- B. *Monument sign.* A ground-mounted sign shall have a maximum allowable area of 32 square feet and a maximum height of 6 feet above the ground.
- C. *Projecting sign.* The sign shall provide adequate clear space between the sign and pedestrian traffic and street activity. No projecting sign shall extend more than five feet into the public right-of-way, nor be lower than eight feet above the public sidewalk or project over a public street or alley. The sign shall be no greater than eight (8) square feet in area.
- D. *Portable menu board sign.* The sign is allowed without a permit provided it meets the following conditions:

1. A portable menu board sign is permitted to occupy the public or private sidewalk area within five feet of the entryway to the subject business, provided that such sign allows for a minimum clearance of four feet along the sidewalk to facilitate pedestrian circulation.
 2. The size and content of the display message shall relate to pedestrians and not be designed to convey information to vehicular traffic.
 3. Sign display is only permitted during the business hours of the subject business.
 4. The sign may be no greater than five feet in height and no greater than six square feet in area.
- E. *Awning and canopy signs* are permitted. Plastic signs are not permitted.
- F. *Painted wall sign*. The sign shall have a maximum allowable area of 15% of the building wall upon which the sign is located. A painted wall sign must be maintained in a neat and clean condition, having no chipping or peeling paint.
- G. Prohibited Signs in the Town Center District. In addition to the prohibited signs described above, the following are not permitted:
1. Flashing signs.
 2. Signs more than four hundred (400) square feet.
 3. Pylon or pole signs.
- H. Maximum Number of Signs. No more than two permanent signs identifying any one business shall be displayed. No more than two permanent signs may be displayed per building façade.

Subd.10 - Accessory Uses

- A. Storage within a building, if accessory to a principal use.
- B. Off-street parking spaces and loading berths.
- C. Accessory buildings and uses customarily incidental to the above listed uses.

Subd.11 – Landscaping

See 903.17 for additional landscaping requirements.