1230.10 C-3 Downtown Districts

Subd. 1 Intent. The C-3, Downtown Districts, which include the original Norwood downtown, known as "Downtown Business" and the original Young America downtown, known as "Community Uptown", is intended to serve as the specialized service, retail, employment, and public business district for the community. The specific intent of this district is:

A. To be the focal point for specialty services and goods focusing on neighborhood service related businesses;
B. To allow for mixed commercial and residential uses since the district offers convenient access to services.
C. To promote pedestrian-friendly design and development and encourage gathering areas.

Subd. 2 Permitted Uses. The following uses are permitted in the Downtown District:

A. General commercial office space;
B. Professional Services, such as medical/dental clinics, law offices, and accounting offices;
C. Finance, Insurance and Real Estate;
D. Personal or Business Services, such as laundry, barber, shoe repair, beauty salons, photography studios and physical fitness centers less than 5,000 square feet
E. Public facilities serving all or portions of the city, such as municipal offices, library, post office.
F. Retail Trade, such as grocery, hardware, drug, clothing, appliance and furniture stores.
G. Dwelling units, if located above the street level in nonresidential structures.
H. Specialty Shops, such as book and stationary stores, candy stores, ice cream parlors, tobacco, coffee, gift and florist shops;
I. Standard restaurants
J. On and off-sale liquor establishments
K. Public Parks
L. Residential uses on the first floor of commercial structures provided:
   1. The residential use does not compose greater than fifty (50) percent of the ground floor area;
   2. A store front is retained in the front of the building adjacent to public streets;
   3. A separate entry is provided for the residential use;
   4. The residential use is not adversely impacted by the adjoining commercial use of odor or noise, or increased traffic generation;
   5. Off-street parking is provided for the residential use.

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Downtown Districts.

A. Off-street parking and loading facilities, subject to Section 1250
B. Fences, subject to Section 1245.05
C. Lighting, subject to Section 1245.08
D. Decks, patios and porches in conjunction with the principal use;
E. Signs, subject to Section 1260

Subd. 4 Conditional Uses. The following uses are permitted, subject to the provisions of Section 1210.06:

Principal Uses:

A. Contractor Operations *(Amended by Ord. 216; 8-24-2009)*
B. Lodging Services, such as hotels, motels and bed and breakfasts.
C. Entertainment Services, such as motion picture theaters and bowling alleys
D. Licensed Daycare Facilities
E. Custom or limited manufacturing, assembly, or treatment of articles or merchandise from previously prepared materials, such as cloth, fiber, leather, metal, paper, plastic, stone, wax, wood, and wool *(Amended by Ord. 261, 5-11-2015)*
F. Auto Dealership Sales, Storage, and Display without ancillary minor auto repair and service, provided:
   i. Sales, display, and storage are limited to new and used passenger automobiles.
   ii. A valid dealership license is maintained.
   iii. Office space devoted to perform transactions in conjunction with the business is provided on site.
A. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.

Accessory Uses:

A. Outdoor Dining;

B. Recreational Facilities;

Subd. 5 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the C-3 District, with the exception of "Lot Coverage" and building height, which shall be the maximum amount allowed:

A. Lot Area: no minimum established
B. Lot Width: no minimum established
C. Lot Coverage: no maximum established
D. Building Height: 45 feet (principal structure) *(Amended by Ord. 216; 8-24-2009)*
25 feet (accessory structure)
E. Setbacks:

Principal Structures:

Front yard: 0 feet
Side yard: 0 feet
Side yard: 5 feet (if adjacent to a residential district)
Street side yard: 0 feet
Rear yard: 0 feet
Rear yard:10 feet (if adjacent to a residential district or alley)

Accessory Structures:

Front yard: not permitted in front yards
Side yard: 5 feet
Street side yard: 0 feet
Rear yard: 5 feet
Alley rear yard: 10 feet

Subd. 6 Architectural Standards and Guidelines. Architectural standards and guidelines shall follow the provisions of Section 1245.02 of this Chapter.

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