

#5

Sec. 30-421. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building or structure on the same lot with a principal or main building, or the part of the main building occupied or devoted exclusively to an accessory use. In a shoreland zone, an accessory structure or facility means any building or improvement subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than normal structure setbacks.

Accessory use means a use on the same lot with the principal use of [or] building that is customarily incidental and subordinate to the principal use or building.

Administrative and support services means establishments engaged in activities that support the day-to-day operations of other organizations. The processes employed in this sector (e.g., general management, personnel administration, clerical activities, telemarketing bureaus and contact centers, cleaning activities) are often integral parts of the activities of establishments found in all sectors of the economy.

Agriculture means the use of the land for agricultural purpose, including farming, dairying, pasturage, horticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storage of produce; provided, however, the operation of any such accessory uses shall be secondary to that of normal agriculture and provided further that these uses shall not include the commercial feeding of garbage or offal to swine or other animals.

Airport or heliport means any land or structure which is used or intended for use, for the landing and take-off of aircraft, and appurtenant land or port building or other port structures or rights-of-way.

Airspace zones A, B, and C. Refer to article III of this chapter.

Alley means a public right-of-way which affords a secondary means of access to abutting property.

Alterations means any modification, additions, or change in construction or type of occupancy; any enlargement of a building, either horizontally or vertically; or the moving of a structure from one location to another.

Animals, domestic, means fish, dogs, cats, birds and similar household pets.

Animals, farm, means cattle, hogs, horses, sheep, goats, rabbits, chickens and other farm animals.

Animals, wild and exotic, means animals other than domestic and farm animals that are customarily found in the wild and including snakes, wolves, and tigers and other such animals.

Antenna support structure means a building, athletic field lighting, water tower, or other structure, other than a tower, which can be used for location of telecommunications facilities.

Apartment means a room or suite of rooms, including bath and kitchen facilities, in a multiple-family building designed for occupancy by a single family.

Apartment, accessory, means an apartment that is secondary and incidental to a principal use or building.

Applicant means a person who applies for a permit to develop, construct, build, modify or erect a building, structure or use.

Application means the process by which the owner of a plot of land within the city submits a request to develop, construct, build, modify or erect a building, structure or use upon that land.

Attorney means the city attorney or his designated representative.

Basement means a portion of a building located partly underground, but having less than half its floor-to-ceiling height below the average grade of the adjoining ground.

Extractive use means the use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minn. Stat. §§ 93.44—93.51.

Family means an individual, or two or more persons related by blood, marriage or adoption, or group of not more than four persons not so related, living together as a single housekeeping unit using common cooking and kitchen facilities.

Floodway means an area subject to periodic flooding as delineated by a flood boundary on the zoning map.

Floor area means the sum of the gross horizontal areas of the floors of a building or dwelling unit, measured from the exterior walls, or from the centerline of party walls separating buildings, excluding cellars but including basements.

Forest land conversion means the clear cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

Garage, private, means an accessory building or an accessory portion of a principal building designed or used solely for the storage of noncommercial motor vehicles, boats, and similar vehicles which are owned and used by the occupants of the building to which it is accessory.

Garage/yard sale means the temporary display and sale of goods within the garage and/or driveway of a residence.

Gasoline station means a structure plus an area of land that is used or designed for the supply of motor vehicle fuels. For the purpose of this article, this term shall also mean an area or structure used for greasing, changing the oil, washing or repairing automobiles when such uses are accessory to the principal gasoline station use.

Ghost plat means a plan that shows the eventual build out of a parcel at urban densities by establishing future lot lines; building envelopes; layout of future streets; easements; and information on how public utilities may be extended to accommodate future, urban development.

Gross floor area (GFA) means, for the purpose of computing required parking, the floor area for the building excluding accessory garages, underground parking, areas not enclosed by exterior walls, mechanical rooms, patios, decks, restrooms, elevator shafts, or stairwells.

Group, foster home, means a residential use defined by Minn. Stat. ch. 462, which provides housing for the mentally retarded, physically handicapped and those in need of rehabilitation, excepting mental rehabilitation.

Group usable open space means open space associated with a multiple-family development that is not part of a required yard, is relatively free of buildings and is available for recreational usage by the residents.

