SECTION 8.088 (C-1) General Commercial District

Subd. 1. Purpose. The General Commercial District is intended to provide for retail, service and office developments to serve the local market and traveling public.

Subd. 2. Special Requirements. All business operations should be conducted within completely enclosed buildings, with the following exceptions: establishments of the "drive-in" type; display of merchandise for sale to the public; and off-street parking and loading. .

Subd. 3. Permitted Uses. The following are permitted uses:

A. Retail and wholesale establishments.

B. Restaurants.

C. Personal service establishments.

D. Hotels and motels.

E. Convenience stores.

F. Business, professional and business offices.

G. Churches, parish houses and related uses.

H. Licensed daycare facilities.

I. Public parking facilities.

J. Public buildings and public service facilities.

K. Public parks and recreational facilities.

L. ~~*Multiple Family Dwellings*~~. *(deleted by Ord. #250)*

M. Antennas attached to existing structures and base stations associated with such antennas. *(added by Ord.#247)*

Subd. 4. Conditional Uses. The following uses may be allowed by special permit:

A. Automobile service stations.

B. Automobile, implement, recreational vehicle sales, service and repair.

C. Shopping centers.

D. Retail or service establishments requiring permanent exterior storage, display, or parking of vehicles.

E. Commercial recreational facilities.

F. Drive-in, drive-through establishments.

G. On-sale liquor establishments.

H. Non-profit clubs, lodges or halls.

I. Enclosed light manufacturing with wholesale or retail sales.

J. Veterinary clinic and other uses involving live animals.

K. Hospitals, sanitariums, homes for the aged and similar institutions and institutions of an educational, philanthropic or charitable nature when required for the public health, safety or welfare.

L. Planned developments as provided by Section 8.0812.

M. Residential Uses. *(added by Ord. #184)*

N. Towers, antennas and base stations associated with such antennas. *(added by Ord. # 247)*

O. Multiple family dwellings. *(added by Ord. #250)*

Subd. 5. Accessory Uses. The following are permitted accessory uses:

A. Accessory buildings and structures necessary for the conduct of the permitted use.

B. Off-street parking as regulated by Section 8.0815 of this Ordinance.

C. Off-street loading as regulated by Section 8.0815 of this Ordinance.

D. Fencing, screening and landscaping as permitted and regulated by Section 8.0815 of this Ordinance.

Subd. 6. Minimum Lot Size.

A. A lot area of not less than seven thousand, five hundred (7,500) square feet is required.

B. A lot width of not less than sixth (60) feet of street frontage is required.

Subd. 7. Front, Side and Rear Yard Requirements.

A. Within the established downtown area, no yards are required if existing development within the block has no yards.

B. Outside of the existing downtown area yard requirements shall be:

1. Front Yard. A front yard of not less than twenty (20) feet is required.

   When off-street parking is to occur in the front yard area, the front yard requirement shall be such that the provisions of Section 8.0814 are completed with.

2. Side Yards. Two side yards are required, each with a width of not less than eight (8) feet. Where a lot is located at the intersection of two (2) or more streets the width of the yard along the side street shall be no less than twenty (20) feet.

3. Rear Yard. A rear yard with a depth of not less than ten (10) feet is required.

Subd. 8. Transitional Yard Requirements. In the "C-1" District, the minimum transitional yard requirements shall not be less than those specified below:

A. Where a side lot coincides with a side or rear lot line in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall not be less than the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.

B. Where a rear lot line coincides with a side lot line in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall not be less than the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.

C. Where a rear lot line coincides with a rear lot line in an adjacent residential district, a yard shall be not less than the minimum required for the rear yard for a residential use on the adjacent residential lot.

D. Where the extension of a front or side lot line coincides with a front lot line of an adjacent lot located in a residential district, a yard not less than the minimum front yard required by this Ordinance on such adjacent residential lot shall be provided along such front or side lot lines.

Subd. 9. Maximum Building Heights. Building heights shall not exceed three (3) stories or forty-five (45) feet.