



**Inver Grove Heights Planning Commission**  
**Wednesday, September 3, 2025 at 7:00 PM**  
**8150 Barbara Avenue, Inver Grove Heights, MN 55077**

## **AGENDA**

**NOTICE TO RESIDENTS:** Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg ([sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov)). Comments received prior to 4:00 p.m. on Wednesday, September 3, 2025, will be provided to the Commission at or before the September 3, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
  - A. Minutes of the August 6, 2025, Planning Commission Meeting.
5. **Public Hearing**
  - A. Consider a Request for a Planned Unit Development Amendment to Operate a State of Minnesota Licensed Cannabis Dispensary within the Arbor Pointe Planned Unit Development located at 9082 Buchanan Trail.
  - B. Consider the Repeal and Replacement of City Code Sections 10-6-1 and 10-6-2, Land Use Matrices, for the Purpose of Updating and Reformatting the Tables for Residential and Nonresidential Uses.
6. **Regular Business**
7. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or [sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov).

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Wednesday, August 6, 2025 - 7:00 p.m.

City Council Chambers - 8150 Barbara Avenue

### **1. CALL TO ORDER**

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

### **2. ROLL CALL**

Commissioners Present: Jonathan Weber (Chair)  
Scott Clancy (*Vice-Chair*)  
Jason Teiken  
Collin Gosell  
Robert Heidenreich  
Dennis Wippermann

Commissioners Absent: Lance Twedt (*Secretary*) - *excused*  
Aida Schaefer - *excused*  
Amy Hunting - *excused*

Staff Present: Jason Ziemer, Community Development Director  
Kevin Shay, Planning Manager  
Ben Schneider, Senior Planner  
Stacy Bodsberg, Community Development Support Specialist

### **3. CONSENT AGENDA**

#### **A. Minutes of the July 1, 2025, Planning Commission Meeting.**

Motion by Wippermann, Second by Clancy, to Approve the Minutes as Submitted.

Ayes: 6

Nays: 0      Motion Carried.

### **4. PUBLIC HEARING**

**A. Consider a Request for a Comprehensive Plan Amendment to re-guide the parcel from MDR, Medium Density Residential to HDR, High Density Residential; a Planned Unit Development Amendment to allow for the development of an additional senior housing building on the vacant northern portion of the parcel; a Major Site Plan Review for the development of a 3-story, 57-unit senior housing building located at 9170 Cahill Avenue; and a Vacation of Drainage & Utility Easement over an existing stormwater pond that is proposed to be moved**

#### **Reading of Public Notice**

Vice-Chair Clancy read the Public Hearing Notice.

#### **Presentation of Request**

Senior Planner Schneider presented the staff report.

The Dakota County Community Development Agency (CDA) owns the property, currently operates a 66-unit senior housing facility there, and wishes to build another similar facility on the

same site. The surrounding land uses include a Walmart to the west, a shopping center to the north and single-family neighborhood to the east and south.

#### Comprehensive Plan Amendment

The Applicant is seeking High Density Residential due to the proposed density of 21.6 units/acre, which exceeds the 12 units/acre threshold for Medium Density Residential (current guiding).

#### Staff Evaluation

1. Both the 2040 Comprehensive Plan and the Dakota County Needs Assessment identified senior housing as a need.
2. The new building will be designed to mirror the existing building, which preserves the character of the area.
3. The project will preserve the character of the adjacent area by preserving many of the mature bordering trees.
4. The development will maximize use of the site while minimizing impacts to the surrounding area.
  - a. The new building will have the same access as the existing building.
  - b. Senior housing tends to have fewer impacts on traffic.

#### PUD Amendment

The property is governed by the Arbor Pointe PUD, which has development districts rather than zoning districts. The property is currently in the R-III, Medium Density Residential district, so the PUD Amendment is needed to place it in the R-IV, High Density Residential district due to the proposed density.