Grower stand, means an area accessory to an on-site agricultural operation that is used to sell farm products produced on-site where the total sales area does not exceed 1,500 square feet.

Guest cottage means a structure used as a dwelling unit that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling unit on a lot.

Guestroom means a room or group of rooms occupied, arranged or designed for occupancy by one or more guests for compensation.

Hardship means the same as that term is defined in Minn. Stat. ch. 462.

Hazardous material means any substance that because of its quantity, concentration, or physical/chemical characteristic poses a significant present or potential hazard to human health or the environment when improperly used, handled, treated, processed, stored, transported, disposed of, or otherwise managed.

Health and fitness club means a business that provides recreational services and facilities, usually for the benefit of its membership or the general public, involving aerobic exercises, strength and cardiovascular equipment, indoor or outdoor game courts, swimming pools, running tracks, massage,

Taproom/tasting room, means an area for the on-sale consumption of malt liquor/distilled spirits or wine, produced on the premises of a brewery/distillery/winery or an abutting property in common ownership of the producer, which may include sales of beverages produced and packaged on site for off-premises consumption as allowed by Minnesota Statutes, as amended. A Taproom/tasting room use may or may not include a restaurant component.

Telecommunications facilities means cables, wires, lines, wave guides, antennas or any other equipment or facilities associated with the transmission or reception of telecommunications located or installed on or near a tower or antenna support structure. The term does not include:

- (1) A satellite earth station antenna two meters in diameter or less located in an industrial or commercial district; or
- (2) A satellite earth station antenna one meter or less in diameter, wherever located; or
- (3) A tower.

Telecommunications tower or tower means a self-supporting lattice, guyed, or monopole structure constructed from grade that supports telecommunications facilities; the term does not include amateur radio operations equipment licensed by the Federal Communications Commission.

Toe of the bluff means the point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from gentler to steeper slope above. If no break in the slope is apparent, the toe of the bluff shall be determined to be the lower end of a 50-foot segment with an average slope exceeding 18 percent.

Top of the bluff means the point on a bluff where there is, as visually observed, a clearly identifiable break in the slope, from steeper to gentler slope above. If no break in the slope is apparent, the top of the bluff shall be determined to be the upper end of a 50-foot segment with an average slope exceeding 18 percent.

Tourist home means a building providing lodging for not less than three, or more than eight tourists where accommodations have no cooking facilities.

Transportation dispatch and storage means a facility that provides storage and dispatch of taxi, limousine, charter/school/tour/public transit bus services, and all other similar vehicles that provide passenger transportation.

Truck means any vehicle or combination of vehicles or trailers whose total weight loaded or unloaded exceeds 10,000 pounds, or is registered with a GVW of 12,000 pounds or more, except recreational vehicles shall not be considered trucks for the purpose of this article.

Use means the purpose or activity for which the land or building thereon is designated, arranged, or intended, or for which it is occupied or maintained and shall include any manner of performance of such activity with respect to the performance standards of this article.

Use, conditional, means a permitted use which is potentially detrimental to a neighborhood or area which requires special treatment and the issuance of a CUP.

Use, permitted by PUD, means a use which is permitted only if the PUD procedure is used and a plan is formally approved by the city.

Use, permitted with special restrictions, means a use which is permitted in the district under which it is listed in division 7 of this article subject to all of the conditions listed.

Used or occupied includes the terms "intended," "designed" or "arranged" to be used or occupied.

[Value-added farm product](#), means a farm product that has been changed from its natural state to an item in a different form through canning, drying, freezing, preserving, fermenting, compounding, processing, packing, or a similar alteration, so as to increase the value of the farm product.

Variance means the same as that term is defined or described in Minn. Stat. ch. 462.



Sec. 30-512. - Table of uses permitted in zones.

For the purpose of this article, a comprehensive list of uses is presented in Table 1, Uses Permitted in Zones. This table is incorporated into this article generally and into the regulations of each district, as appropriate, the same as if the uses were listed separately and for each district. Table 1 identifies three types of uses: uses permitted by right (permitted uses); uses with restrictions; and conditional uses.

