

Subdivision 105-II-4-VII CC Central Commercial District

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Sec 105-473 Description And Purpose

(a) *Intent.* This district is intended to permit both large and small-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, maximum floor area ratios (FARs) permitted in this district are much higher than those allowed in the SC and UC Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

(b) *Rationale.* This district is intended to provide an alternative, primarily infill development designation for commercial activity to the SC and UC Districts are designed to assist in maintaining the long-term viability of the city center.

(Ord. of 2-7-2020, § 15.105(3)(f)1)

HISTORY

Adopted by Ord. [3-23-24 RECODIFICATION](#) on 6/5/2023

Sec 105-474 List Of Allowable Land Uses

(a) *Land uses permitted by right.*

- (1) Selective cutting.
- (2) Passive outdoor public recreation.
- (3) Office.
- (4) Personal or professional services.
- (5) Indoor sales or service.
- (6) Indoor maintenance service.

(b) *Land uses permitted as special use.*

- (1) Cultivation.
- (2) Active outdoor public recreation.
- (3) Indoor institutional.
- (4) Public services and utilities.
- (5) Off-site parking lot.

(c) *Land uses permitted as conditional uses.*

- (1) Townhouse: 2,500 square foot lot.
- (2) Multiplex: 2,500 square foot lot area per unit.

- (3) Apartment: 1,000 square foot lot area per unit.
- (4) Institutional Residential.
- (5) Clear cutting.
- (6) Outdoor institutional.
- (7) In-vehicle sales or service.
- (8) Indoor commercial entertainment.
- (9) Commercial indoor lodging.
- (10) Bed and breakfast establishments.
- (11) Pet shops.
- (12) Group day care center (nine or more children).
- (13) Roominghouse.
- (14) Single-family residences.

(d) *Land uses permitted as accessory uses.*

(1) *Land uses permitted by right.*

- a. Farm residence.
- b. Private residential garage or shed.
- c. Company cafeteria.
- d. Lawn care.
- e. On-site composting/wood piles of less than five cubic yards.

(2) *Land uses permitted as special use.*

- a. On-site parking lot.
- b. Company-provided, on-site recreation without lighting.
- c. Drainage structure.
- d. Filling.
- e. Exterior communication devices.
- f. Home occupation.
- g. On-site composting/wood piles of five to ten cubic yards.

(3) *Land uses permitted as conditional use.*

- a. Commercial apartment.
- b. Company-provided, on-site recreation with lighting.
- c. In-vehicle sales or service.
- d. Light industrial incidental to indoor sales.
- e. Exterior communication devices, not meeting special use requirements.

(e) *Land uses permitted as temporary uses.*

- (1) Contractor's project office.
- (2) Contractor's on-site equipment storage.
- (3) Relocatable building.
- (4) On-site real estate sales office.
- (5) General temporary outdoor sales.
- (6) Outdoor sales of farm products.
- (7) Outdoor assembly.
- (8) Remediation structure.
- (9) Donation drop-off boxes.

(Ord. of 2-7-2020, § 15.105(3)(f)2)

HISTORY

Adopted by Ord. [3-23-24 RECODIFICATION](#) on 6/5/2023

Sec 105-475 Regulations Applicable To Residential Uses

(a) *Residential density and intensity requirements.*

(1) Townhouse:

- a. Maximum gross density (MGD): 12.00 dwelling units per acre.
- b. Minimum lot area (MLA): 2,500 square feet.
- c. Minimum site area (MSA): 4,500 square feet.

(2) Multiplex:

- a. Maximum gross density (MGD): 12.00 dwelling units per acre.
- b. Minimum lot area (MLA): 2,500 square feet.
- c. Minimum site area (MSA): 4,500 square feet.

(3) Apartment:

- a. Maximum gross density (MGD): Up to 40.00 dwelling units per acre.
- b. Minimum lot area (MLA): 2,500 square feet.
- c. Minimum site area (MSA): 4,500 square feet.

(4) Institutional Residential:

- a. Maximum gross density (MGD): Up to 40.00 dwelling units per acre.
- b. Minimum lot area (MLA): 4,500 square feet.
- c. Minimum site area (MSA): 4,500 square feet.

(b) *Residential bulk requirements.*

(1) Minimum lot area:

- a. Townhouse, multiplex, and apartment: 2,500 square feet;
- b. Institutional recreational: 4,500 square feet.