#### Major Site Plan Review

- Building height: About 35 feet tall
- Parking: 58 underground parking stalls, 29 surface spaces (total: 87; required: 86)
- Setback requirements: Exceeded on all sides (not requesting any flexibility from performance standards)
- Landscaping and tree preservation requirements: Satisfied (removing about 60% of trees)

#### Drainage & Utility Easement Vacation

The Applicant requests a Vacation for a stormwater pond, which will be moved to a new site on the property.

#### Recommended Actions

Motion to recommend approval of the following requests with the conditions listed below:

- Approving the Comprehensive Plan Amendment to change the designated land use of the Subject Property from MDR, Medium Density Residential, to HDR, High Density Residential.
- Approving the Amendment to the Arbor Pointe PUD to change the Development District of the Subject Property from Medium Density Residential, R-III, to High Density Residential, R-IV.
- Approving the Major Site Plan Review to construct a 3-story, 57-unit senior housing facility.
- Approving the Vacation of Drainage and Utility Easement.

Conditions:

- The Metropolitan Council shall review and approve the Comprehensive Plan Amendment.
- The applicant shall address the outstanding comments in the Engineering Memo attached to the staff report, dated July 10, 2025.

**Opening of Public Hearing**

Kari Gill, 1228 Towne Centre Drive, Eagan, Dakota County CDA, Applicant, stated that she had read and understood the staff report. She noted changes made to the proposal based on feedback at a neighborhood meeting held in February: creating a larger buffer zone (by moving the building further south), preserving more trees (by moving the retaining wall closer to the new building), shrinking the overall building footprint (by increasing the number of one-bedroom units in the unit mix), and lowering building height (by moving the stormwater pond). She also mentioned that affordable senior housing is in high demand: there are over 1,000 people on the Dakota County CDA Senior Housing wait list.

Chair Weber inquired as to what the most extreme height of the retaining wall would be.

Planning Manager Shay stated that it would be 15.9 feet. There will be safety fencing on any portions of the wall under 4 feet, and structural engineering will be required.

Christopher Riess, 9281 Cheney Trail, stated that he lives across the street and expressed concern about the removal of trees. The Walmart nearby has lights on 24/7, which may bother residents of the new facility. He asked for something to be done about the lights. He acknowledged that demand for senior housing was high.

Christy Moen, 9282 Cheney Trail, stated that she hoped all the trees and habitat in the 80-foot buffer could be preserved. She also expressed concern about the parking lot lighting at Walmart.

Senior Planner Schneider stated that many trees to the east will be protected.

Chair Weber confirmed that 30 mature trees will remain.

**Planning Commission Discussion**

Commissioner Clancy stated that this proposal meets the needs of the community, and the Dakota County CDA have been respectful to surrounding neighbors. He stated that he is in favor of the proposal.

Commissioner Wippermann stated that other Dakota County CDA facilities have been well maintained and well managed. He commended the changes made based on the neighborhood meeting. He stated that he is also in favor of approval.

Motion by Clancy, Second by Teiken, to Approve the request for the Comprehensive Plan Amendment to change the designated land use of the Subject Property from MDR, Medium Density Residential to HDR, High Density Residential; Approve the Amendment to the Arbor Pointe PUD to change the Development District of the Subject Property from "Medium Density Residential, R-III" to "High Density Residential, R-IV"; Approve the Major Site Plan Review to

construct a 3-story, 57-unit senior housing facility; and Approve the Vacation of Drainage and Utility Easement as proposed including the conditions listed in the Staff Report.

Ayes: 6

Nays: 0      Motion Carried.

This item is tentatively scheduled to go before the City Council on August 25, 2025.

**B. Consider Requests for a Preliminary Plat and Preliminary Planned Unit Development (PUD) to develop a 119-unit townhome development to be known as Nord Sixty-One Degree located at PID Numbers 20-00600-25-012 and 20-00600-52-011.**

**Reading of Public Notice**

Vice-Chair Clancy read the Public Hearing Notice.

**Presentation of Request**

Planning Manager Shay presented the staff report.

The two properties are 2.5 acres and 21.4 acres (23.9 acres total, 20.53 net developable acres), located off Argenta Boulevard and 65<sup>th</sup> Street West, in both the Northwest Area Overlay District and the Shoreland Overlay District.

