

(B) *Permitted uses.*

- (1) All uses permitted in C-3 Community-Regional Commerce District;
 - (2) Gasoline dispensing and car washes, provided auto repair is not included;
- and
- (3) Residential dwellings on the first floor level provided the dwelling is accessory to a commercial use.

(C) *Uses by special permit.*

- (1) Small animal clinics, excluding establishments with outside runs and non-patient overnight boarding; and
- (2) Towers as regulated by § 155.07. (Prior Code, § 10.18) Penalty, see § 10.99

§ 155.29 C-2 HIGHWAY AUTO-SPECIALIZED COMMERCE.

(A) *Intent.* The intent of this chapter in establishing a highway-auto-specialized commerce district is to provide appropriate areas for commercial establishments which are oriented to the motoring public or which require large sites for off-street parking or display of merchandise.

(B) *Uses permitted.*

- (1) Commercial establishments which are oriented to the motorist including, but not limited to, eating places, automobile service stations, auto repair shops, car wash, and motel.
- (2) Accessory uses incidental to the foregoing principal uses including, but not limited to, off-street parking.

(C) *Uses by special permit.*

- (1) Commercial establishments requiring large sites for off-street parking or for outdoor display and sales such as farm implement sale, auto and truck dealers, manufactured home sales, and building material sales. Open sales or rental lots are subject to the site plan review requirements of § 155.51; and
- (2) Towers as regulated by § 155.07. (Prior Code, § 10.19) Penalty, see § 10.99

§ 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.

(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) Brew Pub
- (6) 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.
- (7) 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.
- (8) 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.

(Ord. 2015-12, 3rd Series, passed 10-19-15) (Ord. 2017-13, 3rd Series, passed on 12-18-17)