

Planning Commission

October 12, 2020 – 7:30 pm

REGULAR MEETING AGENDA

This meeting will be held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. The public may monitor this meeting by watching on Comcast cable channel 16, by streaming on CCXmedia.org, or by calling 1-415-655-0001 and entering the meeting code **133 586 8308**.

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1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
September 14, 2020, Regular Planning Commission Meeting
September 29, 2020, Regular Planning Commission Meeting
4. **Discussion – 2020 Land Use/Zoning Study – Commercial Uses**

– End of Televised Portion of Meeting –

To listen to this portion, please call 1-415-655-0001 and enter meeting access code 133 586 8308

5. **Council Liaison Report**
6. **Reports on Board of Zoning Appeals and Other Meetings**
7. **Other Business**
8. **Adjournment**



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Planning Commission

September 14, 2020 – 7 pm

REGULAR MEETING MINUTES

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The public was able to participate in this meeting during public comment sections, by dialing the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Lauren Pockl, Noah Orloff, Chuck Segelbaum

Commissioners absent: Ryan Sadeghi

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Segelbaum**, seconded by **Commissioner Pockl** to approve the agenda of September 14, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from August 24, 2020.

Chair Blum noted a repletion of text in the minutes.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Brookins** to approve the August 24, 2020 meeting minutes after edits were made.

Staff called a roll call vote, **Pockl** abstained due to absence and the motion carried.

4. Informal Public Hearing – Zoning Map Amendment – Rezoning of Properties to Achieve Conformance with eh 2040 Comprehensive Plan (Group 4)

Applicant: City of Golden Valley



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Jason Zimmerman, Planning Manager, stated this item is follow up from a previous conversation regarding the need to rezone for conformity of the 2040 Comprehensive Plan. Two groups are the focus today: Group 1 was tabled on July 13 and Group 2 was tabled on August 10.

Group 1 includes 10 properties:

7831 Olson Memorial Highway	7830 Harold Ave
440 Winnetka Ave N	7732 Harold Ave
424 Winnetka Ave N	7724 Harold Ave
400 Winnetka Ave N	7720 Harold Ave
7840 Harold Ave	411 Rhode Island Ave N

Zimmerman gave a history of the rezonings per the Commission's request in July. In 2010, these same properties were guided for the same Medium Density Residential use; then in 2011 the city moved to rezone them from R-1 to R-3. A traffic study was part of the item when presented to the Planning Commission and the study recommended ROW improvements to mitigate potential increases in congestion. A number of these ROW improvements have occurred and a few more will if development occurs. At the time, the Planning Commission did not make a recommendation to the City Council and then Council denied the rezoning and the Comp Plan at the time was amended to reflect Low Density Residential use again.

Group 2:

1300 Douglas Drive	1100 Douglas Drive
1200 Douglas Drive	6212 Golden Valley Road
1170 Douglas Drive	6200 Golden Valley Road

Zimmerman gave a history of this group also as requested by the Commission. In 2000 these properties were guided for High Density Residential Use as part of the 2020 Comp. Plan. There was a development proposal for a Senior development in 2008, part of that PUD proposal required a rezoning from R-3 to R-4. In 2008 the Planning Commission recommended approval but City Council denied the PUD so the rezoning request was withdrawn. Three years later, the City proposed rezoning to R-3 and that was approved by City Council. Since then, Douglas Drive has been reconstructed with a round about and the road itself has had improvements. The City Engineer stated that all the Douglas Drive plans were based on that future land use map and includes that high-density residential use.

Zimmerman displayed a table defining the proposed Medium Density Residential (R-3) Zoning District with permitted uses, conditional uses, density ranges, and height restrictions. This was displayed next to the same table defining current High Density Residential (R-4) Zoning District.

State statute requires all zoning designations to be consistent with the land uses identified in the Comp Plan within nine months of adoption.

Should the City choose not to rezone any of these properties, the Future Land Use Map would need to be amended with the Met Council.

Recommendation

Following the provisions of State statute (sec. 473.858, subd. 1) and the requirements of the Metropolitan Council with respect to comprehensive planning, staff recommends:

- Rezoning the 10 identified properties in Group 1 from R-1 to R-3
- Rezoning the 6 identified properties in Group 2 from R-3 to R-4

Commissioners asked clarifying questions and asked staff to expand on the potential R-3 zoning designation, the Land Use Map, and repercussions from not complying with Met Council's recommendation on the 2040 Comprehensive Plan.

Chair Blum opened the public hearing at 7:38pm.

Martha Johnson

7647 Harold Ave

Calling about Group 1, the rezoning seems out of character with the green space initiative by the City. Additionally, that corner is prone to flooding and where would that go if the building was changed? I would like point out Pockl's comments about revisiting the Comprehensive Plan, just because something was agreed on several years ago, doesn't mean it can't be revisited and opened for further discussion.

Christopher Robinson

7650 Harold Ave

Calling about Group 1, our house is a new development in the area. Winnetka/55 intersection is easily one of the busiest intersections regardless of if you're entering or leaving the neighborhood. Our street is one of the streets that cars use to bypass this intersection, speeding down Harold and Winnetka is super common. This is after some of the traffic changes made. Rezoning will exacerbate an already terrible traffic issue and will push more cars on roads near parks. Harold has a lot of pedestrian traffic and an increase in zoning will increase traffic and be a danger to all of us. The size of complex, this zoning would allow, doesn't match this area of the city. I support adding people to the community, I want people to enjoy our neighborhoods and it makes sense to embrace changes in housing. I am happy to be part of the solution but rezoning this area from R-1 to R-3 doesn't make sense; rezoning to R-2 makes more sense to me.

Dale Berg

7435 Ridgeway Road

I've lived in this area for 14 years. Finding a home that can meet the needs of families who live, work, play, and vacation at home is challenging and who knows how long this will continue. Due to the rezoning for R-3 being denied in 2011, nine new homes were built and the original owners seem to still be there. I encourage the Commission to keep this area as R-1/R-2 as voiced by the neighborhood, traffic challenges were noted earlier. There are a lot of speeders. Maintaining the

current zoning will encourage people to sell their homes to other single families or to a developer who will keep the character of the area. Golden Valley should focus on housing for growing families at all price points and apartment living doesn't provide them with room to entertain or yards.

