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522 | 2.3.8 Highway Commercial District (C2-B)

523 (A) Purpose

524 (1) The C2-B district should generally apply to those areas designated as
525 "Corridor" on the framework map of the comprehensive plan.

526 (2) The purpose of the Highway Commercial (C2-B) district is to provide a
527 location for highway-oriented businesses that benefit from access to and
528 visibility from the highway, and a wider range of commercial building and
529 site sizes than is possible in other districts. The standards proposed in this
530 LDC are intended to support efficient use of the limited highway
531 commercial land supply, attract and retain sustainable businesses which
532 contribute to economic growth and job creation, and enhance the economic
533 vitality of the district and of Northfield overall. Thus, the standards will
534 promote:

535 (a) Structures and sites that are attractive as seen from the highway;

536 (b) Structures that can be adapted to changing business and community
537 needs;

538 (c) The relationship between built structures and the natural
539 environment;

540 (d) Mixed uses within structures and within sites;

541 (e) Pedestrian-scale development through building placement and
542 landscaping;

543 (f) Multi-modal transportation that connects the highway corridor with
544 the rest of the City;

545 (g) A built environment that differentiates Northfield from other cities
546 and presents a high quality image of the City.

547 The regulations outlined for the C2-B District will implement the following
548 objectives (as paraphrased) from the 2008 Comprehensive Plan:

549 (a) Encourage a compact development pattern, and support infill,
550 redevelopment and land intensification by increasing density and
551 providing mixed use opportunities for commercial, office and
552 housing.²

553 (b) Reflect the local vernacular in commercial and office structures by
554 creating regulations that reflect the overall community identity.³

555 (c) Facilitate the safe, convenient, coordinated and fiscally responsible
556 movement of people, goods, and services by establishing a network
557 of routes within the commercial area and between the commercial

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- 558 and nearby neighborhoods, providing for use of a variety of
559 transportation modes, and incorporating “park once” site designs.⁴
- 560 (d) Be a good steward of the natural environment by improving buffers
561 along the Cannon River and increasing the density of the
562 community's urban forest with standards relating to the selection and
563 establishment of appropriate tree species in parking lots and the
564 public right-of-way.⁵
- 565 (e) Improve the district as a gateway into the community by defining the
566 streetscape with human scaled buildings with fronts oriented to the
567 street and parking to the rear, including attractive landscaping and
568 public art, and implementing other calming and pedestrian-friendly
569 techniques.⁶
- 570 (B) Site Development Standards
571 See Section 3.2.4, C2-B District Site Development Standards for the site
572 development standards that apply to the C2-B district.
- 573 (C) Other Development Standards
574 In addition to the standards established for the C2-B district, all development shall
575 be subject to all other applicable standards in Article 3: Development Standards.
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2.9.3 Gasoline Stations (Fuel Sales)

The layout of a gasoline station site and its site features shall comply with the following standards.

(A) Building Location

A commercial building associated with a gasoline station shall be located at the property line along the street. If the property is a corner lot, the building shall be located no more than 10 feet from the property line on the corner street side. See Figure ____ Setback Requirements



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Figure ____: A building associated with a gas station is required to be close to the street to create a well-defined street edge

(B) Pump Canopies

- (1) Pump canopies shall be setback at least 15 feet from any side or rear property line. This setback is measured from the outer edge of the canopy to the property line.
- (2) Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 14 feet. The overall height of a canopy should not exceed 17 feet.
- (3) Signs, including lighted bands or tubes applied in corporate colors, shall not be located on the canopy. Signs may be located on the pump islands.

(C) Pavement

A service station site shall be paved with a permanent surface of concrete or asphalt material. Any unpaved portion of the site shall be landscaped and separated from the paved area by curbs or other barrier.

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1655 **2.9.7 Drive-Through Establishments**

1656 The following standards shall apply to businesses that contain a drive-through
 1657 establishment, regardless if the drive-through is part of another use (e.g., restaurant or
 1658 financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

1659 **(A) General Standards**

1660 (1) Audible electronic devices such as loudspeakers, automobile service order
 1661 devices, and similar instruments shall not be located within 300 feet of any
 1662 residential dwelling unit, and shall not be audible at levels greater than those
 1663 established in Section 3.3.4(I), Noise.

1664 (2) All drive-through areas, including but not limited to menu boards, stacking
 1665 lanes, trash receptacles, loudspeakers, drive up windows, and other objects
 1666 associated with the drive-through area shall be located in the side or rear yard
 1667 of a property to the maximum extent feasible, and shall not cross, interfere
 1668 with, or impede any public right-of-way.

1669 (3) A fence or screen between four and six feet in height shall be constructed
 1670 along any property line abutting a residential district.

1671 **(B) Building Location**

1672 A commercial building associated with a drive-through establishment shall be
 1673 located at the property line along the street. If the property is a corner lot, the
 1674 building shall be located no more than 10 feet from the property line on the
 1675 corner street side.