- (1) *Permitted uses.* These are identified as permitted in a particular zone by the placement of a "P" in the column bearing the heading of that zone.
- (2) *Restricted uses.* These uses are permitted in a particular zone subject to certain special restrictions. These uses are identified by the placement of a "R" in the column bearing the heading of that zone. For details on the types of restrictions, please refer to section 30-564.
- (3) *Conditional uses.* Certain uses, because of their unique characteristics, must be considered individually as to their impact upon neighboring land, and the public welfare and their compatibility at the particular location. Conditional uses must go through a special approval process prior to their establishment. These uses are identified by the placement of a "CUP" in the column bearing the heading of that zone. For details on the conditional use process, please refer to section 30-531.

(Code 1978, § 23.5(F); Ord. No. 05-05-08, 5-18-2005; Ord. No. 05-06-12, 6-27-2005; Ord. No. 05-10-15, 10-24-2005; Ord. No. 06-03-01, 3-13-2006; Ord. No. 06-03-01, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 13-09-10, Exh. A, 9-23-2013)

TABLE 1 - PERMITTED USES

RR	R-1/1a	R-2/2	R-3/3	R-4/4	LB/SL	GB/SB	CB/D	MU/SM	M/SM	RC/SR	BP/SB	I-1/SI-1	I-2/SI-2	CD	PU/SP	AG	AP	LISTING OF USES IN ZONING DISTRICTS
																		RESIDENTIAL
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached

RR R-1 R-2 R-3 R-4 LB GB CBD MV M RC BP I-1 I-2 CD PU AG AP

R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R													R	home occupations	
																		COMMERCIAL	
																	P	aviation related commercial operation	
																		AGRICULTURAL SALES AND SERVICE	
																	P	kennels	
						P	P											pet shops	
					P	R			R								P	veterinary services	
R																	R	farm animals	
						P												farm equipment	
						P												feed, grain, supplies	
<u>R</u>																	<u>R</u>	growers stand	
																		AUTOMOTIVE/ RECREATIONAL VEHICLES	
							P											sales: new or used	

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Sec. 30-564. - Uses with restrictions.

The following restrictions apply in this article as indicated:

- (1) Accessory apartments (within the CBD zone): Shall be required to have one off-street parking stall per unit.
- (2) Administrative and support services (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (3) Automotive/RV repair (within GB, SGB, BP, SBP zone) provided:
 - a. No repair work shall take place outside of the principal structure; and
 - b. Any damaged or disassembled (partially or wholly) vehicle stored overnight shall be kept in an enclosure screening the vehicle and/or other materials from public view in such manner as described in section 30-594(h).
- (4) Bank, savings and loan, or loan agency (within the LB, SLB zone): Maximum size of structure 2,000 square feet GFA.
- (5) Bed and breakfast facilities (within R-2, SR-2 zones) provided:
 - a. One off-street parking space is provided for each guestroom in addition to the minimum number required for residential and any other permitted uses.
 - b. The facility shall be limited to providing service to four persons, excluding children under 12 accompanied by a parent; provided that service to up to ten persons may be allowed in an R-2 zone by conditional use permit.
 - c. The facility shall not have more than two guestrooms; provided that up to five guestrooms may be allowed in an R-2 zone by conditional use permit.
 - d. Signs identifying bed and breakfast facilities shall not exceed three square feet in area. This provision shall take precedence over any less restrictive sign regulations in this article.
- (6) Bed and breakfast facilities (within R-3, SR-3, R-4, SR-4 zone): Same restrictions as the R-2 zone, except that the facility may serve up to ten persons, but shall not have more than five guestrooms.
- (7) Brewery/Distillery/Winery use (within CBD, GB zone): Provided as follows:
 - a. 10,000 sq. ft. or less gross floor area.
 - b. Must be co-located with taproom/tasting room use.
- (8) Brewery/Distillery/Winery use (within BP zone). Provided as follows:
 - a. Greater than 10,000 sq. ft. gross floor area.
- (9) Car, truck and equipment cleaning establishments (within GB, SGB zone): Subject to the special restrictions established for gasoline and fuel sales and service establishments. See subsection (25). In addition, the vehicle entrance door shall be no more than ten feet high.
- (10) Churches and similar places of worship provided as follows (within RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, SGB, CBD zone):
 - a. No principal building shall be located within 30 feet of any lot line of an abutting lot in an R district;
 - b. The site shall be at least one-acre in size; and
 - c. The use shall be subject to the site development standards defined in division 7, and for bufferyard purposes shall be treated as an R-3 property.
- (11) Clinic (within the PU, SPU zones): Must be accessory to a permitted principal use.