Mustafa Siddiqui

411 Rhode Island Ave North

I will be very disappointed with the density of R-3. I am a senior citizen and this is my final home. I have 8 grandchildren that visit and I think I would be very affected. I border a lot of houses behind that if they go to R-3, my privacy will be disturbed and my home value will decrease. I ask that you reconsider and look in to R-2; R-3 will ruin my quality of life. The properties erected on Rhode Island, even though they're for higher density, they are very nice.

Eric Pederson

130 Louisiana Ave N

I called during the July meeting and was one of the organizers in 2011. It's unfortunate that when the Comp Plan was looking at this area for increased density they didn't address this R-1 to R-3 dilemma. The eastern part of Harold was zoned R-2 and there are so it does work. The Rhode Island cul-de-sac was also redeveloped. I believe if we rezone to R-2, this area will be in line and possibly redeveloped in 5-10 years. I also don't think this should be done prior to any zoning changes of R-3. You're asking a group that doesn't even want to be R-3 to potentially sign up for even more; it's not the responsible decision. I would appreciate if this is voted down and a recommendation goes to City Council to go back to Met Council and rezone this to R-1 or R-2, I think you'll meet less resistance and find something that can match the neighborhood. I echo everything the other callers said about traffic, not matching the area, and the removal of trees.

Commissioner Johnson said a lot of work went into the Comp Plan and took at least a year of constant effort. The last caller did a great job illustrating how potentially out of place a large building could be. The potential, with a CUP, is for a five-story building to be built where there isn't another five-story building for at least a quarter-mile. Would this become a building we end up wishing isn't there, especially with the removal of so many trees? What about the bridge idea? It's not built yet but do we think elderly people will really use that in inclement weather? I think it needs to be thought out more. I also don't think we should be building roads based on things that may happen, it presumes a lot and doesn't sit well with me.

Commissioner Baker said what was done in the Comp Plan process was to take the big picture and apply the larger view to the City, deliberately not thinking about detailed implication. He added feeling torn between a good big picture decision and the nuance of knowing every detail and implication of that decision; thinking then that a decision would never be made. There is value in being cautious about reversing big picture decisions.

Commissioner Pockl asked the zoning of the area across the street, on Harold. **Zimmerman** responded that it is R-2 and there's a PUD.

Chair Blum started addressing caller comments and addressed potential flooding concerns. Staff responded that the planning department isn't aware of flooding but acknowledges the area to the south being a wetland and does have floodplain, none of that floodplain extends north, across Harold. That's not to say flooding doesn't happen but it's not something the planning department is aware of. **Chair** asked staff had recollection of a road closure due to water. **Zimmerman** responded it may have happened but planning wasn't in the loop.

Chair addressed traffic concerns from callers and asked how that intersection has changed.

Zimmerman addressed this question and went into detail on lanes, direction, turns, and capacity.

Chair asked about expanding another portion of the road to mitigate traffic and the intersection he's referring to expanding is in a floodplain. **Baker** asked if there was evidence to suggest the changes in traffic was due to west end developments. Staff isn't aware of studies that would have that information.

Curtis Smith

7405 Ridgeway Road

Regarding Group 1, there's been a lot of great discussion from callers and Commissioners. There's another safety issue, morning and afternoon commuters from 55 and 394 cut through the neighborhoods at high speeds. I see kids waiting for busses and they're going 55mph, this has increased with the development along Laurel. I see this activity on Ridgeway, Louisiana, Pennsylvania, and Jersey makes for a dangerous situation. Second, what will the impact on the wetlands be? Last, there's concern about traffic that leads past Meadowbrook to Glenwood.

Jason O'Shea

7701 Ewald Terrace

Before Covid, it was normal for Winnetka, south of 55, to back up all to and past Western. In order to skip traffic, people cut through on Rhode Island, Laurel, and Sumter. There are a lot of kids in these roads and the whole area has now become more congested, primarily in the evening. If we talk about changing Group 1 from R-1 to R-3, increased density will add to this traffic issue. The area to the south is R-2 and that would be more consistent than R-3.

Brian Lee

406 Rhode Island Ave

We have a lot of children in this cul-de-sac, my family walks every day and crossing the street is already dangerous, even to get to the sidewalk. I'm concerned about the lack of research done before these recommendations were made, specifically about flooding. There are a few homes, north of Harold that flood every spring. Northbound Winnetka backs up to Laurel and drivers often cut through on Western to avoid traffic. My family is on board with development in this area and can appreciate R-2 zoning but we don't support R-3.

Chair Blum asked staff to what extent the traffic concerns could be mitigated between highway 394 and 55. **Zimmerman** stated that if the area were to be redeveloped, a traffic study would likely be required. That would look at the added density, likely added traffic, and allow a traffic consultant to make targeted predictions of use and address mitigation. These are questions city engineers can

really answer. **Baker** asked about flooding since numerous callers insisted it occurs and asked staff about the dates on the most current floodplain map. **Zimmerman** wasn't sure of dates but pointed out that the floodplain map doesn't consider where water floods and pools in resident yards.

Segelbaum asked about the size of Group 1 and if it meets the 2-acre minimum for a PUD. **Zimmerman** responded that it's a 6-acre site if all the properties were combined. The discussion moved on to setbacks and building height as well as pedestrian traffic.

Being that the conversation was dominated by Group 1, **Zimmerman** asked if anyone had comments on Group 2. **Segelbaum** stated that while a lot of feedback has come up from Group 1, it's interesting there hasn't been more feedback on Group 2. The density change in Group 2 makes sense to spur development. **Pockl** echoed this statement and added that traffic mitigation measures have taken place in this area.

Dale Berg

7435 Ridgeway Road

Asked Adam Brookins to state who his employer is.

Commissioners encouraged Brookins not to answer that question as no Commissioner is required to do so. Positions on the Commission are volunteer and members stated anecdotally that members are upright, honest, and have the City's best interest at heart.

Brookins asked staff if there were future development plans for Winnetka as the Douglas Drive project was a county project. **Zimmerman** affirmed the county construction project and doesn't see the City engaging on a large-scale study in the near future.

Chair Blum closed the public hearing at 8:58pm.

MOTION made by **Commissioner Baker**, and seconded by **Commissioner Pockl** to deny staff recommendation to rezone Group 1 from R-1 to an R-3 and encourage the City to look at ways to enhance infrastructure surrounding this area and/or other zoning of the properties.

Staff took a roll call vote.

