

**SPRING LAKE PARK  
ORDINANCE 493**

**AN ORDINANCE AMENDING SLPC 16.64.040, APPENDIX D: SCHEDULE OF  
PERMITTED USES BY DISTRICT**

**NOW THEREFORE**, be it ordained by the Council of the Spring Lake Park, in the State of Minnesota, as follows:

**SECTION 1:**        **AMENDMENT** “16.64.040 Appendix D: Schedule Of Permitted Uses By District” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

AMENDMENT

16.64.040 Appendix D: Schedule Of Permitted Uses By District

A. *Residential districts.* The following uses are allowed in the various residential districts either as permitted, accessory, conditional, or interim uses.

| <i>Use</i>                   | <i>Details</i>   | <i>District</i> |              |              |
|------------------------------|--|-----------------|--------------|--------------|
|                              |  | <i>R-1</i>      | <i>R-2</i>   | <i>R-3</i>   |
| Boarding or rental of rooms  | Note: family members, as defined in this title, may enter into rental agreements | C               | C            | C            |
| <del>Cemetery</del>          |  | <del>€</del>    | <del>€</del> | <del>€</del> |
| <del>Places of worship</del> | <del>Includes sacred communities as regulated by SLPC 16.36.010</del>            | <del>€</del>    | <del>€</del> | <del>€</del> |
| Dwellings                    | Cluster developments   | -               | -            | C            |
| Dwellings                    | Medium density dwellings   | -               | P            | P            |
| Dwellings                    | Mobile homes   | -               | -            | C            |
| Dwellings                    | Multiple-family dwellings over six units per building                            | -               |              | C            |
| Dwellings                    | Single-family detached dwellings   | P               | P            | P            |
| Dwellings                    | Two-family dwellings   | C               | P            | P            |
| Essential public service and |  |                 |              |              |

|   |   |          |          |          |
|---|---|----------|----------|----------|
| utility structures or uses  |   | P        | P        | P        |
| Fallout shelter   |   | A        | A        | A        |
| Family daycare  | Within the residence of the daycare provider  | P        | P        | P        |
| <u>Home occupations</u>   | <u>As regulated by SLPC 16.36.010</u>   | <u>P</u> | <u>P</u> | <u>P</u> |
| Living quarters of persons employed on the premises   |   | -        | -        | A        |
| Off-street parking lots or garages  |   |          |          | A        |
| Parks and recreation  | Private owned or operated areas   | C        | C        | C        |
| Parks and recreation  | Private recreation facilities for the enjoyment of residents and guests only                | A        | A        | A        |
| Parks and recreation  | Public owned or operated areas  | P        | P        | P        |
| <u>Places of worship</u>  | <u>Under 30,000 square feet; includes sacred communities as regulated by SLPC 16.36.010</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Private garage  |   | C        | C        | C        |
| <b>Professional offices and studios</b>   | -   | <b>e</b> | <b>e</b> | <b>e</b> |
| Schools   | Day schools or nurseries  | C        | C        | C        |
| Schools   | Public or private   | C        | C        | C        |
| Small wireless facility in right-of-way, as regulated in SLPC 12.48                             |   | C        | P        | P        |
| Swimming pool   |   | A        | A        | A        |
| Tool house, shed, and similar storage   |   | A        | A        | A        |
| Uses customarily incident to the permitted, conditional or interim uses allowed in the district |   | A        | A        | A        |

|   |   |   |   |
|---|---|---|---|
| Other public or semi- public facilities   | C | C | C |
| Key: A = accessory uses; P = permitted uses; C = conditional uses; I = interim uses |   |   |   |

