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--36-70. Reserved.

Article III. General Provisions

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 (Repealed Ord.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 Restrictions for tree removal (Repealed Ord.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.
Secs. 36-83--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; 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.
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.
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.
Sec. 36-262. Definitions.
Sec. 36-263. Mixed-use restrictions and performance standards.
Sec. 36-264. Uses.
Sec. 36-265. Uses permitted with conditions (PC).
Sec. 36-266. Uses permitted by conditional use permit (CUP).
Sec. 36-267. Accessory uses.
Sec. 36-268. Dimensional standards and general requirements.

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—36-290. Reserved.

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. Opt-out of Minnesota Statutes Section 462.3593.
Sec. 36-370--36-400. Reserved.

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)