Aye: Baker, Blum, Johnson, Pockl, Segelbaum

Nay: Brookins,

Motion passes, 5:1

MOTION made by **Commissioner Brookins**, and seconded by **Commissioner Segelbaum** to approve staff recommendation and rezone Group 2 from R-3 to R-4.

Staff took a roll call vote and the motion passed unanimously.

5. Informal Public Hearing – Amendment to Conditional Use Permit No. 145

Applicant: Good Shepherd Church and School

Location: 145 Jersey Ave S

Purpose: To allow for the addition of a second preschool classroom

Myles Campbell, Planner, started his presentation on the first amendment to CUP 145, the area is zoned institutional and surrounded by R-1 and a second Institutional parcel to the south. The initial CUP was approved at the July 2, 2019 Planning Commission meeting which allowed for a childcare center at the school/church for up to 20 children.

Several conditions were a part of the initial CUP

- Must be licensed by MN Department of Human Services
- Childcare center participants were to cap at 20 students or the amount DHS licensed, whichever was less.
- Hours of operation were limited to 7am-6pm, Monday-Friday
- Any expansion of the center would require a CUP Amendment

Good Shepard is seeking an amendment so they may expand their child care program. The amendment increases the cap to 40 students. Space for more children will be created by converting another classroom in the existing school and no other exterior work or changes to the footprint have been suggested at this time.

Campbell continued on existing conditions of the building size, use, parking, and uses surrounding the building. Then listed operational zoning considerations and stated that another CUP amendment is required for additional headcount in the childcare center and if that occurs, the school is exploring a potential physical expansion via a master planning process.

Recommendation

Staff recommends approval of Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Consistent with State statute, a certified copy of the CUP must be recorded with Hennepin County.

The approval of this Conditional Use Permit Amendment is subject to the following conditions:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City's Engineering Staff.

The Chair opened the discussion.

Commissioners asked about enrollment, busing, traffic, and Covid procedures.

Chair Blum opened the public hearing at 9:32pm.

Chair Blum closed the public hearing at 9:35pm.

MOTION was made by **Commissioner Brookins** seconded by **Commissioner Pockl** to follow staff recommendation and approve Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Staff took a roll call vote and the motion passed unanimously.

Televised portion of the meeting concluded at 9:38pm

6. Council Liaison Report

Council Member Rosenquist provided an update on various items discussed at the last City Council meeting, including details about the proposed 2021 City budget, a new task force to look at reorganizing the Civil Service Commission, and a new municipal facilities task force that will be examining the future of all City-owned facilities. **Commission Segelbaum** asked about the status of the Council Chambers renovation. **Rosenquist** replied that it was postponed but could be revisited at some point in the future; at this time only the AV systems would be upgraded.

7. Reports on Board of Zoning Appeals and other Meetings

None given.

8. Other Business

None.

9. Adjournment

MOTION by **Commissioner Brookins** to adjourn, seconded by **Commissioner Johnson**, and approved unanimously. Meeting adjourned at 9:57 pm.

Adam Brookins, Secretary

Amie Kolesar, Planning Assistant

Planning Commission

September 29, 2020 – 7 pm

REGULAR MEETING MINUTES

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1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Lauren Pockl, Ryan Sadeghi,
Commissioners absent: Andy Johnson, Noah Orloff, Chuck Segelbaum
Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner
Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Brookins**, seconded by **Commissioner Pockl**, to approve the agenda of August 29, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Discussion – Modifying the Moderate Density Residential (R-2) Zoning District to Allow Rowhouses

Jason Zimmerman, Planning Manager, explained the current regulations for R-2, Moderate Density.

- Single-family and two-family homes allowed
- Target density up to 8 units per acre
- Lot width of 50 feet for a single-family home and 100 feet for a two-family home
- Setbacks and height requirements the same as in the R-1 zoning district
 - Zero lot line allowed for attached two-family structures with separate ownership

Zimmerman went on to describe rowhouses and showed examples:

- Multiple attached units
- Typically side-by-side
- Individual entries
- Two to three stories
- Rental or separate ownership



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While looking at modifying R-2, staff examined the zoning requirements of four 1st ring suburbs, comparable in size to Golden Valley. Staff didn't find zoning requirements that had rowhouses specifically defined in them but they did address "attached units" at similar numbers and densities.

Comparative zoning items include density, unit count and layout, height, setbacks and lot width, other features.

In the 2040 Comp Plan, Golden Valley's Moderate Density Residential designation caps density at 8 units/acre. This is approximately 5,500 sq. ft/unit. This density range was in line with the four cities examined.

Golden Valley is more interested in side by side than stacked units and is looking at units 2-3 stories high. The most common number of units per building of the other cities was four, although some had eight.

Golden Valley's height requirement is currently limited to 28 feet while the other cities max out at 35 feet. This added height can accommodate a 3rd floor.

Golden Valley setbacks for R-2 are currently identical to those of R-1; the side setback ranges from 15 feet down to a variable width for narrow lots. The cities studied have a wide range of setbacks and Golden Valley setbacks could be increased for structures with more units.

Other design features of row houses to consider are individual entries, front porches, garage locations, zero lot line options.

Staff would like the discussion to provide answers to the following questions:

1. What is the preferred style of housing?
2. What is the preferred number of units per building?
3. Are any changes to height regulations needed?
4. What are the appropriate considerations for side and rear setbacks?
5. What architectural features should be discussed/researched?

Commissioners started the conversation by discussing the need to set a high standard for R-2 as that is more likely to lead to long term success. **Commissioner Brookins** stated he thinks R-2 setbacks mirroring R-1 is appropriate. He added that a max unit requirement should be 8 or maybe fewer to start, but 8 makes sense.

Zimmerman added that parcel sizes may limit to 2-3 units and asked Commissioners about height requirements. **Commissioner Sadeghi** stated he'd like a conversation about height; modern architecture designs of flat roofing are in direct conflict with how City Code is written for traditionally pitched roofs. The discussion evolved into the idea of adding height if setbacks can be increased. **Myles Campbell, Planner**, reminded the commissioners that parking could be underneath so that should factor in the discussion. **Chair Blum** brought up the parking elements that were discussed when they reviewed the Mixed-Use zoning.

The conversation evolved into full aesthetic and appearance and making sure the code reflects this as well.

