

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

### **SECTION 12.1:           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 12.2:           PERMITTED USES**

- 12.2.1           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);
- 12.2.2           Commercial greenhouses;
- 12.2.3           Lumber yards, landscaping materials sales, or sales of other types of construction materials;
- 12.2.4           Veterinary hospitals or clinics, but not including kennels (see definition);
- 12.2.5           Retail sales including dry goods store, furniture stores, off-sale liquor stores, hardware, or other business activity of the same general type;
- 12.2.6           Convenience stores with or without fuel sales, but with no on-site vehicle repair or maintenance services;
- 12.2.7           Cabinet or carpenter shops;
- 12.2.8           Governmental buildings;
- 12.2.9           Demolition debris landfill (clean fill), as regulated by Dodge County Solid Waste Ordinance;
- 12.2.10          Minor Essential services;
- 12.2.11          Temporary Meteorological Towers less than two hundred (200) feet in total height and removed in five (5) years or less
- 12.2.12          Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same

property.

**SECTION 12.3:                   CONDITIONAL USES**

- 12.3.1           Automobile and farm implement sales yards;
- 12.3.2           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;
- 12.3.3           Restaurants, cafes and other on site food and beverage service oriented businesses. Taverns and bars and adult businesses are prohibited.
- 12.3.4           Motels and motor hotels;
- 12.3.5           Kennels;
- 12.3.6           Contractors yards;
- 12.3.7           Advertising Signs (Billboards and other off-premise signs)
- 12.3.8           Major Essential Services
- 12.3.9           Micro-Wind Energy Conversion Systems (WECS)
- 12.3.10          Non-Commercial Wind Energy Conversion Systems (WECS)
- 12.3.11          Other business activity of the same general character as determined by the Planning Commission and the County Board.

**SECTION 12.4           INTERIM USES**

- 12.4.1           Meteorological Towers equal to or greater than 200 feet in total height and/or located on site for longer than five (5) years

**SECTION 12.5:           DISTRICT PERFORMANCE STANDARDS**

- 12.5.1           SITING OF LOTS

All lots upon which improvements are to be made in this district shall abut a publicly dedicated road.

**12.5.2 GENERAL SETBACKS**

Unless there are specific setbacks listed in Chapter 16 of this Ordinance for the *Permitted, Conditional or Interim Uses* listed in the Commercial Zoning District, following general setbacks apply:

<b>DISTANCE FROM: TO: RESOURCE/USE</b>	<b>PRINCIPAL STRUCTURE SETBACK (FT)</b>	<b>ACCESSORY STRUCTURE SETBACK (FT)</b>
Septic/Pump Tank	10'	10'
Drainfield*	20'	20'
Well	3'	3'
Road right of way	50'	50'
Property Line	25'	10'

Under Minnesota Rules Chapters 7080-7083, the distance of a structure to a drainfield may be reduced if it is determined that the structure will not have an adverse affect on the drainfield. The Department SSTS staff shall make the final determination on when this applies.

**12.5.3 LOT DIMENSIONS**

The dimensions listed are considered the minimum dimensions necessary under ideal conditions. Additional, length, width and/or area may be required to accommodate structure setbacks, specific use setbacks, sewage treatment requirements and/or physical constraints which limit the buildable area of the property.

<b>LOT</b>	<b>MINIMUM</b>
Length (ft)	None
Width (ft)	150'
Area* (acres)	3 acres

\* Area given is exclusive of Road Right-of-Way.

**12.5.4 LOT COVERAGE**

**A STRUCTURE COVERAGE**

Not more than forty percent (40%) of the lot or parcel shall be occupied by structures.

**B. IMPERVIOUS SURFACE COVERAGE**

Impervious surface coverage shall meet the performance standards

of Chapter 16, when applicable.

12.5.5 HEIGHT LIMITS

Structures are governed under the performance standard for the use, when identified.

Structures located within an airport zone or located in the Shoreland Overlay District shall comply with the applicable height limitations.