

Chapter 36

Zoning*

Table of Contents

Article I. In General

- Sec. 36-1. Findings.
- Sec. 36-2. Purpose and intent of chapter.
- Sec. 36-3. Rules of construction.
- Sec. 36-4. Definitions.
- Sec. 36-5. Abbreviations.
- Secs. 36-6--36-29. Reserved.

Article II. Administration and Enforcement

- Sec. 36-30. Interpretation; procedures.
- Sec. 36-31. Registration of land use.
- Sec. 36-32. Planned Unit Development (PUD) district.
- Sec. 36-33. Conditional Use Permits (CUP).
- Sec. 36-34. Variances.
- Sec. 36-35. Amendments.
- Sec. 36-36. Reimbursement.
- Sec. 36-37. Continuation of certain special permits.
- Sec. 36-38. Enforcement.
- Sec. 36-39. Public hearings.
- Sec. 36-40. Compliance with the Comprehensive Plan.
- Secs. 36-41--36-69. Reserved.

Article III. General Provisions

- Sec. 36-70. Short-term rental.
- Sec. 36-71. Lot provisions.
- Sec. 36-72. Required yards and open space.
- Sec. 36-73. Yard encroachments.
- Sec. 36-74. Fences.
- Sec. 36-75. No sewer and water.
- Sec. 36-76. Traffic visibility.
- Sec. 36-77. Pedestrian access.
- Sec. 36-78. Height limitations.
- Sec. 36-79. Grading; filling and land reclamation; excavation and mining.
- Sec. 36-80. Erosion control. (Repealed Ord. No. 2265-04, 3-30-04)
- Sec. 36-81. Restrictions for tree removal (Repealed Ord. No. 2325-07, 5-7-07)
- Sec. 36-82. Temporary uses.
- Sec. 36-83. Home occupations.
- Sec. 36-84--36-110. Reserved.

***Cross reference(s)**--Any rezoning ordinance saved from repeal, § 1-9(a)(13); planning commission, § 2-271 et seq.; board of zoning appeals, § 2-301 et seq.; buildings and building regulations, Ch. 6; swimming pools, § 6-273; business and licenses, Ch. 8; sexually-oriented businesses, § 8-346 et seq.; environment and public health, Ch. 12; official map, § 21-31 et seq.; streets, sidewalks and other public places, Ch. 24; subdivisions, Ch. 26; telecommunications, Ch. 28; vegetation, Ch. 34.

State law reference(s)--Authority for zoning, M.S.A. § 462.357, subd. 1.

Zoning Table of Contents

Article IV. Zoning Districts

Division 1. Generally

- Sec. 36-111. Use districts established.
- Sec. 36-112. Overlay districts established.
- Sec. 36-113. Map.
- Sec. 36-114. Boundaries.
- Sec. 36-115. Land use by zoning district
- Secs. 36-116--36-140. Reserved.

Division 2. Land Use Descriptions and Characteristics

- Sec. 36-141. Purpose of division.
- Sec. 36-142. Descriptions.
- Secs. 36-143--36-149. Reserved.

Division 3. Parks and Open Space Zoning District

- Sec. 36-150. Purpose of division.
- Sec. 36-151. POS park and open space district.
- Secs. 36-152--36-160. Reserved.

Division 4. Residential District Regulations

- Sec. 36-161. Purpose of division.
- Sec. 36-162. Restrictions and performance standards.
- Sec. 36-163. R-1 single-family residence district.
- Sec. 36-164. R-2 single-family residence district.
- Sec. 36-165. R-3 two-family residence district.
- Sec. 36-166. R-4 multiple-family residence district.
- Sec. 36-167. R-C high-density multiple-family residence district.
- Secs. 36-168--36-190. Reserved.

Division 5. Commercial District Regulations

- Sec. 36-191. Purpose of division.
- Sec. 36-192. Commercial restrictions and performance standards.
- Sec. 36-193. C-1 neighborhood commercial district.
- Sec. 36-194. C-2 general commercial district.
- Secs. 36-195--36-220. Reserved.

Division 6. Office District Regulations

- Sec. 36-221. Purpose of division.
- Sec. 36-222. Office district restrictions and performance standards; general provisions.
- Sec. 36-223. O office district.
- Secs. 36-224--36-230. Reserved.

Division 7. Business Park District Regulations

- Sec. 36-231. Purpose of division.
- Sec. 36-232. Business Park (BP) district restrictions and performance standards.
- Sec. 36-233. BP business park district.
- Secs. 36-234--36-240. Reserved.

Zoning Table of Contents

Division 8. Industrial District Regulations

- Sec. 36-241. Purpose of division.
- Sec. 36-242. Industrial restrictions and performance standards; general provisions.
- Sec. 36-243. I-P industrial park district.
- Sec. 36-244. I-G general industrial district.
- Secs. 36-245--36-260. Reserved.