- a. The sale is not more than four successive days in duration.
 - b. Not more than three such sales are conducted on the premises in a calendar year.
 - c. There shall be at least one-month between sales on the same premises.
- (25) Gasoline and fuel sales and service establishments including accessory car washes (within GB, SGB zone): Subject to all of the following:
- a. Minimum front yard of 30 feet.
 - b. All operations shall be conducted within the principal building except for vacuuming and gas pumps.
 - c. A curb six inches above grade shall be provided at any edge of a parking lot abutting a property line which adjoins a public street.
 - d. The site shall be planned so as not to permit water from a car wash to run into a public street or accesses thereto. A drainage system shall be installed subject to the approval of the city engineer.
 - e. Pump islands, canopies, and tank vents shall conform to yard requirements or a minimum of 20 feet from a street right-of-way whichever is greater.
- (26) Gasoline station (within CBD zone): No more than one carwash bay and/or two service bays shall be permitted as accessory uses.
- (27) Golf and country clubs (within residential zones and PU, SPU zone): Other than golf driving ranges and miniature golf courses but including clubhouses provided the site shall be 40 or more acres in size and shall have a direct access to a major street as defined by the city comprehensive plan. Swimming pools, tennis courts, structures and parking shall be located a minimum of 50 feet from all residential property lines.
- (28) Group homes, foster homes or licensed residential facilities for six or fewer persons (within residential zones, LB, SLB and AG zone): Must be licensed by the state for six or fewer persons.
- (29) Grower stand (within AG, RR, and SRR zone) are subject to all of the following conditions:
- a. A grower stand is allowed only if it is accessory to an on-site agricultural operation where farm products and value-added farm products are produced.
 - b. The total sales area of a grower stand shall not exceed 1,500 square feet.
 - c. A grower stand shall comply with the height and setback requirements that apply in the zone in which the property is located.
 - d. No more than 15% of the grower stands sales shall come from off-site agricultural products or value-added farm products.
 - e. Adequate on-site parking for consumers and employees shall be provided. If a grower stand consists of a structure, one off-street parking space shall be provided for each 300 square feet of structural floor area, with a minimum of two parking spaces.
 - f. One sign shall be permitted during the operation of the growers stand, with a maximum size of 16 square feet (four feet by four feet). Such sign may contain up to two sides, and shall not encroach on the public right-of-way.
- (30) Health and fitness club (within LB, SLB zone): Maximum size of structure 3,000 square feet GFA.
- (3031) Individual manufactured homes with a minimum dimension of less than 24 feet (within AG zone): Provided:
- a. They are occupied by members of the family or an employee.
 - b. Not more than two such units are permitted on each farm.

