

155.30 C-3 Community Regional Commerce

A. *Intent.* The intent of this chapter in establishing a community-regional commerce district is in recognition of the existing downtown commercial development and of the need for its future expansions, rehabilitation and redevelopment.

B. *Uses Permitted.*

1. Commercial establishments including, but not limited to, the following:
 - a. Retail and service establishments excluding automobile repair;
 - b. Offices;
 - c. Entertainment and amusement services; and
 - d. Lodging services including hotel and motel.
2. Public and semi-public buildings;
3. Private clubs;
4. Residential dwellings provided they are located above the first floor level;
5. Automobile parking lots;
6. Churches; and
7. Accessory uses incidental to the foregoing principal uses.
8. Lower-potency hemp edible retail with on-sale or off-sale liquor license.

C. *Uses By Special Permit.*

1. Automobile service stations and motor vehicle repair and wash;
2. Small animal clinics, excluding establishments with outside runs and non-patient overnight boarding;
3. Towers as regulated by § 155.07; and
4. Residential dwellings on the first floor level provided the dwelling is accessory to a commercial use, less than 50% of the first level floor area and is located in the rear of the building with a separate outside entrance. (Prior Code, § 10.20A) Penalty, see § 10.99
5. Dairies and Creameries
6. Brew Pub
7. Brewery Taproom, provided that a minimum 20 percent of the floor area devoted to use as retail sales and a brewery production and distribution area up to 7,500 square feet.
8. Microdistillery with Cocktail Room, provided that a minimum 20 percent of the floor area is devoted to use as retail sales and a microdistillery production and distribution area up to 7,500 square feet.
9. Conversion of existing building space of no greater than 10,000 s.f. into a restaurant, tavern, or lounge per Section 155.09, Subd. F.6.
10. Lower-Potency edible retail use not associated with on-sale or off-sale liquor license and that complies with the requirements in City Code Section 155.07.J.

11. Cannabis retail, not associated with any other cannabis use on the same property and that complies with the requirements of City Code Section 155.07.J.
12. Lower-Potency hemp edible manufacturing if part of a brewpub or microdistillery and that complies with the requirements of City Code Section 155.07.J.

HISTORY

Amended by Ord. [433, 2nd Series](#) on 7/6/1998

Amended by Ord. [497, 2nd Series](#) on 7/7/2003

Amended by Ord. [2015-02, 3rd Series](#) on 1/5/2015

Amended by Ord. [2015-12, 3rd Series](#) on 10/19/2015

Amended by Ord. [2017-08, 3rd Series](#) on 10/2/2017

Amended by Ord. [2023-05](#) on 3/20/2023

Amended by Ord. [2024-15](#) on 12/2/2024

Amended by Ord. [2025-13](#) on 12/1/2025