

City of Minneapolis

LAND USE HANDBOOK

July 2023





TABLE OF CONTENTS

TABLE OF CONTENTS

1. Introduction

- Background.....2
- Zoning Code Chapter Descriptions.....2
- How to Use This Handbook.....3

2. Primary Zoning Districts

- Primary Zoning District Map.....4
- Urban Neighborhood Districts.....5
- Residential Mixed-Use Districts.....6
- Commercial Mixed-Use Districts.....7
- Downtown Districts.....9
- Production Districts.....10
- Transportation District.....11

3. Land Use Table

- How to use the Allowed Uses Table.....12
- Commercial Use Group.....13
- Institutional and Civic Use Group.....14
- Production Use Group.....15
- Public Services and Utilities Use Group.....16
- Residential Use Group.....16
- Transportation, Vehicle Services, and Parking Use Group.....17

The Minneapolis Zoning Handbook provides a brief overview of the zoning regulations of Minneapolis and is not intended to serve as a substitute for the actual regulations which are to be found in the Minneapolis, Minnesota - Code of Ordinances, Title 20 - ZONING CODE. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information.

INTRODUCTION

BACKGROUND

The City of Minneapolis updated the Zoning Code to reach Minneapolis 2040 goals. Minneapolis 2040 went into effect on January 1, 2020, following over two years of engagement with the people of Minneapolis. The plan guides growth and change with fourteen goals in mind, including eliminating racial disparities, slowing climate change, and increasing access to jobs and housing.

As required by state law, the City of Minneapolis updated its zoning rules to match the development guidelines that the City Council approved with Minneapolis 2040. Since 2020, the City has worked to meet this requirement by adopting inclusionary zoning, eliminating single-family exclusive zoning, adopting new built form districts and regulations, and eliminating minimum parking requirements and adopting new land use regulations. The code amendments provide the opportunity to make the zoning ordinance easier for users to navigate, and easier for staff to administer. The culmination of these changes has resulted in a new zoning code that went into effect on July 1, 2023. The new zoning code includes 15 new primary zoning districts. Each property in the City was rezoned in accordance with the future land use maps adopted in the Minneapolis 2040 comprehensive plan.

ZONING CODE CHAPTER DESCRIPTIONS

Chapter 520 – General Provisions

This chapter spells out the purpose, authority, and scope of the zoning code.

Chapter 525 – Administration and Procedures

This chapter provides information about how the zoning code is administered and enforced, spelling out the duties of officials, boards, and commissions that make zoning recommendations and decisions. It includes application procedures, decision-making criteria, and applicable fees for each type of land use application.

Chapter 530 – Zoning Districts

This chapter lists and describes all primary zoning districts. It includes standards unique to specific zoning districts and also includes maps of all districts.

Chapter 535 – Overlay Districts

This chapter includes regulations applicable to each overlay district. Note that built form overlay districts are found in chapter 540.

Chapter 540 – Built Form Overlay Districts

This chapter includes regulations applicable to each built form overlay district, including floor area ratio, building height, lot dimensions, yards, lot coverage, and impervious surfaces.

Chapter 545 – Use Regulations

This chapter spells out which uses are allowed in each primary zoning district. It includes a framework for classifying use groups, use categories, and specific uses. Use standards are included in this chapter. The chapter also includes standards that govern accessory uses and structures, temporary uses, home occupations, and nonconforming uses and structures.

Chapter 550 – Development Standards

This chapter includes standards that primarily govern the physical characteristics of development, including lot controls, general standards for residential and nonresidential uses, and site plan review regulations. Standards for planned unit developments, cluster developments, and accessory dwelling units are included in this chapter. Additional standards in this chapter govern fences, communication towers and antennas, solar and wind energy systems, plazas, and skyways.

Chapter 555 – Off-Street Parking, Loading, and Mobility

This chapter includes standards related to parking, loading, vehicle access, and travel demand management.

Chapter 560 – Signs

This chapter includes standards governing signs, including on-premises signs and billboards.

Chapter 565 – Definitions

This chapter defines key terms used within the zoning code.

INTRODUCTION

HOW TO USE THE LAND USE HANDBOOK

The Land Use Regulations Guide is a quick reference guide, but not necessarily a complete picture of all the City's Land Use regulations in the zoning code! It is still important to connect with a planner from the City of Minneapolis' Department of Community Planning & Economic Development.

Most of the land use regulations are found in Chapter 530 Zoning Districts and Chapter 545 Use Regulations. This quick reference guide provides information on the primary zoning districts and the principal land uses allowed in those districts. The 15 primary zoning districts are divided into 6 categories grouped by their common characteristics: Urban Neighborhood, Residential Mixed-Use, Commercial Mixed-Use, Downtown, Production, and Transportation. Some of these districts contain district development standards that apply to uses allowed in the district (e.g. where retail mixed-use is required, associated development standards, etc.). The district descriptions and district development standards are included in the Primary Zoning Districts section of this guide.

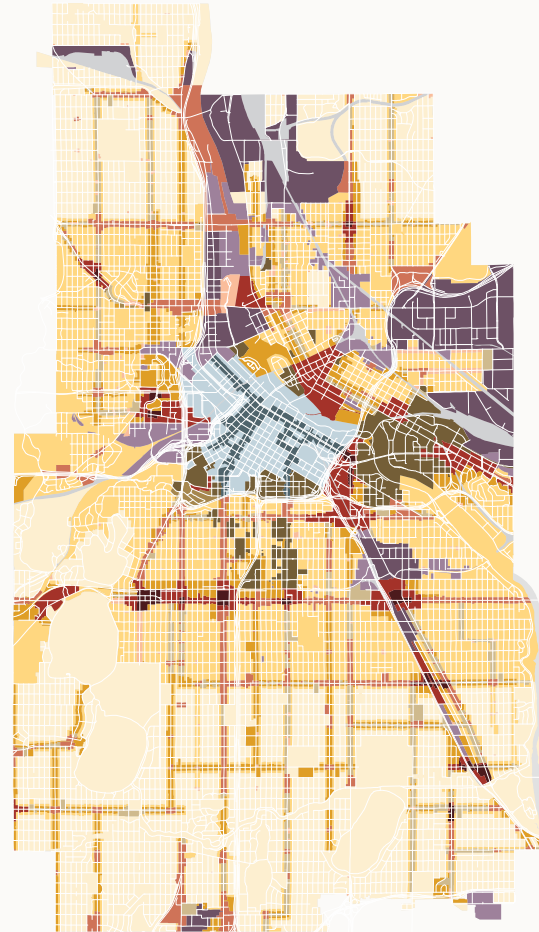
Table 545-1, Uses Allowed, identifies what specific principal uses are allowed in each primary zoning district. The table also identifies when specific use standards apply. The use table and use descriptions are included in the Land Use Table section of this guide.

Each property in the City has a primary zoning district classification and a built form overlay district classification. The built form regulations govern issues such as building height, floor area ratio (FAR), lot sizes and setbacks from property lines, among other things. Built form regulations can be found in Chapter 540, Built Form Overlay Districts. The property may have another overlay district classification as well. As described in Chapter 535, Overlay Districts, an overlay district may include regulations that are more restrictive or more permissive than otherwise specified in a primary zoning district on the same property.) The built form regulations do not change the allowed uses in the primary zoning district.

An interactive City of Minneapolis zoning map can be found at www2.minneapolis.gov/zoningmaps

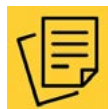
PRIMARY ZONING DISTRICT MAP

- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4
- DT1
- DT2
- PR1
- PR2
- TR1



Key for Acronyms

- PUD | Planned Unit Development
- CUP | Conditional Use Permit
- FAR | Floor Area Ratio
- UN | Urban Neighborhood Zoning District
- RM | Residential Mixed-Use Zoning District
- CM | Commercial Mixed-Use Zoning District
- DT | Downtown Zoning District
- PR | Production Zoning District
- TR | Transportation Zoning District



