

ZONING CODE
Chapter 13

13. Commercial One (C-1) District

13.010 Purpose. The purpose of the "C-1", Neighborhood Business District, is to provide for the establishment of local centers for convenient retail or service outlets that deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods primarily for the surrounding neighborhoods and are not intended to draw customers from the entire community.

13.020 Uses in the C-1 District.

- (1) Permitted Uses:
 - (a) Bakeries.
 - (b) Barber shops and beauty parlors.
 - (c) Candy and ice cream stores.
 - (d) Clothes pressing and tailoring shop.
 - (e) Convenience food stores without accessory gas pumps.
 - (f) Pharmacy.
 - (g) Dry cleaning and laundry receiving and pick-up stations, excluding laundering and dry cleaning.
 - (h) Florist shops.
 - (i) Hardware stores.
 - (j) Laundrettes and dry cleaning establishments that provide automatic, self-service facilities only.
 - (k) Libraries.
 - (l) Liquor stores, off sale.
 - (m) Offices (business, professional, or institutional) not to exceed 1,500 square feet in floor area for professional services.
 - (n) Repair stores and "fix-it" shops that provide services for the repair of home, garden, yard and personal use appliances.
 - (o) Tobacco shops.
 - (p) Variety, gift, notion and soft good stores.
 - (q) Game rooms, not to exceed 1,500 square feet in total floor area.
 - (r) Convenience food restaurants, subject to the following conditions:
 - (i) Shall not exceed 1,500 square feet in floor area;
 - (ii) Limited indoor seating is allowed, subject to meeting the following parking requirements:
 - a) two (2) parking spaces for each table; plus
 - b) one (1) space for each 500 square feet in floor area; plus
 - c) one (1) space per two (2) employees.
 - (iii) Personal delivery services allowed:
 - (iv) Shall not include drive-through and/or window pick-up services; and
 - (v) Shall not include any outdoor seating.
 - (s) Public utility uses, public parks, provision of underground utilities, and the use of solar energy systems including solar collectors for the use of the particular site, storage facilities, and distribution components for space heating and cooling and domestic water heating.

- (2) Conditional Uses:
 - (a) Convenience food stores with gas pumps, subject to the following conditions:
 - Pump islands shall be set back at least 25 feet from any street right-of-way, at least 40 feet from any non-street property line, and not less than 100 feet from any non-Commercial District boundary.
 - (b) Medical Marijuana Distribution Facilities, subject to the following conditions:
 - (i) The following shall be prohibited:
 - (a) The sale of any products other than medical marijuana within the facility.
 - (b) The sale of non-medical marijuana.
 - (ii) All distribution facilities shall be at least 1,000 feet from any existing K-12 schools, as well as existing commercial daycare facilities as measured between buildings.
 - (iii) Only one (1) distribution facility per 10,000 Vadnais Heights residents, or fraction thereof, shall be allowed.
 - (iv) The following security measures shall be required:
 - (a) During all hours of operation, there shall be at least one licensed, uniformed security guard present and visible on all premises.
 - (b) The facility shall operate and maintain in good working order a closed-circuit television (CCTV) surveillance system on its premises that operates 24 hours per day, seven days per week, and visually records all areas that might contain plant material or Medical Marijuana, including all safes and vaults; and all points of entry and exit, including sales and clinic areas.
 - (c) The facility shall install and maintain a professionally monitored security alarm system that provided intrusion and fire detection of all entrances and exits. The alarm system must remain operational during a power outage.
 - (d) The facility shall be equipped with an electronic controlled access that limits access to the building to authorized individuals, tracks personnel entry and exit times, locks down the distribution facility in the event of a security threat, stores data for retrieval, remains operational during a power outage, and is capable of remote administration.
 - (v) In addition to the submittal requirements stated in the Conditional Use Permit application section, Operating Documents that describe operational and management practices shall be submitted, including:
 - (a) Security measures to deter and prevent theft of medical marijuana.
 - (b) Disposal methods for all waste material.
 - (c) Response plans for measures to be taken in the event of a security breach at a distribution facility, or while medical marijuana is in route to a distribution facility.
 - (d) Proposed product delivery plan.
 - (e) Other information deemed necessary and requested by the City.
- (3) Accessory Uses:
 - (a) Signs, in compliance with the applicable standards in Chapter 24.
 - (b) Off-street parking facilities, in compliance with the applicable standards in Chapter 20.080.
 - (c) Temporary greenhouse/seasonal garden centers, as an accessory use to florist shops and hardware stores only, under the following conditions:

