

Subdivision II. Commercial Districts

Sec. 126-242. Purpose.

The commercial districts are established to accomplish the general purpose of this chapter and the comprehensive plan and for the following specific purposes:

- (1) To group compatible business uses that will tend to draw trade that is naturally interchangeable and so promotes the business prosperity and public convenience;
- (2) To provide an adequate supply of business and professional services to meet the needs of the residents; and
- (3) To promote a high quality of total commercial development and design that produces a positive visual image.

(Code 1977, § 13-111.1)

Sec. 126-243. Intent.

- (a) *C-1 (commercial-office business district)*. The C-1 commercial-office business district is intended for the location and development of office buildings, hotels, hospitals, clinics and public buildings. These uses shall be considered principal uses and must occupy at least 40 percent of the building square footage of the zoning district area. Related uses which are subject to more restrictive controls and for uses providing goods and services which are primarily for the use of persons employed in the district shall be considered accessory uses and shall not be permitted unless 40 percent of district area square footage is occupied by a principal use. The uses allowed in this district are those in which there is no exterior display or selling of merchandise to the general public. The district must be provided with public sanitary sewer, storm sewer, and municipal water.
- (b) *C-2 (commercial-general business district)*. The C-2 commercial-general business district is intended to contain basic retail areas that are compact and convenient to the residents of the community. The districts must be provided with public sanitary sewer, storm sewer, and municipal water.
- (c) *C-3 (commercial-mini-storage district)*. The C-3 commercial-mini-storage district is intended to furnish commercial/retail business areas in the community with a wide range of services and goods. It is intended that this district shall include those related to commercial mini-storage. The districts must be provided with public sanitary sewer, storm sewer, and municipal water.
- (d) *CN (neighborhood commercial district)*. The neighborhood commercial district is intended to provide appropriately located areas for retail stores, offices, and personal service establishments patronized by residents of the immediate area.
- (e) *CH (highway commercial district)*. The highway commercial district is intended for uses, which are limited to sales and service operations directly related to highway uses, tourist, and travelers.

(Code 1977, § 13-111.2; Ord. No. 647, 11-13-2007; Ord. No. 663, 9-22-2008)

Sec. 126-244. Allowable uses.

- (a) No business shall be allowed to locate in a commercial building if the primary entrance to such business is through the rear of the building, if such commercial building has a rear yard which is adjacent to residentially zoned property and unseparated by a public street or highway right-of-way unless all of the following conditions are met:
- (1) The property is zoned C-2 (general business);
 - (2) The proposed business is a permitted use in a C-2 district under this section, if the business has its primary entrance in the front of the building; and
 - (3) A conditional use permit is granted by the city council. With such conditional use permit approval, the city may place conditions that protect the health, safety, morals and general welfare of the citizens of the city.
- (b) The following uses shall be permitted in commercial districts:

Districts:

P = Permitted uses

C = Conditional uses

A = Accessory use

Uses	Districts				
	C-1	C-2	C-3	CN	CH
Auto, marine and machinery: services, parts, repairs, wash, rental					C
Adult entertainment establishments. Adult entertainment establishments are not permitted in any district provided that an adult entertainment establishments exists within 50 miles of the city. Furthermore, adult entertainment establishments shall be subject to the hours of operation, ownership and management restrictions set forth in Minn. Stats. § 617.242 subdivisions 5 and 6 as in enacted in 2006 and as thereafter amended. In the event that the 50-mile provisions becomes unenforceable for any reason then adult entertainment establishments shall be regulated as adult uses, except that all enforceable provision of Minn. Stats. § 617.242 subdivisions 5 and 6 shall apply.		C			
Adult uses. Adult uses shall not be located within 500 feet from any residential district boundary, from any church, from any school, or from any youth facility. In addition, no adult use may be located within 500 feet of another adult use. For the purposes of this use, this distance shall be a horizontal measurement from the nearest existing residential district boundary, church, school, youth facility or another adult establishment to the nearest point of the proposed adult use.		C			
Boardinghouses and lodgings, convalescent and nursing homes		C	C		
Business, commercial or trade schools	A			P	

Cannabis retail business (subject to the buffer zones set forth in section 126-270)		P			P
Car washes related to gas stations and convenience grocery stores				A	A
Carpet and appliance stores					P
Clinics, medical offices	P	P	P		
Coffee shops	A	P	P	P	P
Commercial amusement establishments		C	C	C	C
Commercial recreation such as bowling alleys, billiard halls, miniature golf, etc.		C	C		
Convenience grocery stores	A	P	P	C	C
Day care facilities		C	C	C	
Drive-in restaurants, similar uses providing goods and service to patrons in autos		C	C		C
Dry cleaning and laundry establishments with no more than four employees for cleaning or pressing		P	P	C	
Dry cleaning and laundry collection stations, and self-service	A	P	P	C	
Equipment rental		C	C		
Financial institutions (bank)	A	P	P		P
Garden stores		C	C		
Gas stations				C	C
Health clubs, aerobic studios, etc.	A	P	P	P	P
Hospitals	P	C	C		C
Hotel	P	P	P		P
Laboratories, medical, dental	A	P	P		
Laundromat, self-service washing or drying		P	P	P	
Lower-potency hemp edible retailer		P		P	P
Commercial mini-storage (self-storage)			C		
Mortuaries, funeral homes, monument sales	A	P	P		
Auto, marine and machinery: services, parts, repairs, wash, rental					C
Off-sale liquor stores	A	P	P		C
Offices: administrative, executive, professional, governmental, medical, research, without merchandising services	P	P	P	P	P
Offices: administrative, executive, professional, governmental, medical, research, with merchandising services	A	P	P	C	C
Pawn shops or pawnbrokers licensed pursuant to chapter 30, article IX					C
Personal service establishments such as barbershops and beauty shops, shoe repair, etc.	A	P	P	P	P
Pet and animal shops, clinics, taxidermists		P	P		
Plumbing and heating, showrooms and shops		P	P		
Printing, publishing and related distribution agencies		P	P		
Private clubs and lodges		C	C	C	
Religious or philanthropic institutions		C	C	C	

Restaurants, night clubs, etc.	A	C	C	C	C
Retail shops and stores (excluding autos, boats, machinery, etc.) such as apparel, book, drugs, grocer, hardware, jewelry, paint, sporting goods	A	P	P	P	P
Off-street parking and loading as regulated in article IV, division 2 of this chapter	A	A	A	A	A
Private schools and studios: artists, music, photo, decorating, dancing, health, etc.	A	C	C	C	
Public buildings and facilities	P	P	P	P	P
Shooting range		C			C
Signs as regulated in chapter 118	A	A	A	A	A
Specialty shops	A	P	P	C	
Theaters (indoor only)		C	C		C
Uses customarily incidental to the permitted or conditional uses allowed in the district	A	A	A	A	A
Vending machines for ice, milk, etc.		A	A	A	
Detached accessory structures		C	C	C	C
Pet grooming		P	P	P	P

(Code 1977, § 13-111.3; Ord. No. 630, § 13-111.3, 1-8-2007; Ord. No. 632, § 13-111.3, 1-8-2007; Ord. No. 647, 11-13-2007; Ord. No. 663, 9-22-2008; Ord. No. 687, 3-9-2009; Ord. No. 742, 10-14-2014; Ord. No. 825, § 1, 5-26-2020; Ord. No. 894, 1-22-2024; Ord. No. 903, 12-9-2024)

Secs. 126-245—126-266. Reserved.