

Current Regulations

[illegible]

Proposed Regulations

[illegible]

Use Classification (Existing)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Daycare Facilities	C	C	C	C	C	C	C		
Decorative Landscape Features	A	A	A	A	A	A	A	A	A
Developments Containing More Than One Principal Structure per lot	C	C	C	C	C	C	C	C	
Distilleries							P	P	P
Distillery, Micro	C				C	C			
Distillery, Micro, with Tasting Room	C		C						
Drive up or Drive through windows	P*		P*	P*	P*	P*			
Dwellings	P*								
Dwellings when combined within another permitted use			P						
Establishments supplying goods or services primarily to industrial uses							P	P	
Exhibit spaces, educational facilities, and interpretive centers, whether publicly or privately operated.								C	
Exterior Storage							C	C	
Exterior Storage of Goods For Sale	C								
Farm Winery	C				C	C	P	P	
Farm Winery, with tasting room			C				C	C	
Fences									
Financial Institutions	P	P	P						
Funeral Homes	C		C	C		C			
Garages									
Gardening and other horticultural uses not involving retail sales									
Gas Stations	C		C	C		C			
Grain Elevators								C	
Health and Athletic Facilities					C				C
Home occupations contingent upon approval of a home occupation permit									
Horse Care Uses including boarding, training, showing, grooming, and veterinary clinic facilities					C				
Hospitals	C	C							
Hotels			P						
Hotels, Motels, and Conference Centers					C				
Housing Designed to Serve Handicapped Persons	C								
Industrial or Technical Training Schools							C		C
Junkyards								C	
Landscaping Services and Contractors	C*						C	P	

Use Classification (Proposed)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Daycare Facilities	C	C	C	C	C	C			
Distilleries							P	P	P
Distillery, Micro	C				C	C	P	P	
Distillery, Micro, with Tasting Room	C		C				C	C	
Drive up or Drive through windows	P*		P*	P*	P*	P*			
Dwellings	P*		P*						
Dwellings when combined within another permitted use	P		P	P	P	P			
Establishments supplying goods or services primarily to industrial uses							P	P	
Exhibit spaces and interpretive centers	P	P	P	P	P	P			P
Exterior Storage							C	C	
Farm Winery	C				C	C	P	P	
Farm Winery, with tasting room			C				C	C	
Fences	A	A	A	A	A	A	A	A	A
Funeral Homes	C			C		C			
Gardening and other horticultural uses not involving retail sales	A	A	A	A	A	A	A	A	A
Gas Stations	C			C		C			
Grain Elevators								C	
Health and Athletic Facilities	P	P	P	P	P	P			
Heliports		C					C	C	C
Horse Care Uses including boarding, training, showing, grooming, and veterinary clinic facilities					P				
Hospitals		C							
Hotels and Motels	P	C	P	C	P	C			C
Housing Designed to Serve Persons With Disabilities	C		C						
Industrial /Technical Training Schools	C	C	C				C	C	C
Landscaping Services and Contractors	C*						C	P	

Use Classification (Existing)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Other accessory uses as determined by the Zoning Administrator									
Other accessory uses customarily appurtenant to a permitted or conditional use, as determined by the Zoning Administrator	A	A	A	A	A	A	A	A	A
Parking and Loading Spaces	A	A		A	A	A	A	A	A
Parking Facilities Open to the Public			C						
Pet Daycare and Boarding Facilities	C								
Printing or Publishing Facilities			C						
Private Garages or off-street parking			A						
Private Lodges and Clubs	C		C		C				
Public and Private Colleges/ Universities licensed by the State of Minnesota	P*								
Public Buildings	P	P	P	P	P	P	P	P	P
Public or Private schools having a course of instruction approved by MN Dept of Education for grades K-12, or any portion thereof.	C								
Public Recreation					P				
Receive only satellite dish antennas and other antenna devices									
Receive only satellite dish antennas, antenna devices, or communication service devices / apparatus (excluding towers) if located on utility service structures or public buildings									
Recreational Equipment									
Recycling or Composting Facilities								C	
Relocated Structures	P*	P*	P*	P*	P*	P*			
Research Laboratories conducted entirely within an enclosed building							P		
Research Laboratories, except those involving a project that fits within one of the mandatory EIS categories under MN Rules 4410.4400								P	P
Residences for Security Personnel							C	C	
Restaurant, Class I or II, that have an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the tavern is located is within less than 100' from the nearest point where a residential use is located.	C		C	C	C	C			

Use Classification (Proposed)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Other accessory uses as determined by the Zoning Administrator	A	A	A	A	A	A	A	A	A
Pet Daycare and Boarding Facilities	C						C	C	
Private Garages or off-street parking	A	A	A	A	A	A	A	A	A
Private Lodges and Clubs	C		C	C	C	C			
Public and Private Colleges and Universities licensed by the State of Minnesota	C	C	C		C		C	C	C
Public Buildings and Facilities	P	P	P	P	P	P	P	P	P
Public Recreation	P	P	P	P	P	P	P	P	P
Receive only satellite dish antennas and other antenna devices	A	A	A	A	A	A	A	A	A
Recreational Equipment, Swimming Pools, Tennis Courts, and other recreational sport courts	A	A	A	A	A	A	A	A	A
Recycling or Composting Facilities								C	
Restaurants (Class I and II) and Taverns that have an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the restaurant is located is within less than 100' from the nearest point where a residential use is located.	C		C	C	C	C			