4. Discussion – 2020 Land Use/Zoning Study

Myles Campbell, Planner, reintroduced the topic of land-use tables within the zoning code. Internal research on permitted areas started around 2016 and was discussed a few times in 2019 at Planning Commission meetings. Current staff have two main goals: to update the zoning code to match the land use policies of the Comprehensive Plan and to modernize the code so it's more approachable for residents and business owners.

Staff identified three action items to meet their key objectives:

- Convert existing permitted/conditional/restricted uses in the code to a table format
- Simplify code by reducing the overall number of defined land uses
- Examine existing conditional or permitted uses that could be handled as restricted uses.

Campbell displayed some land use examples from comparable cities and listed a number of changes staff would like to make in institutional, residential, commercial, and religious zones/uses.

This item isn't time sensitive but this discussion will arrive at future Planning Commission meetings as the schedule allows. The discussions will be grouped by category of use and it is expected these items will come up periodically through fall and winter.

Staff would like the discussion to provide answers to the following questions:

- What should we carry forward from the 2019 PC discussions?
- Particular interest in starting with one topic area?

Chair Blum asked to remove new uses from the conversation initially so items don't get mixed up moving forward. **Brookins** stated excitement for the work being done and stated it would be helpful to centralize items related to a use in that area. **Sadeghi** and **Pockl** echoed Brookins' support. **Pockl** asked if adding a prohibited use category would be helpful for residents when trying to differentiate uses. **Pockl** asked if Planning Commission had a say in how the table was laid out in the code. **Zimmerman** stated that it was generally up to the layout of Municode, but it may be able to be a request made of them.

Televised portion of the meeting concluded at 7:53pm

5. Council Liaison Report

Council Member Rosenquist provided the Commission with an overview of the Mapping Prejudice project and the presentation that the City Attorney and Human Resources Director gave at a recent Rotary meeting. She gave a preview of the upcoming Council/Manager meeting where the discussion would focus on the recycling/organics program as well as a look at the City's disorderly conduct and crime-free housing sections of code. **Rosenquist** pointed to two task forces that would start meeting soon – one on Policing and one looking at all municipal facilities

6. Reports on Board of Zoning Appeals and other Meetings

None.

7. Other Business

None.

8. Adjournment

MOTION by **Commissioner Sadeghi** to adjourn, seconded by **Commissioner Brookins**, and approved unanimously. Meeting adjourned at 8:17 pm.

Adam Brookins, Secretary

Amie Kolesar, Planning Assistant



MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: October 12, 2020
To: Golden Valley Planning Commission
From: Myles Campbell, Planner
Subject: 2020 Land Use/Zoning Study – Commercial Uses

Summary

Planning staff and Commissioners have begun to review the existing language of the zoning code, specifically in regard to its structure of permitted/conditional/restricted uses. This review is intended to bring the code into conformity with the Comprehensive Plan and to streamline the code to be more easily interpreted by residents, businesses, and other property owners.

Commercial Uses

To start our discussion, staff has decided to focus initially on commercial land uses. Commercial uses are typically considered to include retail and service-based businesses that see a large amount of customer traffic. They do not include those businesses that have a significant manufactory or assembly component, contrasting these with industrial uses.

Commercial uses can be found as eligible uses in the City’s commercial, mixed-use, office, industrial and light industrial districts. In the Commercial district chapter of the code, 59 unique uses are listed:

Table 1 Commercial District Uses

Use Restriction	Permitted	Conditional	Restricted	Prohibited
# of Unique Uses	35	21	1	2

As mentioned, a number of these uses can be found in other zoning districts. The office district, for example, provides primarily for non-customer-facing office uses, but also allows for medical clinics or financial institutions such as banks. The mixed-use subdistricts allow for a number of

commercial uses in addition to residential uses. Each sub-district utilizes a table currently to break down the allowed uses, each having a different mix.

Consolidation

Currently, staff feels there is significant room to scale down the number of unique commercial uses listed in the code. There are multiple reasons or cases where the Commission may consider consolidation of unique uses:

- Two or more uses refer to the same commercial business type
 - Ex. Delicatessens could be considered a Class I Restaurant and do not need to be separately listed
- The use is outdated or antiquated
 - Comfort Stations, messenger and telegraph services
- The use could be included under the broader umbrella of “general retail services” given a lack of external negative impacts
 - Plumbing shops, electronic equipment sales

Generally speaking, staff is in favor of reducing the number of unique *permitted uses*. These uses do not typically have an impact on surrounding properties due to their inherent purpose, and so a number could be consolidated into a broader category such as “retail services.” This would greatly simplify the process of a new business determining in which district they could locate.

Consolidating conditional uses is somewhat more complicated, because these uses potentially have additional impacts on surrounding public and private properties. That said, there is some opportunity here to reduce the overall number of uses. For example, among the peer communities reviewed by staff, pool halls are only listed as a defined commercial use in one other community, Edina. Given the nature of this use being primarily evening-focused, it likely could be included with the “Class III restaurants, bars, night clubs, etc.” use. The conditional nature is the same, with the City likely looking to limit hours of operation and noise impacts.

Restricted Uses

Currently, 21 uses are allowed in the Commercial Zoning District on a conditional basis. This requires a new business in this category to apply for a conditional use permit, have that application reviewed by staff, present in front of Planning Commission as an informal public hearing, and then receive a final vote from City Council at a formal public hearing. This process can often take at least two months before the business has their permit in place, and can be a barrier to entry to starting a business in the city.

That said, the City has a strong justification for this level of review in many cases. Drive-throughs are a great example. If designed poorly, drive-throughs can create huge traffic circulation issues on the public roads they access onto, impacting the movement of vehicles in a broader area. Because of their potential spillover effect, drive-throughs require that longer approval timeline.

Staff sees some opportunity in examining our current conditional uses and considering if any are a good fit to be converted into a restricted use. Currently, the City only handles firearm sales, firing ranges, and tobacco retailers as restricted uses; however, other peer communities use the designation more broadly, sometimes referring to the classification as “permitted with conditions.” The benefit of restricted uses is that like conditional uses, they require administrative review by staff and can carry conditions or restrictions in order to mitigate identified impacts of a particular use. Unlike conditional uses however, restricted uses do not require Planning Commission or City Council approvals, potentially reducing a 2-3 month approval process to a matter of 2-3 weeks, depending on the use and the scale of the project.

Use Tables

Staff has organized all of the existing commercial uses into a preliminary table attached with this memo. This is mostly intended to help Commissioners examine existing uses and the final use table product may look different. There will still be some details that will need to be refined such as where conditions for restricted uses might be listed, but at a minimum this should give Commissioners some sense of what the final product of these zoning text amendments might look like.