The current zoning is R-3A, and the future land use is LMDR, Low Medium Density Residential.

There will be two access points. There will be a mix of two-to-six-unit buildings (119 units total) with a clubhouse, pool, and pickleball courts. Guest parking will be located by the club house and interspersed throughout.

There is a wetland in the southwest corner of the property. The stormwater basin will be in the center of the loop on the east side.

Because the site is in the Northwest Area, 20% of the site is required to be maintained as open space. This requirement is met in the proposal (7.97 acres, 4.11 required). The proposal also meets the Contiguous Area requirement.

In terms of development capacity, the 119 units fit within the 82-164-unit range allowed.

Because the site is in the Shoreland Overland District (within 1000 feet of lakes), the minimum lot size is 15,000 square feet. However, if the units are located further from the lake, more density is allowed under a Shoreland PUD, with two conditions that differ from R-3A: a 50% open space requirement (defined as any land without development) and an impervious surface limit of 25%. The proposal meets the Shoreland PUD density requirements (per Shoreland tier analysis). The open space condition is met.

**Development Standards**

- Setbacks: Satisfied, except front yard setback with sidewalk
  - PUD Flexibility: 17 feet (20 required)
  - Requested due to the 53-foot right of way (including the 3-foot sidewalk)
- Impervious surface: Not satisfied
  - PUD Flexibility: 36.4% (25% maximum)
  - Note: request comes with approved stormwater management plan
- Undisturbed open space: Not satisfied

- PUD Flexibility: 12.6% (50% required)
  - Requested due to site grading challenges
- Density: Not satisfied
  - PUD Flexibility: 6 units (4 maximum)
  - Requested due to site grading challenges
- Building coverage: Satisfied (15% proposed, limit is 20%)
- Parking: Exceeded, with 476 parking spaces proposed, including enclosed and driveway spaces, plus 34 guest parking spaces (20 required)

### **Landscaping/Tree Preservation**

- Current tree inventory: 2,133 caliper inches
- 100% proposed removal - 674 caliper inches required for replacement
- 119 trees required (1 per dwelling unit)
- 395 tree equivalents proposed as part of landscaping and mitigation (can be achieved with a complement of shrubs and ornamentals)
- In the proposed plan, requirements are satisfied (1 caliper inch above required amount)

Planning Manager Shay showed elevations with materials including gray lap siding, wood accents, board and batten siding, and stone accents on the clubhouse.

### **Staff Evaluation of PUD Flexibility Requests**

- Front yard setbacks: Reasonable; units on both sides of the street have the same distance from curb line.
- Impervious surface: Reasonable; 36.4% is below the R-3A maximum of 40% and the Applicant is meeting the additional conditions that would be required for a Conditional Use Permit.
- Undisturbed open space: Reasonable; the overall open space for the site is almost double what is required.
- Units per building density: Reasonable considering grading challenges.

### **Recommended Actions**

Motion to recommend approval of the following requests:

- Preliminary Plat and Preliminary Planned Unit Development (PUD) for a 119-unit townhome development subject to conditions listed in staff report.

### **Opening of Public Hearing**

Dave Stofer, 2685 Viking Circle, Eagan, MV Ventures, Applicant, stated that he had read and understood the staff report. He commented that the 2040 Comprehensive Plan, the Northwest Ordinance, Shoreland Overlay District, and neighbor feedback were all considered in the proposed plan.

Chair Weber raised a concern about traffic to staff, about the potential issue with a cut-through in the area (bypassing Argenta Boulevard).

Robin Eggum, 6770 Argenta Trail, stated that he lives nearby and has for 40 years. He said it would significantly change the character of the neighborhood, which is currently single-family homes. He expressed opposition to the project. He said he would be in favor of a development that was only single-family homes.

Mark Van, 6660 Argenta Trail, stated that he lives to the south of the site. He asked about the 30-foot buffer and asked for a barrier fence.

Mr. Stofer stated that a vegetative buffer is being investigated with the landscape designer. He also said pitched roofs are being considered (versus the initially proposed flat roofs). He commented that a stormwater reuse plan has been proposed.