B. *Commercial districts. Conditional uses in this paragraph shall be governed by the criteria enumerated in SLPC 16.56, relating to conditional uses. Interim uses in this paragraph shall be governed by criteria enumerated in SLPC 16.56, relating to interim uses.*

| Use   | District     |              |              |
|---|--------------|--------------|--------------|
|   | C-1          | C-2          | C-3          |
| Accessory uses customarily incident to the permitted, conditional or interim uses allowed in the district                     | A            | A            | A            |
| Adult daycare facilities  | C            | C            | C            |
| <del>Assembly uses, including auditoriums, places of worship and philanthropic uses</del>                                     | <del>C</del> | <del>C</del> | <del>-</del> |
| Auto and marine; sales, leasing and rental (See SLPC 11.20.040 Paragraph F,4 re: licensing and SLPC 16.36.010 Paragraph A)    | -            | I            | -            |
| Auto and marine; service, parts, and repair, excluding wash   | C            | C            | -            |
| <del>Boarding and lodging houses</del>  | <del>C</del> | <del>-</del> | <del>-</del> |
| Boarding school   | C            | -            | -            |
| Brewer taprooms, <u>brew pubs</u> and cocktail rooms  | P            | P            | -            |
| <del>Bus stations or terminal</del>   | <del>P</del> | <del>P</del> | <del>P</del> |
| <del>Business, commercial, or trade schools</del>   | <del>P</del> | <del>P</del> | <del>P</del> |
| <del>Clinics, medical offices</del>   | <del>P</del> | <del>P</del> | <del>P</del> |
| Commercial recreation, <u>indoor</u> <del>such as bowling alleys, billiard halls, miniature golf, and the like</del>          | C            | C            | -            |
| <u>Commercial recreation, outdoor</u>   | <u>C</u>     | <u>C</u>     | <u>-</u>     |
| <u>Construction and/or trades sales and service shops; with storage of equipment, supplies or materials inside a building</u> | <u>P</u>     | <u>P</u>     | <u>-</u>     |
| <del>Convalescent, assisted living and nursing homes</del>  | <del>-</del> | <del>-</del> | <del>C</del> |
| Child daycare facilities (see SLPC 16.36.010 Paragraph D)   | C            | C            | C            |
| <del>Drive-in restaurants, or similar uses providing goods and</del>  | <del>C</del> | <del>C</del> | <del>-</del> |

|  |              |                       |              |
|--|--------------|-----------------------|--------------|
| <del>services to patrons in autos</del>  |              |                       |              |
| Dry cleaning and laundry establishments with no more than four employees for cleaning or pressing  | P            | P                     | -            |
| Dry cleaning and laundry collection stations, and self-service   | P            | P                     | -            |
| <u>Electric vehicle charging station</u>   | <u>A</u>     | <u>A</u>              | <u>A</u>     |
| Equipment rental, <u>no outside display</u>  | <del>P</del> | P                     | <del>C</del> |
| <u>Equipment rental, outside display</u>   | =            | <u>C</u>              | =            |
| <u>Essential service structures, including, but not limited to, buildings such as telephone stations, booster or pressure stations, elevated tanks, lift stations, and electric power substations</u>            | <u>A</u>     | <u>A</u>              | <u>A</u>     |
| <u>Event centers, night clubs, taverns</u>   | <u>C</u>     | <u>C</u>              | =            |
| <u>Farmer's market</u>   | <u>I</u>     | <u>I</u>              | <u>I</u>     |
| Financial institutions, <u>with no drive-up window</u>   | P            | P                     | C            |
| <u>Financial institutions, with drive-up window</u>  | <u>C</u>     | <u>C</u>              | <u>C</u>     |
| <del>Greenhouses</del> , <u>Garden centers and nurseries</u>   | -            | <del>P</del> <u>C</u> | -            |
| <u>Greenhouses, seasonal</u>   | <u>I</u>     | <u>I</u>              | =            |
| <u>Health care services; including medical, dental, optometrist, chiropractic and counseling clinics, for the diagnosis, treatment and care of patients</u>  | <u>P</u>     | <u>P</u>              | <u>P</u>     |
| Hospitals  | -            | C                     | -            |
| <del>Laboratories; medical, dental</del>   | <del>P</del> | <del>P</del>          | <del>P</del> |
| <del>Medical equipment rental</del>  | <del>-</del> | <del>P</del>          | <del>C</del> |
| Mortuaries, funeral homes, monument sales  | C            | P                     | -            |
| Motels, hotels, or apartment hotels  | C            | C                     | -            |
| <u>Motor fuel stations</u>   | <u>C</u>     | <u>C</u>              |              |
| <u>Municipal and government buildings and structures, including police, fire, library, public works garages</u>  | <u>C</u>     | <u>C</u>              | <u>C</u>     |
| <u>Nursing homes, memory care or retirement homes</u>  | =            | =                     | <u>C</u>     |
| Non-alcoholic beverage bottling establishment not larger than 3,000 square feet accompanied by a retail shop or store not less than 50% of the size of the bottling establishment, where bottled product is sold | P            | P                     | C            |