- (i) A temporary greenhouse/seasonal garden center permit may be approved by the City Council, upon recommendation of the City Planner, City Engineer and Fire Marshal.
- (ii) Only one (1) temporary structure is allowed, with a maximum size of 750 square feet in area. The covered portion of a seasonal garden center may be no more than 12 feet in height, professionally designed and constructed, and maintained in a neat and attractive manner. Such a structure must be predominantly a single color that is compatible with the surrounding development. Colors, stripes or patterns may be permitted on no more than eight percent (8%) of the surface area of the sides and roof of the temporary structure.
- (iii) A seasonal garden center may occupy no more than 2,500 square feet of ground area.
- (iv) A seasonal garden center must be located in a portion of the site that will not disrupt typical parking needs, required service or vehicular movement, emergency access, or other site requirement, as determined by the City Administrator in consultation with the City Planner, City Engineer and Fire Marshall.
- (v) A seasonal garden center may be permitted at the discretion of the City Council for up to 180 days in a calendar year, in the spring, summer and/or autumn months. The garden center must be removed and the site cleaned and restored to its original condition within 72 hours after the expiration of the permit.
- (vi) Only trees, shrubs, plants and flowers, and associated gardening merchandise may be sold or displayed in a seasonal garden center. The display of motorized, fuel-powered, electrical or mechanical gardening/lawn equipment shall be forbidden within the garden center.
- (vii) The outdoor portion of a seasonal garden center must be maintained in a neat and attractive manner, surrounded by an aesthetically approved fence that if temporary, may be no more than four feet in height, except at entrance openings. Plants and merchandise may not be displayed more than six feet above the ground. Boxes, cartons, bins or other similar storage devices are not permitted in the outdoor portion of the garden center.
- (viii) Signage for any seasonal garden center shall be limited to no more than a combined 32 square feet of area, which must be located adjacent to the outdoor area or affixed to the temporary building. No off-premise signage will be permitted.
- (ix) The conditions listed herein and/or additional conditions from City staff shall be complied with during the term of the approved permit. Any deviation from or violations of these conditions shall result in the immediate revocation of the permit.

13.030 Special Limitations and Conditions on Uses. All uses permitted in the C-1 District shall be subject to special limitations and conditions with respect to each as follows:

- (1) All business establishments shall be retail or service establishments that deal directly with the customer for whom the goods or services are furnished.
- (2) Establishment of "convenience food" type restaurants, selling, serving or offering goods or services directly to customers either waiting in parked vehicles or to customers who return to their vehicles to consume goods while on the premises of the principal use, shall be prohibited.

- (3) Businesses located in a C-1 District that abuts any Residential District shall restrict their hours of operation to 7 A.M. to 10 P.M., unless otherwise approved by the Council.

13.040 Access.

- (1) Access to commercial activities shall be allowed only on arterial or collector streets, or a street specifically designed for such development.
- (2) Curb cuts within a single proposed site shall not be spaced closer than 100 feet. Commercial developments of a small scale shall be encouraged to develop a common access drive and parking facilities. Incentives to promote development of shared parking facilities and access, such as reduction in setback and/or parking requirements, may be approved by the City Council.
- (3) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

13.050 Lot Coverage.

- (1) To calculate lot coverage the following areas shall be added together: Area of the building as determined by the foundation plan; parking areas and driveways; loading, storage, trash areas, and all other areas covered with impervious material not purposely used for landscaping.
- (2) The maximum allowable lot coverage shall be 85 percent of the lot.

13.060 Setback and Height Standards.

- (1) Setbacks. The minimum building setback shall be measured from the applicable lot line or public street right-of-way line. Street designations are based on the current Comprehensive Plan.

Setback	Building	Parking Lot or Circulation Drive
Arterial or Collector Street	40 feet	25 feet
Local Street	35 feet	20 feet
Interior Lot Line	15 feet	10 feet
Residential Zone Boundary	50 feet	25 feet

- (2) Building Height. Maximum height of buildings shall be 18 feet.

(Source: Ord. 114; Ord. 126; Ord. 155; Ord. 196; Ord. 286; Ord. 294; Ord. 310; Ord. 328; Ord. 437; Ord. 526; Ord. 546; Ord. 557; Ord. 562, 10-19-2004; Ord. 693; Ord. 724, 3-6-18)