

ARTICLE 16—COMMERCIAL AND COMMERCIAL/INDUSTRIAL DISTRICT STANDARDS

16.1 PURPOSE

- A. Commercial District 1 (C-1).** The purpose of this district is to provide adequate areas for general retail, wholesale, office and service activities located as permitted uses in areas adjacent to incorporated municipalities. C-1 commercial districts shall be located along federal, state, or county highways.
- B. Commercial District 2 (C-2).** The purpose of this district is to provide adequate space areas for general retail and service activities in rural areas. C-2 commercial districts shall be located along federal, state, county, or township roads.
- C. Waterfront Commercial (WC).** The purpose of this district is to accommodate commercial uses in the shoreland district where access to and use of a surface water feature is an integral part of the business. The primary uses in this district are marinas, resorts and restaurants with transient docking facilities.
- D. Commercial/Light Industrial District (LI).** The purpose of this district is to accommodate light industrial uses that produce few off-site impacts such as noise, odor or vibration.
- E. Commercial/Heavy Industrial District (HI).** The purpose of this district is to accommodate heavy industrial uses that produce off-site impacts and require separation from other uses, such as residential uses, which may be incompatible with such heavy industrial uses.
- F. The Commercial and Commercial/Industrial Districts are created to implement the following policies and strategies of the Crow Wing County Comprehensive Plan:**
 - 1. Commercial Economic Development Policy 1.** Encourage the location of additional commercial development to existing cities and discrete nodes along growth corridors on trunk highways. Do not allow commercial development in areas lacking the necessary supporting infrastructure.
 - 2. Industrial Economic Development Policy 1.** Locate industrial development in designated industrial parks and pre-defined development nodes along heavy growth corridors. Do not allow industrial development in areas lacking the necessary supporting infrastructure.

16.2 INTENT

The intent of this article is to support the development of commercial and commercial/industrial districts that will accommodate a wide range of commercial goods and services and maintain the up-north character of the area without degrading the natural resources and to:

- A** To promote business property by enhancing the appeal and attraction of the commercial and commercial/industrial districts to residents, visitors and tourists with uniform lot width and area, and setbacks,

- B** Improvement of appearance through good landscaping emphasizing natural occurring trees for screening;
- C** To encourage lighting that provides safety, utility, and security without glare onto public roads, private residences, and atmospheric light pollution;
- D** To manage storm water runoff and its associated effects and to provide for the protection of natural and artificial water storage and retention areas, and public waters;
- E** To alleviate potential traffic congestion on local streets and adjacent highways by the provision of adequate off street parking, traffic circulation patterns and arrangement of uses;
- F** To treat wastewater to protect public health and safety, and to protect ground and surface water; and
- G** To establish reasonable regulation for design, construction, installation, and maintenance of all exterior signs.

16.3 PLAN SUBMISSION REQUIREMENTS

No site development, structure construction, or vehicular use area modifications are allowed, unless the provisions of this article are met:

- A.** The property owner or developer shall prepare a development plan according to format and standards established by the Department.
- B.** Site plan with setbacks and wetlands identified;
- C.** Screening and landscape plan meeting the standards in Articles 36 and 41 of this ordinance
- D.** Lighting plan;
- E.** Off street loading and parking;
- F.** Sign plan;
- G.** Storm water management plan according to requirements in Article 41; and
- H.** Waste disposal plan.

16.4 MINIMUM LOT SIZE REQUIREMENTS AND OTHER STANDARDS

Table 16.1 LOT DIMENSIONS AND SETBACKS

Minimum Requirements	Without Public Sewer & Water	With Public Sewer & Water
Lot size	100,000 square feet of upland	20,000 square feet of upland
Lot width, interior	100 feet	100 feet
Lot width, corner	120 feet	120 feet
R.O.W. setbacks		
with frontage/backage road in front or back	40 feet	40 feet
with no frontage/backage road in front or back	120 feet	120 feet
All Other Roads	35 feet	35 feet
Side Yard	15 feet	15 feet
Rear Yard		
With access	40 feet	40 feet
With no access	30 feet	30 feet
Wetland setbacks	15 feet	15 feet
* Lots Adjacent to Other land use districts - Setback equal to side setback of adjoining zone.		

16.5 SCREENING, DIRT MOVING, AND STORMWATER MANAGEMENT

- A. Screening shall meet the requirements of Article 36 of this ordinance.
- B. All dirt moving shall comply with the standards in Article 28 of this ordinance.
- C. All construction in Commercial Districts shall comply with the stormwater management standards in Article 41 of this ordinance.

16.6 LIGHTING

- A. Lighting guidelines are as follows:
 - 1. no portion of the lamp or lens may extend beyond the housing or shield so as to be visible from offsite or cause disabling glare;
 - 2. all light fixtures shall be directed downward;
 - 3. height limitations for exterior lighting shall be measured from surrounding natural grade, with a 20 feet height maximum; and
- B. Light pollution shall be avoided by keeping with the following standards:
 - 1. The light cast by these fixtures shall be baffled so the light does not protrude past the property line;
 - 2. All island canopy ceiling fixtures are required to be recessed;
 - 3. Holiday temporary decorative lighting is exempt;

4. Light pollution shall be avoided by keeping within the intensity levels of the following maximum illumination levels. When two differing districts are adjacent, the lower light level value shall take precedence.

<u>Land Use District</u>	<u>Average Vertical Foot Candles</u>	<u>Average Horizontal Foot Candles</u>
Residential	.5	1
Commercial	1.5	3
Commercial/Industrial	1.5	3

16.7 OFF-STREET LOADING AND PARKING

All parking in the Commercial and Commercial/Industrial Districts shall meet the standards in Article 32 of this Ordinance.

16.8 SIGNS

All signs in the Commercial and Commercial/Industrial Districts shall meet the standards in Article 40 of this Ordinance.

16.9 GUEST COTTAGES

A guest cottage may be permitted on a lot in the Commercial 1&2 District provided that:

- A. It meets all required setbacks.
- B. The maximum impervious surface limits for the lot shall not be exceeded.
- C. The maximum building footprint does not exceed 900 square feet.
- D. It does not exceed 24 feet in building height.