

Chapter 61
C1, GENERAL COMMERCIAL DISTRICT

SECTION:

- XX-61-1: Purpose
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XX-61-1: PURPOSE: The purpose of the C1 district is to provide locations for retail and service businesses adjacent to a State or Federal highway, county state-aid highway, county road, or other arterial or major collector road defined by the town comprehensive plan. (Ord. 900, 18 Apr 22)

XX-61-2: PERMITTED USES: In addition to other uses specifically identified elsewhere in this Ordinance, the following are permitted uses in a C1 district:

- A. Agricultural Uses
- B. Automobile Service Stations
- C. Communication Towers up to 200 feet in height
- D. Daycare, Commercial
- E. Grading, Filling or Excavating Temporary
- F. Meat Market
- G. Motel
- H. Office Buildings
- I. Restaurant
- J. Retail Sales
- K. Seasonal Storage
- L. Wind Power Management (Hobbyist) (Ord. 900, 18 Apr 22)(Ord. 900-1, 19 Sep 23)

XX-61-3: CONDITIONAL USES: In addition to other uses specifically identified elsewhere in this ordinance, the following are conditional uses in a C1 district and require a conditional use permit based upon procedures set forth in and regulated by chapter 4 of this ordinance. Additionally, besides the specific standards and criteria which may be provided for in section XX-4-4 of this ordinance, each request for a interim use permit shall be evaluated based upon the standards and criteria set forth in section XX-4-2 and section XX-4-3 of this ordinance.

- A. Communication Towers up to 200 feet in height
- B. Light Industry

- C. Permanent Government Structure
- D. School Bus Service
- E. Single-Family Housing (Ord. 900, 18 Apr 22)

XX-61-4: INTERIM USES: In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this ordinance, the following are interim uses in a C1 district and are governed by chapter 5 of this ordinance. Additionally, besides the specific standards and criteria which may be provided for in section XX-5-4 of this ordinance, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in section XX-5-2 and section XX-5-3 of this ordinance, with termination as specified by section XX-5-6 of this ordinance.

- A. Auction Business
- B. Automobile Mechanical and/or Body Repair Shop
- C. Businesses Selling Vehicles, Boats or Farm Implements (Ord. 900, 18 Apr 22)
- D. Commercial Kennel (Ord. 900-2, 19 Sep 23)
- D. Occasional Special Event
- E. Seasonal or Temporary Businesses
- F. Temporary Use by Government Entities (Ord. 900, 18 Apr 22)

XX-61-5: USES BY ADMINISTRATIVE PERMIT: In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this section, performance standards established by this ordinance, and processing requirements of chapter 8 of this ordinance, the following are uses allowed in a C1 district by administrative permit:

- A. None (Ord. 900, 18 Apr 22)

XX-61-6: PERMITTED ACCESSORY USES: In addition to other uses specifically identified elsewhere in this ordinance, the following are permitted accessory uses in a C1 district:

- A. Essential public or private utilities (Ord. 900, 18 Apr 22)
- B. Private Kennel (Ord. 900-2, 19 Sep 23)
- C. Sexually Oriented Uses, Accessory
- D. Solar (Accessory) Energy System, Ground-Mount
- E. Solar (Accessory) Energy System, Rooftop (Ord. 900, 18 Apr 22)

XX-61-7: LOT REQUIREMENTS: The following minimum lot requirements shall be observed in a C1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Lot Area:		
	Unplatted Parcel	40.0 acres
	Platted Lot	22,500 square feet
B. Lot Width:		150 feet
C. Lot Depth		150 feet

(Ord. 900, 18 Apr 22)

XX-61-8: SETBACKS: The following minimum setback requirements shall be observed in a C1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Front Yard or Side Yard Abutting a Public Road:		
	Unplatted parcel (from centerline):	
	Township Road:	100 feet
	County Road:	100 feet
	County State Aid Highway:	130 feet
	US Highway 169:	200 feet of closest traveled lane or 80 feet from centerline of service road
	Platted lot (from right-of-way):	
	Township Road:	50 feet
	County Road:	50 feet
	County State Aid Highway:	70 feet
	US Highway 169:	100 feet
B. Side Yard:		20 feet
C. Rear Yard:		20 feet
D. Side or Rear Yard abutting a R District		50 feet
E. County Ditch (from top of bank):		50 feet
F. Pipeline Easement/Right-of-Way:		50 feet

(Ord. 900, 18 Apr 22)

XX-61-9: BUILDING HEIGHT: No structure within an C1 district shall exceed the following height, except as provided for by section XX-17-5 of this ordinance or other requirements, exceptions, and modifications set forth in this ordinance:

A. Principal Building:	2.5 stories or 35 feet
B. Shoreland Overlay District:	25 feet

(Ord. 900, 18 Apr 22)