

E-3: Employment District Ordinance (#22-12) Research  
Research for Zoning Text Amendment in the City of Ramsey  
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This research is an analysis of peer community codes regarding restaurants in employment districts. The Ramsey City Code intends the E-3: Employment District to “provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage”. City Staff will compare peer community districts to most similar to Ramsey’s E-3 Zoning District as described above.

#### Recommendation

Peer communities similar to Ramsey, in size or in close proximity, generally allow restaurants in the manufacturing districts with a conditional use permit or as a permitted use.

The existing Ramsey City Code does not allow restaurants in the E-3: Employment District. Peer communities had similar districts described for commercial goods, manufacturing, and warehouses. Within these zoning districts, restaurants were most commonly allowed with a conditional use permit.

The intension of this ordinance amendment, is harmonious with the ordinances existing in peer communities. The approval of Ordinance #22-12, allowing restaurants in E-3: Employment District, will allow applicants to appear before the planning commission prior to the issuance of the conditional use permit.

**\*\*Reference to restaurants or similar facilities have been highlighted in yellow\*\***

## Home Occupation Research by City

### Andover (12-3-3: Purpose of Each District)

#### **Zoning: I- Industrial District**

These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. I district uses include service industries and industries which manufacture, fabricate, assemble or store, where the process is not likely to create offensive noise, vibrations, dust, heat, smoke, odor, glare or other objectionable influences. Generally, those include wholesale, service and light industries that are dependent upon raw materials refined elsewhere. An industrial "park" which maintains high development standards would be zoned I. This district's location shall provide sufficient space for buffering from less intense uses.

- **Permitted:**
  - Restaurants and cafes
- **Prohibited:**
  - Restaurants with live entertainment

### Anoka (Section 78-289. – Special requirements for residence districts.

#### **Zoning: M-1 Light Industrial District.**

(a) Purpose of district. The M-1 Light Industrial District is established to provide exemplary standards of development for certain industrial uses that prefer to be located in choice of strategic sites. The M-1 Light Industrial District is intended for administrative, wholesaling, manufacturing and related uses which can maintain high standards of appearances, including open spaces and landscaping; limit external effects such as noise, odors, smoke and vibration; and not require a high level of public services. With proper control, these areas should become compatible with commercial or residential areas.

(b) **Permitted uses.** The following are permitted uses in the M-1 Light Industrial District:

- (1) Art equipment suppliers, manufacturers.
- (2) Bags, boxes and paper containers, manufacturing and storage.
- (3) Baker products.
- (4) Bottling establishments.
- (5) Books, loose-leaf binders, fabrication and assembly.
- (6) Cabinet and woodworking establishments.
- (7) Books and bookbinding.
- (8) Camera and photographic manufacturing.
- (9) Cold storage plants.
- (10) Commercial printing, publishing, engraving and reproduction firms.
- (11) Confectionary and related products, manufacture and packaging.
- (12) Dental instruments and supplies.
- (13) Dry-cleaning and drying establishments.
- (14) Electric lighting and wiring equipment, manufacture.
- (15) Electric measuring and testing equipment, manufacture.
- (16) Electric tubes and other components, manufacture.
- (17) Electrical products and appliances, manufacture and assembly.
- (18) Fabricated metal products, warehousing and administration.