- (12) Clubs, lodges and membership organizations (within RR, LB, GB, SGB, CBD, MU, SMU, and AG zone):
- a. Within GB, SGB, CBD, MU and SMU, may not be located closer than 600 feet to any school.
 - b. Within RR, LB and AG districts, no commercial (retail or service) uses shall be conducted as part of the organization's operations from the site.
- (13) Contractor's yard, material storage (within the GB, SGB, I-1, SI-1, I-2 and SI-2 zone): All outdoor storage of equipment, except automobiles and trucks up to two-ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (14) Construction material suppliers (within LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area, and no more than 1,000 square feet GFA of retail sales space.
- (15) Customary home occupations are subject to all of the following conditions:
- a. Home occupations shall be conducted solely by persons residing in the residence.
 - b. All business activity and storage shall take place within the interior of the residence and shall not take place in an accessory building or buildings.
 - c. There shall be no alteration to the exterior of the residential dwelling, accessory building or yard that in any way alters the residential character of the premises.
 - d. No sign, display, or device identifying the occupation shall be used.
 - e. The occupation shall not be visible or audible from any property line.
 - f. Such occupation shall not involve the retail sale or rental of products on the premises.
 - g. No vehicle used in the conduct of the occupation shall be parked, stored or otherwise present at the premises other than such as is customarily used for domestic or household purposes such as a van or three-quarter-ton truck.
 - h. Only on-site off-street parking facilities normal for a residential use shall be used.
 - i. The use of substances that may be hazardous to the health, safety or welfare of neighbors and neighboring property shall not be used in the conduct of a home occupation.
- (16) Day care centers (within MU, SMU, M, SM, I-1, SI-1, I-2, SI-2 zone): Must be accessory to a permitted use and available only for employees of that permitted use.
- (17) Day care centers for 15 or more persons (within the RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4 zone): Licensed by the state within elementary, junior high and senior high schools and religious institutions.
- (18) Educational services institution (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
- (19) Emergency housing facility (within R-1, R-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, PU, SGB, CBD, MU, SMU, AG zone): Provided as follows:
- a. Facility shall provide detailed program information including goals, policies, site plan, building plan, staffing pattern, target capacity, security measures, and emergency management plan.
 - b. The facility shall not be located in a two-family or multifamily dwelling unless it occupies the entire structure.
 - c. The facility shall be limited to no more than 16 residents in residential zoning districts or 32 residents in nonresidential districts without a conditional use permit.
 - d. Existing residential structures used for an emergency housing facility shall not be externally altered so that the original residential character of the structure is compromised unless approved by the city council.

- e. No on-street parking shall be allowed. Adequate off-street parking shall be required by the city based on the staff and resident needs of the specific facility. Private driveways shall be of adequate width to accommodate effective vehicle circulation. Emergency vehicle access shall be available at all times.
 - f. Landscaping and buffering shall be provided consistent with the requirements contained in section 30-594.
 - g. Signage of the emergency housing facility shall be limited to the provisions of division 10 based on the zoning district in which it is located.
 - h. Emergency housing within the R-1 and R-2 districts shall be as accessory uses to the principle use.
- (20) Equipment and/or tool rental (within the GB, SGB zone): All outdoor storage of equipment, except automobiles and trucks up to two ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
- (21) Essential services (within all zones): Provided as follows:
- a. Prior to the installation, the owner files with the city engineer/zoning administrator all maps, sketches or diagrams and other pertinent information as deemed necessary by the city engineer/zoning administrator for review of the proposed project.
 - b. Radio transmitters and receivers accessory to an essential service may be located on existing utility poles or light standards within the public right-of-way provided the radio transmitters and receivers comply with the following standards:
 1. Radio transmitters and receiver devices located on a utility pole/tower or light standard shall be at least 15 feet above grade.
 2. Radio transmitters and receiver devices shall not exceed 18 inches in length or width or extend more than 18 inches from the pole.
 3. Antennas may not extend more than 24 inches from the equipment.
 4. A map shall be submitted showing the location of all proposed radio transmitters and receivers. The map shall be accompanied by a list of all sites referenced by the closest street address or property identification number. The list of sites must also describe the type of pole to be used.
 5. The applicant shall notify the city of any changes to the approved list prior to erecting or placing any additional equipment in the right-of-way.
 6. The applicant shall notify the city at the time of permit application of any obstruction that would cause traffic to be rerouted or stopped.
 7. The applicant shall enter into an encroachment agreement with the city if required.
- (22) Essential service structures (LB/SLB, GB/SGB, M/SM, RC/SRC, BP/SBP, I-1/SI-1, I-2/SI-2, CD, PU/SPU, AG, AP): Provided they shall not be located within 30 feet of any lot line of an abutting residential district.
- (23) Farm animals (within AG, RR, SRR zone) provided:**
- a. All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.
 - b. Enclosed pens, corrals, feed lots, and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line or the applicable accessory structure setback, whichever is greater (said setback shall not apply to open grazing or pasture areas).
- (24) Garage/yard sales (within RR, SRR, R-1, SR-1, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, AG)—Temporary: Provided as follows:

(5457) Temporary outdoor sales (within GB, SGB, CBD, MU, SMU, PU, SPU zone): Subject to all of the following:

- a. The sale is conducted by the owner or lessee of the premises, or with his written permission.
- b. The sale is no longer than four months in duration.
- c. The setbacks for a parking lot in that district shall be met for the storage and display of all merchandise and equipment used for the sale.
- d. One sign shall be permitted per vendor, with a maximum size of 16 square feet (four feet by four feet). Such sign may contain up to two sides. Off-premises signs shall not be permitted.
- e. Parking demand shall be sufficiently met. If the use of parking spaces by the temporary outdoor sales results in insufficient parking for the area, the temporary outdoor sales area must be reduced to ensure sufficient parking supply.

