

## **Ordinance #3-13**

### **An Ordinance of the City of Mt. Lake Establishing Section 9.22 Fringe Commercial (C-3) District**

**The City Council of Mt. Lake ordains that Section 9.22 be adopted to read as follows:**

#### **SECTION 9.22 (C-3) FRINGE COMMERCIAL**

##### Subdivision 1. Purpose.

This district provides a location for businesses that are service in nature, with the service performed outside the district, require sizable storage buildings and/or significant outdoor storage space for material and equipment, are not dependent on business traffic, and produce limited noise, odors, smoke and vibration as given in Section 9.56.

##### Subdivision 2. Permitted Uses.

1. Warehouses
2. Storage buildings
3. Building materials yards and contractor's yards
4. Essential service utility structures and facilities
5. Railroad lines and spurs
6. Outdoor storage of equipment and materials
7. Business owner's offices and maintenance facilities

##### Subdivision 3. Conditional Uses.

1. Automobile, truck, tractor, and implement garages and repair shops, with limited outside storage of vehicles for repair.
2. Essential public utility structures
3. Municipal or government buildings, police or fire stations
4. Gas and oil bulk stations
5. Carpenter, plumbing, heating, air conditioning and electrician shops

##### Subdivision 4. Accessory Uses.

1. Any use that is clearly incidental to the primary use and conforms to applicable performance standards listed in Section 9.56.
2. Living quarters provided the provision of Section 9.50, Section 4 are met.

##### Subdivision 5. Lot Coverage, Lot Width and Yard Requirements.

Lot Coverage: No more than sixty percent (60%) of the total lot area shall be covered by buildings.

Lot Area: 10,000 Sq. Ft.

Lot Width: 80 ft.  
Front Yard: 0 ft.  
Side yard: 10 ft.  
Rear Yard: 10 ft.

Subdivision 6. Off-Street Parking and Unloading.

Off-street parking and unloading requirements as established in Section 9.50.

Subdivision 7. Height Requirements.

No building shall hereafter be erected or structurally altered to exceed four (4) stories or forty-five (45) feet in height.

Adopted this first day of April, 2013.

  
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Dean Janzen, Mayor

ATTEST:

  
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Wendy Meyer, Clerk/Administrator