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- (19) Food and kindred products, warehousing and administration only.
- (20) Footwear, manufacture and fabrication.
- (21) Furniture and fixtures, warehousing and administration only.
- (22) Hand and edge tools (except machine tools), manufacturing and assembly.
- (23) Hardware warehousing and distribution operations.
- (24) Ice plants and ice cream plants.
- (25) Jewelry manufacture.
- (26) Laboratory instruments and associated equipment, scientific and testing.
- (27) Luggage, handbags, and similar items, manufacture and assembly.
- (28) Lumber and wood products.
- (29) Mail order houses.
- (30) Medical and surgical instruments and supplies.
- (31) Machine tool, manufacture.
- (32) Newspaper plants and offices.
- (33) Optical instruments and lenses, manufacture and assembly.
- (34) Paper and allied products, warehousing and administration.
- (35) Patterns, design and manufacture.
- (36) Pottery shops.
- (37) Precision instruments.
- (38) Plastic extrusion and molding and fixture.
- (39) Plumbing fixture and equipment, wholesale.
- (40) Radio and television, assembly and parts fabrication.
- (41) Sport equipment, manufacture and assembly.
- (42) Scientific and research instruments and equipment, manufacture and assembly.
- (43) Signs and advertising display materials.
- (44) Stone, clay and glass products, warehousing and administration.
- (45) Telephone and telegraph technical apparatus, manufacture and assembly.
- (46) Temperature controls, fabrication and assembly.
- (47) Textile products, warehousing and administration only.
- (48) Trade schools.
- (49) Welding supply.
- (50) Wholesale business facilities.
- (51) Manufacturing of building materials.
- (52) Office uses directly related to the above uses.
- (53) Breweries, micro.
- (54) Breweries, national.
- (55) Breweries, regional.

(c) **Conditional uses.** The following uses may be allowed only upon the city's issuance of a conditional use permit:

- (1) Any manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products similar to those permitted uses which conform with the performance standards set forth in this district.
- (2) Other manufacture, processing, storage or commercial uses as determined by the planning commission to be of the same general character as the permitted uses above and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission

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or transmission of noise, oxidation, smoke, dust, odors, toxic or noxious matters or glare or heat.

(3) Retail and service establishments providing goods and services that are complimentary to the principal uses in the district.

(4) Broadcast antennas, radio and television.

(5) Day care facilities.

**(d) Accessory uses.** The following are considered accessory uses:

(1) Uses customary with and incidental to the principal use are permitted, but shall not exceed 30 percent of the gross floor area of the principal use.

(2) Signs, off-street parking and loading areas as regulated by this chapter.

(3) Taprooms.

**(e) Prohibited uses.** The following are prohibited uses in this district:

(1) Public schools or private schools for students enrolled in grades K through 12, or any portion thereof.

(2) Single-family, two-family and multifamily residential dwellings.

(3) Any use not specifically listed as permitted, conditionally permitted, permitted with an interim use permit, or as allowed elsewhere in this chapter, shall be considered prohibited. A prohibited use may be changed to a permitted, conditionally permitted or interim use upon amendment of this chapter.

[Blaine](#) (Section 31.00- Light Industrial (I-1).

### **Zoning: Light Industrial (I-1)**

The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

#### **A. Permitted Uses:**

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities.

(b) Warehousing.

(c) Wholesale businesses.

(d) Offices—Business and professional, not including medical.

(e) Engraving shops.

(f) Machine shops.

(g) Printing and publishing.

(h) Repair services, except for businesses related to passenger vehicles and trucks.

(i) Service uses of blue-printing, duplicating, mailing, and graphic arts.

(j) Research and design laboratories.

(k) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto as determined by the Zoning Administrator, provided these uses are not explicitly mentioned as permitted or conditional uses elsewhere in the ordinance.

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**B. Accessory Uses:**

- (a) Dwelling for watchman (not to exceed five hundred (500) square feet) and limited to one (1) person.
- (b) Signs as regulated in Section 34.07.
- (c) Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than ten percent (10%) of the building is used for retail space.
- (d) Coffee shops/cafeteria for employees.
- (e) Recreational facilities for employees.
- (f) Day care related to employees.

**C. Conditional Use:**

- (a) Commercial nurseries/greenhouses.
- (b) Online purchase pick-up location.
- (c) Heliports.
- (d) Passenger vehicle service, major repair, including painting, body work and dismantling, exclusive of auto reduction yards. Storage of vehicles shall be screened with one hundred percent (100%) opaqueness.
- (e) Outdoor storage of passenger vehicles or vans, provided such storage shall be screened with one hundred percent (100%) opaqueness. Such outdoor storage shall be related specifically to a permitted or approved conditional use.
- (f) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (g) Building over fifty (50) feet from ground level.
- (h) Indoor vehicles sales showroom.
- (i) Zero lot line, with shared access and/or parking.
- (j) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code.
- (k) Indoor commercial dog kennel with dwelling for night watchman.
- (l) Personal care, health care, recreation, fitness, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-1 uses. With the exception noted in Section 31.03(c), general retail sales is not permitted under this section.
- (m) Brewer taproom as associated with and on the same site as a licensed brewery.
- (n) Ground mounted solar as an accessory use.

