

**SECTION 11.41. HIGHWAY COMMERCIAL DISTRICT (C-HWY)**

**Subd. 1. Purpose.** In addition to other objectives prescribed herein, the objectives in the Highway Commercial District are included to achieve the following purposes:

- A. To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas.
- B. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them
- C. To protect commercial properties from noise, odor, dust, dirt smoke, vibration, head, glare, traffic, fire, explosion, noxious fumes, and other hazards.
- D. To provide retail and service uses that serve the whole community and cater to the whole range of goods and services required by the resident population as well as those passing through.
- E. To service the needs of the highway user and the automobile, and in so doing to establish appropriate locations along major streets and highway and automobile related retail and service establishments in locations which will not cause undue traffic congestion.
- F. To permit development of highway service centers in the appropriate locations shown on the Land Use Plan.

**Subd. 2. Permitted Uses.**

- A. Building materials, lumberyards.
- B. Taverns, saloons, liquor stores, dance clubs.
- C. Variety stores.
- D. Auto Accessory retail stores, commercial recreational uses.
- E. Motor vehicle and recreational equipment sales and service
- F. Printing facilities provided it is in conjunction with a related retail store. The retail store shall be at least fifteen (15) percent of the total square footage of the building. *Source: Ordinance 175, 2<sup>nd</sup> Series, Effective date: December 8<sup>th</sup>, 2014*
- G. All permitted uses in C-COM. *Source: Ordinance 41, 2<sup>nd</sup> Series, Effective Date: April 24, 1999, Source Ordinance 78, 2<sup>nd</sup> Series, Effective Date: May 27, 2003*

**Subd. 3 Conditional Uses.**

- A. Automobile car wash establishments, gasoline stations, convenience stores, drive-in restaurants, diners, restaurants, motels, hotels, and uses similar and accessory thereto.
- B. Mini-storage facilities with strict architectural controls as an accessory use to the primary commercial facility.
- C. Strip malls and shopping centers.
- D. Residential units above ground level Strip malls and shopping centers.
- E. Manufactured home sales.
- F. Commercial Landscape Supply Facilities and Greenhouses.
- G. All conditional uses in C-COM. *Source: Ordinance 41, 2<sup>nd</sup> Series, Effective Date: April 24, 1999, Source: Ordinance 78, 2<sup>nd</sup> Series, Effective Date: May 27, 2003, Source: Ordinance 175, 2<sup>nd</sup> Series, Effective Date: December 8<sup>th</sup>, 2014*

**Subd. 4 Accessory Uses.** The following uses shall be permitted as accessory uses within the C-HWY district.

- A. Accessory uses customarily incidental to the uses permitted in Subdivisions 2 and 3, above.

**Subd 5. Lot, Yard, Area, and Height Requirements.**

Minimum Lot	20,000 sq ft
Width	150 ft
Depth	130 ft
Minimum Yard	
Front	30 ft
Side	20 ft (30 if borders residential use)
Rear	20 ft (30 if borders residential use)
Maximum lot coverage for lots ≥ 1 acre in size	75%
Maximum lot coverage for lots ≤ 1 acre in size	85%
Maximum Height	50 ft
Accessory Structures	
Max height	50 ft
Front setback	35 ft
Side setback	20 ft
Rear setback	10 ft

*Source: Ordinance 247, 2<sup>nd</sup> Series, effective date December 13, 2021. Ordinance 256, 2<sup>nd</sup> Series, effective date: August 15, 2022.*

**Subd. 6 Requirement Conditions.** Off street parking, loading, screening and landscaping, and performance standards stated in the General Regulations and Performance Standards provisions of this Chapter apply to C-COM District.

- A.** All users shall comply with the regulations prescribed in the General Regulations provisions of this chapter.
- B.** Public sewer and water must be provided to and utilized by all structures and uses.
- C.** A zoning request will be considered only on the basis of a planned unit development except where the rezoning is contiguous to an existing commercial district. *Source: Ordinance 92-8, Effective Date: November 7, 1993*

**Subd 7. Building Design Requirements.** Building design standards are hereby established to ensure commercial buildings meet acceptable aesthetic standards.

1. Applicability. The design standards in this section shall apply to the following:

- (a)** All facades of new principal buildings;
- (b)** All facades of new accessory buildings;
- (c)** Remodeling of existing buildings that result in “refacing” more than one side of an existing building or refacing of the wall oriented towards the nearest public road.
- (d)** Additions to buildings that increase the gross floor area by more than 25%. Additions not exceeding this threshold may be constructed using exterior materials that match or are compatible with the existing building materials.

2. Design Standards.

- (a)** Allowed materials for principal buildings. Principal commercial buildings in the commercial zoning district shall use the following materials on their exterior facades:
  - (1)** Brick;
  - (2)** Natural Stone or Stone Veneers;
  - (3)** Decorative concrete block (color impregnated with a split faced, robbed or textured surface
  - (4)** Glass curtain wall panels;
  - (5)** Stucco or synthetic stucco;
  - (6)** Exterior insulation and finish systems (EIFS);
  - (7)** Steel or vinyl lap Siding;
  - (8)** Corrugated Steel panels that are coated with a non-reflective glare free finish is permitted if it does not constitute more than fifty percent (50%) of the total exterior wall area that is visible from the road right of way.

**(9)** Similar materials - The City recognizes that technologies change and new products are continually available which may not be listed as allowed under these building design requirements. If an applicant wishes to utilize a non-listed material, an application to amend the zoning code text must be submitted per the requirements of the City Code. In reviewing such an application to consider including a new material to the list of allowed materials in subdivision 2(b), the City will consider the following:

- a.** Is the proposed material of sufficient quality to ensure on- going maintenance will not be of concern (applicant should provide detailed information on the proposed product and its history of use);
- b.** Will the style, color, and appearance of the proposed product integrate with adjacent commercial properties and other materials currently allowed within the commercial zoning district;
- c.** Will the style, color and appearance of the proposed product be acceptable in cases when visible from residential units on adjacent properties.

**(b)** All exterior vertical surfaces, facing/abutting a residential property or right-of-way, must be treated as a facade and have an equally attractive or same fascia.

Mechanical protrusions. All necessary mechanical protrusions visible to the exterior must be screened or painted in a manner so they are not visually obvious and are compatible with the surrounding development. Satisfaction of this requirement must be demonstrated by the screening of the equipment in such a manner that it is not visible from a point six feet above any common property line or street right of way. Screening must consist of either a parapet wall along the roof's edge or by an opaque screen constructed of the same material as the building's primary vertical exposed exterior finish. All mechanical protrusions must be highlighted on the site plan.