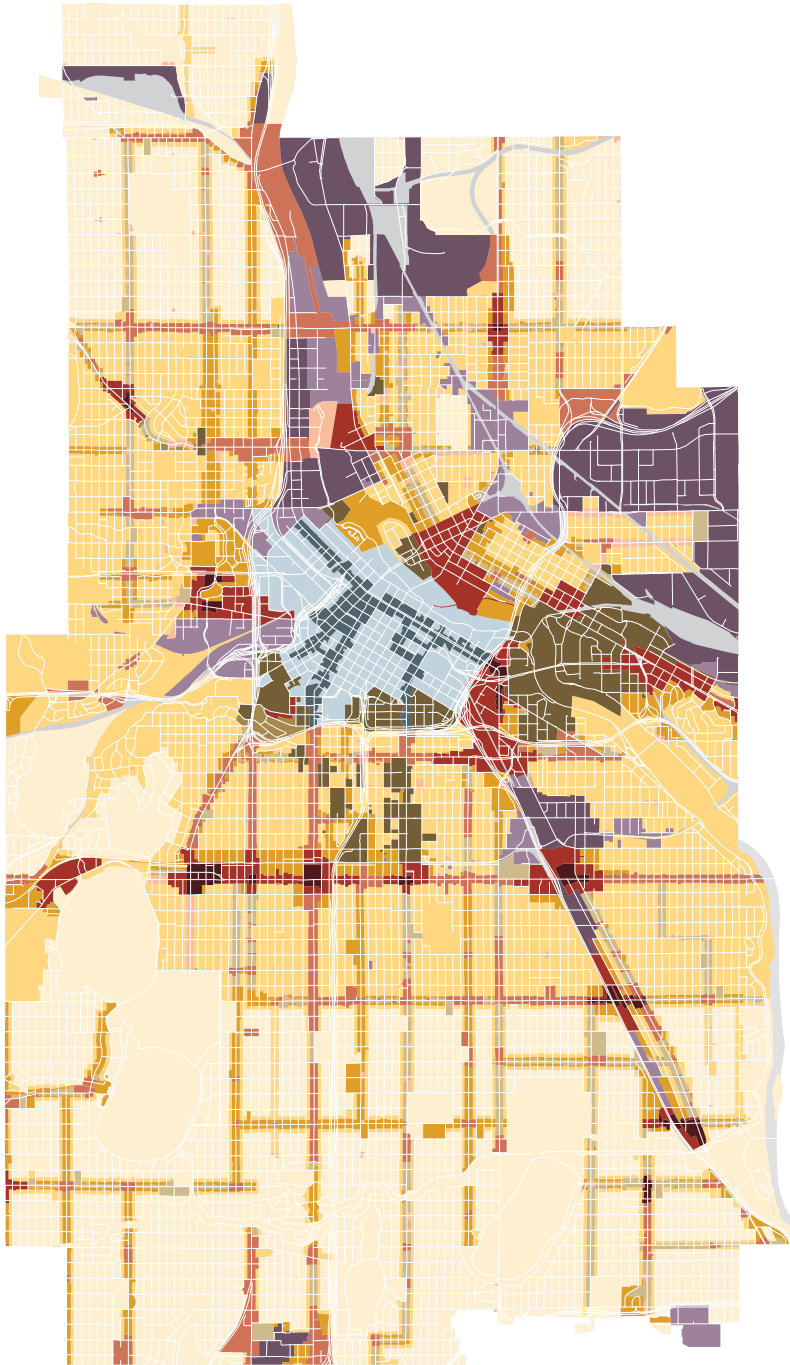
For more definitions read:
[Chapter 565 Definitions](#) (PDF)

TABLE 545-1 USES ALLOWED

Uses by GROUP, Category, and Specific Use	Zoning Districts															Use Standard
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1	
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)																
Landscaping material sales																
Commercial Agriculture (except as noted below)																
Farmer's market																
Lawn and garden supply store																
Market garden																
Urban farm																
Commercial Recreation and Assembly (except as noted below)																
Amphitheater																
Convention center, public																
Entertainment venue																
Indoor recreation area																
Outdoor recreation area																
Highlands																
Reception or meeting hall																
Regional sports arena																
Food and Beverages (except as noted below)																
Bar																
Restaurant																
General Retail Sales and Services (except as noted below)																
Animal boarding																
Dry cleaning																
Funeral home																
Grocery store																
Liquor store, off-sale, existing on the effective date of this ordinance																
Liquor store, off-sale																
Package delivery service, no on-site vehicle fleet																
Secondhand goods store																
Shopsuit center																
Small engine repair																
Tobacco products shop																
Veterinary clinic																
High-Impact Commercial (except as noted below)																
Alternative financial establishment																
Partnership																
Lottery (except as noted below)																
Book and breakfast home																
Hospitality residence																
Hotel or hostel, 5-20 rooms																
Hotel or hostel, 21 rooms or more																
Medical Facilities (except as noted below)																
Diagnostic imaging facility																
Hospital																
Medication-assisted treatment site																
Office (except as noted below)																
Contractor's office																
Sexually Oriented Uses																

PRIMARY ZONING DISTRICT MAP

PRIMARY ZONING DISTRICT MAP



PRIMARY ZONING DISTRICT MAP LEGEND

UN1 - Urban Neighborhood District

The UN1 Urban Neighborhood District allows for small-scale residential uses. It is applied in locations with Urban Neighborhood future land use and Interior 1 built form zoning.

UN2 - Urban Neighborhood District

The UN2 Urban Neighborhood District allows for small to moderate-scale residential uses. It is applied in locations with Urban Neighborhood future land use and Interior 2 and Interior 3 built form zoning.

UN3 - Urban Neighborhood District

The UN3 Urban Neighborhood District allows for moderate to large-scale residential uses near transit routes and METRO stations. It is applied in locations with Urban Neighborhood future land use and non-Interior built form zoning.

RM1- Residential Goods & Services District

The RM1 Goods and Services District is established to provide a predominantly residential environment. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in residential multi-story, mixed-use buildings that include a residential use. This district is applied to Goods and Services Corridors where there is Urban Neighborhood future land use.

RM2 - Residential Office & Services District

The RM2 Neighborhood Office and Services District is established to provide a mixed-use environment of residential uses and low impact, small scale commercial activity. This district is applied to properties with the Neighborhood Offices and Services future land use classification.

RM3 - Residential & Institutional District

The RM3 Residence and Major Institutional District is established to provide a mixed-use environment of large-scale dwellings, large office uses, and major institutions. This district may serve freestanding institutions and employment centers or the downtown periphery residential neighborhoods.

CM1 - Neighborhood Mixed-Use District

The CM1 Neighborhood Mixed-Use District includes individual commercial uses and small collections of commercial uses that are typically small in scale and serve a local market.

CM2 - Corridor Mixed-Use District

The CM2 Corridor Mixed-Use District includes small, moderate, and large scale commercial uses. Mixed use multi story development is encouraged.

CM3 - Community Mixed-Use District

The CM3 Community Mixed-Use District includes large-scale mixed use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Active uses that are accessible to the general public are required at the street level.

CM4 - Destination Mixed-Use District

The CM4 Destination Mixed-Use District includes multi-story mixed use development. Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Permitted uses reflect the need to serve the most active commercial areas of the city.

DT1 - Downtown Center District

The DT1 Downtown Center District is established to provide an environment for retail and office activities of citywide and regional significance at the center of downtown. The district also allows entertainment, residential and public uses, which complete the mixed-use core of the city.

DT2 - Downtown Destination District

The DT2 Downtown Destination District is established to provide a downtown district where commercial uses are required at the street level of all development to encourage pedestrian activity beyond the typical daytime business hours. Permitted uses reflect the need to serve the most active commercial areas of the city.

PR1 - Production Mixed-Use District

The PR1 Production Mixed-Use District includes production, commercial, and warehousing and storage uses. Residential uses are allowed as part of mixed use buildings that provide production space.

PR2 - Production & Processing District

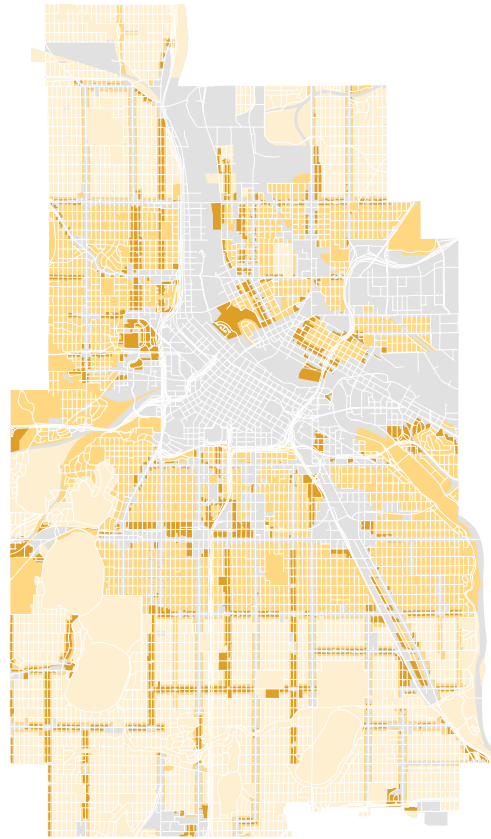
The PR2 Production and Processing District includes production uses with the intent of protecting them from encroaching non-production uses. Residential uses are not allowed.

TR1 - Transportation

The TR1 Transportation District is an industrial district that includes a limited number of uses that primarily support the movement of industrial and commercial goods and people.

URBAN NEIGHBORHOOD

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The urban neighborhood districts are established to allow residential uses and small scale institutional and civic uses. Select commercial uses are allowed through the adaptive reuse of existing structures. Urban neighborhood districts are primarily distinguished by the types of residential uses allowed.

LEGEND

UN1 Urban Neighborhood District

Allows predominantly small-scale residential uses.

UN2 Urban Neighborhood District

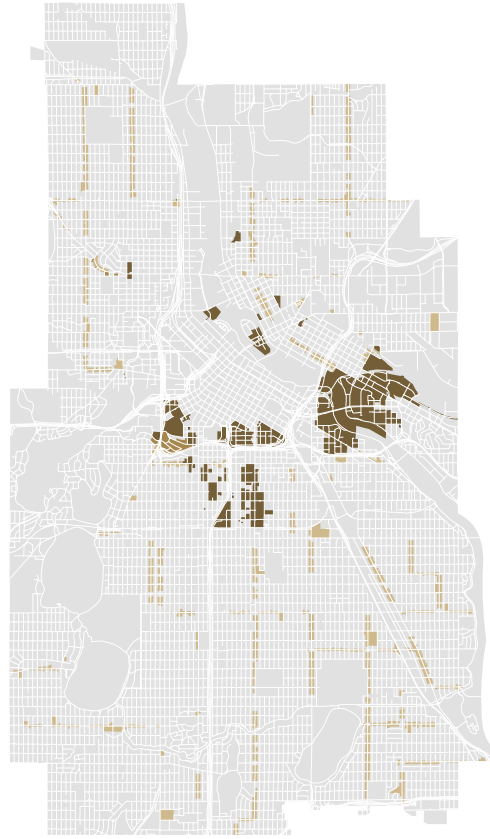
Allows predominantly small to moderate-scale residential uses.