Coon Rapids (Section 11-800 – Industrial District)

**Zoning: Industrial District**

|                        |   |
|------------------------|---|
| <b>PRINCIPLE USES</b>  |   |
| <b>INDUSTRIAL USES</b> |   |
| <b>Manufacturing</b>   | I |
| Brewery                | P |
| Distillery             | P |
| Microbrewery           | P |
| Microdistillery        | P |

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|  |   |
|--|---|
| Light Industry   | P |
| <b>Vehicle Service and Transportation</b>  | I |
| Vehicle repair major and minor, including the sales of parts in conjunction therewith, but not including a junk yard or salvage business.  | C |
| Sales or rental of vehicles licensed for more than 9,000 pounds gross vehicle weight and special mobile equipment as defined in Section 9-121. of the Revised City Code-1982, except for recreational vehicles. Such use may include the sale of parts in conjunction therewith. | C |
| Truck rental   | C |
| Wholesale businesses, warehouses, or freight terminals except for storage of bulk petroleum, scrap or waste material as a primary use.   | P |
| Catalog order facilities, provided there is no direct pickup of orders by customers.   | P |
| <b>Office and Research</b>   | I |
| Office uses  | P |
| Research and development activities, experimental or testing laboratories.   | P |
| Medical and dental clinics and laboratories.   | P |
|  |   |
| <b>Services</b>  | I |
| Service business   | P |
| Animal hospitals, and kennels, duly licensed under Chapter 6-200,  | P |
| Printing, blue-printing, duplicating, mailing and graphic arts.  | P |
| Self-storage facility  | P |
| Self-storage facility, indoor.   | P |
| Outdoor storage accessory to self-storage facility and self-storage facility, indoor.  | C |
| Repair, servicing or parts sales businesses, except for businesses related to vehicles.  | P |
| Physical fitness centers   | P |
| Day care facility  | P |
| <b>Public Services and Utilities</b>   | I |
| Public parks and their incidental structures.  | P |
| Governmental buildings and facilities  | C |
| Governmental offices   | C |
| Electric or gas substation   | C |
| <b>ACCESSORY USES</b>  | I |
| Any accessory use that is permitted in the (O) Office District.  | P |
| Retail sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on, or wholesaled from the premises.  | P |
| Cocktail room accessory to a microdistillery or distillery   | P |
| Taproom accessory to a microbrewery or brewery   | P |

Dayton (Section 1001.063. Industrial Districts):

**Zoning: Light Industrial District (I-1)**

- (1) Intent. The purpose of the I-1, Light Industrial District is providing for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse

**\*\*Reference to restaurants or similar facilities have been highlighted in yellow\*\***

character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic in comparison to higher intensity Industrial Districts. Because I-1 may abut residential uses the I-1 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type so as to facilitate compatibility between these uses and residential development.