Staff Request

This meeting will largely be a discussion amongst staff and Commissioners. We would ask you to review the existing uses in light of these three considerations:

1. Which uses can be consolidated or combined to reduce the overall number of uses?
2. Which conditional or permitted uses can be converted to restricted uses?
 - a. What restriction(s) would be put in place?
3. Should certain uses be reworded or redefined?

Attachments

Preliminary Commercial Use Table (x pages)

Comparison of Commercial Uses in Peer Cities – 2019 (x pages)

	Golden Valley	Crystal	St. Louis Park	New Hope	Robbinsdale	Plymouth	Brooklyn Center	Richfield	Woodbury	Roseville	Minnetonka	Edina
Permitted	Bakeries	Specialized care facilities	Park/open space	Office business	Barbershops	Beauty salons and day spas	Retail sale of food	Neighborhood shopping centers or similar multi-tenant developments with 6,000 sq ft or less of gross floor area	Bank without drive-through facilities and/or automated teller machines	Animal boarding, kennel/day care (indoor)	Administrative, executive or professional offices	Antique shops
	Barbershops and/or beauty parlors	Amusement centers		Restaurant	Beauty parlors	Bus/transit stations or terminals without vehicle storage	Eating establishments	Neighborhood retail businesses with 2,500 sq ft or less of gross floor area	Business service	Animal hospital, veterinary clinic	General retail and service commercial uses occurring within an enclosed building	Art galleries
	Catering establishments	Animal hospital/veterinary clinics		Retail business	Drug stores	Candy, ice cream, popcorn, nuts, frozen desserts, and soft drink sales	Retail sale of miscellaneous items	Neighborhood service and/or office businesses with 4,000 sq ft or less of gross floor area	Commercial recreation, 5,000 sq ft or less in floor area, when located within a multi-tenant building	Bank, financial institution		Art studios
	Comfort stations	Banks or financial institutions		Service business	Essential services	Convenience grocery markets (without motor fuel facilities or delicatessen food service)	Service/office uses	Licensed day care businesses not exceeding 4,000 sq ft of gross floor area	Essential services	Club or lodge, private		Bakeries, provided the rooms containing the preparation and baking process shall not have a gross floor area in excess of 2500 sq ft
	Delicatessens	Brewer taprooms or brewpubs		Municipal government and utility buildings	Grocery stores	Copy/printing services	Repair/service uses	Governmental buildings and public libraries	Office use	Day care center		Barbershops
	Dressmaking and tailoring establishments, including retail sales of clothing	Clubs or lodges		Personal services	Marine tropical fish sales and services	Delicatessens/coffee houses without drive-through service	Medical and health uses	Nursing or rest homes	Personal service when located within a multi-tenant building	Grocery store		Beauty parlors
	Clothing, shoes and/or accessories sales (retail)	Commercial truck storage or parking		Essential services	Medical and general office excluding counseling or training services, less than 2000 sq ft	Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing	Contract/construction uses	Shopping centers or similar multi-tenant developments with 100,000 sq ft or less of gross floor area	Place of assembly, 100 seats or less, when located within a multi-tenant building	Health club, fitness center		Bicycle stores, including rental, repair and sales
	Electric repair shops	Convenience stores		Hospitality business	Bakery goods and baking of goods for retail sale on the premises	Essential services not including structures	Nonresidential educational uses	Retail, service, and office uses with 50,000 sq ft or less of gross floor area	Place of worship, 100 seats or less, when located within a multi-tenant building	Learning studio (martial arts, visual/performing arts)		Book and stationery stores
	Electronic equipment sales	Day care facilities		Recreational business not exceeding 10000 sq ft in area	banks or savings institutions	Governmental and public utility (essential service) buildings and structures		Class IV (take-out only) restaurants that do not provide drive-up window service	Retail use up to 20,000 sq ft in floor area	Limited production and processing - principal		Camera and photographic supply stores
	Financial institutions	Funeral homes		Theaters	Candy, ice cream, popcorn, nuts, frozen desserts, and soft drinks, but not of the drive-in or convenience food type of service	Offices, administrative/commercial		Licensed day care businesses	Laboratory, dental or medical	Limited warehousing and distribution		Candy and ice cream stores
	Floral shops (not to include nurseries)	Greenhouses, garden and landscaping sales and service		Trade schools not exceeding 10000 sq ft in area	Commercial office space and professional offices	Prepared food restaurants: delivery and/or take-out only, with no interior seating		Religious institutions and related convents or parsonages	Outpatient surgery center	Liquor store		Clothes pressing and tailoring shops

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Furniture sales and repair	Hotel, motel, extended stay establishments		Health clubs not exceeding 10000 sq ft in area	Delicatessen	Recreation, personal fitness		Adult business establishments		Lodging: hotel, motel		Clothing stores, not exceeding 2500 sq ft of gross floor area
Hardware, paint and decorating stores	Kennels, commercial		Sports training centers not exceeding 10000 sq ft in area	On-site retail dry cleaning, dry cleaning pick up stations and laundry pick up stations including incidental repair and assembly but no fabricating or manufacturing	Retail or service operations not addressed in this Chapter				Mini-storage		Clubs, lodge halls and meeting rooms, offices and other facilities for nonprofit organizations, not exceeding 2500 sq ft of gross floor area
Hotels/motels	Offices, professional		Brewpubs	Dry goods store	Sexually oriented businesses - accessory				Mortuary, funeral home		Coin and philatelic stores
Lodge halls	Parking ramps or lots			Florist shop	Shoe repair				Motor fuel sales (gas station)		Day care
Messenger and telegraph services	Personal services			Frozen food store but not including locker plant	Tailoring services				Motor vehicle repair, auto body shop		Drug stores
Offices, including medical and dental	Restaurants or eating establishments			Hardware store	Tanning salons				Motor vehicle rental/leasing		Dry cleaning establishments and laundries
Pharmacies	retail establishments			Hobby store including handicraft classes but not to exceed 15 students	Therapeutic massage				Motor vehicle dealer (new vehicles)		Employment agencies
Photograph supplies and/or galleries	Indoor theater			Ice sales with storage not to exceed five ton and coin operated machines	Amusement centers				Movie theater, cinema		Financial institutions, but excluding drive-through facilities and pawnshops
Plumbing shops	Vehicle, boat or recreational sales or rental			Liquor (off-sale) stores	Art gallery and sales				Outdoor display		Florist shops
Post offices	Vehicle fuel sales			Locksmith	Bakery goods and baking of goods for retail sales on the premises				Outdoor storage, fleet vehicles		Food, grocery, meat, fish, bakery and delicatessen stores
Printing shops	Vehicle wash or detailing			Meat market, but not including the processing for a locker plant	Banks, credit unions, and other financial institutions				Outdoor storage, inoperable/out of service vehicles or equipment		Garden supply, tool and seed stores
Public garages	Bulk storage of liquids			Medical and dental clinics	Bicycle sales and repair				Restaurant, fast food		Gift shops
Recreation buildings and structures (public and private), including gymnasium, racquetball, etc.	Industrial uses (indoors)			Newsstand	Book, school supply and art, or stationary stores containing less than 5000 sq ft				Restaurant, traditional		Handball courts, racquetball courts and exercise and reducing salons
Class I restaurants	Self storage facilities			Paint and wallpaper sales	Camera and photographic supplies, sales, and film processing				Brewpub		Hardware stores
Seasonal farm produce sales	Warehouse			Photographic studios	Florist shops				Microbrewery		Hobby shops, for the sale of goods to be assembled and used off the premises

