

SECTION 532 - ZONING: NEIGHBORHOOD BUSINESS
(C-1) DISTRICT

	<u>PAGE #</u>
532.01 Purpose	532-1
532.03 Permitted uses	532-1
532.05 Accessory building and use regulations	532-1
532.07 Conditional uses	532-2
532.09 Prohibited uses	532-3
532.11 Dimensional requirements	532-3
532.13 Other requirements	532-4

SECTION 532 - ZONING: NEIGHBORHOOD BUSINESS DISTRICT (C-1)
(ADDED, BILL NO. 2007-19)

532.01. Purpose. The Neighborhood Business (C-1) District is intended to provide sites where low-intensity small retail and service businesses may locate for the convenience of customers residing nearby, while minimizing adverse effects on nearby housing. Buildings, parking, landscaping and signs should be designed to help the commercial development harmonize with the residential character of the rest of the block.

532.03. Permitted uses. Subdivision 1. The uses listed in this Subsection are permitted uses in the C-1 District.

Subd. 2. Neighborhood shopping centers or similar multi-tenant developments with 6,000 square feet or less of gross floor area.

Subd. 3. Neighborhood retail businesses with 2,500 square feet or less of gross floor area.

Subd. 4. Neighborhood service and/or office businesses (excluding those listed in Sections 532.07 and 532.09) with 4,000 square feet or less of gross floor area. (Amended, Bill No. 2011-13)

Subd. 5. Licensed day care businesses not exceeding 4,000 square feet of gross floor area. (Amended, Bill No. 2011-13)

Subd. 7 Governmental buildings and public libraries.

Subd. 8. Nursing or rest homes.

532.05. Accessory buildings and use regulations. Subdivision 1. The uses listed in this Subsection are allowable accessory uses in the C-1 District.

Subd. 2. One accessory building which is 750 square feet or less in gross floor area. In addition to the general accessory building provisions of Subsection 509.09, accessory buildings must meet the following criteria:

- a) No accessory building on any lot, except through lots, shall be situated forward of the front building line of the principal building. In the case of a through lot, no accessory building shall be located within 30 feet of the lot lines abutting either street.
- b) In the case of a corner lot, no accessory building shall be located in the yard area between the principal building and either street;

- c) The architectural design and building materials of an accessory building shall be complimentary to the principal building; and
- d) No accessory building shall be greater in lot coverage than the principal building, or greater in height than the principal building.

Subd. 3. Enclosed storage incidental to a permitted or conditional use, provided such use occupies no more than 30 percent of the gross floor area of the principal building.

Subd. 4. Apartments above the first floor within commercial buildings, provided such use occupies not more than 50 percent of the gross floor area of the principal building.

Subd. 5. Roof-mounted television antennas

Subd. 6. Minor public utilities.

532.07. Conditional uses. Subdivision 1. The uses listed in this Subsection are conditional uses in the C-1 District, and are subject to the conditional use permit provisions outlined in Section 547.09 of this code.

Subd. 2. Neighborhood shopping centers or similar multi-tenant developments with over 6,000 square feet of gross floor area, provided the following conditions are met:

- a) The lot shall abut an arterial or collector street; and
- b) The Council shall find that the center or development and its proposed uses are designed specifically to serve the residents of the neighborhood area.

Subd. 3. Neighborhood retail, service, and office establishments (excluding those listed in Section 512.07) with over 2,500 square feet of gross floor area, provided the Council finds that the use is designed specifically to serve the residents of the neighborhood area.

Subd. 4. Class II (traditional / cafeteria) restaurants and Class IV (take-out only) restaurants, provided the following conditions are met:

- a) The gross floor area of the restaurant shall not exceed 2,000 square feet;
- b) Drive-up window service and exterior loudspeakers shall not be permitted; and
- c) Alcoholic beverages shall not be served.

Subd. 5. Apartments above the first floor of a commercial building which exceed 50 percent of the gross floor area.

Subd. 6. Major public utilities.