(5558) Vending machines (within LB, SLB, GB, SGB, CBD, MU, SMU, M, SM, SRC, I-1, SI-1, I-2, SI-2, PU, SPU, AP zone): Subject to the following:

- a. Must be accessory to a permitted principal use.
- b. Must conform to setback requirements of principal structure.
- c. Must be located adjacent to principal structure.

(5659) Veterinary services (within CBD zone): Limited to domestic animals only.

(5760) Veterinary services (within BP, SBP zone): All animals shall be housed indoors.

(5861) Video arcades (within GB, SGB, and CBD zone): Subject to the following:

- a. Any arcade with 15 or more machines shall have an adult supervisor on the premises during all hours of operation.
- b. No arcade shall be operated within 500 feet of a school, church or residence.

(5962) Warehouse—General (within PU, SPU zone): Limited to the indoor storage of private recreational vehicles. Warehouse space shall not be leased, rented or sold for commercial purposes or uses.

(6063) Woodpiles: Are maintained in a neat, safe and orderly fashion and further provided that they are not stored in the front yard or nearer the front lot line than the principal building, or less than five feet from any other lot line.

(Code 1978, § 23.5(H); Ord. No. 06-03-02, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 12-06-07, Exh. E, 6-14-2012; Ord. No. 12-12-11, Exh. C, 12-17-2012; Ord. No. 13-10-12, 10-28-2013; Ord. No. 16-05-05, Exhs. B, D, 5-23-2016)

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Secs. 30-485—30-510. Reserved.

DIVISION 4. DISTRICT REGULATIONS*

Sec. 30-511. Purpose of districts.

The zoning districts are established for the specific purposes provided below:

- (1) *RR rural residence district and SRR shoreland rural residence district.* These are low-density residential districts in areas where city water and sewer services are generally not available and primarily intended to accommodate traditional single-family detached dwellings. Clustering may be allowed by PUD according to the densities established herein. For uses permitted by right, refer to section 30-512. The SRR districts are subject to additional shoreland management standards.
- (2) *R-1 one-family residence district and SR-1 shoreland one-family residence districts.* These are low density residential district which are primarily intended to accommodate traditional single-family detached dwellings. Clustering may be allowed by PUD according to the densities established in this division. For uses permitted by right, refer to section 30-512. The SR-1 districts are subject to additional shoreland management standards.
- (3) *R-1a one-family residence district (small lot) and SR-1a shoreland one-family residence district (small lot).* These are more compact, low-density residential districts which are primarily intended to accommodate traditional single-family detached dwellings that meet the housing needs of the city. These districts accommodate single-family detached dwellings on smaller lots in established neighborhoods or new development areas which have access to municipal sewer and water. Clustering may be allowed by PUD according to the densities established herein. For uses permitted by right, refer to section 30-512. The SR-1a districts are subject to additional shoreland management standards.
- (4) *R-2 one- and two-family residence district and SR-2 shoreland one- and two-family residence districts.* These are low density residential district that generally correlate with the existing close in neighborhoods that were originally divided into town size lots. While they are primarily for single-family detached dwellings at densities slightly higher than the R-1 district, they are also intended to be used for twin homes or two-family dwellings in other areas of the city designated by the comprehensive plan for low density residential development. They may also serve a transitional function in sensitive areas along major streets and railroad tracks and in areas where the land use changes from high to low intensity, e.g., commercial to single-family residential. In such locations, rental housing at low densities may offer a more feasible alternative than owner occupied housing. Such zoning would allow the conversion of existing and the construction of new dwellings provided all district development regulations are

***State law reference**—Districts and district regulations authorized, Minn. Stat. § 462.357, subd. 1.

The types of housing available will continue to be a major focus as shifts in the demographics occur. The region’s population is aging, resulting in the need for different housing options for seniors. There are multiple tools outlined within **Chapter 5 – Housing** that can be used to assist the City in maintaining a quality housing stock with options for all.