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Shoe repair shops	Essential Services			Pipe and tobacco shops and sales	Furniture stores w/ less than 5000 sq ft				Distillery		Household furnishings, fixtures and accessory stores, not exceeding 2500 sq ft of gross floor area
Skating rinks (ice or roller) privately owned and operated for profit	Wireless support structures			Postal or telegraph substation	Gift or novelty stores				Multi-family dwelling (upper stories in mixed use building)		Interior decorating establishments
Shopping centers (general retail - convenience shopping)	Hospitals			Public utility collection office	Hardware stores				Student housing		Jewelry stores
Tanning parlors	Indoor private recreational facilities			Real estate agencies	Hobby and craft stores				College, or post-secondary school, campus		Launderettes
Theaters	Trade or business schools			Shoe repair	Liquor, off sale, pursuant to the required liquor license				College or post-secondary, office-based		Leather goods stores
Trade school or training centers, both public and private				Supermarkets	Locksmiths				Community center, library, municipal building		Liquor stores, municipally owned, off-sale
General retail services and/or sales that are consistent with the purpose of the Commercial Zoning District and not otherwise listed as a condition of subsection e of this section				Loan offices	Meat markets, but not including processing for a locker plant				Place of assembly		Locksmith shops
				Travel agency	Offices/clinics for medical, dental, or chiropractic services				School, elementary or secondary		Medical and dental clinics
				Off-set duplication establishments provide the business neither ships out nor receives supplies or materials in trucks with more than two axels	Paint and wallpaper sales				Theater, performing arts center		Music and video sales and rental stores
				Auto accessory store	Pet sales, supplies, and grooming				Essential services		Musical instrument stores and repair shops
				Garden, farm and feed supply store	Pharmacies without drive through service				Park and ride facility		Newsstands
				Motels, motor hotels, and hotels provided that they site shall contain not less than 500 sq ft of lot area per unit	Phone and electronic stores w/ less than 5000 sq ft				Transit center		Offices, including both business and professional

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				Mortuary	Plumbing, television, radio, electrical sales, and related accessory repair						Optical stores
				Municipal and public utility buildings and structures	Sporting goods and recreational equipment sales, not including motorized vehicles or boats						Paint and wallpaper stores, not exceeding 2500 sq ft of gross floor area
				Restaurant, café, tea room, tavern and private clubs serving prepared food and beverages	Studios - artist, dance, decorating, karate, music, portrait photography, and similar uses						Personal apparel stores, not exceeding 2500 sq ft of gross floor area
				taxi terminals	Tobacco or e cigarette shops						Picture framing and picture stores
				Governmentally owned open parking lots and parking ramps	Tutoring/learning centers						Repair stores and "fix-it" shops which provide services for the repair of home, garden, yard and personal use appliances
				Antique and gift shops	Variety stores						Restaurants and brewpubs, but excluding drive-ins and drive-through facilities
				Appliance stores	Veterinary and related indoor kennel						Schools
				Art and school supplies	Video rental and sales						Secondhand stores, not exceeding 2500 sq ft of gross floor area
				Bicycle sales and repair	Auto accessory stores						Shoe sales or repair stores
				Boat and marine including servicing or repair when totally enclosed within a building	Breweries with a taproom						Sporting and camping goods stores, not exceeding 2500 sq ft of gross floor area
				Books and office supplies	Brewpub restaurants (no drive-in or drive-through service)						Tailor shops
				Bowling alleys, billiard rooms, skating rinks	Commercial recreation, indoor (bowling alleys, roller rinks)						Tobacco shops
				Carpet and rugs	Hotels						Toy shops
				Clothing stores	Private clubs (may serve food or beverages)						Travel bureaus and transportation ticket offices
				Coin and philatelic stores	Reception halls/event centers, with or without catering services						Variety, gift, notion and soft goods stores

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				Costume rentals	Sports and fitness clubs						Vending machines which are coin- or card-operated, but excluding amusement devices
				Department stores limited to permitted uses allowed within this district	Antique shops, including incidental restoration						Amusement and recreation establishments, such as amusement arcades, commercial bowling alleys and pool halls
				Electrical appliance store including incidental repair	Appliance and electronic stores including incidental repair and assembly but not fabricating or manufacturing						Animal hospitals and kennels, but excluding establishments with outside runs
				Employment agency	Big box stores - provided they are located along an arterial roadway						Automotive accessory stores but excluding repair and service garages
				Furniture store including upholstery as a secondary use	Body art establishments						Blueprinting, printing and photostating establishments
				Furrier, retail only, plus storage	Building supply sales within the principal structure						Business machine sales and service shops
				Glass, china, or pottery	Carpet, rugs and tile retail sales						Catering establishments
				Interior decorating studio	Clothes, sales, and/or rental						Commercial kennels
				Jewelry store and watch repair	Fabric and notions sales and store						Currency exchanges
				Leather goods and luggage	Garden centers						Department stores, not exceeding 40,000 sq ft of gross floor area
				Light fixture and lamps	Grocery, superstores						Dry goods stores
				Meeting halls	Jewelry stores						Electrical and household appliance stores, including radio and television sales and service
				Musical instrument sales and incidental parts	Leather goods and luggage stores						Exterminating offices
				Physical culture, health services, reducing salons, public bath, excepting saunas and massage services	Music shops and sales						Fabric stores
				Picture framing	Sewing machine sales and service						Frozen food stores, including the rental of lockers in conjunction therewith