532.09. Prohibited uses. Subdivision 1. Prohibited Uses are listed in Section 512.07.

Subd. 2. Any land use not listed as Permitted, Accessory or Conditional in this section or in Subsection 512.07 is prohibited in the C-1 District unless the use is found to be substantially similar to a use listed, as determined by the City in accordance with Subsection 509.23 of this code.

532.11. Dimensional requirements. Subdivision 1. The following dimensional requirements apply to the C-1 district. All dimensions are in feet unless otherwise indicated.

Minimum lot width	Interior lot: 60	Corner lot: 75
Minimum lot area	8,000 square feet	
Maximum impervious surface coverage	80 percent	

Setbacks – building	Principal building	Accessory building
Front (see also Subd. 2)	30	30
Adjacent to arterial roads	See Subdivision 2	
Rear (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	10	8
Adjacent to non-R, R-1 or MR-1 District	5	5
Street / corner side (but see Subd. 3 & 4)	20	20
Interior side (see also Subd. 4)		
Adjacent to R, R-1 or MR-1 District	10	8
Adjacent to non-R, R-1 or MR-1 District	5	5
Maximum building height	30	15
Story limitations	2 stories	1 story

Setbacks – parking (measured from the property line)		
Front (but see Subd. 5)	8	
Side / corner side (but see Subd 5)	8	
Interior side		
Adjacent to R, R-1 or MR-1 District	10	
Adjacent to non-R, R-1 or MR-1 District	5	

(Amended, Bill No. 2011-13; 2011-19)

Subd. 2. Front setback reduction and maximums. The front setback requirement for a principal building on a lot may be reduced to no less than the average front setback of the existing principal building(s) abutting such lot, to a minimum of 25 feet, except when adjacent to a single-family house. (Amended, Bill No. 2011-19)

a) The front setback requirement for a principal building on a lot may be reduced to no less than the average front setback of the existing principal building(s) abutting such lot, to a minimum of 25 feet, except when adjacent to a single-family house. (Added, Bill No. 2011-19)

b) The front setback requirement for a principal building on a lot located along an arterial road may be reduced to five (5) feet when a customer entrance is provided along that wall of the building. (Added, Bill No. 2011-19)

c) The maximum front setback for a principal building on a lot located along an arterial road is 40 feet or the average front setback of the existing principal building(s) abutting such lot, whichever is greater. In no case shall the front setback for a principal building exceed 60 feet. (Added, Bill No. 2011-19)

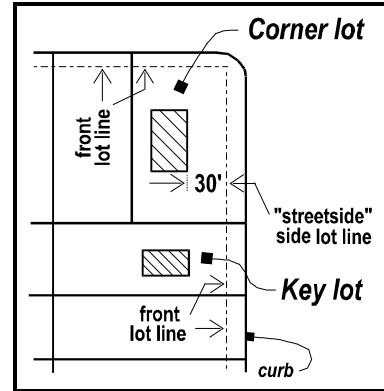


Figure 12

Subd. 3. All structures located on a corner lot that abuts a key lot. The side yard setback of a commercial building that abuts a “key lot” shall be equal to the front setback of the key lot. (See Figure 12.)

Subd. 4. Vehicle access door facing a side or rear lot line. Whenever any building (principal or accessory) is located in such a manner that a vehicle access door faces a side or rear lot line, such side or rear setback requirement shall be not less than 20 feet.

Subd. 5. Parking lot setback reduction. All new parking lots are expected to locate 8 feet from the right-of-way. In cases where modifications are being made to an existing lot, the 8-foot setback may be reduced to 3 feet if the applicant can demonstrate that the greater setback is not possible because of site constraints and if the applicant is able to meet landscape requirements with the reduced setback.

532.13. Other Requirements. Subdivision 1. The following additional requirements apply in the C-1 District.

Subd. 2. Site plan review. All developments in the C-1 District are subject to Site Plan Review as described in Section 547.13.

Subd. 3. Performance standards. All developments shall be constructed and maintained in accordance with the applicable Performance Standards set out in Section 544 of this code.

Subd. 4. Signs. Signs within the C-1 District shall be regulated by Section 549 of this code.

Subd. 5. Design guidelines. All property located within a design district or corridor overlay district shall be subject to such district's additional requirements and/or modifications.