UN3 Urban Neighborhood District

Allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

RESIDENTIAL MIXED-USE

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The residential mixed-use districts are established to provide an environment of mixed residential, office, and institutional and civic uses, with small-scale, lower-impact commercial uses intended to serve a local market.

LEGEND

RM1 Goods and Services District

Allows predominantly small to moderate-scale residential uses adjacent to goods and services corridors. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in mixed-use buildings that include a residential use.

RM2 Neighborhood Office and Services District

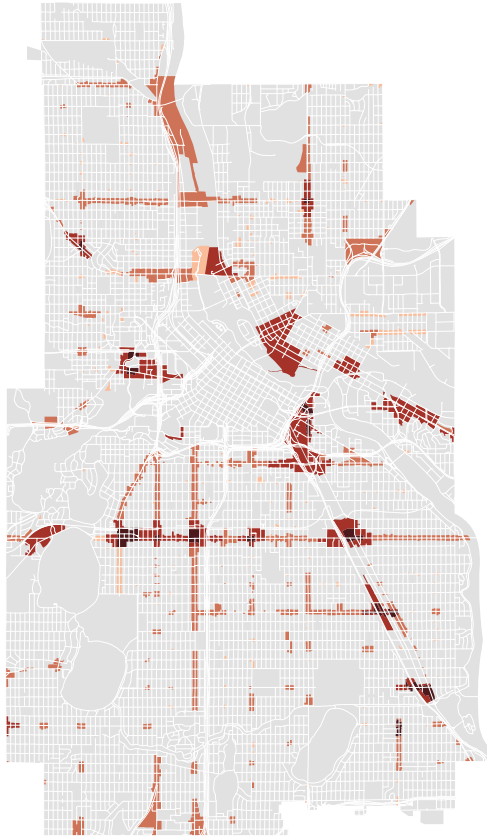
Allows residential uses at a range of scales and low impact, small-scale commercial activity.

RM3 Residence and Major Institutional District

Allows large-scale dwellings, large office uses, and major institutions.

COMMERCIAL MIXED-USE

PRIMARY ZONING DISTRICT MAP



LEGEND

- CM1 Neighborhood Mixed-Use District**
 Allows individual commercial uses and small collections of commercial uses that are typically small in scale and serve a local market.

- CM2 Corridor Mixed-Use District**
 Allows small, moderate, and large-scale commercial uses. Mixed-use multistory development is encouraged.

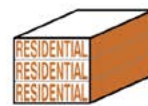
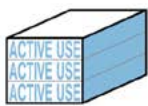



- CM3 Community Mixed-Use District**
 Allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

- CM4 Destination Mixed-Use District**
 Includes multistory mixed-use development. Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Street-level use standards reflect the need to serve the most active commercial areas of the city.

DESCRIPTION

The commercial mixed-use districts are established to provide a range of goods and services and to promote employment opportunities. In addition to commercial uses, residential, institutional, lower-impact production, and public services uses are allowed. The commercial mixed-use districts are distinguished primarily on the basis of allowed uses and commercial floor area limits.

Minneapolis 2040 Mixed-Use Diagram

					
NEIGHBORHOOD MIXED USE	○	○	○	○	○
CORRIDOR MIXED USE	○	○	○	○	○
COMMUNITY MIXED USE	×	○	○	○	○
DESTINATION MIXED USE	×	×	×	○	○

○ Allowed
 × Not Allowed

COMMERCIAL MIXED-USE (CONTINUED)

COMMERCIAL MIXED-USE DISTRICTS STANDARDS

530.250. MAXIMUM FLOOR AREA

Individual commercial uses shall be limited to a maximum gross floor area as outlined in Chapter 545, Use Regulations

530.260 SPECIFIC DEVELOPMENT STANDARDS

Large commercial uses. Individual commercial uses with greater than 30,000 square feet of first floor commercial gross floor area shall comply with at least one of the following standards:

1	<i>Façade and Public Realm Enhancements.</i> Required façade and public realm enhancements shall include the following:
	a <i>Multiple entrances.</i> No fewer than one principal entrance per 20,000 square feet of gross floor area shall be provided that logically conform to the building's structural bays, facilitating future division of the commercial space.
	b <i>Increased window area.</i> 50% of the walls on the first floor that face a public street, public sidewalk, or public pathway shall be windows and shall otherwise conform to the window requirements in Chapter 550, Article V, Site Plan Review Standards.
2	<i>Liner uses.</i> Additional nonresidential spaces shall be incorporated that limit the first-floor street frontage of the large commercial use to no more than 300 feet or 60% of the first-floor façade, whichever is greater. To meet this requirement, liner use spaces shall have a minimum interior depth of not less than 20 feet.

REQUIRED NON-RESIDENTIAL USES IN CM3

530.350 DISTRICT STANDARDS

1. Required non-residential uses

The first floor of all new developments in the CM3 District shall provide nonresidential uses, subject to the requirements in section 530.350

2. Size

The non-residential use area within the development must comply with at least 2 of the of the following 3 standards:

A	Occupy at least 60% of the building's ground-floor street frontage and a minimum interior depth of 20 feet
B	Occupy at least 20% of the floor area of the building footprint or 1,000 sq. ft. (whichever is greater)
C	Occupy at least 5% of the gross floor area of the building or 1,000 sq. ft. (whichever is greater)

- *The required nonresidential use area shall not be required to exceed 10,000 square feet when the zoning lot has frontage on a goods and services corridor, and shall not be required to exceed 2,000 square feet when the zoning lot does not have frontage on a goods and services corridor.*
- *Nonresidential use areas that are equal to or exceed 10,000 square feet on a goods and services corridor or 2,000 square feet in other locations, and include any amount of street frontage, are deemed to satisfy the required size and frontage requirements of this section in lieu of meeting two of the three standards above.*

3. Use of permitted non-residential space

Required non-residential use areas shall be occupied by one or more of the following use groups, categories or individual uses:

A	Commercial uses	C	Production uses
B	Institutional and Civic uses	D	Public Safety and Welfare uses

- *Building amenities intended for use solely by building occupants and not open to the general public do not qualify as a required nonresidential use.*

4. Design

Required non-residential use space shall comply with the following design criteria:

A	<i>Public entrance.</i> The nonresidential use area shall have a public entrance separate from other uses in the development that shall remain open and unlocked during its business hours.
B	<i>Street frontage.</i> The nonresidential use area shall be oriented toward a goods and services corridor when present. Where a development has more than one principal building, nonresidential use space shall be distributed among buildings fronting goods and services corridors.
C	<i>Additional nonresidential space.</i> When a development provides nonresidential square footage beyond the minimum required, the additional square footage shall not be subject to the size and design requirements of this section and may be occupied by any use allowed in the zoning district.

REQUIRED COMMERCIAL USES IN CM4

530.360 DISTRICT STANDARDS

1. Required commercial uses

The first floor of all new developments in the CM4 District shall provide commercial uses, subject to the requirements in section 530.360

2. Size

The commercial use area within the development must comply with at least 2 of the of the following 3 standards:

A	Occupy at least 60% of the building's ground-floor street frontage and a minimum interior depth of 20 feet
B	Occupy at least 20% of the floor area of the building footprint or 1,000 sq. ft. (whichever is greater)
C	Occupy at least 5% of the gross floor area of the building or 1,000 sq. ft. (whichever is greater)

- *That the required commercial use area shall not be required to exceed 10,000 square feet when the zoning lot has frontage on a goods and services corridor, and shall not be required to exceed 5,000 square feet when the zoning lot does not have frontage on a goods and services corridor.*
- *Commercial use areas that are equal to or exceed ten thousand (10,000) square feet on a goods and services corridor or two thousand (2,000) square feet in other locations, and include any amount of street frontage, are deemed to satisfy the required size and frontage requirements of this section in lieu of meeting two of the three standards above.*

3. Use of required commercial space

Required commercial use areas may be occupied by one or more of the following use categories or individual uses:

A	Brewery or distillery	F	General Retail Sales and Services uses
B	Child care center	G	Limited production and processing
C	Commercial Agriculture uses	H	Lodging uses
D	Commercial Recreation and Assembly uses	I	Public Safety and Welfare uses
E	Food and Beverages uses		

- *Building amenities intended for use solely by building occupants and not open to the general public do not qualify as a required commercial use.*

4. Design

Required commercial use area shall comply with the following design criteria:

A	<i>Public entrance.</i> The commercial use area shall have a public entrance separate from other uses in the development that shall remain open and unlocked during business hours.
B	<i>Street frontage.</i> The commercial use space shall be oriented toward a goods and services corridor when present. Where a development has more than one principal building, commercial space shall be distributed among buildings fronting goods and services corridors.