Commissioner Wippermann asked if the rentals will be market-rate and if they would all have two-car garages. He also asked if 6 would be the maximum number of units per building.

Mr. Stofer answered yes to all three questions.

John Todd, 6689 Argenta Trail, stated that his family has lived in the area for three generations and expressed opposition on the grounds of changing the character of the neighborhood. He asked whether the current system has capacity to handle the increased drainage due to the development. He is concerned about the potential for his driveway to flood.

Chad Hagman, 6710 Argenta Trail, asked whether neighbor comments had been shared with the Commission. He said he did not feel that six shrubs were really equivalent to one tree. He asked for a fence and/or a berm to be added to the buffer area to the south. He said the architecture does not fit the surrounding area. He asked where the storm basin would drain to and had water quality concerns.

Chair Weber confirmed that neighbor comments had been shared. He commented that the shrubs-to-tree conversion was part of the City Code.

Nicola Abbott, 6720 Argenta Trail, stated that she opposed the proposal based on the appearance of the buildings and the density. The increased traffic from people trying to take the gravel road shortcut onto Lone Oak was of major concern. She also expressed concern about them being rental properties. She also asked if neighbors would be able to swim in the pool.

Chad Hagman, 6710 Argenta Trail, added that the adjacent neighborhood would also be affected by traffic. They should have been notified despite being outside the 1000-foot notification radius and suggested a traffic study to alleviate concerns.

Robin Eggum, 6770 Argenta Trail, raised additional concerns about traffic safety.

Planning Manager Shay stated that there is no proposed fence, but a vegetative buffer is being planned. There are three stormwater basins being planned (two next to the wetland and one in the loop of homes). The Engineering Department concluded that the proposed plan meets stormwater management requirements (retaining all water onsite for treatment in the basins). There are few minor tweaks remaining, but nothing major to address. There are outlets and hydrological connections between basins. He commented that the majority of planned landscaping involves trees – there are limits on the percentage of shrubs and ornamental allowed under City Code. The stormwater plan addresses the additional stormwater created by impervious surfaces. The pool/clubhouse use would be up to the HOA.

John Todd, 6689 Argenta Trail, raised concern about the stormwater basins being adjacent to the wetland.

Planning Manager Shay stated that only in significant flooding (hundred-year events) would water overflow from the stormwater basins into the wetland.

### **Planning Commission Discussion**

Commissioner Gosell stated that he wanted to see more tree replacement (above the requirements) given the number of PUD flexibility requests.

Commissioner Clancy commented that this area was identified and targeted for development given local housing demand and feels that the flexibility being requested is reasonable given the stringent requirements of Shoreland Overlay Districts. He is in support of the proposal.

Commissioner Teiken stated that rental properties are a significant housing need in the area, and this development addresses that need. He is in support of the proposal.

Chair Weber stated that he understands that there are neighbor concerns about rental properties, but the similar Canvas development to the east has had no issues with crime. In response to concerns about changing the character of the neighborhood, he said that this is a Preliminary Plat and PUD.

Motion by Clancy, Second by Teiken, to Approve the Preliminary Plat and Preliminary PUD subject to the conditions listed in the Staff Report.

Ayes: 6

Nays: 0      Motion Carried.

This item is tentatively scheduled to go before the City Council on August 25, 2025.

### **7. REGULAR BUSINESS**

The Planning Commission meeting scheduled for August 19, 2025, has been canceled.

Commissioner Teiken inquired as to whether there will be a Planning Commission hearing on the Northwest Expansion Area AUAR (Alternative Urban Areawide Review).

Community Development Director Ziemer stated that it would be a presentation and discussion at a future City Council meeting. That is because it is an update to the existing plan, not a new plan, there will not be a public hearing.

The next Planning Commission meeting will be held on Wednesday, September 3, 2025, as scheduled.

### **8. ADJOURN**

Motion to adjourn the meeting at 8:20 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.