Use Classification (Existing)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Restaurant, Class I, except those having an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the tavern is located is within less than 100' from the nearest point where a residential use is located.	P		P	P	P	P			
Restaurant, Class II, except those having an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the tavern is located is within less than 100' from the nearest point where a residential use is located.	P*		P*	P*	P*	P*			
Restaurants, Class I or II contained within a principal structure and oriented toward serving employees or those working in the immediate area, and not exceeding 10% of the gross floor area of the building.									C
Restaurants, Class I or II contained within a principal structure and oriented toward serving employees or those working in the immediate area.		C					C	C	
Retail Centers	PUD								
Retail Establishments	P		P	P		P			
Retail Establishments not exceeding 10% of the gross floor area of the building									C
Retail Sales of heavy industrial, manufacturing, or construction machinery or equipment								P	
Retail Sales of products, manufactured, fabricated, assembled, or stored on site							C	C	
Retail Uses and Entertainment Facilities					C				
Schools, Public and Private, that are licensed by MN Dept of Education for grades K-12.									
Retail Uses Generally Associated with a Permitted Use		C							
Self Storage Facilities	C*						C		
Services						P			
Showroom Facilities						P			

Use Classification (Proposed)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Restaurants (Class I and II) and Taverns, except those having an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the restaurant is located is within less than 100' from the nearest point where a residential use is located.	P		P	P	P	P			
Retail Centers	PUD*								
Retail and Services serving the general public	P		P	P	P	P			
Retail Sales of heavy industrial, manufacturing, or construction machinery or equipment								P	
Retail Sales of products, manufactured, fabricated, assembled, or stored on site							C	C	C
Schools, Public and Private, that are licensed by MN Dept of Education for grades K-12.	C	C							
Self Storage Facilities							C		
Short-term lodging rentals, a short term lodging rental is defined as an owner occupied rental dwelling, whether rented partially or entirely for a term less than 30 days at a time, and is rented for no more than a total of 60 days in a calendar year.	A		A		A	A			

Use Classification (Existing)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Silos								A	
Single and Mixed Use Developments	P*	P*	P*		P*		P*	P*	P*
Single and Two Family Dwellings	P*								
Solar Equipment									
Storage, Assembly, Servicing incidental to a permitted use		C							
Structures over 35' in Height	C								
Structures over 45' in Height			C			C	C	C	
Structures over 55' in Height		C							
Structures over the height allowed based on their setback					C				
Swimming Pools									
Taverns that have an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the tavern is located is within less than 100' from the nearest point where a residential use is located.	C		C		C				
Taverns, except those having an outdoor patio or congregation area that customers are allowed to use after 10:00 p.m. and where the nearest point of the property on which the tavern is located is within less than 100' from the nearest point where a residential use is located.	P		P	P	P	P			
Temporary Construction Buildings	A	A	A	A	A	A	A	A	A
Temporary, seasonal sales of farm produced items such as fruits, vegetables, and Christmas trees with prior review and written approval from the Zoning Administrator or his or her designee	A*								
Tennis Courts									
Theaters	C		C						
Towers for commercial wireless telecommunications services	A*	A*	A*	A*	A*	A*			
Utility Service Structures	P*	P*	P*		P*		P*	P*	
Utility Services	P	P	P		P		P	P	P
Vehicle Rental	C								
Vehicle Repair	C					C	C	C	
Vehicle Sales, New	C					C			

Use Classification (Proposed)	B-1	B-2	B-3	NC	MR	CC	I-1	I-2	BP
Silos and Fuel / Gas Storage Tanks that do not exceed the height requirements of the specific zoning district								A	A
Solar Equipment	A	A	A	A	A	A	A	A	A
Structures over 45' in Height	C			C		C			
Structures over 55' in Height		C	C				C	C	C
Structures over the height allowed based on their setback					C				
Temporary Construction Buildings	A	A	A	A	A	A	A	A	A
Temporary, seasonal sales of farm produced items such as fruits, vegetables, and Christmas trees with prior review and written approval from the Zoning Administrator or his or her designee	A*	A*	A*	A*	A*	A*			
Theaters	P		P		P				
Towers for commercial wireless telecommunications services	A*	A*	A*	A*	A*	A*	A*	A*	A*
Utility Service Structures	P*	P*	P*	P*	P*	P*	P*	P*	P*
Vehicle Rental	C								
Vehicle Rental, Commercial	C							P	P
Vehicle Repair	C							C	C
Vehicle Sales, Auction								C	
Vehicle Sales, New	C					C			

