

## **CHAPTER 12 : COMMERCIAL DISTRICT "C"**

### **SECTION 1201: PURPOSE**

To provide a district for commercial development and their related, complementary uses in the rural portion of Dodge County. Such development shall not impair the traffic carrying capabilities of abutting roads and highways.

### **SECTION 1202: PERMITTED USES**

1. Agricultural product processing and packaging, with the exception of any agricultural product derived product that could be explosive in nature such as ethanol, methanol, or alcohol (see industrial district under conditional uses);
2. Commercial greenhouses;
3. Lumber yards, landscaping materials sales, or sales of other types of construction materials;
4. Veterinary hospitals or clinics, but not including kennels (see definition);
5. Retail sales including dry goods store, furniture stores, off-sale liquor stores, hardware, or other business activity of the same general type;
6. Convenience stores with or without fuel sales, but with no on-site vehicle repair or maintenance services;
7. Cabinet or carpenter shops;
8. Governmental buildings;
9. Demolition debris landfill (clean fill), as regulated by Dodge County Solid Waste Ordinance;
10. Essential services;
11. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.
12. Temporary Meteorological Towers less than two hundred (200) feet in total height and removed in five (5) years or less, subject to the

standards of Chapter 21

**SECTION 1203:                   CONDITIONAL USES**

1.     Automobile and farm implement sales yards;
2.     Automobile services including auto equipment sales, motor fuel stations in which service or repair work is performed, auto repair garages, car washes, and truck stops;
3.     Restaurants, cafes and other on site food and beverage service oriented businesses. Taverns and bars and adult businesses are prohibited.
4.     Motels and motor hotels;
5.     Kennels;
6.     Contractors yards;
7.     Billboards or outdoor advertising (see section 1601 for performance requirements);
8.     Other business activity of the same general character as determined by the Planning Commission and the County Board.
9.     Micro-Wind Energy Conversion Systems (WECS), subject to the standards of Chapter 21;
10.    Non-Commercial Wind Energy Conversion Systems (WECS), subject to the standards of Chapter 21.

**SECTION 1204           INTERIM USES**

1.     Meteorological Towers equal to or greater than 200 feet in total height and/or located on site for longer than five (5) years, subject to the standards of Chapter 21

**SECTION 1205:                   PERFORMANCE STANDARDS**

1.     Locational Requirements
  - a.     all lots upon which improvements are to be made in this district shall abut a publicly dedicated road.

2. Lot Area Requirements
  - a. lot area required shall be a minimum of three (3) acres, exclusive of road right-of-way;
  - b. an increase in the minimum lot size shall be required if it is determined that additional area is needed to meet the Dodge County sanitary requirements, environmental quality regulations, or any other applicable regulations of the County.
3. Lot Width Requirements
  - a. every lot shall have a minimum frontage width of 150 feet;
4. Height Requirements
  - a. no structure shall exceed a height of forty five (45) feet.
  - b. Micro-WECS or Non-Commercial WECS permitted under a Conditional Use Permit are exempt from the height requirements.
  - c. Meteorological towers permitted under an Interim Use Permit or Zoning Permit are exempt from height requirements.
5. Front Yard Requirements
  - a. there shall be a front yard setback of not less than 50 feet from the right of way line;
  - b. in the instance of a corner lot, there shall be two (2) front yard requirements along the street sides.
6. Side Yard Requirements
  - a. there shall be a minimum building setback of 25 feet from the side yard property line.
7. Rear Yard Requirements
  - a. there shall be a minimum building setback of 25 feet from the rear yard property line.
8. Lot Coverage Requirements

- a. not more than forty percent (40%) of the lot or parcel shall be occupied by buildings;

9. Tree and/or Shrub Planting Regulations

- a. deciduous and coniferous trees that reach a mature height of twenty five (25') feet or more shall be setback a minimum of twenty five (25') feet from road rights-of-way and all property lines;
- b. all other trees and shrubs shall be setback a minimum of fifteen (15') feet from road rights-of-way and all property lines.

10. Access Drive Regulations

- a. for the design standards applicable to access drives in this district, see section 1602, 1604, or other sections in chapter 16 if performance standards are specified for the use.

11. General Requirements

- a. variance exception: if a building addition does not further encroach upon a public road setback, no variance will be required;
- b. additional requirements for signs, parking, and other uses are set forth in Section 16.