**(2) Permitted uses.** The following uses are permitted uses in the I-1 District:

- a. Adult uses.
- b. Agricultural uses existing at the time of the adoption of this Subsection.
- c. Antennas mounted on an existing structure, not exceeding 15 feet above the highest point of the structure, as regulated by Subsection 1001.21 of this Code.
- d. Automobile detailing shops.
- e. Automobile repair, major.
- f. Bus/transit station with vehicle storage.
- g. Business/trade schools.
- h. Day care accessory to business use.
- i. Contractors operations.
- j. Convenience/gas station.
- k. Equipment rental.
- l. Indoor sports and recreation or entertainment, provided the structure and use is located at least 100 feet from any Residential Zoning District.
- m. Laboratories - medical and dental.
- n. Light industrial fully contained within the building including: conducting a process, fabricating, wholesale operation, assembly, packaging, warehouse, distribution, manufacturing, treatment or providing a service including, but not limited to, any of the following uses completely contained within a building, unless otherwise noted, and meeting the performance standards applicable to the I-1 District.
  1. Paper products from previously processed paper.
  2. Batteries (wet cell).
  3. Brick, ceramic, and glass operations.
  4. Computers and accessories including circuit boards and software.
  5. Electronic components and accessories.
  6. Glass cutting and sales.
  7. Measuring, analyzing, and controlling instruments.
  8. Medical technologies/manufacturing.
  9. Metal working such as stamping, welding, machining, extruding, plating, grinding, polishing and cleaning.
  10. Millworking.
- o. Lumber yards/building material sales.
- p. Machine shops.
- q. Mini-storage facilities.
- r. Office building.
- s. Office warehouse, where operations include manufacturing or processing on the site.

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- t. Outdoor sports, recreation, or entertainment facilities.
  - u. Printing and publishing.
  - v. Radio and television studios.
  - w. Research centers/laboratories.
  - x. Recycling facility - indoor.
  - y. Schools, academies, colleges, universities, libraries.
  - z. Wholesale showrooms.
- (3) **Permitted accessory uses.** The following uses are permitted accessory uses in the I-1 District:
- a. Any incidental repair or processing necessary to conduct a permitted principal use.
  - b. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete construction.
  - c. Essential service structure.
  - d. Private garages, off-street parking and loading spaces as regulated in this Code.
  - e. Public telephone booths.
  - f. Retail sales related to the processing of product on site so long as it does not exceed 30% of the floor space of the principal building.
  - g. Signs as regulated in this Code.
  - h. Single satellite earth station antenna 2 meters or less in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services 1 meter or less in diameter and antennas designed to receive television broadcast signals, as regulated in Subsection 1001.21 of this Code.
  - i. Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.
- (4) **Conditional uses.** Within any I-1 District, no structure or land shall be used for the following uses except by conditional use permit:
- a. Antennas/towers - cellular and communication as regulated by Subsection 1001.21 of this Code.
  - b. Bank/financial institution with drive-through.
  - c. Heliports.
  - d. Hospitals.
  - e. Pawnshop provided that any such use shall not be located closer than 1 mile to any other uses, measured at the property lines, and that such use shall not be open to the public between the hours of 9:00 p.m. and 9:00 a.m.
  - f. Public parking facility.
  - g. Mining.
  - h. Motor vehicle terminal and maintenance garage.
  - i. Outdoor display area.
  - j. **Restaurant Class III and IV, with drive-through.**
  - k. Special event and catering centers.
  - l. Towers - cellular and communications as regulated in Subsection 1001.21 of this Code.

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- m. Warehouse and distribution center.
- n. Veterinary clinic and related indoor kennel; and pet grooming.

Elk River (Sec. 30-1292. – I-1 Light Industrial District)

**Zoning: I-1 Light Industrial District**

- (a) **Purpose.** The I-1 district shall serve as a transition between more industrial uses and residential and other business uses. This district is appropriate for manufacturing, warehousing, and similar industrial uses because of access to warehousing, thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.
- (b) **Permitted uses.** Permitted uses in the I-1 district are as follows:
  - (1) Business offices.
  - (2) Manufacturing, light.
  - (3) Research and development facilities.
  - (4) Warehouse spaces.
  - (5) Wholesale businesses.
- (c) **Accessory uses.** Accessory uses in the I-1 district are as follows:
  - (1) Cocktail rooms.
  - (2) Parking lots.
  - (3) Retail sales.
    - a. The retail sales activity is not located in an administrative office facility, but is located within a business, the principal use of which is not commercial sales.
    - b. The retail sales activity does not occupy more than 15 percent of the gross floor area of the occupied quarters.
    - c. The retail sales activity is accessory to the principal use.
    - d. No sign identifying the retail sales is visible from the outside of the building.
  - (4) Signs (as permitted in section 30-851 et seq.).
  - (5) Structures, accessory.
- (d) **Conditional uses.** Conditional uses in the I-1 district are as follows:
  - (1) Brewer taprooms.
  - (2) Bus storage. Not to exceed ten buses, unless the property has direct access to an arterial or collector street.
  - (3) Commercial recreational facilities.
  - (4) Dry cleaning establishments.
  - (5) Government facilities.
  - (6) Landscaping contractor yards.
  - (7) Microbreweries.
  - (8) Motor vehicle, trailer, and/or equipment sales.
  - (9) Outdoor storage (accessory to principal use).
  - (10) Recycling processing centers.
  - (11) Residential, single-family accessory to principal uses, provided that:

