

General Guidance on Permitted uses per zoning district. Please refer to District subd for specific Resrtictions	NP	Not Permitted
	P	Permitted
	C	Conditional Use Permit (CUP) Req'd
	C+	Major CUP
	C-	Minor CUP
	I	Interim Use Permit Req'd

	Zoning District										Additional Use Regulations
	RI - Single Family Residential District	R2 - Medium Density Residential	RR - Rural Residential	AG - Agriculture	B-1 Neighborhood Business District	B-2 - General Business District	B-3 Highway Business District	I-1 - Light Industrial	I2 - Heavy Industrial	RR Rail Road ALL USES ARE CONDITIONAL	
											(See footnotes)

Residential

Single family detached, one dwelling per lot	P	P	P	P	P	NP	NP	NP	NP		
Multi-family (four units or fewer per building)	NP	P	C	C	P	NP	NP	NP	NP		Includes town homes
Multi-family (four or more units per building)	NP	C	NP	NP	NP	NP	NP	NP	NP		Includes town homes
Apartments 4 units or less	NP	P	C	C	NP	NP	NP	NP	NP		
Apartments 4 units or more	NP	C	NP	NP	NP	NP	NP	N	NP		
Homes for handicapped or infirm including group homes or halfway houses but not containing more than 7 unrelated persons	C	P	C	C	C	NP	NP	NP	NP		Family must meet all requirements of MS 245a20
Apartments above or adjoining business/commercial structures	NP	NP	NP	NP	NP	P	C	NP	NP		
Manufactured single-family dwelling	P	P	P	P	P	NP	NP	NP	NP		Homes meeting requirements set forth in Section 110
Mobile Homes	NP	NP	NP	NP	NP	NP	NP	NP	NP		

Public and Semi-Public Services

Cemetery	NP	NP	P	C	NP	NP	NP	NP	NP		100' Setback Required
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Churches, synagogues, temples and associated facilities except schools	C	C	C	C	C	C	P	NP	NP		Facility Footprint: 5,000 > Major CUP 5,000 < Minor CUP Where Permitted (P) facilities > 10,000 sq ft = Major CUP
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Funeral home	NP	NP	NP	P	C	P	P	NP	NP		
Hospitals	NP	NP	NP	NP	NP	P	P	NP	NP		
Medical clinics	NP	NP	NP	NP	C	P	P	NP	NP		Facility Footprint: 5,000 > Major CUP 5,000 < Minor CUP
Military reserve, national guard centers	NP	NP	NP	C	NP	P	P	P	NP		
Nursery school/day care services	C	C	C	C	P	P	P	NP	NP		
Parking garage (as principal use)	NP	NP	NP	NP	C	P	P	NP	NP		
Parking lots - surface (as principal use)	NP	NP	NP	NP	C	P	P	NP	NP		
Penal and correctional facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Post office	NP	C	P	P	P	P	P	NP	NP		
Public facilities including government offices, emergency and public works facilities, schools, libraries, museums, art galleries and other municipally-owned or operated facilities	C	C	C	C	C	P	P	NP	NP		Facility Footprint: 5,000 > Major CUP 5,000 < Minor CUP Where Permitted (P) facilities exceeding 10,000 sq ft = Major CUP
Public utility	C	C	C	C	C	P	P	NP	NP		
Schools - trade, college, vocational and associated facilities	NP	C	NP	NP	C	P	P	NP	NP		Facility Footprint: 5,000 > Major CUP 5,000 < Minor CUP Where Permitted (P) facilities exceeding 10,000 sq ft = Major CUP

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Social, fraternal clubs and lodges, union halls	NP	NP	NP	NP	NP	P	P	NP	NP		
Towers and antennas (Commercial)	NP	NP	NP	NP	NP	C	C	P	P		See Ordinance Text
Park-and-ride lots	NP	NP	NP	C	NP	NP	P	NP	NP		
Commercial											
Adult uses (bookstore, theater, nightclub, nude or partially-nude dancing)	NP	NP	NP	NP	NP	NP	NP	P	NP		
Agricultural operations, row cropping, tree farming (excluding livestock)	P	P	P	P	NP	NP	NP	NP	NP		No on-premises sales
Animal boarding serving 4 or fewer animals over the age of 6 months	NP	NP	C	P	NP	NP	NP	NP	NP		
Animal boarding serving 5 or more animals over the age of 6 months	NP	NP	NP	C	NP	NP	NP	NP	NP		
Animal grooming	NP	NP	NP	P	C	P	P	NP	NP		
Animal hospitals	NP	NP	C	P	C	P	P	NP	NP		
Animal retail sales	NP	NP	NP	P	C-	P	P	NP	NP		
Antique shops	C	C	C	P	NP	P	P	NP	NP		
Artist studios	P	P	P	P	P	P	P	NP	NP		
Auto Wrecking or Junk Yard	NP	NP	NP	NP	NP	NP	NP	C	C		
Auto sales, rental and services	NP	NP	NP	NP	NP	C	P	NP	NP		
Auto services only	NP	NP	NP	NP	NP	P	P	NP	NP		
Auto storage	NP	NP	NP	NP	NP	NP	C	NP	NP		
Auto washing	NP	NP	NP	NP	NP	P	P	P	NP		
Automobile painting and body work	NP	NP	NP	NP	NP	NP	P	P	NP		
Automobile parts/ accessories, retail sales and installation	NP	NP	NP	C	NP	P	P	P	NP		Facility Footprint: 4,000 > Major CUP 4,000 < Minor CUP
Bakeries (retail sales)	NP	NP	NP	NP	NP	P	P	NP	NP		

