

## **SECTION 10 - COMMERCIAL DISTRICT**

### **Subdivision 1. Purpose**

The purpose of the Commercial District is to provide locations for retail and service businesses. This District is intended to be located along a State or Federal Highway, County Road or County State-Aid Highway.

All uses not listed as Permitted Uses, Conditional Use Permits or Interim Use Permits shall not be allowed within the Commercial Zoning District.

### **Subdivision 2. Permitted Uses**

1. Agricultural Uses
2. Automobile Service Stations
3. Communication Towers up to 200' in height (see Section 5)
4. Daycare, Commercial
5. Grading, Filling or Excavating Temporary
6. Mini Storage Facility
7. Motel
8. Office Buildings
9. Private and/or Commercial Kennels (see Ordinance No 134)
10. Restaurant
11. Retail Sales
12. Seasonal Storage

13. Wind Power Management (Hobbyist)

**Subdivision 3. Conditional Uses**

Land in the Commercial District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Refer to Section 16 for a description of the requirements for each of these Conditional Uses.

1. Communication Towers up to 200' in height (see Section 16.5)
2. Light Industry
3. Pawnbrokers
4. Permanent Government Structure
5. School Bus Service
6. Single-Family Housing

**Subdivision 4. Interim Uses**

Land in the Commercial District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 16.2 for a description of the requirements for each of these Interim Uses.

1. Auction Business
2. Automobile Mechanical and/or Body Repair Shop
3. Businesses Selling Vehicles, Boats or Farm Implements
4. Occasional Special Event
5. Planned Unit Development (Highway)
6. Seasonal or Temporary Businesses
7. Slaughterhouse (see Section 16.1)
8. Temporary Use by Government Entities

**Subdivision 5. Accessory Uses**

1. Essential public or private utilities
2. Other uses customarily incidental and subordinate to a Permitted Use, in the opinion of the Planning Commission.
3. Solar (Accessory) Energy System, Ground-Mount
4. Solar (Accessory) Energy System, Rooftop

**Subdivision 6. Dimensional Regulations** (All dimensions are measured in feet)

1. Minimum Lot Size                      40 acres or 22,500 square feet if platted
2. Minimum Lot Dimensions (All Land Uses):  
  
    Width:                                      150 (measured at the setback line)  
    Depth:                                      150
3. Minimum Setbacks, Principal or Accessory Structures:

**Unplatted parcels:**

- Front, Unplatted (from centerline):
- |                           |   |
|---------------------------|---|
| Township Road:            | 100   |
| County Road:              | 100   |
| County State-Aid Highway: | 130   |
| Highways 24 or 25:        | 150   |
| Highways 10 or 169:       | 200 of centerline of closest traveled lane or<br>80 from centerline of service road |
- Side or rear for unplatted parcels:                      20
- County ditch (from top of ditch bank)                      50

**Platted Lots:**

- Front, platted lots (from right-of-way):
- |                        |     |
|------------------------|-----|
| Township Road:         | 67  |
| County Road:           | 50  |
| County State-Aid Hwy.: | 70  |
| Highways 24 or 25:     | 80  |
| Highways 10 or 169:    | 100 |

Interior Side:	20
Rear:	20
Side or Rear, Abutting a Site Currently Used for Housing	50
County ditch (from top of ditch bank)	50

When a lot is located at the intersection of two or more roads or highway, there shall be a front yard setback on each road or highway side of the lot.

4. Minimum Setbacks, Commercial Driveways or Parking Areas:

Front:	10
Side or Rear:	10

These setbacks are measured from the right-of-way or easement of the public road

5. Maximum Building Heights:

Commercial buildings:	2-1/2 stories or 35 feet
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6. Maximum Building Depth Below Grade:

Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.

**Subdivision 7. Screening Requirements**

Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming to the satisfaction of the County Planning Commission.

If a commercial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or berming to the satisfaction of the County Planning Commission.

**Subdivision 8. Access Requirements**

1. The location of any driveway from a public road shall require approval by the County Planning Commission and the local governing body with advice from the County Engineer.
2. The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 75 feet to the intersection of the pavement of two public roads

**Subdivision 9. General Regulations**

Additional regulations for signs, septic systems, accessory buildings, fences, mobile homes, and site plan reviews are presented in Section 17, General Development Regulations.