

Green = Added

Yellow = Modified

Red = Removed

**SEC. 21.209. USE TABLES.**

\*\*\*

## (e) Industrial Zoning Districts.

USE TYPE	ZONING DISTRICT						REFERENCES
	IT	I-1	I-2	I-3	IP	FD-2	
							See Listed Section
<b>RESIDENTIAL</b>							
<b>Residences</b>							
Multiple-family dwelling						C	21.302.09
Work/live unit		C	C	C	C	C	21.302.30
Dwelling for watchman		A	A	A	A	A	
<b>Congregate Living</b>							
State Licensed Residential Care Facility						C	21.302.23, M.S. 144D, 245A.11, 245D, 462.357
State Licensed Residential Care Facility serving seven or more persons							21.302.06, 21.302.23, M.S. 144D, 245A.11, 245D, 462.357
City Licensed Congregate Living Facility serving five or more persons						C	21.302.06, 21.302.24
Dormitory							21.302.06
<b>Other Residential</b>							
Home businesses, Type I						A	21.302.13
Home businesses, Type II						C	21.302.13
Customarily incidental feature	A	A	A	A	A	A	
<b>GOVERNMENT, INSTITUTIONAL, OPEN SPACE</b>							
<b>Educational Facilities</b>							
Day Care Facility (with no exterior signage)	A	A	A	A	A	C	21.302.06 21.302.27
College or university	C	C	C		C	C	21.302.06 21.302.25
Instructional center	C	C	C	C	C	C	
Schools (K-12)							21.302.25
Sports training facility		C	C	C	C		
<b>Parks and Open Space</b>							
Community garden	A	A	A	A	A	A	21.302.05(b)(2)
Parks	P	P	P	P	P	P	
<b>Public Services and Utilities</b>							
Government facility, general	P	P	P	P	P	P	21.302.06
Government facility, limited	P	P	P	P	P	P	21.302.06
Public utility facility, general	P	P	P	P	P	P	21.302.06
Public utility facility, limited	P	P	P	P	P	P	21.302.06
<b>Social and Cultural Facilities</b>							
Community education or arts center	P						
Conservatory	P						
Convention center	P						
Crematories			P	P	P		21.302.06
Library	P						
Museum	P						

USE TYPE	ZONING DISTRICT						REFERENCES
	IT	I-1	I-2	I-3	IP	FD-2	
							See Listed Section
Place of assembly in existence prior to adoption date			C	C			19.63 and 21.302.06
Social service distribution facility	P	P	P	P	P	P	
<b>OFFICE AND RETAIL/SERVICES</b>							
<b>OFFICE</b>							
Office, general, medical, or dental	P	P	P	P	P	P	
<b>RETAIL/SERVICES</b>							
<b>Accommodations</b>							
Hotel/motel in existence prior to adoption date			C			C	
Hotel/motel	P					C	
Bed and Breakfast							
Transient lodging within a residential dwelling unit							
<b>Medical Facilities</b>							
Laboratory, medical or dental	P	P	P	P	P	P	
Hospital							
<b>Motor Vehicle Services</b>							
Car wash adjacent to collector or arterial streets		A		C			
Convenience facility with fuel sales adjacent to freeway interchange			C	C			19.61
Integrated fuel sales							
Service and/or fuel station		C	C	C			19.61
Junk car disposal business (within building and next to railroad tracks)				C			21.302.31(e)
Motor vehicle sales, Class I, II, enclosed in existence prior to adoption date				C			
Motor vehicle sales, Class III				C			
Motor vehicle sales, Class IV	P	P	P	P	P	P	
Motor vehicle storage lot							
Motor vehicle parking lot				C			
Remote airport parking							
Truck or trailer rental				C			
Towing service				C			
Vehicle repair, major		A	A	P		C	
Vehicle repair, minor		A	A	P		C	
Auto body shop				P			
Car care center in existence prior to adoption date		C					
Vehicle rental facility (less than 35 vehicles)				C			19.63.07
<b>Recreation and Entertainment</b>							
Health club, adjacent to arterial or collector street and not exceeding 50% building floor area	P	C	C	C		C	
Recreation and	P						

