

Faribault – City: C-2 Hwy Commercial District

Permitted Uses	Conditional Uses
General retail sales & services	Auction establishments
Antiques & collectibles	Ambulance facilities
Bank/financial institution	Digital billboard
Boat/marine sales	Auto repair
Bookstore	Truck & trailer sales/service
Bldg material sales	Brewery
Child care center	Restaurant – drive through
Firearms dealer	Outdoor recreation area
Funeral home	Parking facilities, ramps
Greenhouse, lawn & garden supplies	Stadiums, arenas
Grocery/convenience store	Religious institution place of assembly
Laundry, self-service	Hospital
Pawn shop	Multi-family dwelling
Visual, performing, or martial arts school	Dwelling in conjunction w/business
Pet store	Congregate living: six or less; 7-16; 17-32; or nursing home, senior housing facility
Photocopying	Communication facilities, towers
Recreational vehicle sales & service	Essential services
Rental of household goods/equipment	Non-nuclear elec. generation plant
Shopping center	
Small engine repair	
Tattoo parlor	
Veterinary clinic	
Video store	
Offices	
Automobile convenience facility	
Auto sales or rentals	
Car Wash	
Bar, nightclub, liquor establishment	
Coffee shop w/limited entertainment	
Liquor store	
Restaurant or with general entertainment	
Bowling alley	
Hotel, motel	
Indoor recreation facility	
Sports and health facility	
Indoor theatre	
Early childhood education center	
Schools, vocational or business	
Clubs and lodges	
Community center	
Library	
Museum	
Park	
Clinic: medical or dental	

Massage parlor	
Farm & equipment sales	
Contractor office and showroom	
Furniture moving and storage	
Industrial machinery & equipment sales, service...	
Printing/publishing	
Self-service storage facility	
Wholesaling, warehousing, & distribution	
Governmental buildings and structures	
Public utility bldgs and structures	

Lot dimension and building regulations:

Minimum Lot Area:	20,000 SF
Minimum lot width:	100'
Setback Requirements:	See Pg 11 of Zoning Ordinance
Maximum Floor Area – commercial uses:	Limited to 1/2 of the SF of the gross floor area
Maximum Floor Area – Wholesale sales	Limited to 4000 SF of gross floor area or 45% of gross floor area, whichever is less
See Page 13 for other regs	
Maximum height:	3 stories or 42', whichever is less
Maximum ground coverage:	Total of ground area covered by structures shall not exceed 50% of total lot area. Total of ground area covered by structures, exterior storage areas, off-street parking and loading areas shall not exceed 80% of the total lot area.
Outdoor parking:	For trucks and other commercial vehicles shall be limited to single rear axle vehicles of not more than 15,000 pounds, when located within 300' of a residential district boundary. There is no limit on the size of trucks & other commercial vehicles when located more than 300' from a residential district.