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Bakeries (wholesale)	NP	NP	NP	NP	NP	P	P	NP	NP		
Bars	NP	NP	NP	NP	NP	P	P	NP	NP		
Bed and breakfast and guest houses with adequately-sized lot	C	C	P	P	P	NP	NP	NP	NP		Where Conditional (C): 3 rooms < Minor CUP 3 rooms > Major CUP Where Permitted (P) may have up to 4 rooms without CUP
Boat And Marine Sales & RV Sales	NP	NP	NP	NP	NP	NP	P	P	NP		
Building materials and services	NP	NP	NP	C	NP	NP	P	P	NP		
Catering services	NP	NP	NP	NP	NP	P	P	P	NP		
Casinos, museums, stadiums	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Commercial Athletic Fields or Courts	NP	NP	NP	NP	NP	P	P	N	NP		
Commercial greenhouse operations	NP	NP	C	P	NP	P	P	P	NP		Outside storage or sales requires CUP per ordinance Text
Convenience stores	NP	NP	NP	NP	C	P	P	NP	NP		
County club and golf course	C	C	C	C	NP	NP	NP	NP	NP		
Dormitories, sororities and fraternity houses	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Drive-up banks	NP	NP	NP	NP	NP	P	P	NP	NP		
Entertainment/Places of Commercial Amusement/halls, movie theatre, bowling alley, skating rink (indoor): 250 Capacity or greater	NP	NP	NP	NP	NP	P	P	NP	NP		If alcohol is part of the use, a Major CUP is required
Entertainment/Places of Commercial Amusement/halls, movie theatre, bowling alley, skating rink (indoor): 250 Capacity or less	NP	NP	NP	C	NP	P	P	NP	NP		If alcohol is part of the use, a Major CUP is required

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Farm Equipment sales and Service	NP	NP	NP	P	NP	NP	P	P	P		(See footnotes)
Gas, diesel or other motor fuel retail sales	NP	NP	NP	C	NP	C	P	NP	NP		
Golf driving range	NP	NP	NP	NP	NP	NP	P	NP	NP		
Horseback riding, stables	NP	NP	NP	C	NP	NP	NP	NP	NP		
Hotels/Motels	NP	NP	NP	NP	NP	C	P	NP	NP		
Liquor Store	NP	NP	NP	NP	NP	P	P	NP	NP		
Manufactured home parks	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Manufactured home sales	NP	NP	NP	NP	NP	NP	P	C	NP		
Mobile home sales	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Private boarding house	C	C	C	P	NP	NP	NP	N	NP		
Produce sales: vegetables, fruit, flowers, etc.	NP	NP	C	P	NP	P	P	NP	NP		6 Horses < Minor CUP 6 Horses > Major CUP Conditional Use considered if over 500 sq feet of lot area per border is provided
Professional offices	NP	NP	NP	NP	C	P	P	NP	NP		
Restaurant - fast food	NP	NP	NP	NP	NP	C	P	NP	NP		
Restaurant - liquor serviced, bar grill	NP	NP	NP	NP	NP	P	P	NP	NP		
Restaurant - traditional (no liquor, sit down restaurant)	NP	NP	NP	NP	NP	P	P	NP	NP		
Retail of product produced on site.	NP	NP	NP	NP	NP	P	P	P	NP		
Retail stores	NP	NP	NP	NP	C	P	P	NP	NP		
Salvage yard (auto or scrap iron)	NP	NP	NP	NP	NP	NP	NP	C	C		
Storage - mini-storage/ cold storage	NP	C	C	C	NP	NP	NP	P	NP		

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Trucking	NP	NP	NP	NP	NP	NP	NP	P	NP		
Wholesale sales and mail order	NP	NP	NP	NP	NP	NP	NP	P	C		
Wind or solar energy utilities or facilities Principal Or Accessory use	NP	NP	NP	C	NP	NP	NP	P	P		20kw > Major CUP 20kw < Minor CUP
Industrial											
Industrial research laboratories	NP	NP	NP	NP	NP	NP	NP	C	C		
Manufacturing	NP	NP	NP	NP	NP	NP	NP	P	P		See restrictions I1 vs. I2
Mineral Extraction	NP	NP	I	NP	NP	I	I	I	NP		Interim Use Permit req'd. Use contained to MEC Overlay District
Retail sale, installation and remanufacturing of vehicle parts and accessories	NP	NP	NP	NP	NP	NP	NP	P	NP		
Storage and distribution of bulk liquid fertilizer, chemicals or similar materials	NP	NP	NP	NP	NP	NP	NP	C	NP		As Per MPCA Requirements and Conditions
Storage and distribution of bulk petroleum products, oil and gasoline	NP	NP	NP	NP	NP	NP	NP	C	NP		
Warehousing with inside storage Non Hazardous Material	NP	NP	NP	NP	NP	NP	NP	P	C-		
Wholesale Greenhouse	NP	NP	NP	NP	NP	NP	NP	P	NP		