5. Operation

Required commercial use area shall comply with the following operational criteria:

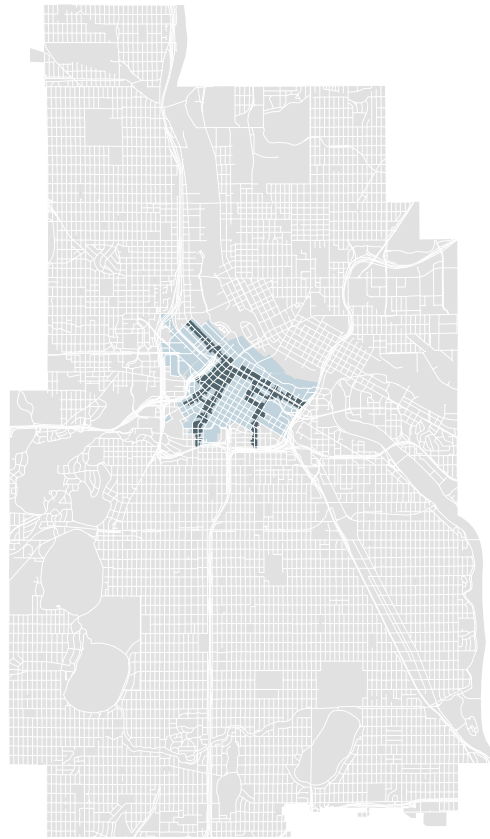
A	<i>Staffing.</i> Uses shall be staffed with an employee/s when open to the public
B	<i>Hours of operation.</i> Uses shall typically be open to the public most days of the week.

6. Additional commercial space

When a development provides commercial square footage beyond the minimum required, the additional square footage shall not be subject to the size and design requirements of this section and may be occupied by any use allowed in the zoning district.

DOWNTOWN

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The downtown districts are established to provide a range of retail, entertainment, office, employment, residential, institutional, and governmental activities of citywide and regional significance. The regulations recognize the unique qualities of downtown as the business and cultural center of the region, as a community of high-density residential choices, and as a place where the combined environment attracts businesses, workers, shoppers, visitors, tourists, and residents.

LEGEND

DT1 Downtown Center District

Established to provide an environment for retail and office activities of citywide and regional significance at the center of downtown. The district also allows entertainment, residential, and public uses, which complete the mixed-use core of the city.

DT2 Downtown Destination District

Established provide a downtown district where commercial uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Permitted uses reflect the need to serve the most active commercial areas of the city.

DISTRICT STANDARDS IN DT1

530.410 DISTRICT STANDARDS

1. Parking garages

The ground floor of principal and accessory parking garages shall be separated from any public sidewalk by a use or uses from the commercial, institutional and civic, production, and residential use groups. Approved vehicular and pedestrian access to the garage may be provided along a public sidewalk frontage.

REQUIRED COMMERCIAL USES IN DT2

530.420 DISTRICT STANDARDS

1. Required commercial uses

The first floor of all new developments in the DT2 District shall provide commercial uses, subject to the requirements in section 530.420

2. Size

The commercial use area within the development must comply with at least 2 of the of the following 3 standards:

A	Occupy at least 60% of the building's ground-floor street frontage and a minimum interior depth of 20 feet
B	Occupy at least 20% of the floor area of the building footprint or 1,000 sq. ft. (whichever is greater)
C	Occupy at least 5% of the gross floor area of the building or 1,000 sq. ft. (whichever is greater)

- The required commercial use area shall not be required to exceed 10,000 square feet when the zoning lot has frontage on a goods and services corridor, and shall not be required to exceed 5,000 square feet when the zoning lot does not have frontage on a goods and services corridor.
- Commercial use areas that are equal to or exceed 10,000 square feet on a goods and services corridor or 2,000 square feet in other locations, and include any amount of street frontage, are deemed to satisfy the required size and frontage requirements of this section in lieu of meeting two of the three standards below.

3. Use of required commercial space

Required commercial use areas may be occupied by one or more of the following use categories or individual uses:

A	Brewery or distillery	F	General Retail Sales and Services uses
B	Child care center	G	Limited production and processing
C	Commercial Agriculture uses	H	Lodging uses
D	Commercial Recreation and Assembly uses	I	Public Safety and Welfare uses
E	Food and Beverages uses		

- Building amenities intended for use solely by building occupants and not open to the general public do not qualify as a required commercial use.

4. Design

Required commercial use area shall comply with the following design criteria:

A	Public entrance. The commercial use area shall have a public entrance separate from other uses in the development that shall remain open and unlocked during business hours.
B	Street frontage. The commercial use space shall be oriented toward a Goods and Services Corridor when present. Where a development has more than one principal building, commercial space shall be distributed among buildings fronting Goods and Services Corridors.

5. Operation

Required commercial use area shall comply with the following operational criteria:

A	Staffing. Uses shall be staffed with an employee/s when open to the public
B	Hours of operation. Uses shall typically be open to the public most days of the week.

6. Additional commercial space

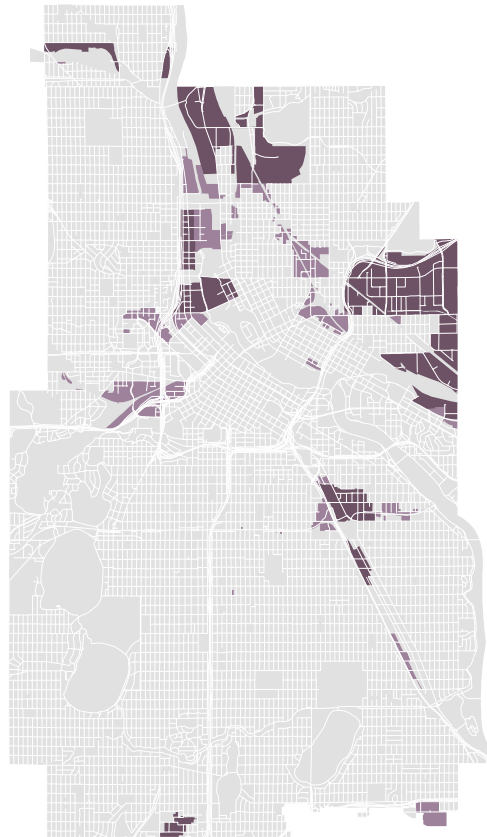
When a development provides commercial square footage beyond the minimum required, the additional square footage shall not be subject to the size and design requirements of this section and may be occupied by any use allowed in the zoning district.

7. Parking garages

In addition to compliance with the required commercial use standard above, the ground floor of principal and accessory parking garages shall be separated from any public sidewalk by a use or uses from the commercial, institutional and civic, production, and residential use groups. Approved vehicular and pedestrian access to the garage may be provided along a public sidewalk frontage.

PRODUCTION

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The production districts are established to provide locations for production and non-production uses with the primary purpose of creating opportunities for employment-focused development. In addition to production uses, commercial uses, institutional and public uses and public services and utilities are allowed. The production districts are distinguished primarily on the basis of allowed uses, which accommodate more uses of an industrial nature than other zoning districts.

LEGEND

PR1 Production Mixed-Use District

The PR1 Production Mixed-Use includes production, commercial, and warehousing and storage uses. Residential uses are allowed as part of mixed-use buildings that provide production space.

PR2 Production and Processing District

The PR2 Production and Processing District includes production uses and are designated with the intent of protecting them from encroaching non-production uses. Residential uses are not allowed.

REQUIRED PRODUCTION USES IN PR1

530.510 DISTRICT STANDARDS

1. Required production area

Required production space shall be subject to the standards of section 530.510

Residential units	Production space requirements
20 or more	Production space shall be provided that supports employment or creative production.
19 or less	Production space is not required

2. Size of required production area

The required production area shall:

1	Occupy or be equal in floor area to at least 15% of the first-floor area of all buildings that include residential uses located on the zoning lot.
2	Not be less than 1,000 sq. ft. and shall not be required to exceed 10,000 sq. ft.

- Required production space may be located within the same building as the residential use or in a separate building on the same site.
- Where a development has more than 1 principal building with a residential use, the required production area for all buildings may be provided in 1 building, provided that the building with the production area is constructed first in a phased development.

3. Use of required production area

Required production space shall be occupied by uses from one or more of the following use categories or individual uses:

A	Catering
B	Educational arts center
C	Lower-impact production and processing uses

4. Alternative permitted use of production space

By conditional use permit, use of the production space may be limited to residents of the building. In addition to the required findings for a conditional use permit, the city planning commission shall consider whether the features included in the space will facilitate creative production. Production spaces that are limited to use by residents of the building are also required to comply with the design standards in this article.

