

Planning Department
210 East First Street
Jordan, MN 55352



Highway Commercial (C-3) District

This district is established to recognize the need for commercial establishments, preferably in clusters, in close proximity to major thoroughfares. The purpose of the district is to provide appropriate locations for a broad range of commercial activities which are primarily oriented to highway uses rather than the central business district and which are designed to serve local and regional customers, vehicular and non-vehicular traffic. With a highly visible viewshed, these areas should be designed to enhance the aesthetics, control traffic movement, and include sufficient landscaping to minimize the impact typically associated with highway commercial development ([City Code section 154.151](#)).

Uses

The uses **permitted** in the C-3 district are primarily general retail sales and services including professional, recreational, educational, and medical uses. A list of permitted uses is provided below.

- Retail or Service Businesses
- Eating and Drinking Establishments
- Libraries
- Housing
- Physical Recreation and Educational Facilities

Please see [City Code section 154.152](#) for a comprehensive list of permitted uses.

Conditional uses, or those allowed with receipt of a Conditional Use Permit, are primarily tourist, entertainment and service oriented and include:

- Amusement Parks
- Automotive, Boat, and Trailer Sales
- Lumber or Building Material Sales
- Greenhouses
- Veterinarian Clinics or Kennels
- Manufacturing and Processing
- Outdoor Seating Area for Food and Drink Establishments
- Public and Private Colleges, Universities, and Technical Schools
- Recreational Commercial Facilities
- Transit Stations or Park-and-Rides

Please see [City Code section 154.153](#) for a comprehensive list of conditional uses.

Minimum Lot Standards

Size (area)	20,000 square feet
Width	150 feet
Pervious surface	30 percent

Minimum Building Setbacks

Front Yard Internal Lot Corner Lot	20 feet (min.), 150 feet (max.) 20 feet (min.), 85 feet (max.)
Rear Yard	20 feet
Side Yard Internal Lot Corner Lot	15 feet or ½ the building height, whichever is greater 20 feet

Please see [City Code section 154.156](#) and [City Code section 154.159](#) for additional lot requirements.

Location

Properties zoned C-3 are depicted in red on the Zoning Map and currently include a variety of retail and service businesses. In recent years, new highway commercial development has occurred on the west side of the city along are Highway 169. A portion of land within the City’s Annexation Agreement with St. Lawrence Township, north of highway 169, is designated for highway commercial development.

2040 Comprehensive Plan

The City’s goal is to provide locations for and access to commercial areas for businesses which are more vehicle oriented, versus pedestrian traffic oriented, and which require larger sites. The following development policies have been adopted:

- Link existing and expanded areas of downtown and highway commercial districts with distinctive design features, including ornamental streetlights and walkways to connect the two main commercial areas.
- Plan for larder commercial sites for destination retailers, while supporting smaller retail and service businesses.
- Plan for attractive commercial areas with review of parking lot standards, façade and landscaping requirements, as these areas are highly visible from the Highway 169 corridor.
- Collector streets and local roadways should be planned to service new commercial areas, minimizing the access points to Highway 169.