

ORDINANCE NUMBER 82I-1

CITY OF TOWER, MINNESOTA

An ordinance amending Zoning Ordinance Number 82 that adds a new section C-3 Highway Commercial Business District that requires a conditional use permit for all residential structures.

The City of Tower Ordains:

C-3 HIGHWAY COMMERCIAL BUSINESS DISTRICT

Section 1.01 Permitted Uses.

- A. Business services including banks, post offices, professional offices such as realty and law.
- B. Municipal building and garages.
- C. Equipment service, i.e., hardware stores and electric shops.
- D. Food services, i.e., marts, restaurants, cafes, bakeries and fast food service.
- E. On/off sale liquor establishments including bars with or without restaurant services.
- F. Pharmacies, medical and dental clinics.
- G. Convenience stores, garages with petroleum service and/or car repairs, auto parts stores.
- H. Clothing, sundry and printing establishments.
- I. Personal service business, i.e., barber, beauty salons, funeral homes, jewelry, Laundromats, bookstores, and service clubs.
- J. Hotels, motels, private clubs, lodges, night clubs, theaters, wholesale establishments, and drive in services
- K. Animal clinic and veterinary services.
- L. Open display area for the sale of manufactured products such as garden furniture, hardware items, nursery stock or rental of manufactured products or equipment such as household equipment or small tools if area is part of principal building.
- M. Research and testing buildings.
- N. Building and uses customarily necessary to any of the above uses which will not be detrimental either by reason of odor, smoke, noise or vibration to surrounding neighborhood.
- O. Any similar commercial or professional service not specifically mentioned or implied in this article.

Section 1.02 Conditional Use Permits.

- A. Lumber yards and building material storage areas.
- B. Recreational areas such as ice rinks, roller blade rinks, miniature golf courses and camping areas.
- C. Residential rental units when above ground floor. In such buildings the ground floor must be commercial space.
- D. Apartment of three (3) or more units. (See ordinance 82H).
- E. Residence when included as an integral part of the principal building to be occupied by the owner or his/her employee.

- F. Cluster/condominium type commercial buildings.
- G. Building and/or structure higher than 36'.

Section 1.03 Prohibited Uses.

- A. Fuel yards, junkyards, used automobile parts or wrecking establishment.
- B. Any business handling junk or waste materials.

Section 1.04 Building Heights. No structure or building erected shall exceed thirty six (36) feet. Any building and or structure that requires more than thirty six (36) feet in height would require a conditional use permit.

Section 1.05 Lot Coverage. Not applicable.

Section 1.06 Lot Area, Lot Frontage, and Yard Minimums

Lot Area Sq. Ft.	Frontage	Setbacks			Rear Yard***
		Front Yard	Side Yard** Least Width	Sum	
5000***	50'	30'	0-10'	20'	30'

*A minimum side yard of thirty (30) feet shall be required of the property abutting any F/R, R-2, R-3.

**Where alleys exist, the measurements of the rear yard may include 1/2 the width of the alley.

***Commercial clusters or condominiums shall have a minimum of two thousand (2000) square feet of lot area per unit.

Section 1.07 Special Requirements. The following special requirements shall be required for C-2 district:

- A. Attached decks shall conform to the required setback of this article.
- B. Signs - see article XIII SIGNS of this ordinance.
- C. Site plan - all planned buildings or uses of land whether they are new, substantially changed, or reconstructed must secure approval of a site plan by the Zoning Administrator. No building permits shall be issued prior to approval of this site plan.
- D. Off street parking, loading and unloading zones shall be included in any land use plan.

Introduced and given first reading on December 12, 2011 by Hiltunen.

Given second reading on January 9, 2012 by Nevala.

Motion by Nevala supported by Dougherty to adopt said ordinance and publish in the Timberjay. All yes. Motion carried.

Ordinance published in the Timberjay on January 14, 2012. Ordinance takes effect on February 14, 2012.

Stephen Abrahamson
Mayor

Ann Lamppa
Clerk/Treasurer