

SECTION 6: "C-4" FRINGE COMMERCIAL DISTRICT

Subdivision 1. PURPOSE

The "C-4" FRINGE COMMERCIAL DISTRICT is intended for limited development for commercial land uses not in need of municipal services or close proximity to the municipality.

The trade area population served by fringe-commercial businesses requires easy access; therefore, it is desirable to group these uses at locations along major traffic routes. The District is intended to be located along a State Highway, County Road or County State-Aid Highway, generally at major intersections.

Subdivision 2. GENERAL PROVISIONS

Lands may be rezoned from the Agricultural District to the Fringe Commercial District based upon the following factors:

1. The area has been designated in the Land Use Plan as a Commercial or industrial Concentration, or is so designated in the future by the County Board.
2. Access must be from a paved State or County road. No widening or paving of County Roads should be necessary.
 - A. If access is provided by a County Road or County State-Aid Highway, the suitability and width of the road surface for the types of vehicles anticipated must be approved by the County Engineer.
 - B. The location of a commercial access driveway must receive approval from the County Engineer or appropriate Minnesota Department of Transportation engineer.
3. The proposed use should not require city sewer or water service.
4. The proposed use needs a spacious and isolated location or meets the needs of a restricted local market.
5. The proposed use would not adversely affect nearby residential or agricultural uses.

Subdivision 3. PERMITTED USES

The following uses shall be permitted within the "C-4" FRINGE COMMERCIAL DISTRICT, provided the plat design and site plan layout is in accordance with the Comprehensive Plan. Similar uses may be allowed upon the determination of the County Board of Commissioners, and contingent upon not requiring additional direct access onto the highway other than by means of existing curb-cuts and/or frontage roads.

1. Trade and Services:
Any retail store or personal/public service business subject to all regulations and such permits and licenses as may be required by law, and further provided that the use is not objectionable due to noise, fumes, smoke, odor or vibration, including the following and other similar uses as determined by the Hutchinson Joint Planning Board. (<12,000 sq. ft.)
2. Catering businesses
3. Cultural facilities(<12,000 sq.ft.)
4. Game and amusement arcades(<12,000 sq.ft.)
5. Agricultural use

Subdivision 4. CONDITIONAL USES

The following uses may be allowed in the "C-4" FRINGE COMMERCIAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 20 of this Ordinance.

1. Convenience goods stores:
Including gasoline pumps, subject to a maximum of 4,000 square feet of enclosed sales area.
2. New car, marine, farm machinery, mobile home, sales and display areas:
When operated in conjunction with and as part of the new item franchised dealership.
3. Restaurants, including fast food restaurants
4. Used car, farm machinery, marine, and manufactured home sales and display areas when not operated as part of new item franchise dealership.
5. Commercial Parking Structures
6. Taverns (<5000 sq.ft.)
7. Churches and Houses of Worship and related facilities
8. Mini-storage units
9. Tattoo Establishments and Massage Establishments

Section 6: "C-4" FRINGE COMMERCIAL DISTRICT

Subdivision 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in a "C-4" FRINGE COMMERCIAL DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards.

1. Minimum Lot Dimensions (All Land Uses): No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Section.

Width: 150
Depth: 150

2. Minimum setback from registered feedlot – no restriction.

3. Minimum Setbacks, Principal or Accessory Structures:

Front, from centerline of
Township Road: 100
County Road or CSAH: 130
State Highway: 130

Interior Side or Rear: 20

Side or Rear, abutting
a Site Currently Used for
Agricultural or Residential 50

When a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the lot.

4. Minimum Setbacks, Commercial or Industrial Driveways or Parking Areas:

Front: 10
Side or Rear: 10

These setbacks are measured from the property line, right-of-way or easement of the public road.

5. Maximum Building Heights:

All non-agricultural buildings: 35 feet, except as provided in Section 11, Subdivision 6.

Agricultural Buildings and Structures: No restriction.

Subdivision 5. ACCESSORY USES

The following uses are permitted only when auxiliary to a principal use permitted above:

- 1. Any accessory use, building or structure customarily incidental to a principal use permitted above, and located on the same lot therewith.
- 2. Parking and loading facilities as regulated in Section 13 of this Ordinance.
- 3. Signs as regulated in Section 14 of this Ordinance.

Subdivision 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in a "C-4" FRINGE COMMERCIAL DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards.

- 1. Minimum Lot Dimensions (All Land Uses): No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Section.

Width:	150
Depth:	150

- 2. Minimum Setbacks, Principal or Accessory Structures:

Front, from centerline of	
Township Road:	100
County Road or CSAH:	130
State Highway:	130

Interior Side or Rear:	20
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Side or Rear, abutting a Site Currently Used for Agricultural or Residential	50
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When a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the lot.

- 3. Minimum Setbacks, Commercial or Industrial Driveways or Parking Areas:

Front:	10
Side or Rear:	10

These setbacks are measured from the property line, right-of-way or easement of the public road.

4. Maximum Building Heights:

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| All non-agricultural buildings: | 35 feet, except as provided in Section 11, Subdivision 6. |
| Agricultural Buildings and Structures: | No restriction. |

Subdivision 7. SCREENING REQUIREMENTS

Any commercial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming to the satisfaction of the Hutchinson Area Joint Planning Board.

If a commercial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or berming to the satisfaction of the Hutchinson Area Joint Planning Board.

Subdivision 8. ACCESS REQUIREMENTS

1. The location of any commercial driveway from a public road shall require approval by the Hutchinson Area Joint Planning Board and the County Board of Commissioners with advice from the County Engineer. Minnesota Department of Transportation approval is required on State Highway accesses.
2. The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 75 feet to the intersection of the pavement of two public roads.

Subdivision 9. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "C-4" FRINGE COMMERCIAL DISTRICT are set forth in Section 13 of this Ordinance.