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- a. The nature of the principal use of the property makes it necessary or highly desirable from both the property owner's and the city's perspective to have a 24-hour-a-day caretaker or security person reside on the property.
  - b. The proposed dwelling unit is designed for and will be used exclusively by caretakers or security personnel responsible for the security of the property and the principal use thereof.
  - c. The proposed building unit will be occupied by no more than two persons, neither of whom may be under 18 years of age.
  - d. There will be only one dwelling unit per lot or, if one principal use is located on several adjoining lots, per principal use.
  - e. The proposed dwelling unit will not exceed 800 square feet in size and will be located within a building serving the principal use of the property which is no less than 10,000 square feet in size.
  - f. The principal use of the property is not of such a nature that it would be dangerous or hazardous to residents of the proposed dwelling unit.
  - g. The proposed dwelling unit meets all other requirements of this Code and Minnesota Uniform Building Code for occupancy as a dwelling unit by a single family. The city council may, if it finds it necessary to do so for the protection of the health, safety and welfare of persons who may occupy the proposed dwelling unit, impose additional reasonable requirements or conditions on the construction and use of the dwelling unit.
  - h. The conditional use allowing such a dwelling unit in an industrial zone is deemed to be unique to the principal use of the property and the ownership of the property and the principal use. Any conditional use permits granted under this section shall therefore automatically expire if the principal use of the property changes or the ownership of either the property or the principal use of the property changes.
- (e) Architectural standards. No provision of section 30-938 except subsection 30-938(2) pertaining to building finish and subsection 30-938(3) pertaining to roofs applies to this district.

Minneapolis (550.30. – Principal uses for the industrial districts):

**Zoning: I-1 Light Industrial District and I-2 Medium Industrial District**

| Use  | I1 | I2 | I3 | Specific Development Standards |
|--|----|----|----|--------------------------------|
| <b>INDUSTRIAL USES</b>                       |    |    |    |                                |
| <b>Generalized Use Categories</b>            |    |    |    |                                |
| Light industrial                             | P  | P  | P  |                                |
| Medium industrial                            |    | P  | P  |                                |
| General industrial                           |    |    | C  |                                |
| <b>Specific Industrial Uses</b>              |    |    |    |                                |
| Concrete, asphalt and rock crushing facility |    |    | C  | ✓                              |
| Contractor yard                              |    | P  | P  |                                |
| Dry cleaning establishment                   | C  | P  | P  | ✓                              |
| Film, video and audio production             | P  | P  | P  | ✓                              |