(2) Minimum lot width:

- a. Townhouse: 16 feet or 36 feet for a corner lot;
- b. All other dwelling unit types: 60 feet or 70 feet for a corner lot.

(3) Minimum setbacks:

- a. Building coverage ratio: 0.50.
- b. Front or street side lot line to house: Townhouse, multiplex, and apartment: 20 feet; and institutional residential: 30 feet; add ten more feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
- c. Front or street side lot line to attached garage: Townhouse, multiplex, and apartment: 20 feet; and institutional residential: 30 feet; add ten more feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
- d. Side lot line to house or attached garage: Townhouse: Ten feet or zero feet on zero lot line side; multiplex, apartment, and institutional residential: Ten feet.
- e. Total of both sides, lot lines to house or attached garage: Townhouse: Ten feet or 20 feet for a corner lot; multiplex and apartment: 20 feet or 30 feet for a corner lot; and institutional residential: 20 feet or 40 feet for a corner lot.
- f. Rear lot line to house or attached garage: 25 feet.
- g. Side lot line to accessory structure: Three feet, five feet when abutting an alley.
- h. Rear lot line to accessory structure: Three feet, five feet when abutting an alley.
- i. Peripheral setback: See section 105-892(e) along zoning district boundary.
- j. Minimum paved surface setback: Three feet from side or rear.
- k. Minimum dwelling unit separation:
 - 1. Townhouse: 20 feet or zero feet on zero lot line side;
 - 2. All other dwelling unit types: 20 feet.
- l. Maximum height of dwelling unit: 35 feet, apartment and institutional residential in excess of 35 feet permitted with a conditional use permit.
- m. Maximum height of accessory structure: 15 feet.
- n. Minimum number of off-street parking spaces required on the lot, including garages, drives, and all designated parking surfaces: Three spaces per dwelling unit, except that in multifamily development two spaces are required for each unit with two or more bedrooms, 1 1/2 spaces for each unit with one bedroom or less.
- o. Minimum dwelling core dimensions: 24 feet by 40 feet.
- p. Minimum roof pitch: 3:12.

q. Minimum eave width: 18 inches standard type for conventional development or dwelling unit type permitted by right; Italic type for cluster development or dwelling unit type requiring conditional use.

(c) *Residential landscaping requirements.* Not applicable for single- and two-family. See nonresidential landscaping requirements for multifamily residential.

(d) *Residential performance standards.* See article VIII of this chapter.

(e) *Residential signage regulations.* See article IX of this chapter.

(Ord. of 2-7-2020, § 15.105(3)(f)3)

HISTORY

Adopted by Ord. [3-23-24 RECODIFICATION](#) on 6/5/2023

Sec 105-476 Regulations Applicable To Nonresidential Uses

(a) *Nonresidential density and intensity requirements.*

(1) Minimum landscape surface ratio (LSR): 0.00.

(2) Minimum lot area (MLA): NA.

(3) Maximum building size (MBS): NA.

(b) *Nonresidential bulk requirements.*

(1) Minimum lot area: NA.

(2) Minimum lot width: Zero feet.

(3) Minimum setbacks:

a. Building to front or street side lot line: Zero feet.

b. Building to residential side lot line: Zero feet.

c. Building to residential rear lot line: 20 feet.

d. Building to nonresidential side lot line: Zero feet.

e. Building to nonresidential rear lot line: Ten feet.

f. Peripheral setback: See section 105-892(e) along zoning district boundary.

g. Minimum paved surface setback: Zero feet.

h. Minimum building separation: Zero feet.

i. Maximum building height: 20 feet (can exceed 20 feet with conditional use permit).

j. Minimum number of off-street parking spaces required on the lot: See parking lot requirements per specific land use in article III, division 2 of this chapter.

(c) *Nonresidential landscaping requirements (nonresidential and multifamily).*

(1) Zero landscaping points per 100 linear feet of building foundation.

(2) Zero landscaping points per 1,000 square feet of gross floor area.

(3) Zero landscaping points per 100 linear feet of street frontage.

(4) Twenty landscaping points per 10,000 square feet paved area per 20 stalls.

(d) *Nonresidential performance standards.* See article VIII of this chapter.

(e) *Nonresidential signage regulations.* See article IX of this chapter.

(Ord. of 2-7-2020, § 15.105(3)(f)4)

HISTORY

Adopted by Ord. [3-23-24 RECODIFICATION](#) on 6/5/2023