Division 9. M-X Mixed Use District

- Sec. 36-261. Purpose of division.
- Sec. 36-262. Definitions.
- Sec. 36-263. Mixed-use division restrictions and performance standards.
- Sec. 36-264. MX-1 vertical mixed-use district.
- Sec. 36-265. MX-2 neighborhood mixed-use district.
- Sec. 36-266—36-268. Repealed (Ord. No. 2598-20, 11-16-20)

Division 10. Planned Unit Development Districts

- Sec. 36-268-PUD 1. Lot 1, Block 1, The Shoreham Addition
- Sec. 36-268-PUD 2. Lot 1, Block 1, Park Commons West
- Sec. 36-268-PUD 3. Lot 1, Block 1, Arlington Row Apartments West
- Sec. 36-268-PUD 4. Lot 3, Block 1, Central Park West P.U.D.
- Sec. 36-268-PUD 5. Lot 1, Block 1, Arlington Row Apartments East
- Sec. 36-268-PUD 6. Lot 2, Block 1, Central Park West P.U.D. 121, Second Addition
Outlot A, Central Park West P.U.D. 121, Second Addition
- Sec. 36-268-PUD 7. Lot 3, Block 1, Thomas O. Heggen's Addition
- Sec. 36-268-PUD 8. Lot 1, Block 1, Elmwood Addition
- Sec. 36-268-PUD 9. Lot 1, Block 1, PLACE
Lot 1, Block 2, PLACE
- Sec. 36-268-PUD 10. Shoppes at Knollwood
- Sec. 36-268-PUD 11. Lots 1 and 2, Block 1, Platia Place
- Sec. 36-268-PUD 12. Lots 6 and 7, Block 1, Tower Place
- Sec. 36-268-PUD 13. Lots 1 and 2, Block 1, Bridgewater Bank Addition
- Sec. 36-268-PUD 14. Lot 2, Block 1, The Shops at West End
- Sec. 36-268-PUD 15. Lot 1, Block 1, Manhattan Park Second Addition
Lot 1, Block 3, Manhattan Park Second Addition
Lot 1, Block 2, Manhattan Park Second Addition
Lot 1, Block 1, Thomas O. Heggen's Addition
- Sec. 36-268-PUD 16. Lot 1, Block 1, Cedar Place Addition
- Sec. 36-268-PUD-17. Lots 1 and 2, Unity Village Apartments
- Sec. 36-268-PUD-18. Lot 1, Block 1, Edith Addition
- Sec. 36-268-PUD-19. Lot 1, Block 1, Rise on 7
- Sec. 36-268-PUD-20. Lot 1, Block 1, Beltline Industrial Park 4th Addition
- Sec. 36-268-PUD-21. Lot 1, Block 1, Beltline Industrial Park 3rd Addition
- Sec. 36-268-PUD-22. Lot 1, Block 1, Beltline Station
Lot 2, Block 1, Beltline Station
Lot 3, Block 1, Beltline Station
Lot 4, Block 1, Beltline Station
- Sec. 36-268-PUD-23. Lot 1, Block 1, Wooddale Avenue Apartments
- Sec. 36-268-PUD-24. Lot 1, Block 1, Wooddale Station
- Sec. 36-269—36-290. Reserved.

Zoning Table of Contents

Division 11. Floodplain Districts

- Sec. 36-291. Statutory authorization.
- Sec. 36-292. Purpose.
- Sec. 36-293. General provisions.
- Sec. 36-294. Definitions.
- Sec. 36-295. Establishment of zoning districts.
- Sec. 36-296. Floodway district (FW).
- Sec. 36-297. Flood fringe district (FF).
- Sec. 36-298. General floodplain district (GF).
- Sec. 36-299. Land development standards.
- Sec. 36-300. Public utilities, railroads, roads, and bridges.
- Sec. 36-301. Administration.
- Sec. 36-302. Nonconformities.
- Sec. 36-303. Penalties and enforcement.
- Sec. 36-304. Amendments.
- Sec. 36-305--36-320. Reserved.

Division 12. Travel Demand Management District

- Sec. 36-321. Purpose and effect.
- Sec. 36-322. Definitions.
- Sec. 36-323. Area of application.
- Sec. 36-324. Conditions.
- Sec. 36-325. Owner requirement.
- Sec. 36-326. Traffic management plan.
- Sec. 36-327. Nonconforming traffic generation uses.
- Sec. 36-328. Joint task force.
- Sec. 36-329. Traffic management administrative fee.
- Sec. 36-330. Trip generation rates; table.
- Secs. 36-331--36-360. Reserved.

Article V. Special Provisions

- Sec. 36-361. Off-street parking areas, paved areas, and loading spaces.
- Sec. 36-362. Sign regulations.
- Sec. 36-363. Outdoor Lighting.
- Sec. 36-364. Landscaping.
- Sec. 36-365. Reserved.
- Sec. 36-366. Architectural design.
- Sec. 36-367. Communication towers and antennas.
- Sec. 36-368. Wind Energy Conversion Systems (WECS)
- Sec. 36-369. Solar energy systems.
- Sec. 36-370. Opt-out of Minnesota Statutes Section 462.3593.
- Sec. 36-371--36-400. Reserved.

Zoning Table of Contents

Article VI. Nonconformities

- Sec. 36-401. Scope of article.
- Sec. 36-402. Purpose.
- Sec. 36-403. Definitions.
- Sec. 36-404. General requirements.
- Sec. 36-405. Special requirements.
- Sec. 36-406—36-408. Repealed (Ord. No. 2320-06, 11-6-06)
- Secs. 36-409--36-440. Reserved.

Article VII. Tree Varieties (Repealed)

- Sec. 36-441. (Repealed - Ord. No. 2325-07, 5-7-2007)