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|  |   |   |   |   |
|--|---|---|---|---|
| Food and beverage products                                   | P | P | P |   |
| Furniture moving and storage                                 | P | P | P |   |
| Grain elevator or mill                                       |   |   | C |   |
| Grain mill, small-scale                                      | P | P | P | ✓ |
| Greenhouse, wholesale  | P | P | P |   |
| Industrial machinery and equipment sales, service and rental | C | P | P |   |
| Laundry, commercial  | P | P | P | ✓ |
| Packaging of finished goods                                  | P | P | P |   |
| Research, development and testing laboratory                 | P | P | P |   |
| Recycling facility   |   | C | C | ✓ |
| Scrap/salvage yard, metal milling facility                   |   |   | C | ✓ |
| Self-service storage   | P | P | P |   |
| Snow storage site  | P | P | P | ✓ |
| Urban farm   | P | P |   | ✓ |
| Wholesaling, warehousing and distribution                    | P | P | P |   |
| <b>Planned Unit Development</b>                              | C | C | C | ✓ |
| <b>Commercial Uses</b>                                       |   |   |   |   |
| <b>Retail Sales and Services</b>                             |   |   |   |   |
| Animal Boarding  | P | P | P | ✓ |
| Art gallery  | P | P |   |   |
| Art studio   | P | P |   |   |
| Building material sales                                      | P | P |   |   |
| Child care center  | P | P |   | ✓ |
| Contractor's office  | C | P | P |   |
| Day labor agency   | C | C | P | ✓ |
| Farmers' market  | P | P |   | ✓ |
| Liquor store, off-sale                                       | C | C |   | ✓ |
| Motorized scooter sales                                      | P | P | P |   |
| Neighborhood electric vehicle sales                          | P | P | P |   |
| Office supply sales and service                              | P | P |   |   |
| Photocopying   | P | P |   |   |
| Veterinary clinic  | P | P |   | ✓ |
| <b>Offices</b>   | P | P | P |   |
| <b>Automobile Services</b>                                   |   |   |   |   |
| Automobile convenience facility                              | C | C | C | ✓ |
| Automobile rental  | C | C | C | ✓ |
| Automobile repair, major                                     | C | C | C | ✓ |
| Automobile repair, minor                                     | C | C | C | ✓ |

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|  |   |   |   |   |
|--|---|---|---|---|
| Automobile sales   | C | C | C | ✓ |
| Car wash   | C | C | C | ✓ |
| <b>Food and Beverages</b>  |   |   |   |   |
| Catering   | P | P |   |   |
| Coffee shop  | P | P |   | ✓ |
| Nightclub  | C | C |   | ✓ |
| Restaurant, delicatessen   | P | P |   | ✓ |
| Restaurant, fast food  | C | C |   | ✓ |
| Restaurant, sit down, including the serving of alcoholic beverages                 | P | P |   | ✓ |
| <b>Commercial Recreation, Entertainment and Lodging</b>                            |   |   |   |   |
| Amphitheater   | C |   |   | ✓ |
| Indoor recreation area   | P | P |   | ✓ |
| Hotel, 5—20 rooms  | P | P |   | ✓ |
| Hotel, 21 rooms or more  | P | P |   | ✓ |
| Radio or television station  | P | P |   |   |
| Regional sports arena  | P |   |   | ✓ |
| Sports and health facility   | P |   |   |   |
| <b>Medical Facilities</b>  |   |   |   |   |
| Birth center   | P | P |   | ✓ |
| Clinic, medical or dental  | P | P |   |   |
| Hospital   | C | C |   | ✓ |
| Laboratory, medical or dental  | P | P |   |   |
| <b>Transportation</b>  |   |   |   |   |
| Ambulance service  | C | C | C |   |
| Bus garage or maintenance facility   | C | C | C |   |
| Horse and carriage assembly/ transfer site   | C | C | C | ✓ |
| Intermodal containerized freight facility  |   |   | C | ✓ |
| Limousine service  | C | C | C | ✓ |
| Motor freight terminal   |   | C | C | ✓ |
| Motor vehicle storage lot  |   | C | C |   |
| Package delivery service   | C | C | C | ✓ |
| Railroad switching yards and freight terminal                                      |   |   | C | ✓ |
| Taxicab service  | C | C | C | ✓ |
| Towing service   |   | C | C |   |
| Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental | C | C | C |   |
| Waste hauler   |   | C | C | ✓ |