1676 **(C) Stacking Space and Lane Requirements**

1677 (1) The number of required stacking spaces shall be as provided for in Table
 1678 2.9-2. See Figure 2-1 for illustration of stacking spaces:
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| Table 2.9-2: Stacking Space Requirements | | |
|---|------------------------------------|------------------------|
| Activity | Minimum Stacking Spaces (per lane) | Measured From: |
| Bank, Financial Institution or Automated Teller Machine (ATM) | 3 | Teller or Window |
| Restaurant | 6 | Pick-Up Window |
| Full Service Car/Truck Wash | 6 | Outside of Washing Bay |
| Self-Service or Automated Car/Truck Wash | 2 | Outside of Washing Bay |
| Fuel or Gasoline Pump Island | 2 | Pump Island |
| Other | As determined by the City Planner | |

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(Figure to be inserted)

Figure 2-1: Location of stacking spaces and lanes. Note that the stacking lanes are oriented toward the side and rear yards rather than the front yard.

- (2) Stacking lanes shall be provided for any use having a drive-through establishment and shall comply with the following standards:
 - (a) Drive-through stacking lanes shall have a minimum width of ten feet.
 - (b) When stacking lanes are separated from other stacking lanes, bypass lanes or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping.
 - (c) Stacking lanes shall be set back 25 feet from rights-of-way.

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3.2.4 C2-B District Site Development Standards

Table 3.2.4 identifies the site development standards for the C2-B district.

| Table 3.2-4: C2-B District Site Development Standards [1] | |
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| Build-to Line | |
| Front Street | See Notes [2] and [3] |
| Side, Corner | See Notes [2] and [3] |
| Setbacks | |
| Side, Interior | 5 Feet – Buildings under 25 Feet in height 10 Feet – Buildings over 25 Feet in height |
| Rear – Adjacent to Residential | 15 Feet |
| Rear – Adjacent to any other use | 10 Feet |
| Minimum Lot Area | |
| Any Use | 10,000 Square Feet |
| Minimum Lot Width | |
| Any Use | 60 Feet |
| Maximum Building Footprint | |
| Any Use | 50,000 Square Feet |
| Maximum Building Height | |
| Any Use | 50 Feet [4] |
| NOTES: | |
| [1] In the C2-B District, more than one principal building is allowed on a single lot. | |
| [2] The building location standards for the front street and corner side are allowed under the following requirements: | |
| <ul style="list-style-type: none"> • If no parking is proposed along the front or corner side of the building, the building shall be located between 0’ and 15’ from the property line. • If one row of parking is proposed along the front or corner side of the building, the building shall be located between 15’ and 55’ from the property line. • If two rows of parking are proposed along the front or corner side of the building, the building shall be located between 55’ and 72’ from the property line. | |
| [3] Buildings constructed as part of a drive through establishment or a gasoline stations (fuel sales) shall be constructed at the front and corner side yard property lines. | |
| [4] The maximum height established for the C2-B district may be exceeded only when approved as part of a conditional use permit pursuant to Section 5.5.9, Conditional Use Permit. | |

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4240 **3.4.4 Architectural Design Requirements for Nonresidential Principal Buildings in C2-B**

4241 **(A) Building Orientation**

4242 Buildings shall be parallel to the street they front unless an alternate orientation is
4243 consistent with existing adjacent development.

4244 **(B) Primary Entrance Orientation**

4245 The primary entrance of buildings shall be oriented:

4246 (1) Towards a street the building fronts if the building is located at least 15 feet
4247 from the front property line; or

4248 (2) Towards streets or driveways in the interior of the development if the
4249 building is located less than 15 feet from the front property line or if none of
4250 the building's facades has frontage on a public street.

4251 **(C) Building Facades**

4252 Building facades shall comply with the following standards:

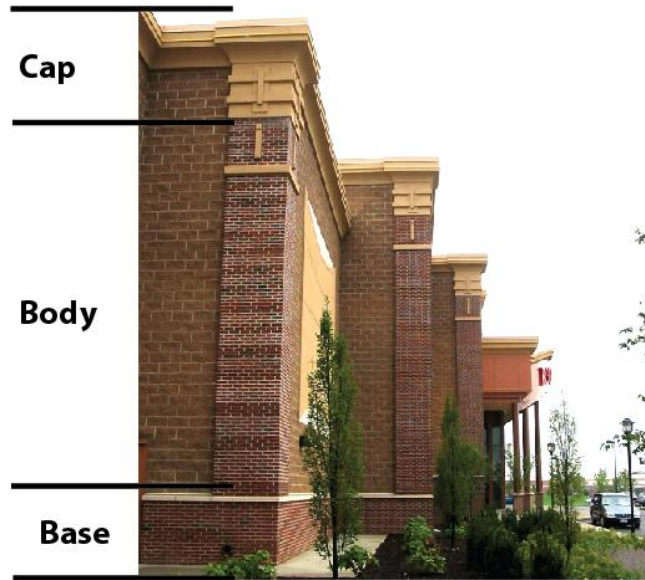
4253 (1) Blank building walls facing streets are prohibited except for those walls that
4254 are not visible from a street and only visible from an alley, the rear yard of
4255 another nonresidential site, or completely hidden due to topography or
4256 natural features preserved as open space;

