

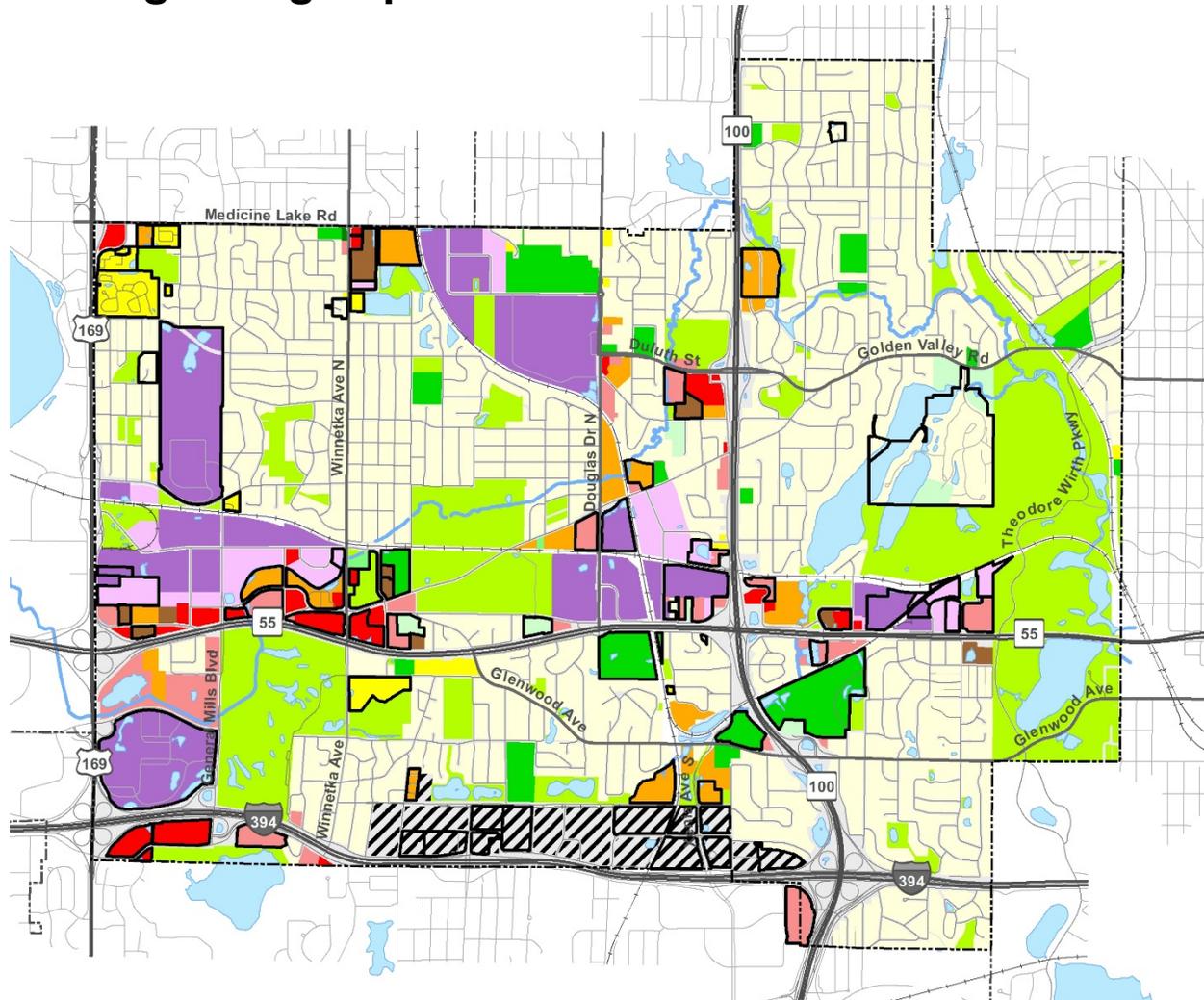
Appendix 9A

Implementation

Zoning Map And Categories

2 pages

Existing Zoning Map



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|--|---|---|
|  (R-1) Single Family |  (LI) Light Industrial |  (I-3) Rest Homes, Nursing Homes, Sanitariums |
|  (R-2) Moderate Density |  (I) Industrial |  (I-4) Golf Courses, Parks, Playgrounds, City Offices |
|  (R-3) Medium Density |  (BPO) Business & Professional Offices |  (I-5) Cemeteries |
|  (R-4) High Density |  (I-1) Churches & Schools |  Not Zoned |
|  Mixed Use |  (I-2) Libraries, Museums, Colleges |  Water Feature |
|  (C) Commercial | |  Planned Unit Development |



Sources: Hennepin County Surveyors Office for Property Lines (2017), City of Golden Valley for all other layers (2017).

Existing Zoning Category Descriptions

Single Family Residential	Single-family detached dwelling units at a low density along with directly related and complementary uses
Moderate Density Residential	Single- and two-family dwellings at a moderate density (up to eight units per acre) along with directly related and complementary uses
Medium Density Residential	Medium density housing (up to 10 units per acre with potential for 12 units per acre with density bonuses) along with directly related and complementary uses; senior and physical disability housing to a density of 20 units per acre or up to five stories or 60 feet with a Conditional Use Permit
High Density Residential	High density housing (up to 50 units per acre for multi-family dwellings and up to 70 units per acre for senior and disability housing) along with directly related and complementary uses; up to 100 units per acre with a Conditional Use Permit
Mixed Use	<p>A mix of residential, commercial, office, and other uses that contribute to a lively, pedestrian-oriented environment and are subject to standards that encourage creative and sustainable approaches to development</p> <p>Freestanding residential buildings shall be developed at a minimum density of 15 units per net residential acre</p>
Commercial	Commercial and service activities which draw from and serve customers from the community and are located in areas which are well served by collector and arterial streets
Light Industrial	Warehousing, offices, and light industrial developments, including light manufacturing uses that do not constitute a nuisance or health hazard to surrounding residential or commercial districts
Industrial	Industrial and manufacturing uses along with directly related and complementary uses which, because of the nature of their product or character of activity, require isolation from residential and commercial areas
Business and Professional Offices	Offices for business pursuits not involving the sale or handling of goods, wares, merchandise, or commodities
Institutional: Subdistrict-1	Churches and schools
Institutional: Subdistrict-2	Libraries, museums, colleges
Institutional: Subdistrict-3	Nursing homes and clinics
Institutional: Subdistrict-4	Golf courses, parks, playgrounds, and City offices
Institutional: Subdistrict-5	Cemeteries
Not Zoned	Right-of-way, including rail