5. Design of required production space

Mitigation measures are encouraged to ensure that impacts of the production space do not create a nuisance for residents. Required production space is also subject to the following standard:

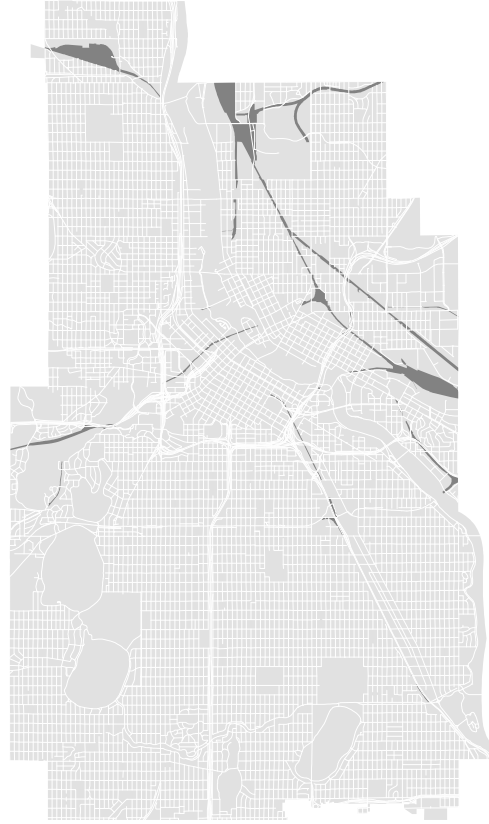
A	<i>Public entrance.</i> The production space shall have a public entrance separate from other uses in the development.
B	<i>Customer area.</i> Up to 50% of the floor area of the required production space may be dedicated to retail sales and services, dining, art galleries, or other areas for customers.

5. Additional production space

When a development provides production space beyond the minimum required, the additional square footage shall not be subject to the size and design requirements of this section and may be occupied by any use allowed in the zoning district.

TRANSPORTATION

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

TR1 Transportation District

The TR1 Transportation District is an industrial district that includes a limited number of uses that primarily support the movement of industrial and commercial goods and people.

USES ALLOWED

USES ALLOWED

Table 545-1, Uses Allowed, lists various types of uses and which of the 15 primary zoning districts the uses are allowed in.

Uses are organized by USE GROUP, Use Category, and Specific Use. For example, COMMERCIAL is a use group that includes all uses that are primarily commercial. Within the COMMERCIAL use group are categories such as Food and Beverages, under which all related uses are considered. The Food and Beverages category is defined in Chapter 545. Uses considered part of this category are permitted, conditional, or not permitted in the manner shown in the table for the entire category.

All use groups and use categories are included in the use table. Certain specific uses are enumerated in the use table for three reasons: (1) the districts where the specific use is allowed are different from other uses in the use category; and/or (2) the use is subject to specific use standards that are in addition to use standards applicable to other uses in the same use category. In these situations, the use category includes the reference "except as noted below" in the table below; and/or (3) the maximum floor area of a specific use is different than the maximum floor area of other uses in the same use group.

A planned unit development (PUD) is not listed in the allowed uses table. However, a PUD is allowed as a conditional use in all primary zoning districts except the UN1 District. Any use allowed in the zoning district in which the PUD is located may be included within a PUD. Additional provisions governing uses allowed within a PUD are provided in sections 550.1070, 550.1080, 550.1090, and 550.1100 of the zoning code. A PUD shall conform to the standards of Chapter 550, Article VII, Planned Unit Development."

HOW TO NAVIGATE TABLE 545-1, USES ALLOWED

Uses by GROUP, Category, and Specific Use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)														P	P	P
Landscaping material sales														P	P	X
Commercial Agriculture (except as noted below)																
Farmer's market							10P	10P	P	P	P	P	P	P	P	+
Lawn and garden supply store							10P	10P	P	P	P	P	P	P	P	+
Market garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+
Urban farm														P	P	+
Commercial Recreation and Assembly (except as noted below)																
Amphitheater										C	C	C	C	C		X+
Convention center, public												P	P			X
Entertainment venue										5P	10P	10P	P	P	P	X+
Indoor recreation area							5P*	10P*	5P	P	P	P	P	P	P	X+
Outdoor recreation area								10P*	5P	P	P	P	P	P	P	X+
Nightclub										10P	10P	10P	P	P	10P	X+
Reception or meeting hall										P	P	P	P	P		X
Regional sports arena												P	P			X+
Food and Beverages (except as noted below)																
Bar							5P*	5P*	10P*	5P	P	P	P	P	10P	10P
Restaurant							5P*	5P*	10P*	5P	P	P	P	P	10P	10P
General Retail Sales and Services (except as noted below)																
Animal Boarding							5P*	10P*	10P*	10P	P	P	P	P	P	X+
Dry cleaning							5P*	10P*	10P*	10P	P	P	P	P	P	X+
Funeral home							5P*	10P*	10P*	10P	P	P	P	P	P	X+
Grocery store							20P*	20P*	20P*	20P	P	P	P	P	40P	40P
Liquor store, off-sale, existing on the effective date of this ordinance										5P	P	P	P	P	5P	X+
Liquor store, off-sale											P	P	P	P	5P	X+
Package delivery service, no on-site vehicle fleet							5P*	10P*	10P*	10P	P	P	P	P	P	X+
Secondhand goods store							5P*	10P*	10P*	10P	P	P	P	P	P	X+
Shopping center							5P*	10P*	10P*	P	P	P	P	P	P	X+
Small engine repair														P	P	X
Tobacco products shop										P	P	P	P			X+
Veterinary clinic							5P*	10P*	10P*	10P	P	P	P	P	P	X+
High-Impact Commercial (except as noted below)																
Alternative financial establishment										5C	5C	5P				+
Pawnshop										5C	5C	5P				+
Lodging (except as noted below)																
Bed and breakfast home	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	+
Hospitality residence				C	C	P	P	P	P	P	P	P	P	P	P	+
Hotel or hostel, 5-20 rooms					P	P	P	P	P	P	P	P	P	P	P	+
Hotel or hostel, 21 rooms or more										P	P	P	P	P	P	+
Medical Facilities (except as noted below)																
Blood/plasma collection facility							5P*	P	P	P	P	P	P	P	P	+
Hospital										C	C	C	C	C	C	+
Medication-assisted treatment site										C	C	C	C	C	C	+
Office (except as noted below)																
Contractor's office							5P*	P	P	P	P	P	P	P	P	+
Sexually Oriented Uses																

USE GROUP example

Uses specified with a "P" are permitted as of right in the district or districts where designated.

Uses specified with a "C" are allowed as a conditional use in the district or districts where designated.

The number preceding a "P" or "C" in the use table indicates the maximum gross floor area for that use in that district in multiples of one thousand (1,000) square feet.

An asterisk "*" following a "P" or "C" in the use table indicates that the use is only permitted in a mixed-use building that includes a residential use or uses.

Permitted and conditional uses specified with an "X" under the Use Standard column indicate that all uses within a use category are subject to the specific use standards in Article II of Zoning Code Chapter 545 - Use Regulations.

Where both an "X" and a "+" appear, the specific use is subject to use standards applicable to the broader use category as well as the standards applicable to the specific use.

Permitted and conditional uses specified with a "+" indicate that a specific use is subject to the specific use standards in Article II of Zoning Code Chapter 545 - Use Regulations.

Use Category example

Specific Use example



If your use is not listed in the Uses Allowed Table or Use Category description, contact [Minneapolis 311](tel:612311) to guide you to planning staff for a zoning administrator use determination.



If your use has a use standard read: [Chapter 545 Use Regulations](#) (PDF)

COMMERCIAL USE GROUP

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)													P	P	P	X
Landscaping material sales													P	P		X
Commercial Agriculture (except as noted below)						10P	10P	P	P	P	P	P	P	P		
Farmer's market						10P	10P	P	P	P	P	P	P	P		+
Lawn and garden supply store						10P	10P	P	P	P	P	P	P	P		+
Market garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P		+
Urban farm													P	P		+
Commercial Recreation and Assembly (except as noted below)					5P*	10P*	5P	P	P	P	P	P	P			X
Amphitheater									C	C	C	C	C			X+
Convention center, public											P	P				X
Entertainment venue								5P	10P	10P	P	P	P			X+
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P	P			X+
Outdoor recreation area						10P*	5P	P	P	P	P	P	P			X+
Nightclub								10P	10P	10P	P	P	10P			X+
Reception or meeting hall								P	P	P	P	P				X
Regional sports arena											P	P				X+
Food and Beverages (except as noted below)				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X
Bar							5P	P	P	P	P	P	10P	10P		X+
Restaurant				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X+
General Retail Sales and Services (except as noted below)				5P*	10P*	10P*	10P	P	P	P	P	P	P			X
Animal Boarding				5P*	10P*	10P*	10P	P	P	P	P	P	P			X+
Dry cleaning				5P*	10P*	10P*	10P	P	P	P	P	P	P			X+
Funeral home				5P*	10P*	10P*	10P	P	P	P	P	P	P			X+
Grocery store				20P*	20P*	20P*	20P	P	P	P	P	P	40P	40P		X
Liquor store, off-sale, existing on the effective date of this ordinance							5P	P	P	P	P	P	5P			X+
Liquor store, off-sale									P	P	P	P	5P			X+
Package delivery service, no on-site vehicle fleet				5P*	10P*	10P*	10P	P	P	P	P	P	P	P		X+
Secondhand goods store				5P*	10P*	10P*	10P	P	P	P	P	P	P			X+
Shopping center				5P*	10P*	10P*	P	P	P	P	P	P	P			X+
Small engine repair													P	P		X
Tobacco products shop									P	P	P	P				X+
Veterinary clinic				5P*	10P*	10P*	10P	P	P	P	P	P	P			X+
High-Impact Commercial (except as noted below)									5C	5C	5P					
Alternative financial establishment									5C	5C	5P					+
Pawnshop									5C	5C	5P					+
Lodging (except as noted below)					P	P	P	P	P	P	P	P	P	P		
Bed and breakfast home	C	C	C	C	P	P	P	P	P	P	P	P	P			+
Hospitality residence			C	C	P	P	P	P	P	P	P	P				+
Hotel or hostel, 5-20 rooms					P	P	P	P	P	P	P	P	P			+
Hotel or hostel, 21 rooms or more								P	P	P	P	P	P			+
Medical Facilities (except as noted below)				5P*	P	P	10P	P	P	P	P	P	P			
Blood/plasma collection facility								P	P	P	P	P	P			+
Hospital					C						C	C				+
Medication-assisted treatment site					C			C	C	C	C	C	C			+
Office (except as noted below)				5P*	P	P	P	P	P	P	P	P	P	P		
Contractor's office								P	P	P	P	P	P	P		+
Sexually Oriented Uses											5P	5P				+

545.110. COMMERCIAL USE GROUP.

Description and characteristics. The commercial use group includes uses that provide a business service or involve the selling, leasing, or renting of merchandise to the general public.