|   |          |          |          |
|---|----------|----------|----------|
| Off-sale liquor stores  | P        | P        | -        |
| Off-street parking and loading as regulated in SLPC 16.40.010   | A        | A        | A        |
| Offices (administrative, executive, professional, governmental, medical, research); without merchandising services  | P        | P        | P        |
| Offices ( <del>as above</del> ); with merchandising services  | C        | P        | C        |
| <u>Outdoor seating or dining</u>  | <u>C</u> | <u>C</u> | <u>=</u> |
| Pawnshops, secondhand goods stores (excluding motor vehicles) as regulated SLPC 16.36.010 Paragraph G (see. SLPC 11.16, Pawnshops or SLPC 11.20, Secondhand Goods Dealers, for licensing  | C        | C        | -        |
| Personal services; <del>and repair establishments such as</del> barber shops, <del>and</del> beauty/hair salons <del>shops</del> , <u>massage therapy</u> , shoe repair, <u>tailoring and alterations</u> , and the like        | P        | P        | P        |
| <u>Pet related care; including dog daycare, boarding, veterinary clinics and grooming, with outdoor use</u>   | <u>C</u> | <u>C</u> | <u>=</u> |
| <del>Pet and animal shops, clinics, taxidermists</del> <u>Pet related care including dog daycare, boarding, veterinary clinics and grooming, with no outdoor use</u>  | P        | P        | -        |
| <u>Places or worship; religious uses</u>  | <u>C</u> | <u>C</u> | <u>=</u> |
| Plumbing and heating showrooms and shops  | -        | P        | -        |
| Printing, publishing, and related distribution agencies   | C        | C        | -        |
| Private clubs and lodges  | C        | C        | -        |
| <u>Public, parochial and private schools, trade and business schools, colleges and universities</u>   | <u>C</u> | <u>C</u> | <u>=</u> |
| <u>Research and development; including laboratories (medical, software, communications, scientific, etc)</u>  | <u>P</u> | <u>P</u> | <u>P</u> |
| Restaurants, <u>excluding a drive-up window</u> <del>night clubs, and the like</del>  | P        | P        | -        |
| <u>Restaurants, including a drive-up window</u>   | <u>C</u> | <u>C</u> | <u>=</u> |
| <u>Restaurants; with or without on-sale liquor</u>  | <u>P</u> | <u>P</u> | <u>=</u> |
| Retail <del>uses shops and stores</del> (excluding autos, boats, and the like) such as apparel, appliances, beverage, book, carpet, drugs, <u>floral</u> , furniture, grocer, hardware, jewelry, paint, tobacco, sporting goods | P        | P        | C        |

|   |              |              |              |
|---|--------------|--------------|--------------|
| Sacred communities, as regulated by SLPC 16.36.010  | C            | C            |              |
| <del>Schools and studios: artistic, music, photo, decorating, dancing, health, and the like</del> | <del>C</del> | <del>C</del> | <del>-</del> |
| Sexually oriented businesses as defined in SLPC 11.48 and regulated in SLPC 16.36.010 Paragraph H | C            | -            | -            |
| Signs as regulated by SLPC 16   | A            | A            | A            |
| Small wireless facility in right-of-way, as regulated in SLPC 12.48                               | P            | P            | P            |
| <u>Studios; artistic, music, photo, decorating, dancing, health, and the like</u>                 | <u>C</u>     | <u>C</u>     | <u>-</u>     |
| <u>Tattoo and body piercing</u>   | <u>P</u>     | <u>P</u>     | <u>-</u>     |
| Theaters (indoor only)  | P            | P            | -            |
| <del>Vending machines for ice, milk, and the like</del>   | <del>P</del> | <del>P</del> | <del>-</del> |
| Key: A= accessory uses; P= permitted uses; C = conditional uses; I = interim uses                 |              |              |              |

