

3.05 The HC-Highway Commercial zoning district is established to provide for regional and community level commercial development at appropriate locations, especially along primary transportation corridors. Businesses in this district generally depend on good accessibility, high visibility and a relatively large volume of passing traffic. Mixed-use and multi-family residential uses shall be allowed when located near services, transportation connections and are compatible with surrounding properties.

Permitted Uses		Conditional Uses
Automobile filling station		Automobile sales
Automobile services and repairs		Boat and marine sales
Bars and other drinking establishments		Farm, construction equipment and truck sales
Building materials and lumber yards		Recreational vehicle sales and services
Businesses and professional offices		Veterinary clinic
Business support services		Liquor Store
Car wash		Outdoor commercial recreation
Financial services		Vocational or business schools
General retail sales and services		Religious assembly buildings
Greenhouses, lawn and garden supplies		Massage parlor
Grocery stores		Sewage disposal plants
Convenience stores		Fire and police stations
Laundries and dry cleaners		Public utility buildings and structures
Pet stores		Clubs and lodges
Art dealers and galleries		Electric and gas substations
Restaurant, Caterers		Wholesalers
Hotels and motels		Recreational vehicle park
Clinic- Medical, dental		Multi-family dwellings
Telecommunications Antennae subject to Sec. 4.05		Specialty trade contractors and general contractors
For other permitted uses – See Ordinance Section 3.05		For other conditional uses – See Ordinance Section 3.05
City of Ranier Planning and Zoning Ranier City Hall PO Box 186 Ranier, MN 56668		Phone: 218.286.3311 Fax: 218.286.2051 Email: cityofranier@frontiernet.net For a complete listing of permitted, conditional, interim, accessory, and prohibited uses, go to the City's webpage: www.raniermn.gov/office2.com/zoning where you can also find more information and zoning materials including: Zoning Map, Shoreland Regulations, and Permit Applications.

Dimensional Requirements								
General Category	Min. Lot Width	Min. Lot Area	Max % Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Design Standards	Building Height
Highway Commercial (HC)	200 feet	1 acre	50 %	MNDOT reqmnt	15 feet	10 feet	None	35ft.

Don't forget to check with the City about:

ACCESSORY STRUCTURES	ACCESSORY USES	EASEMENTS AND RIGHTS-OF-WAY	ELECTRICAL UTILITIES	HIGHWAY ACCESS
MAXIMUM LOT COVERAGE	MUNICIPAL SEWER AND WATER HOOKUPS	PARKING	ROAD SETBACKS	SHORELAND
WETLANDS				