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				Record shops	Theaters (indoor only)						Furniture stores, including upholstering when conducted as an incidental part of the principal use
				Sewing machine sale and service	Toy stores						Fraternal, philanthropic and charitable institution offices and assembly halls
				Sporting goods							Furrier shops, including the storage and conditioning of furs when conducted as an incidental part of the principal use
				Tailor shops							Home repair, maintenance and remodeling stores and shops
				Toy store							Hotels, motels and motor inns
				Variety shop limited to permitted uses allowed within this district							Laboratories, medical and dental
				Wearing apparel							Office supplies store
				Minor dealers							Orthopedic and medical appliance stores, but excluding the manufacturing or assembly of appliances or goods
				Furniture and home decorating consignment house dealers							Pet shops
											Photography studios
											Post offices
											Public utility service stores
											Rental agencies for the rental only of clothing, appliances, automobiles, cartage trailers, and household fixtures, furnishings and accessories, excluding pawnshops
											Schools for teaching music, dance or business vocations
											Taxidermist shops
											Telegraph offices

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												Theaters, but excluding outdoor or drive-in facilities
												Ticket agencies
												Trading stamps redemption stores
												Undertaking and funeral home establishments
												Transit stations
												Publicly owned uses
												Sexually oriented businesses
												Automobile service centers
												Carwashes
												Gas stations
Conditional	Animal hospitals, veterinary clinics, and/or pet grooming facilities	Banquet halls or event centers	Motor fuel station	PUD, commercial	General and medical offices excluding counseling or training services greater than 2000 sq ft but less than 5000 sq ft of gross floor area	Antennas not located upon an existing structure or existing tower	Gasoline service stations, motor vehicle repair and auto washes - can't be abutting R1, 2, or 3	Neighborhood shopping centers or similar multi-tenant developments with over 6,000 sq ft of gross floor area	Bank with drive-through facilities and/or drive-up automated teller machines	Animal boarding, kennel/day care (outdoor)	Outside storage, display, sales or servicing	Multiresidential uses
	Auto repair shops, including tire and auto accessory repair and installation	Vehicle repair	Exceeding intensity classification 4	Open outdoor storage	Sales and installation of mobile electronics and accessories	Convenience grocery markets with prepared food and/or motor fuel sales with accessory car wash	Sale or vending at gasoline service stations other than fuels, lubricants or automotive parts and accessories	Neighborhood retail, service, and office establishments with over 2,500 sq ft of gross floor area	Clinics for human care	Grocery store	Service stations or other automobile related uses	Automobile agencies selling new, unused vehicles
	Car washes	Industrial uses with outdoor storage of parts, products, or fuels	More than one principal building located on the same lot	Open or outdoor service, sale, and display	Grocery stores larger than 2000 sq ft but less than 5000 sq ft	Day care facilities as a principal or accessory use	Drive-in eating establishments and convenience food restaurants - can't be abutting R1, 2, or 3	Class II (traditional/cafe/tertia) restaurants and Class IV (take-out only) restaurants	Daycare facility	Health club, fitness center	Non-service station retail facilities having gasoline pumps	Boat or marine stores or agencies selling or displaying new, unused boats
	Convenience food stores	Public utility buildings	Residential/multifamily /cluster housing	Day care facility and/or adult day care	Buildings combining residential and permitted or conditional nonresidential uses allowed in this district	Dry cleaning with accessory processing facilities	Eating establishments with live entertainments, move theaters, sports arenas, bowling alleys, skating rinks, gymnasiums - can't be abutting R1, 2, or 3	Apartments above the first floor of a commercial which exceed 50% of gross floor area	Government use	Learning studio (martial arts, visual/performing arts)	Uses having a drive-up window	Offices
	Drive-through retail establishments, such as banks, cleaners, Class II restaurants, and similar uses	Telecommunications towers	Post office customer service	Recreational business facilities	Retail sale of limited paperback books; new and used vinyl records; second hand, used of consignment wearing apparel, accessories, costume jewelry, shoes, boots, furniture; and antique sales	Essential services requiring a CUP	Sale of motor vehicles	Major public utilities	Motor fuel station	Limited warehousing and distribution	Storage, assembly or servicing related to a permitted use occupying between 10 and 25% of gross floor area	All nonresidential uses that increase the FAR to more than 0.5.

