

SEC. 10.14 or 152.195 C-1 – DOWNTOWN COMMERCIAL

Uses permitted.

- A. Art galleries and museums.
- B. Bars or nightclubs, except bowling alleys.
- C. Bookstore, except adult bookstores.
- D. Business and professional services, except self-service laundries and food locker plants.
- E. Business, technical or professional schools.
- F. Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- G. Essential services – governmental uses, buildings and storage.
- H. Library.
- I. Liquor store, package, and meeting the local liquor dispensing laws, not including drive-up and/or drive-in services.
- J. Lodges, clubs, social or fraternal organizations, except adult entertainment oriented (i.e. adult cabaret, adult mini motion theater or full theaters).
- K. Medical offices.
- L. Municipal administrative buildings, fire stations and other municipal service buildings, except those customarily considered industrial in use.
- M. Offices, including banks and financial institutions with or without drive-up and/or drive-in services.
- N. Parking garage.
- O. Police Station.
- P. Post office.
- Q. Public parks, and public recreation areas.
- R. Public utility and service uses.
- S. Radio and television broadcasting uses.
- T. Railroad right-of-way.
- U. Combination of residential or senior citizens housing with Commercial uses (mixed use) provided that:
 - 1. No less than 35% of the main/street level is a commercial use permitted in the C-1 district.
 - 2. The Commercial use located within the building is adjacent to the front property line.
- V. Restaurants, not including drive-up and/or drive-in services.
- W. Retail, not including drive-up and drive-in services.
- X. Theaters, except adult entertainment uses (i.e., adult cabaret, adult mini motion theater or full theaters).
- Y. Wholesaling.
- Z. Daycare Centers.
- AA. Photography studios
- BB. Health clubs, gyms
- CC. Brewpub, brewer taproom, microdistillery and cocktail room
- DD. Churches, synagogues, and similar places of worship
- EE. Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

Uses by Special Permit.

- A. Essential services – public utility uses, transmission services, buildings and storage.

- B. Residential and senior citizens housing in upper levels only.
- C. Hotel, motel, bed and breakfast hotel.
- D. Satellite dish antennas, as an accessory or incidental use.
- E. Body Art Establishment/Tattoo parlor that meets the following criteria: (amendment 1/23)
 - 1. Provide at least 1 separate wash facility for every 3 work stations
 - 2. Provide at least 1 separate wash facility for customer use.

Design Guidelines.

- A. **General.** Because the City of East Grand Forks is committed to the highest quality in this District, design guidelines may be developed to provide guidance and development objectives to be applied to all renovations and new construction within this District, with the objective of managing and guiding growth toward the realization of specific urban design objectives. These guidelines are provided for the enhancement of the downtown area as the functional and symbolic center of the City. Buildings should contribute to a strong overall downtown character; building facades should add richness and detail of this vision that these guidelines are intended to serve. The City Council may from time to time by resolution adopt such design guidelines.
- B. **Design Review.**
 - 1. The Planning Commission shall review and recommend to the City Council to approve, conditionally approve or disapprove any or all elements of all development within this District for compliance with the above design.
 - 2. A request for any development in this District shall furnish the Planning Commission with detailed plan views, elevations, and/or any other documents as requested by the Planning Commission that may assist the Planning Commission in its determination of whether the finished development will be compatible with the design guidelines.
 - 3. The Planning Commission shall use the following guidance in their design review: In order to recreate the small scale and diversity of traditional downtown's, require that new development maintain the continuity of the streetscape, with appropriate window patterns, entrances, paving and zero lot line development; require that developments include architectural features such as awnings, canopies and recessed entries that can protect pedestrians from inclement weather; utilize the State Historic Building Code; prohibit demolition of any historically significant structures and require review of buildings greater than 40 years old.
 - 4. Applicants are encouraged to meet with staff prior to the preparation of the development drawings.
 - 5. After the City Council receives the recommendation of the Planning Commission, the Council shall act to approve, approve with conditions, or disapprove the application for design review, or the Council may, before it acts upon the application, submit such application to any employee of the City it may designate for further review and study. If the Council disapproves the application, the grounds for such disapproval shall be set forth in the proceedings of the Council, and report to the design review applicant.

District Performance Standards.

- A. Platting is required for all uses within the C-1, Downtown Commercial District. No building permits will be issued on unplatted properties, except for the addition of accessory structures or additions to existing buildings.
- B. Maximum Impervious Lot Coverage: 85%
- C. NO Outdoor Storage