Use categories. This use group includes the following use categories:

1. BULK GOODS AND HEAVY EQUIPMENT SALES.

a. Description and characteristics. Uses sell bulk goods and sell or rent heavy equipment to the public and to contractors or other retailers. Uses often support construction and landscaping activity.

b. Examples. Examples of bulk goods and heavy equipment sales include but are not limited to: building material sales, landscaping material sales, sales or rental of heavy equipment.

2. COMMERCIAL AGRICULTURE.

a. Description and characteristics. Uses include the sale of supplies related to the production of agriculture to the public, enclosed or open-air production of consumable agriculture, and enclosed or open-air sale of agricultural products.

b. Examples. Examples of commercial agriculture include but are not limited to: farmer's market, lawn and garden supply store, market garden, and urban farm.

c. Exceptions. Landscaping material sales (wholesale) is a Bulk Goods and Heavy Equipment Sales use.

3. COMMERCIAL RECREATION AND ASSEMBLY.

a. Description and characteristics. Uses are characterized by large gathering spaces, both indoor and outdoor, designed primarily for the purpose of entertainment or recreation.

b. Examples. Examples of commercial recreation and assembly include but are not limited to: amphitheater, convention center (public), entertainment venue, indoor recreation area, outdoor recreation area, nightclub, reception or meeting hall, regional sports arena, sports and health facility, and theater (indoor).

c. Exceptions. Athletic fields and golf courses are classified as recreational facilities uses.

4. FOOD AND BEVERAGES.

a. Description and characteristics. Uses sell food and beverages, either produced on site or pre-packaged, direct to the public for consumption both on- and off-site. May include the sale of alcohol, and the presence of live entertainment.

b. Examples. Examples of food and beverages include but are not limited to: bakery, bar, catering, cocktail lounge, coffee shop, restaurant, and tavern.

c. Exceptions.

1. Off-sale liquor stores are classified as a General Retail Sales and Services use.
2. Production bakeries and breweries or distilleries with an accessory retail or taproom component are classified as Production and Processing.

5. GENERAL RETAIL SALES AND SERVICES.

a. Description and characteristics. Uses include the sale of goods and provision of commercial services. Goods and services may be provided for consumption or use on- or off-site and includes direct interaction between business and customer. Uses are open during regular daytime business hours and beyond.

b. Examples. Examples of general retail sales and services include but are not limited to: animal boarding, antiques and collectibles store, art gallery, bank or financial institution, barber shop/beauty salon, bookstore, clothing and accessories, drug store, dry cleaning, florist, funeral home, grocery store, hardware store, jewelry store, laundry (self-service), liquor store (off-sale), massage and bodywork establishment, office supplies sales and service, package delivery service (no on-site vehicle fleet), performing, visual, or martial arts school, pet supply store, pharmacy, post office, sauna, secondhand goods store, small engine repair, shoe repair, shopping center, tailor, tattoo and body piercing, tobacco shop, and veterinary clinic.

c. Exceptions.

1. Alternative financial establishment, exterminating shop, and pawnshop are High-Impact Commercial uses.
2. Commercial laundry is a high-impact production and processing use.
3. Package delivery services that primarily utilize alternatives to commercial vehicles with internal combustion engines, including small vehicles and cargo bicycles, may be considered a General Retail Sales and Services use regardless of whether such vehicles are kept on the site.
4. Facilities engaged primarily in processing, transferring, and transporting mail or packages, particularly without a service that is open to the public, are classified as Vehicle Fleet-Oriented Services.

6. HIGH-IMPACT COMMERCIAL.

a. Description and characteristics. Uses have a higher potential negative impact on adjacent property than other commercial uses.

b. Examples. Examples of high-impact commercial include but are not limited to: alternative financial establishment, exterminating shop, and pawnshop.

7. LODGING.

a. Description and characteristics. Uses provide overnight stay accommodations on a non-permanent basis.

b. Examples. Examples of lodging include but are not limited to: bed and breakfast home, hospitality residence, hotel, hostel and motel.

c. Exceptions.

1. Motel is a prohibited use.
2. Short-term rental units are considered dwelling units and are regulated by Chapter 351, Short-Term Hosting Platforms.
3. Congregate living uses are residential uses.

8. MEDICAL FACILITIES.

a. Description and characteristics. Uses include those that provide medical services directly to patients on site or produce goods, run tests, and provide services that support medical practices.

b. Examples. Examples of medical facilities include but are not limited to: birth center, blood/plasma collection facility, clinic, hospital, laboratory (medical or dental), and medication-assisted treatment site.

c. Exceptions. A use providing only counseling services is an office use.

9. OFFICE.

a. Description and characteristics. Office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services and may have customers or clients visit the site on a regular basis.

b. Examples. Examples of office include but are not limited to: contractor's office, and office.

10. SEXUALLY ORIENTED USES.

a. Description and characteristics. Uses are distinguished or characterized by an emphasis on matters or conduct depicting, describing or relating to nudity, sexual conduct, sexual excitement or sadomasochism.

b. Examples. Examples of sexually oriented uses include but are not limited to: adult entertainment center, adults-only bookstore or video store, and adults-only motion picture theater.

c. Exceptions. Massage and bodywork establishment is a General Retail Sales and Services use.

INSTITUTIONAL AND CIVIC USE GROUP

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
INSTITUTIONAL AND CIVIC																
Community Services (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P			
Cemetery	C	C		C												
Child care center	P	P	P	P	P	P	P	P	P	P	P	P	P			+
Community center	C	C	P	P	P	P	P	P	P	P	P	P	P			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P			+
Community provisions facility							P	P	P	P	P	P	P	P		+
Developmental achievement center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		+
Educational Facilities (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P			
College or university						C					C	C				+
Educational arts center	P	P	P	P	P	P	P	P	P	P	P	P				+
School, grades K-12	P	P	P	P	P	P	P	P	P	P	P	P				+
School, vocational or business						C		P	P	P	P	P	P	P		
Parks and Public Open Spaces	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreational Facilities (except as noted below)	C	C	C	C	C	C										
Athletic field	C	C	C	C	C	C										X+
Golf course	C	C	C	C	C	C										X+
Social and Cultural Assembly (except as noted below)				P*	P	P	P	P	P	P	P	P	P			
Club or lodge				P*	P	P	P	P	P	P	P	P	P			+
Convent, monastery, or religious retreat center				P	P	P	P	P	P	P	P	P	P			+
Religious place of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P			

545.120. INSTITUTIONAL AND CIVIC USE GROUP.

Description and characteristics. The Institutional and Civic use group includes nonresidential uses of a public, nonprofit, or charitable nature that provide social, educational, cultural, religious and/or recreational services or amenities.

Use categories. This use group includes the following use categories:

1. COMMUNITY SERVICES.

a. Description and characteristics. Community Services are nonresidential uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit, or charitable nature.

b. Examples. Examples of community services include but are not limited to: botanical gardens, cemeteries, child care centers, community centers, community gardens, community provisions facilities, conservatories, developmental achievement centers, museums, and public libraries.

c. Exceptions.

- Farmer’s markets, lawn and garden supply stores, market gardens, and urban farms are commercial agricultural uses.
- Sports and health facilities are commercial recreation and assembly uses.
- Crematoriums, columbariums, and mausoleums are only allowed accessory to a cemetery.
- Private lodges and clubs are social and cultural assembly uses.
- Emergency and overnight shelters are residential uses.
- Public parks.
- Public safety facilities are public safety and welfare uses.

2. EDUCATIONAL FACILITIES.

a. Description and characteristics. This category includes public and private schools offering courses of general or specialized study. Colleges and other institutions of higher learning tend to be in campus-like settings or on multiple blocks. This category also includes non-profit learning centers.

b. Examples. Examples of educational facilities include but are not limited to: business schools, colleges, educational arts centers, schools with any K-12 grades, universities, and vocational schools.

c. Exceptions. Performing, visual or martial arts schools are General Retail Sales and Services Uses.

3. PARKS AND PUBLIC OPEN SPACES.

a. Description and characteristics. This category includes public parks and privately owned spaces that people are allowed public access to as a principal use and do not charge a fee.

b. Examples. Examples of parks and open spaces include but are not limited to: courtyards, natural areas, plazas or squares, public parks, and sculpture gardens.

c. Exceptions. Similar uses that charge a fee.