## Planning Commission Report

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**MEETING DATE:** September 3, 2025

**CASE NO:** 25-20PUDA

**APPLICANT:** Grand Grape Generation, LLC

**PROPERTY OWNER:** Con 55, LLC

**REQUEST:** Arbor Pointe PUD Amendment

**LOCATION:** 9082 Buchanan Trail

**COMPREHENSIVE PLAN:** MU, Mixed Use

**ZONING:** PUD, Planned Unit Development

**STAFF CONTACT:** Benjamin Schneider, 651.450.2554

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### ACTION REQUESTED

Conduct a public hearing and consider a request to amend the Arbor Pointe PUD Ordinance to allow a cannabis retailer as a permitted use within the Arbor Pointe PUD.

### BACKGROUND

Grand Grape Generation, LLC ("Applicant") is requesting an Amendment to the Arbor Pointe Planned Unit Development ("PUD") Ordinance, allowing for the opening of a cannabis dispensary at 9082 Buchanan Trail ("Subject Property"). The address is located in a vacant tenant space within the shopping center that includes Anytime Fitness and Arbor Pointe Liquors and across the street from an A&W restaurant. The proposed business would be limited to retail sales of cannabis products and has pre-approval from the Minnesota Office of Cannabis Management.

### SURROUNDING USES

The following land uses, zoning districts, and comprehensive plan designations surround the property:

| LOCATION | ADJACENT USE | ZONING                        | DESIGNATED LAND USE               |
|----------|--------------|-------------------------------|-----------------------------------|
| North    | Golf Course  | PUD, Planned Unit Development | Private Recreation and Open Space |
| East     | Commercial   | PUD, Planned Unit Development | Regional Commercial               |
| West     | Commercial   | PUD, Planned Unit Development | Mixed Use                         |
| South    | Commercial   | PUD, Planned Unit Development | Mixed Use                         |

## EVALUATION OF REQUEST

### Background of Request

In December 2024, the City Council approved a series of Ordinances to add licensing and zoning requirements for cannabis-related uses, which included an update to the permitted use table in the Zoning Ordinance, allowing cannabis-related uses in certain zoning districts. However, these code amendments did not update permitted use allowances within standalone PUD's like Arbor Pointe.

The Subject Property is within the "Community Shopping Center (CSC) District" within the PUD. This development district encompasses: 1) The retail area north of Concord Boulevard and East of Highway 55 and 2) Walmart.

The Applicant is therefore requesting to amend the permitted use table within the PUD to allow "cannabis retailer" as a permitted use within the CSC District. Note: Cannabis uses, if approved by this PUD Ordinance Amendment, must still comply with City cannabis licensing requirements.

### Analysis

Staff support the PUD Amendment request for the following reasons:

1. The Subject Property complies with the buffer requirements outlined in [City Code Section 4-4-14](#). Specifically, the 1,000-foot buffer requirement of any school. The closest school to the Subject Property is the Concord Education Center, which is about 1,160 feet away, per GIS mapping software. This distance is determined by measuring the closest point of the school building to the part of the building where the cannabis business would operate.
2. Except for Walmart, the shopping center on the Subject Property is the only commercial building in this retail area that satisfies the 1,000-foot buffer from the school. Additionally, there is a required 1,000-foot buffer between cannabis retailers. Therefore, these regulations would functionally limit the Arbor Pointe commercial area to one cannabis retailer.
3. The Arbor Pointe CSC, Community Shopping Center District, features commercial uses that are consistent with the B-3, General Business District. This district allows cannabis retailers as a permitted use.
4. The proposed use is limited to retail operations. No growing or manufacturing of cannabis would occur on site.
5. The business proposing to occupy this space must still apply for and obtain approval and applicable license(s), as required by City Code and State Statute.

## ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

**A. Approval.** If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approval of an Amendment to the Arbor Pointe PUD Ordinance to allow a cannabis retailer as a permitted use within the CSC, Community Shopping Center Zoning District.

**B. Denial.** If the Planning Commission does not favor the proposed amendment, a recommendation of denial should be made. With a recommendation of denial, findings or the basis for the denial should be given.

**RECOMMENDATION**

City staff support the amendment as proposed in Alternative A.