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Mortuaries	Outdoor private recreational facilities	In-vehicle sales or service	Auto repair (major and minor), motor fuel facilities	On-site retail dry cleaning and shoe repair	Essential service structures	Out-of-door display and sale of marine craft	Shopping centers or similar multi-tenant developments with over 100,000 sq ft of gross floor area	Motor vehicle wash accessory to a motor fuel station	Liquor store	Fast food restaurants with or without drive-up facilities, except those located in community or regional shopping centers	Rooftop restaurants
Off-street parking for adjacent commercial or industrial uses	Public or semipublic buildings	Educational (academic)	Convenience stores with gasoline	Off-site parking which uses private property to meet the parking requirements of this code	Laundromats, self-service washing and drying - hours of operation limited to 7AM to 10PM	Transient lodging	Retail, service, and office uses with over 50,000 sq ft of gross floor area	Restaurant, class I or class II	Motor fuel sales (gas station)	Automobile, truck, trailer or boat sales or rentals that are accessory to another use	
Outdoor sales, including car lots, auto, and equipment rentals	Religious institutions	Places of assembly without intoxicating liquor	Motor vehicle sales, service, leasing/rental and repair	Use of public right-of-way to meet the parking requirements of this code	Brewpub restaurants internal to multi-tenant shopping center	Animal hospitals	Funeral homes, provided the lot abuts an arterial or collector street	Teaching or training facility without outdoor areas, equipment or storage for training or instruction	Motor vehicle repair, auto body shop	Theaters	
Outdoor storage and/or sales of horticultural nursery sites, temporary farmers market, and itinerant sales	Elementary or secondary school	Communications towers	Car washes	Wind generators and other tower mounted energy devices	Dining restaurants internal to a multi-tenant shopping center	Public transportation terminals	Theaters	Drive-through business	Outdoor storage, equipment and goods	Restaurants having on-sale intoxicating liquor or dance hall licenses	
Pool halls	Nursery or preschools		Adult uses - principal	Solar energy devices not an integral part of the principal structure	Drive through windows accessory to permitted uses	Clubrooms and lodges	Class I (full service) restaurants and Class II (traditional/cafeteria) restaurants	Funeral home	Outdoor storage, inoperable/out of service vehicles or equipment	Licensed day care facilities	
Class III restaurants, bars, night clubs, etc.			Brewery with taproom	Land reclamation involving 400 cubic yards or more of fill	Dry cleaners with accessory processing facilities	Accessory off-site parking not located on the same property with the principal use	Class III restaurants (fast food/convenience/drive-in)	Hotel/motel	Pawn shop	Hospitals and medical clinics	
Sales or show rooms (auto, machinery, boats, etc.)			Microdistillery with cocktail room	Coffee house	Grocery, supermarkets	Sauna and massage establishments - can't abut any residential district	Hotels and motels	Nursery, commercial	Parking	Cemeteries	
Service stations			Trade schools exceeding 10000 sq ft in area	Townhouse, cooperative, condominium development	Parking ramps as an accessory use	School bus garage facilities	Hospitals and 24-hour urgent care clinics	Parking deck/ramp	Brewery	Marinas	
Unattended business operations, such as vending machines, coin- or token-operated machines and equipment, and similar uses			Health clubs exceeding 10000 sq ft in area	Multiple family dwellings	Religious institutions such as churches, chapels, temples, synagogues, and mosques	Amusement centers - can't abut residential district	New auto or boat sales or lease businesses	Place of assembly, greater than 100 seats	Microbrewery	Telecommunication facilities	
Heliport			Sports training centers exceeding 10000 sq ft in area	Municipal and public utility buildings and structures necessary for the health, safety and general welfare of the community	Buildings in excess of height limitations	Automobile and truck rental and leasing	Service station or service station/convenience store	Place of worship, greater than 100 seats	Distillery	Accessory sidewalk cafes and outdoor eating areas	

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Child care centers				Buildings in excess of 3 stories or 40 feet	Commercial car washes	Tennis clubs, racket and swim clubs and other athletic clubs, health spas and suntan studios	Auto mechanical or body repair shops	Repair garage	Multi-family dwelling (upper stories in mixed use building)	Utility poles and appurtenances (such as wires) that are over 60 ft in height and freestanding upon the ground	
Marine engine repair				Theatres (not of the drive-in type)	Entertainment, live; in association with a restaurant	Group day care facilities	Auto detailing businesses	Repair of household equipment and small engine repair	Multi-family dwelling (more than 8 units per building)	Microbreweries	
Adult day care center				Commercial PUD	Currency exchanges		Car washes	Theatre, excluding drive ins	Live work unit	Residential dwelling units	
Essential services, Class III, except for peaking stations and substations				Senior housing	Funeral homes and mortuaries		Accessory car washes		Community residential facility, state licensed, serving 7-16 persons		
Brewpubs				Schools - music, dance, business, beauty, and barber	Pawnshops		Pawn operations		Nursing home, assisted living facility		
Principal or conditional uses in buildings greater than 3 stories in height				Day care accessory to a school or church			Firearms-related uses				
				Mortuaries			Emergency shelters within nonresidential buildings				
				Drive-in establishments and convenience food establishments			School-based health centers				
				Car washes (drive-through and self-service)			Cemeteries				
				Motor fuel station, auto repair - minor, and tire and battery stores			Apartments within commercial buildings				
				Open or outdoor storage			Telecommunications towers				
				Open or outdoor service, sales, and equipment rental as an accessory use or area of principal use			Accessory outdoor animal relief area to animal kennel				
				Restricted production and repair limited to the following: art, needlework, clothing, custom manufacturing and alteration, jewelry from precious metals, watches, dentures and optical lenses, household appliances			Medical marijuana dispensaries				
				Retail fence sales and service			Micro-production facilities				

USES	Commercial	Light Industrial	Industrial	Office
adult day care center	C	C	C	C
Adult oriented services that require City licensing pursuant to other provisions of the City Code	P			
animal hospitals/vets/ grooming facilities	C			
auto repair shops/tire & auto accessory repair and installation	C			
Bakeries	P			
Barber shop/beauty parlor	P			
brewpubs	C			
car washes	C		C	
Catering establishments	P			
Child care centers	C	C	C	C
class I restaurants	P		P	
class III restaurants/bars/ night clubs/etc.	C			
clothing/shoes/accessories sales (retail)	P			
Comfort stations	P			
convenience food stores	C			
delicatessen	P			
dressmaking/tailoring, including retail sales of clothing	P			
drive through retail establishments (banks/cleaning/photo shops/etc.)	C			
Electric repair shops	P			
electronic equipment sales	P			
essential services	P			
essential services - Class III except for parking stations and substations	C			
financial institutions	P			
floral shops (not to include nurseries)	P			
furniture sales/repair	P			
general retail services/sales that are consistent with the purpose of the commercial zoning district	P			
Hardware/paint/ decorating stores	p			
Heliports	C	C	C	C
hotels and motels	P		P	
lodge halls and private clubs	P			
marine engine repair	C			

USES	Commercial	Light Industrial	Industrial	Office
Messenger/ telegraph services	P			
mortuaries	C		C	
off street parking for adjacent commercial or industrial uses	C			
offices including medical/dental	P			P
outdoor sales - car lots, auto and equipment rentals	C		C	
outdoor storage and/or sale of horticulture nursery sites, temp farmers market, itinerant sales	C			
pharmacies	P			
photograph supplies/galleries	P			
plumbing shops	P			
pool halls	C			
post office	P			
principal or conditional uses in buildings greater than 3 stories in height	C			
printing shops	P			
public garage	P			
recreation buildings/ structures (public & private) - including gymnasium, racquetball, etc.	P			
sales/showroom (auto, machinery, boats, etc.)	C			
seasonal farm produce sales	P			
service stations	C		C	
shoe repair shops	P			
shopping centers	P			
skating rinks privately owned/ for profit	P			
tanning parlors	P			
theaters	P			
Tobacco Retailers	R			
Trade school and training centers, both public and private	P	C	C	
unattended business operations - vending machines/coin or token operated machines/equipment	C		C	