USE TYPE	ZONING DISTRICT						REFERENCES
	IT	I-1	I-2	I-3	IP	FD-2	
							See Listed Section
entertainment, indoor							
Recreation and entertainment, outdoor	C						
Studio, audio or video	P	P	P	P	P	P	
<b>Restaurants and Food Service</b>							
Private food service	A	A	A	A	A	A	
Restaurant, with drive-through (including drive-in)							
Restaurant, without drive-through (including take-out)	CA		C	C		C	
Taproom / Cocktail Room	C		C	C	C	C	Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Brewpub	CA		C	C		C	Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Self-brewing Facility	C		C	C	C	C	
<b>Retail Sales and Services</b>							
Artisan shop	A						
Bank or financial institution	P					P	
Financial institution – limited	A	A	A	A	A	A	
Body art establishment							14.376 to 14.390.01
Currency exchange	P					P	14.159 to 14.165
Exterminating shop							
Firearm sales							21.301.11
Pawn shops							14.287 to 14.295.08
Pet services facility	CA			C		C	
Retail sales, heavy equipment			C	C			
Retail sales, incidental up to 10% of floor area for products manufactured onsite	A	A	A	A	A	A	
Retail sales, incidental to hotel or office - general, medical or dental	A	A	A	A	A	A	
Retail sales part of warehousing and wholesale business							
Showroom		A	A	A		A	21.302.32
Therapeutic massage enterprise	A						14.259 to 14.275
<b>Technology and Manufacturing</b>							
Craft and Micro – Brewery / Distillery / Winery	P		P	P	P	P	Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Brewery, regional/national			P	P	P		Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Low impact, high-technology manufacturing	P	P	P	P	P	P	
Machinery & equipment repair, heavy				P			
Machinery & equipment repair, light		P	P	P	P	P	
Manufacturing		P	P	P	P	P	
Makerspace		P	P	P	P	P	
Research laboratories	P	P	P	P	P	P	
Warehousing	A	P	P	P	P	P	

USE TYPE	ZONING DISTRICT						REFERENCES
	IT	I-1	I-2	I-3	IP	FD-2	
Wholesaling		P	P	P	P	P	See Listed Section
<b>GENERAL</b>							
<b>Accessory</b>							
Accessory building	A	A	A	A	A	A	21.301.19
Antenna	A	A	A	A	A	A	19.63.05
Fuel pump, private	A	A	A	A	A	A	
Helistop	CA	CA	CA	CA	CA	CA	
Hotel airport parking	CA		CA			CA	
Tower	C	C	C	C	C	C	19.63.05
<b>Agriculture</b>							
Agriculture, limited							
Agriculture, indoor	C	C	C	C	C	C	21.302.05
Beekeeping	A	A	A	A	A	A	12.116, 21.302.05
<b>Miscellaneous</b>							
Dry cleaning and laundry processing				C			
Excavation and removal of soil and mineral products							
Exterior Storage as a primary use legally in existence prior to adoption date		C	C	C	C		21.301.16
Exterior Storage, incidental	P	P	P	P	P	P	21.301.16
Firing Range			C	C	C	C	14.82 – 14.84 21.302.11
Gravel crushing and bituminous treatment plants							
Household hazardous waste and recycling collection facilities			C	C			19.63.04(e)
Motor freight terminals							
Railroad lines and spurs	C	C	C	C	C	C	
Self-storage facilities		C	C	C			21.302.16
Sexually-oriented businesses		P	P	P	P		Chapter 19, Article VIII
Solid waste transfer facilities			C	C			21.302.31
Solid waste weigh stations							
<b>TEMPORARY/SEASONAL</b>							
<b>Seasonal Uses</b>							
Seasonal sales, outdoor							
<b>Special Events</b>							
Entertainment and recreation special events	P	P	P	P	P	P	14.61
Farmers market	P	P	P	P	P	P	Chapter 14, Article IX
<b>Temporary Uses</b>							
Temporary Retail Sales, donated goods	P	P	P	P	P	P	14.61, 21.302.34
Transient merchant sales (interior to hotels)	A		A			A	14.180 to 14.192