4. RECREATIONAL FACILITIES.

a. Description and characteristics. Recreation facilities are uses with outdoor activities occurring in large open areas typically a block or more in size. Recreation facilities are commonly associated with a public park or educational facility but may also include privately owned facilities.

b. Examples. Examples of recreational facilities include, but are not limited to: athletic fields and golf courses.

c. Exceptions. Outdoor recreation areas and regional sports arenas are commercial recreation and assembly uses.

5. SOCIAL AND CULTURAL ASSEMBLY.

a. Description and characteristics. Uses intended to primarily provide meeting areas for social and cultural groups that are not of a commercial nature.

b. Examples. Examples of social and cultural assembly include but are not limited to: clubs or lodges, convents, monasteries, religious places of assembly, and religious retreat centers.

c. Exceptions. Community centers are a community services use.

PRODUCTION USE GROUP

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
PRODUCTION																
Lower-Impact Production and Processing (except as noted below)													P	P		
Art studio				P	P	P	P	P	P	P	P	P	P	P		+
Brewery or distillery							P	P	P	P	P	P	P	P		+
Film, video, and audio production								P	P	P	P	P	P	P		+
Glass, ceramics, and earthenware production, small scale							P	P	P	P	P	P	P	P		+
Grain mill, small scale								C	C				P	P		+
Limited production and processing							P	P	P	P	P	P	P	P		+
Research, development, and testing laboratory								P	P	P	P	P	P	P		
Moderate-Impact Production and Processing														P		
High-Impact Production and Processing (prohibited except as noted below)																X
Crushing and processing of concrete, asphalt, or rock for recycling or disposal														C		X+
Concrete, stone, clay, or tile production														C		X+
Grain elevator or mill														C		X
Metal plating														C		X
Post-Consumer Waste Processing (prohibited except as noted below)																
Recycling center													30P	P		+
Recycling facility														C		+
Waste transfer facility														C		+
Warehousing and Storage (except as noted below)														P	P	
Contractor yard														C	P	+
Self-service storage facility														P	P	+
Snow storage site														C	C	+

545.130. PRODUCTION USE GROUP.

Description and characteristics. The Production use group includes uses related to the production, processing, disposal, and storage of goods and materials.

Use categories. This use group includes the following use categories:

1. LOWER-IMPACT PRODUCTION AND PROCESSING.

a. Description and characteristics. Lower-impact production and processing uses are uses which produce little or no noise, odor, vibration, glare, or other objectionable influences and which have little to no adverse impact on nearby properties. Lower-impact production and processing uses typically involve the production and processing of finished goods and generally do not include the processing of raw materials or the production of primary materials.

b. Examples. Production and processing of the following: electronic components and accessories; finished leather products; finished products made from fabrics; furniture and fixtures; food and beverage products; medical and optical goods and technology; office and commercial equipment; packaging and sorting of finished goods; paper and paperboard products; pharmaceuticals, health, and beauty products; signs, including electronic and neon signs; small consumer goods. Art studio, brewery or distillery; film, video, and audio production; limited production and processing; research, development, and testing laboratory; small scale glass, ceramics, and earthenware production.

c. Exceptions.

1. Metalworking, pulp, paper, or paperboard mills, printing and publishing, and production and processing of vegetable oil and vinegar are moderate-impact production and processing uses.
2. Grain milling other than small scale, hide tanning, and live slaughter are high-impact production and processing uses.
3. Processes consistent with the description and character of the lower-impact production and processing use category as part of an educational arts center use in compliance with the specific use standards for an educational arts center are an institutional and civic use.

2. MODERATE-IMPACT PRODUCTION AND PROCESSING.

a. Description and characteristics. Moderate-impact production and processing uses include uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than lower-impact production and processing uses and which may have some adverse impact on surrounding properties. Moderate-impact production and processing uses may include more intense industrial processes such as metal working and glass working. Moderate-impact production and processing uses may involve the production or processing of finished goods and may include the production and processing of raw materials or production of primary materials.

b. Examples. Production and processing of the following: electrical equipment such as motors and generators, wiring, and transmission and distribution equipment; fabricated metal products; fabricated plastic and rubber products; glass and glass products, ceramics, and earthenware; gypsum, drywall, and plaster products; latex paints; lumber and wood products, including plywood and other composite wood products; machinery and equipment such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment; metalworking such as stamping, welding, machining, extruding, engraving, grinding, polishing, cleaning, and heat treating; printing and publishing; textiles and fabrics; transportation equipment.

c. Exceptions.

1. Production and processing of tires and inner tubes is a high-impact production and processing use.
2. Metalworking as part of an art studio use in compliance with the specific use standards for an art studio is a lower-impact production and processing use.
3. Metalworking as part of an educational arts center use in compliance with the specific use standards for an educational arts center is an institutional and civic use.
4. Metal plating is a high-impact production and processing use.

3. HIGH-IMPACT PRODUCTION AND PROCESSING.

a. Description and characteristics. High-impact production and processing uses include uses which are likely to have a substantial adverse impact on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. Some high-impact production and processing uses have the potential for significant adverse impact on human health and are thus not appropriate uses for a developed urban environment. High-impact production and processing uses often include processing of raw materials and production of primary materials.

b. Examples. Production and processing of the following: asphalt and asphalt-based products such as shingles; battery manufacture and reprocessing; chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals; oil-based paints, varnishes, lacquers, and enamels; petroleum and coal products; plastics and synthetic resins and fibers; primary metals, including steelworks, rolling and finishing mills, forge, or foundry; sand and gravel; tanned hides and leather; tires and inner tubes. Commercial laundry; crushing and processing of concrete, asphalt, or rock for recycling or disposal; concrete, stone, clay, or tile production; grain elevator or mill; metal plating.

c. Exceptions.

1. Forge or foundry processes that are part of an art studio use in compliance with the specific use standards for an art studio are a lower-impact production and processing use.
2. Forge or foundry processes that are part of an educational arts center use in compliance with the specific use standards for an educational arts center are an institutional and civic use.

4. POST-CONSUMER WASTE PROCESSING.

a. Description and characteristics. Post-consumer waste processing uses include uses which are related to the transportation, sorting, processing, reuse, or disposal of waste or recovered post-consumer products or materials.

b. Examples. Commercial composting facilities, medical waste processing and disposal, recycling centers, recycling facilities, scrap or salvage yards, sediment treatment or disposal, sewage treatment or disposal, waste transfer or disposal facilities

c. Exceptions.

1. Municipal waste to energy plants are a principal electric generation use.
2. The collection of specific small consumer products, primarily intended for resale or reuse on site with little to no intermediate processing required, is a secondhand goods store use.
3. The collection of specific building materials products or commercial or industrial equipment, primarily intended for resale or reuse on site with little to no intermediate processing required, is a bulk goods and heavy equipment sales use.
4. Battery reprocessing is a high-impact production and processing use.

5. WAREHOUSING AND STORAGE.

a. Description and characteristics. Warehousing and storage uses include uses which are primarily related to the storage, sorting, packaging, or shipping of goods and materials.

b. Examples. Contractor yards, furniture moving and storage, self-service storage facilities, snow storage sites, storage, warehousing, wholesaling, and distribution.

c. Exceptions. Motor vehicle storage lots are a vehicle storage use.

PUBLIC SERVICES AND UTILITIES USE GROUP, & RESIDENTIAL USE GROUP

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
PUBLIC SERVICES AND UTILITIES																
Basic Utilities (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication exchange					C	C	C	C	C	C	C	C	C	C	C	C
Heating or cooling facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Passenger transit station	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	P
Principal Electricity Generation																
Public Safety and Welfare (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Animal shelter															C	C
Garage for public vehicles											C				C	C
Mounted patrol stable											C				C	C
Pre-trial detention facility, existing on the effective date of this ordinance											P	P				
Street and equipment maintenance facility															C	C

RESIDENTIAL																
Cluster Development	C	C	C	C	C	C	C	C	C	C						X
Congregate Living (as noted below)																
Community correctional facility serving up to (32) persons															C	+
Dormitory						C					C	C				+
Emergency shelter	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+
Fraternity or sorority, existing on the effective date of this ordinance		C	C	C	C	C										+
Fraternity or sorority			C	C	C	C										+
Inebriate housing											C					+
Intentional community	P	P	P	P	P	P	P	P	P	P	P	P	C			+
Overnight shelter											C	C	C	C		+
Residential hospice			C	C	C	C			C	C	C	C	C			+
Single room occupancy housing		P	P	P	P	P	P	P	P	P	P	P	C			
State credentialed care facility, serving six (6) or fewer persons	P	P	P	P	P		P	P	P							+
State credentialed care facility, serving seven (7) to sixteen (16) persons	C	C	P	C	C	P	C	C	P	P	P	P				+
State credentialed care facility, serving seventeen (17) or greater persons			C	C	C	C			C	P	P	P				+
Supportive housing			C	C	C	C			C	C	P	P	C			+
Dwellings (as noted below)																
Single-, two- or three-family dwelling	P	P	P	P	P		P	P								
Single-, two- or three-family dwelling existing on the effective date of this ordinance	P	P	P	P	P	P	P	P	P							
One (1) to three (3) dwelling units, as part of a mixed-use building				P	P	P	P	P	P	P	P	P	C			
Multiple-family dwelling, four (4) units or more		P	P	P	P	P	P	P	P	P	P	P	C			+
Common lot development	P	P	P	P	P	P	P	P								+

545.140. PUBLIC SERVICES AND UTILITIES USE GROUP.

Description and characteristics. The Public Services and Utilities use group includes public and quasi-public uses that support or directly provide services related to transportation, water, electricity generation and distribution, communication, and public safety.