Neighborhood Design

The importance of character and sense of place was highlighted through the public engagement process. Neighborhood design and character should be considered as part of the development process. This not only includes the maintenance and preservation of the character of an existing neighborhood, but also the establishment of a sense of place for new residential development areas. When the character of a place is maintained, it allows for a definition of a specific area within the community and opportunities for increased investment by property owners and stakeholders.

Design Standards

Design standards are a development tool that can be used to regulate the form of development within a community. These standards can be applied holistically to all properties within a community or can be focused to a specific area. A common use of design standards is within a historic downtown area in an effort to maintain the historic character of the place. When created, design standards regulate the character of development beyond the standard setback and height standards and begin to employ material requirements and other specific design requirements.

Design standards, when used properly, can provide a beneficial addition to a city’s development toolkit. However, they should not be entered into lightly, as they will dictate the look and feel of a community or place.

Mixed-Uses

Mixed-use land use categories were highlighted with the 2011 Comprehensive Plan at both a neighborhood and downtown scale. The use of mixed-use within a downtown is not uncommon, as it echoes traditional downtown development styles with commercial uses on the lower floors and residential units on upper floors. Neighborhood mixed-use development can also be a beneficial consideration for a community, providing neighborhood scale services within walkable distances. The intensity of commercial uses within a neighborhood must be considered throughout the development review process.

Small Scale Agriculture

Access to healthy foods continues to be a focus of public health professionals, and the provision of small scale agriculture is a potential tool that the city can deploy. Small scale agriculture includes the growing and producing of agricultural goods on a small scale and allowing for the sale of these goods on-site or through a farmer’s market or other location. The City’s rural residential land use category provides an opportunity for small scale agriculture to be pursued. The large lot sizes provide opportunities the growing of produce that could be sold on-site. The City should review and consider regulations to allow small scale agriculture uses within appropriate districts.

Climate Action and Sustainable Development

As development changes continue to occur throughout the region and the nation, the City and its stakeholders should continue to consider the sustainability of development through all review processes. Community groups have focused attention on climate action planning which may provide considerations for future development within the City. As new development is pursued within the community, both private and public, sustainable practices should be considered. This can range from the incorporation of green infrastructure technologies to improve stormwater runoff (pervious surfaces) and energy use (solar panels or

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Category	Description	Primary Land Use	Potential Secondary Land Uses
Multi-Family Residential	Stand along residential development at the highest allowed density. Includes multi-family residential uses within multiple units within a single structure. Uses are located throughout the community but are not included within the downtown.	Apartments, condos, and townhouses	Parks, recreational or community amenities, assisted living, manufactured home communities.
Rural Residential	Residential development situated on larger lots and built at the lowest density within the community. Sites utilize on-site septic systems and have limited street connections.	Single-family residential with on-site wastewater treatment systems	Forestry, agriculture, recreation, rural home-based businesses, limited commercial uses compatible with primary use.
Neighborhood Mixed-Use	Small areas of development with a mix of uses (office and limited commercial) that are located adjacent to or within residential neighborhoods and provide neighborhood amenities.	Mixed use buildings, office and small scale commercial uses that complement surrounding residential uses.	Residential buildings.
Downtown Mixed-Use	Small to mid-sized commercial and retail centers that are adjacent to an intergrade with residential areas. This use is located within the core or downtown of Grand Rapids. Encourages development that supports the character and vision of downtown.	Mixed of uses in single structure or on a block. Uses include retail, office, institutional, civic, entertainment, lodging, and high-density residential.	Parks and recreational or community amenities.
Highway Commercial	Small scale to big box retail and commercial development that requires high visibility, access, and traffic movement. Uses are oriented to the City's highways.	Large-scale commercial (retail sales and service) uses and lodging	Commercial recreation.
Medical Campus	Developments that provide a private or public medical function, including smaller medical businesses and large institutions.	Hospital, medical office, and related services	Related commercial, lodging, parks and recreation, and assisted living facilities.
Industrial – Traditional	Various industry uses that create or manufacture goods (such as paper). Uses are typically associated with the rail or highway infrastructure.	Industrial, office service, and uses that require rail infrastructure.	None