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| <b>PARKING FACILITIES</b>   |   |   |   |   |
|---|---|---|---|---|
| Parking facility  | C | C | C |   |
| <b>INSTITUTIONAL AND PUBLIC USES</b>                                  |   |   |   |   |
| <b>Educational Facilities</b>   |   |   |   |   |
| School, vocational or business  | P | P | P | ✓ |
| <b>Social, Cultural, Charitable, and Recreational Facilities</b>      |   |   |   |   |
| Athletic field  | P | P | P | ✓ |
| Club or lodge   | P | P |   |   |
| Community center  | P | P |   | ✓ |
| Community garden  | P | P |   | ✓ |
| Community service facility  | P | P | P | ✓ |
| Development achievement center  | P | P |   |   |
| Educational arts center   | P | P |   |   |
| Mission   | C | C | C | ✓ |
| Park  | P | P | P |   |
| Theater, indoor, live performances only                               | P | P |   |   |
| <b>Religious Institutions</b>   |   |   |   |   |
| Place of assembly   | P | P |   |   |
| <b>RESIDENTIAL USES</b>   |   |   |   |   |
| Community correctional facility serving up to thirty-two (32) persons | C | C | C | ✓ |
| Emergency Shelter   | C | C |   | ✓ |
| <b>PUBLIC SERVICES AND UTILITIES</b>                                  |   |   |   |   |
| Animal shelter  | C | C | C | ✓ |
| Bus turnaround  | C | C | C |   |
| Communication exchange  | C | C | C |   |
| Electric or gas substation  | C | C | C |   |
| Electricity generation plant, hydroelectric                           | C | C | C | ✓ |
| Electricity generation plant, non-nuclear                             |   |   | C | ✓ |
| Fire station  | C | C | C |   |
| Garage for public vehicles  | C | C | C |   |
| Heating or cooling facility   | C | C | C |   |
| Mounted patrol stable   | C | C | C | ✓ |
| Passenger transit station   | C | C | C |   |
| Police station  | C | C | C |   |
| Post office   | C | C | C |   |
| Railroad right-of-way   | C | C | C |   |
| River freight terminal  |   |   | C |   |
| Stormwater retention pond   | C | C | C |   |

**\*\*Reference to restaurants or similar facilities have been highlighted in yellow\*\***

|   |   |   |   |   |
|---|---|---|---|---|
| Street and equipment maintenance facility | C | C | C |   |
| Vehicle emission testing station          | C | C | C |   |
| Waste transfer or disposal facility       |   |   | C | ✓ |
| Water pumping and filtration facility     | C | C | C |   |

Nowthen (Section 11-3-9: Industrial District)

**Zoning: Industrial District**

- A. Intent: This district is intended is to provide specifically for the regulation of light manufacturing, and warehousing uses located within areas guided for industrial land uses by the Comprehensive Plan.
- B. **Permitted Uses:** The following shall be permitted by right:
  - 1. Auto repair, minor.
  - 2. Building materials sales.
  - 3. Commercial printing establishments.
  - 4. Compounding, assembly, packaging, treatment, or storage of products and materials except waste.
  - 5. Governmental and public utility buildings and structures; City of Nowthen only.
  - 6. Laboratories, research and development facilities.
  - 7. Manufacturing.
  - 8. Offices.
  - 9. Warehousing including self-storage facilities.
  - 10. Wholesale businesses.
- C. **Conditional Uses:** All conditional uses shall be reviewed and allowed in accordance with the standards of Section 10 of this Chapter subject to those performance standards outlined herein any additional stipulations determined to be necessary and reasonable by the City Council to meet the criteria outlined in Section 10 of this Chapter. 11-52.
  - 1. Any of the uses identified as allowed in the I-1 District that would be projected to generate a wastewater flow of one thousand (1,000) gallons per day or more.
  - 2. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within the I-1 District, provided that:
    - a) Such use is allowed in a C-1 District.
    - b) Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.
  - 3. Automobile repair, major provided that:
    - a) The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous material or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a stormwater drainage system and is subject to the approval of the City Engineer.
    - b) The hours of operation shall be between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. unless extended by the approval of the City Council.
    - c) All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the

**\*\*Reference to restaurants or similar facilities have been highlighted in yellow\*\***

emission of fumes, dust or other particulate matter so that the use shall comply with Minnesota Pollution Control Standards as amended.