C. *Light industrial district.* Conditional uses in this paragraph shall be governed by the criteria enumerated in SLPC 16.56.030 ~~Paragraph E~~, relating to conditional uses. Interim uses in this paragraph shall be governed by criteria enumerated in SLPC 16.58, relating to interim uses.

| <i>Uses in I-1</i>   | <i>Category</i> |
|--|-----------------|
| <del>Automobile repair</del>   | <del>C</del>    |
| Automobile sales; <u>indoor (Refer to SLPC 11.20.040 Paragraph E,4 and SLPC 16.36.010 Paragraph A)</u>     | I               |
| Bottling establishments  | C               |
| Brewing taprooms and cocktail rooms  | P               |
| Building material sales and storage  | P               |
| Camera and photographic supplies manufacturing   | P               |
| Cartage, <del>and express</del> , freight terminals  | C               |
| Cartography, <u>technical drawing or drafting</u> and book binding   | P               |
| <u>Cleaning and maintenance services; carpet, laundry, furniture, upholstery, appliances, and the like</u> | <u>C</u>        |
| <u>Commercial dog kennel; with or without dwelling for night</u>   | <u>C</u>        |

|  |              |
|--|--------------|
| <u>watchperson</u>   |              |
| <u>Constructure trades</u>   | <u>P</u>     |
| <u>Data center</u>   | <u>P</u>     |
| Dry cleaning and laundry establishments  | P            |
| Electrical service shops   | P            |
| Engraving, printing, and publishing  | P            |
| Governmental and public utility buildings and structures   | P            |
| Jewelry manufacture  | P            |
| Light manufacturing  | P            |
| <del>Medical, dental, and optical laboratories</del> <u>Machine shop</u>   | P            |
| Off-street parking and loading as regulated by SLPC 16.40.010  | A            |
| Offices, office buildings  | P            |
| <u>Packaging/processing food products</u>  | <u>C</u>     |
| <u>Parcel delivery services</u>  | <u>P</u>     |
| <u>Pharmaceutical/medical device manufacturing</u>   | <u>P</u>     |
| <u>Product distribution center</u>   | <u>P</u>     |
| <u>Research and development; including laboratories</u>  | <u>P</u>     |
| <del>Printing, publishing</del>  | <del>P</del> |
| Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district | C            |
| Signs as regulated by <u>SLPC Ch. 16</u> <del>this title</del>   | A            |
| Small wireless facility in right-of-way, as regulated in SLPC 12.48  | P            |
| <u>Storage, enclosed rental</u>  | <u>C</u>     |
| <u>Vehicle repair and maintenance, including vehicle wrapping, detailing and window treatment</u>  | <u>C</u>     |
| <del>Storage, w</del> <u>Warehousing, or</u> <del>wholesaling or distribution</del> business   | P            |
| <u>Woodworking shop</u>  | <u>P</u>     |
| Any manufacturing, production, processing, cleaning, storage, servicing, repair, and testing of materials, goods, or products  | C            |

|   |   |
|---|---|
| similar to the permitted uses (P) listed above which conform with the performance standards   |   |
| All uses customarily incident to the permitted (P), conditional (C) or interim (I) uses above | A |
| Key: A= accessory uses; P = permitted uses; C = conditional uses; I = interim uses            |   |

**SECTION 2:            EFFECTIVE DATE** This Ordinance shall be in full force and effect upon approval and publication according to law.

PASSED AND ADOPTED BY THE SPRING LAKE PARK COUNCIL

\_\_\_\_\_.

|                                 | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|---------------------------------|------------|------------|---------------|----------------|
| Councilmember Wendling          | _____      | _____      | _____         | _____          |
| Councilmember Goodboe-Bisschoff | _____      | _____      | _____         | _____          |
| Councilmember Dircks            | _____      | _____      | _____         | _____          |
| Councilmember Moran             | _____      | _____      | _____         | _____          |
| Mayor Nelson                    | _____      | _____      | _____         | _____          |

Presiding Officer

Attest

\_\_\_\_\_  
Robert Nelson, Mayor, Spring Lake Park

\_\_\_\_\_  
Daniel R. Buchholtz, Administrator,  
Clerk/Treasurer, Spring Lake Park