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Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Zoning Ordinance: Enforcement	Continue to enforce the regulations of the zoning ordinance and subdivision regulations.	Monitor common enforcement issues within the community and assess updates to the policy, enforcement action, or regulations. Implement the actions identified in the Downtown Plan, including regulation updates and physical projects. For example, the reconstruction of public parking in Block 19 is a high priority. Explore standards and locations for non-traditional commercial uses, including farmers' markets, produce stands, and other expanding commercial uses.	Same as Short Term Action	Primary: Community Development Secondary: Planning Commission
Commercial Development	Continue to monitor the use and effectiveness of existing commercial, business and mixed use regulations to align with the future land use plan and desired trends.		Utilize standards developed in the short term and modify as warranted.	Primary: Community Development Secondary: Planning Commission
Local Food Sources	Define policies and regulations that allow for small farm development and produce sales within rural residential areas.	Explore opportunities for increased access to local foods, including farmer's markets, produce stands, and farm-to-table opportunities.	Same as Short Term Action	Primary: Community Development Secondary: Planning Commission

be secondary to protection of economic or natural resources and interim uses should not diminish resource management or extraction and natural system function.

f. Stage new development, redevelopment, and expansion of the City’s urban service area.

Redevelopment opportunities continue to be a focus area for development within the community, supporting specific active planning for redevelopment opportunities to ensure growth that supports the surrounding area. The Future Land Use Map identifies desired land use and growth areas for the future of the community. Redevelopment and infill development should have preference over development on greenfield sites within the City and especially areas that will require expansion of City services. Expansion of commercial areas should only occur when market opportunities within existing commercial nodes are limited. Meaningful staging will also require working with surrounding communities (adjacent townships and cities) to ensure a cohesive land use pattern for the region. Development opportunities include:

- **Greenfield development** is development of agricultural fields or natural areas within new growth areas. The availability of large tracts of undeveloped land and lower investment costs make greenfield development attractive to developers.
- **Infill** refers to new construction on vacant properties or underutilized areas, such as parking lots, which are located within the existing urban fabric.
- **Redevelopment** likewise refers to new construction within the existing urban fabric, but generally also implies the demolition of obsolete structures and/or the remediation of contaminated sites. Redevelopment is not always cost-effective, but it has the potential to be transformative.
- **Adaptive reuse** refers to repurposing obsolete or under-performing structures for viable use, which supports the City’s sustainability goals. It can also be an effective strategy for historic preservation.

Infill, redevelopment, and adaptive reuse provide a contrast to greenfield development by helping to preserve productive farms, forests, and rural character on the urban fringe. They also reduce the public cost of providing infrastructure and services to development, strengthen access and connectivity, and improve the aesthetics of existing neighborhoods. These types of projects continue to be an area of focus for Grand Rapids.

Goal 2: Promote commercial development that serves local and regional markets. A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.

- a. **Recognize distinct classes of commercial development that serve different markets and are compatible within different land use and transportation contexts.** Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure. For example, a large commercial use such as a retail store typically serves a broad market area, generates substantial traffic, and requires a large amount of surface parking. Therefore, siting is most appropriate along high-volume thoroughfares.
- b. **Consider opportunities for commercial development at various scales.** For example, neighborhood commercial uses provide for localized commercial development that meets the needs of a neighborhood population. Neighborhood commercial supports community vitality and sense of place. It is important to provide zoning flexibility, as well as adequate land and infrastructure, for business to thrive at various scales.
- c. **Explore opportunities for the introduction of mixed-use into Grand Rapids land use planning, including all types of mixed-land uses.** The inclusion of mixed uses improves access to a range of needs and varied lifestyles. Mixed-use also supports community goals for active living, encourages compact development, and stimulates more variety in community development styles.
- d. **Consider opportunities to support local artisans, entrepreneurs, and home-based businesses through zoning tools and creative community partnerships.** Grand Rapids seeks to cultivate a creative culture and encourage entrepreneurship. Planning and zoning should support these objectives – examples