- d) The emission of odor by a use shall be in compliance with and regulated by the Minnesota Pollution Control Standards, Minnesota Regulation APC, as amended.
- e) All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota uniform fire code.
- f) All outside storage, including the storage of damaged vehicles, vehicles being repaired and vehicle parts and accessory equipment shall be completely screened from view of adjacent properties or the public right-of-way or shall be completely inside a principal or accessory building

**Zoning:** Commercial District (C-1)

- A. Intent: This district is intended for application in the vicinity of the intersections of arterial and collector roadways where significant traffic currently exists. The intent of this district is to encourage or accommodate retail, service and office commercial land uses and to prohibit new or expanded residential use in areas so guided by the Comprehensive Plan.
- B. **Permitted Uses:** The following shall be permitted by right:
  - 1. Bank, savings and loan, savings credit unions and other financial institutions.
  - 2. Commercial recreation.
  - 3. Day care facilities.
  - 4. Funeral homes and mortuaries.
  - 5. Governmental and public utility buildings and structures; City of Nowthen only.
  - 6. Hotels.
  - 7. Instructional classes.
  - 8. Nurseries, greenhouses and landscape businesses.
  - 9. Office businesses.
  - 10. Public parking lots. 11-38
  - 11. Public parks and playgrounds, City of Nowthen only.
  - 12. Restaurants, general with on- and off-sale liquor.
  - 13. Retail businesses.
  - 14. Service Businesses, on and off site.

**Oak Grove** (Section 109-99. – LI: Limited Industry District.)

**Zoning:** LI: Limited Industry District

(a) Purpose.

- (1) This section applies to the LI, Limited Industry District. This district is established to provide employment opportunities and to group individual uses in locations accessible to rail and highways so that the movement of raw materials, finished products and employees can be carried on efficiently, in an unobtrusive manner, and in a manner that does not adversely effect residential areas and for consistency with the 2030 city comprehensive plan.
- (2) It is recognized that, while the city is predominantly residential in character, industrial uses are part of the city's land use pattern. The regulations for this district are intended to

**\*\*Reference to restaurants or similar facilities have been highlighted in yellow\*\***

encourage industrial development that is compatible with surrounding or abutting land uses. To accomplish this compatibility, development in the planned industrial district:

- a. Is limited to administrative, wholesaling, manufacturing, and related uses that can be carried on in an unobtrusive manner;
- b. Must provide suitable open spaces, landscaping, and parking areas; and
- c. Must establish reasonable controls on external effects such as storage, lightning, noise, dust, smoke and congestion.

**(b) Permitted uses.**

- (1) Single-family dwellings and accessory uses legally established prior to August 31, 2009 (adoption date of the 2030 comprehensive plan).
- (2) Wholesale/warehousing businesses.
- (3) Manufacturing.
- (4) Public utility uses for local service, when located within the public right-of-way or utility easement.
- (5) Agricultural uses, with the exception of feedlots.
- (6) Corporate headquarters.

**(c) Accessory uses.**

- (1) Parking in conformance with section 109-196.
- (2) Outdoor trash enclosures.
- (3) Offices in conjunction with a permitted or approved conditional use.
- (4) Signage in conformance with section 109-479.

**(d) Conditional uses.**

- (1) Adult uses in compliance with chapter 12, article II.
- (2) Airports/heliports.
- (3) Automobile repair and reconditioning.
- (4) Car/truck washes.
- (5) Vehicle and equipment auctions and sales.
- (6) Christmas tree sales.
- (7) Commercial greenhouses or nurseries.
- (8) Contractor or building material storage yards.
- (9) Essential services.
- (10) Railroad lines and switching yards.
- (11) Railroad storage.
- (12) Research facilities.
- (13) Seasonal businesses.
- (14) Communications towers in accordance with section 109-471.
- (15) Open storage when appurtenant to an approved principal use, subject to limitations such as location, screening, type, application, and any other restrictions imposed by the city council.
- (16) Uses determined by the city council to be similar to those permitted in this section.
- (17) Distribution centers.