4257 (2) Although the front façade of a building is expected to be the focal point in
4258 terms of the level of architectural character and features, all sides of
4259 buildings that are visible from a public roadway, an adjacent building, or that
4260 have frontage on the Cannon River, shall incorporate architectural detailing
4261 on all facades that is consistent with the front façade.

4262 **(D) Building Massing**

4263 (1) Buildings shall at a minimum incorporate the requirements of either (2) or
4264 (3) of this subsection.

4265 (2) Architectural elevations of buildings may consist of a base, a body, and a
4266 cap (See Figure 3-16).
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Figure 3-16: Image of a building with a clear, base, body, and cap.

- (a) The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves.
- (b) The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least two of these design elements.
- (3) Buildings should be designed to incorporate architectural elements that will create variety and wall surface relief on wall elevations. To accomplish this, building wall elevations should reflect spaces that are carved out of a building mass using architectural elements such as recesses, arches, courtyards, vertical or horizontal wall offsets, or similar architectural features. Therefore, to create façade rhythm, building elevations that front a street shall incorporate horizontal façade variations a minimum of every 50 feet (See **Figure 3-16**). Alternatives to using façade variations and reliefs may include:
 - (a) Façade color changes following the same dimensional standards as the wall offset requirements; or
 - (b) Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; or
 - (c) Roofline changes when coupled with correspondingly aligned façade material changes.

- 4322 **(E) Building Architectural Design**
- 4323 Buildings that are stylized in an attempt to use the building or portion of the
- 4324 building to identify a particular user are not allowed, especially where the proposed
- 4325 architectural design is the result of a corporate or franchise prototype design.
- 4326 Building colors shall consist of subtle, neutral, or muted colors, with low
- 4327 reflectance. Bright, white, or primary colors may be only used as accents,
- 4328 occupying ten percent or less of the building facades.
- 4329 **(F) Building Materials**
- 4330 Buildings shall be constructed of high-quality materials such as brick, stone,
- 4331 textured cast stone, or tinted masonry units. The following exterior principal
- 4332 building materials are not acceptable:
- 4333 (1) Plain concrete block;
- 4334 (2) Plain-faced tilt-up concrete panels;
- 4335 (3) Pre-fabricated steel or sheet metal panels;
- 4336 (4) Aluminum, vinyl, fiberglass, asphalt, or fiberboard siding
- 4337 **(G) Flat Roofs**
- 4338 (1) When flat roofs are used, parapet walls with three-dimensional cornice
- 4339 treatments shall conceal them. The cornice shall include a perpendicular
- 4340 projection a minimum of eight inches from the parapet façade plane.
- 4341 (2) Thin parapets that extended more than five feet above the roof are
- 4342 prohibited.
- 4343 **(H) Window Openings**
- 4344 (1) Window openings shall comprise at least 35 percent of the front building
- 4345 façade in the area of the façade between three and eight feet in height
- 4346 above grade, and shall contain reflective or non-transparent glass.
- 4347 (2) A building facade that is 15 feet or less and faces a corner street side
- 4348 property line shall have at least one window opening that is at least 25
- 4349 square feet in size and is within ten feet of the primary façade of the
- 4350 building.
- 4351 **(I) Customer Entrance Design**
- 4352 Buildings shall have clearly-defined, highly visible customer entrances that include
- 4353 no less than three of the following design features (**See Figure**):
- 4354 (1) Canopies/porticos above the entrance;
- 4355 (2) Roof overhangs above the entrance;
- 4356 (3) Entry recesses/projections;
- 4357 (4) Arcades that are physically integrated with the entrance;
- 4358 (5) Raised corniced parapets above the entrance;
- 4359 (6) Gabled roof forms or arches above the entrance;
- 4360 (7) Outdoor plaza adjacent to the entrance having seating and a minimum
- 4361 depth of 15 feet;
- 4362 (8) Display windows that are directly adjacent to the entrance;

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- (9) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
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- (10) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.
- 4369 **(J) Screening of Properties Near the Cannon River**
- 4370 If property is adjacent to a City-owned park or trail land along the Cannon River,
4371 landscaping shall be incorporated along the perimeter of the property in accordance
4372 with Table 3.6-3 of the LDC, if it does not already exist, to screen parking lots,
4373 outdoor storage, and loading spaces from view of park or trail users.
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