Use categories. This use group includes the following use categories:

1. BASIC UTILITIES.

a. Description and characteristics. Public and quasi-public facilities and services that are located in the area where the service is provided.

b. Examples. Examples of basic utilities include but are not limited to bus turnaround, communication exchange, electric or gas substation, heating or cooling facility, passenger transit station, stormwater retention pond, and water pumping and filtration facility.

c. Exceptions. Fuel storage is prohibited as a principal use.

2. PRINCIPAL ELECTRICITY GENERATION.

a. Description and characteristics. A utility use in which power in the form of electricity is produced by wind, solar, or water forces, by conversion of waste, or combustion of raw materials. The production and use of electricity produced from solar energy or other sources of renewable energy as an accessory use is not a power plant use, and the sale of excess energy so produced is not evidence of a power plant use.

b. Examples. Examples of principal electricity generation uses include but are not limited to electricity generation plant, and municipal waste to energy plant.

c. Exceptions.

1. Electricity generation produced by materials combustion, including but not limited to biochar, biomass, coal, natural gas, oil, and waste materials combustion, is prohibited.
2. Nuclear electricity generation is prohibited.
3. Rooftop solar installations are an accessory use, regardless of size.

3. PUBLIC SAFETY AND WELFARE.

a. Description and characteristics. Public and quasi-public facilities that have a broad service area and are focused on maintaining public safety and welfare.

b. Examples. Examples of public safety and welfare uses include but are not limited to animal shelter, fire station, garage for public vehicles, mounted patrol stable, police station, pretrial detention facility, and street and equipment maintenance facility.

545.150. RESIDENTIAL USE GROUP.

Description and characteristics. The Residential use group includes living quarters where persons reside on a primarily permanent basis, but also includes housing shelters.

Use categories. This use group includes the following use categories:

1. CLUSTER DEVELOPMENT.

a. Description and characteristics. Integrated developments that may contain one or more principal structures planned and developed under unified ownership or control. Cluster developments may contain one or more residential use, including dwellings and congregate living, and nonresidential uses as authorized in the applicable zoning district.

b. Examples. See the uses described and specified in this section.

c. Exceptions. Common lot and planned unit developments.

2. CONGREGATE LIVING.

a. Description and characteristics. Uses characterized by residential occupancy by a group of persons who do not constitute a dwelling. These uses may include services such as personal, custodial or home care, meal service, or assistance improving daily living skills. This category also includes uses where residents require supervision or temporary housing.

b. Examples. Examples of congregate living include but are not limited to: board and care home, nursing home, assisted living, community correctional facilities, dormitory, emergency shelter, fraternity, inebriate housing, intentional community, overnight shelter, residential hospice, single room occupancy housing, sorority, state credentialed care facilities, and supportive housing.

c. Exceptions. Hotels, hostels, motels, bed and breakfast homes, and hospitality residences are lodging uses.

3. DWELLINGS.

a. Description and characteristics. Buildings, or portion thereof, containing one (1) or more dwelling units, designed or used exclusively for human habitation where each dwelling unit includes facilities for sleeping, eating and bathing for the exclusive use of a single household.

b. Examples. Examples of dwellings include but are not limited to: Common lot developments, multiple-family dwellings with four (4) units or more, and single-, two- or three-family dwellings.

c. Exceptions.

1. Uses containing rooming units.
2. Cluster and planned unit developments.

TRANSPORTATION, VEHICLE SERVICES AND PARKING USE GROUP

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
TRANSPORTATION, VEHICLE SERVICES, AND PARKING																
Automobile Services (except as noted below)								C			C	C	C	C		X
Automobile repair, major														C		X+
Automobile sales, enclosed											C	C		C	C	X+
Car washes								C					C	C		X+
Electric vehicle charging hubs								C	C	C	C	C	C	C	C	X+
Gas stations existing on the effective date of this ordinance								C	C	C	C	C	C	C		X+
Industrial Transportation Services (except as noted below)														C	C	X
Waste hauler														C		X+
Principal Parking (except as noted below)							C	C	C	C	C	C	C	C	C	X
Off-site parking lots serving multiple-family residential uses and congregate living uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Off-site lots serving institutional and civic uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Vehicle Fleet-Oriented Services (except as noted below)														C		X
Horse and carriage assembly/transfer sites														C	C	X+
Rental of trucks, trailers, boats, and recreational vehicles														C	C	X+
Vehicle Storage (except as noted below)														C	C	X+
Public impound lot														C	C	X

545.160. TRANSPORTATION, VEHICLE SERVICES, & PARKING USE GROUP

Description and characteristics. The Transportation, Vehicle Services, and Parking use group includes the sale, rental, maintenance, storage, and parking of vehicles. It also includes services that rely heavily on fleets of vehicles or trains.

Use categories. This use group includes the following use categories:

1. AUTOMOBILE SERVICES.

a. Description and characteristics. Automobile Services provide for the sale, servicing, maintenance, repair, and cleaning of passenger automobiles.

b. Examples. Examples of automobile services include but are not limited to: automobile rental, car washes, electric vehicle charging hubs, enclosed automobile sales, gas stations existing on the effective date of this ordinance, major automobile repair, minor automobile repair, motorized scooter sales, and neighborhood electric vehicle sales.

c. Exceptions.

- Newly established gas stations are prohibited.
- Maintenance and repair of commercial vehicles and industrial transportation equipment are Vehicle Fleet-Oriented Services uses.
- Wholesale automobile dealers, where vehicles are not stored on-site, are considered an office use.
- Electric vehicle charging hubs will be classified as a principal use only when no other principal use exists on the same zoning lot and the use is intended as a destination specifically for vehicle charging. Principal parking lots that include charging infrastructure are not automatically classified as electric vehicle charging hubs. Electric vehicle charging is an allowed accessory use wherever off-street parking is allowed.

2. INDUSTRIAL TRANSPORTATION SERVICES.

a. Description and characteristics. Industrial Transportation Services include the movement and transfer of freight utilizing trains or large-scale trucks, the storage of fleets of waste collection vehicles.

b. Examples. Examples of industrial transportation services include but are not limited to: intermodal containerized freight facilities, motor freight terminals, railroad switching yards and freight terminals, railroad rights of way, and waste haulers.

3. PRINCIPAL PARKING.

a. Description and characteristics. Principal parking includes surface parking lots and parking structures that provide parking primarily for passenger automobiles where the parking is not accessory to a principal use. In addition, a parking lot or parking structure that is the sole or primary use on a zoning lot is classified as a principal parking facility regardless of whether it serves as off-site parking for a specific use or uses. When a parking facility exists on a lot with other principal uses and the number of parking spaces exceeds the property's maximum parking standard and/or appears intended to serve a broader geographic area, the zoning administrator may determine that the parking facility is a principal use.

b. Examples. Principal parking includes but is not limited to: off-site parking lots serving multiple-family residential uses and congregate living uses, off-site parking lots serving institutional and civic uses, principal parking lots, and principal parking structures.

c. Exceptions. Facilities providing longer-term storage of vehicles, such as motor vehicle storage lots, towing services, and impound lots, are classified as Vehicle Storage uses.

4. VEHICLE FLEET-ORIENTED SERVICES.

a. Description and characteristics. Vehicle Fleet-Oriented Services provide facilities for the dispatching, parking, and loading of fleets of commercial vehicles, including facilities where goods are transferred or loaded into commercial vehicles. This use category will include dispatch offices when determined by the zoning administrator that the use is likely to include frequent commercial vehicle traffic or parking. Sales, service, and rental of commercial and recreational vehicles is also included.

b. Examples. Vehicle Fleet-Oriented Services include but are not limited to: ambulance services, bus garages and maintenance facilities, courier and package delivery services with on-site vehicle fleets, horse and carriage assembly/transfer sites, limousine services, sales, service, and rental of trucks, trailers, boats, and recreational vehicles, and taxicab services.

c. Exceptions.

- Package delivery services primarily dedicated to public pick-up and drop-off will be considered a General Retail Sales and Services use when commercial vehicles are not stored on the site. Package delivery services that primarily utilize alternatives to commercial vehicles with internal combustion engines, including small vehicles and cargo bicycles, may be considered a General Retail Sales and Services use regardless of whether such vehicles are kept on the site.
- Public post offices operated by the United States Postal Service are a General Retail Sales and Services use. Facilities engaged primarily in processing, transferring, and transporting mail or packages, particularly without a service that is open to the public, are classified as Vehicle Fleet-Oriented Services.
- Warehouses or other facilities where loading and shipment of vehicles is accessory and incidental to the principal use are not classified as Vehicle Fleet-Oriented Services.

5. VEHICLE STORAGE.

a. Description and characteristics. Vehicle Storage uses typically provide parking spaces for vehicles on a longer-term basis than parking facilities. They may be indoors or outdoors and may serve multiple types of vehicles, including commercial vehicles and passenger vehicles.

b. Examples. Vehicle Storage uses include but are not limited to: motor vehicle storage lots, public impound lots, and towing services.

c. Exceptions. Self-service storage uses where less than fifty (50) percent of the total square footage of storage space is accessible for vehicle storage are classified as a Warehousing and Storage use within the Production use group.