



Planning Department  
210 East First Street  
Jordan, MN 55352

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## Neighborhood Business (C-1) District

*This district is established to plan for neighborhood commercial centers which are complementary and in close proximity to residential uses. Commercial uses in this district should not generate large volumes of vehicular traffic and should primarily serve nearby residents. ([City Code Section 154.131](#)).*

### Uses

The nature of the uses **permitted** in the C-1 district is provided below.

- Single-family detached dwelling
- Group family day care serving 14 or less children
- State-licensed residential facility
- Bed and breakfasts and residential short-term rental units.

Please see [City Code section 154.132](#) for a comprehensive list of permitted uses.

**Conditional** uses, or those allowed with receipt of a Conditional Use Permit, include:

- Grocery, convenience store
- Retail store
- Beauty shop, barber shop
- Laundry, dry cleaning, tailoring
- Cafes, bakeries, florists, delicatessens
- Automotive service station (please see code section 154.133)
- Business and professional offices
- Funeral home (please see code section 154.133)
- Two-family dwellings
- Apartments/Multiple-family dwellings

Please see [City Code section 154.133](#) for a comprehensive list of conditional uses.

### Minimum Lot Standards

|                  |                    |
|------------------|--------------------|
| Size (area)      | 10,000 square feet |
| Width            | 60 feet            |
| Pervious surface | 30 percent         |

Minimum Building Setbacks

|            |                              |
|------------|------------------------------|
| Front Yard | 10 feet                      |
| Rear Yard  | 10 feet                      |
| Side Yard  | 8-10 feet (see 154.159 code) |

Please see [City Code section 154.159](#) for additional regulations.

Location

Properties zoned C-1 are depicted in light pink on the Zoning Map and are concentrated around the urban core of downtown.

2040 Comprehensive Plan

The neighborhood business district at this time includes a parcel just north of the city's central business district. A nonconforming business is located on the site. Future neighborhood commercial areas are proposed to correspond more with the purpose and intent of the district, providing convenient access to goods for residential areas in the area and reduce required trips to other commercial areas. The maximum intensity (floor area ratio) in this category is 1.2. This area is guided for mixed use redevelopment, with 30% commercial and 70% residential.