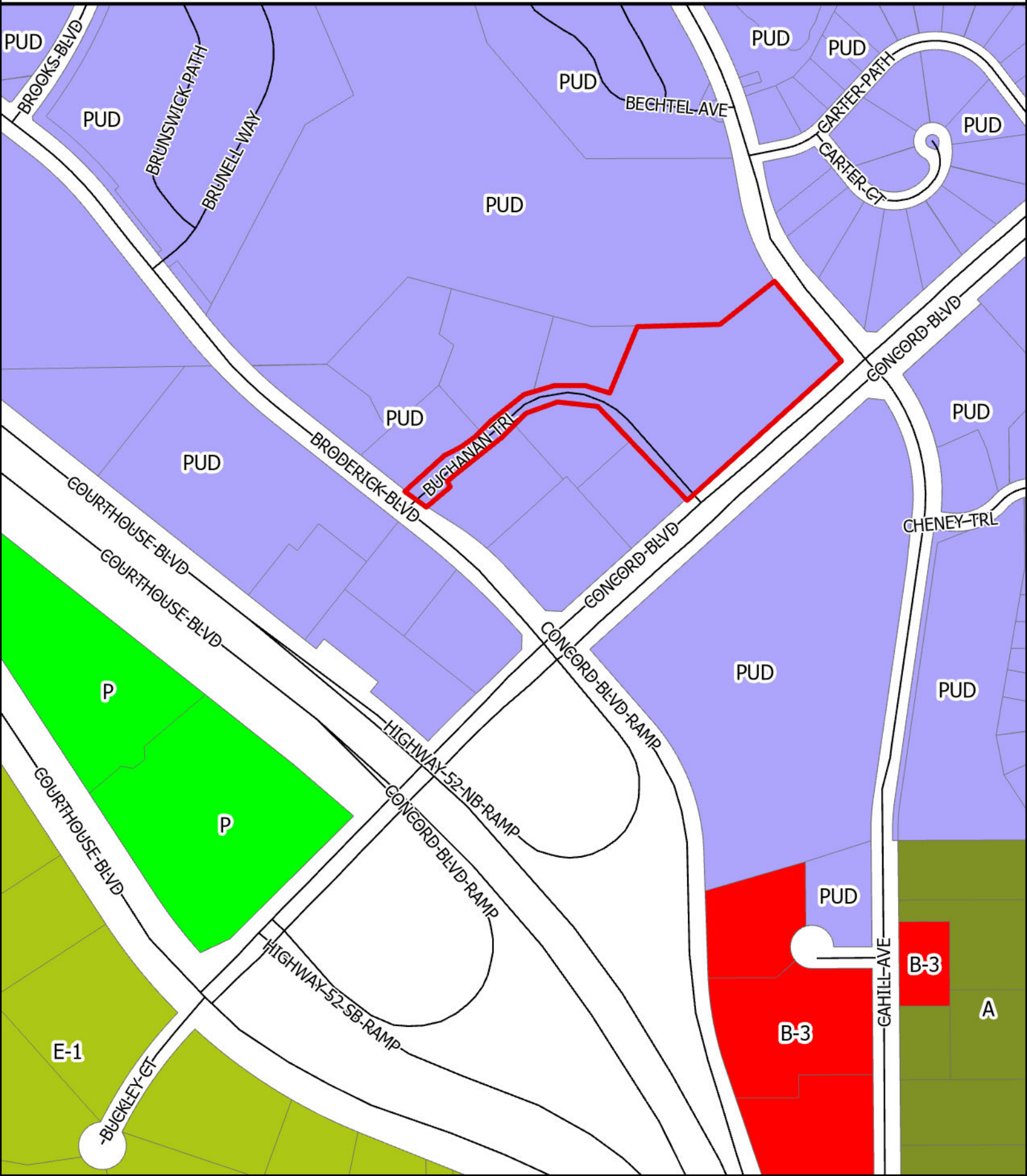
**ATTACHMENTS**

1. Zoning Map
2. Existing Comprehensive Plan Map
3. Application Narrative



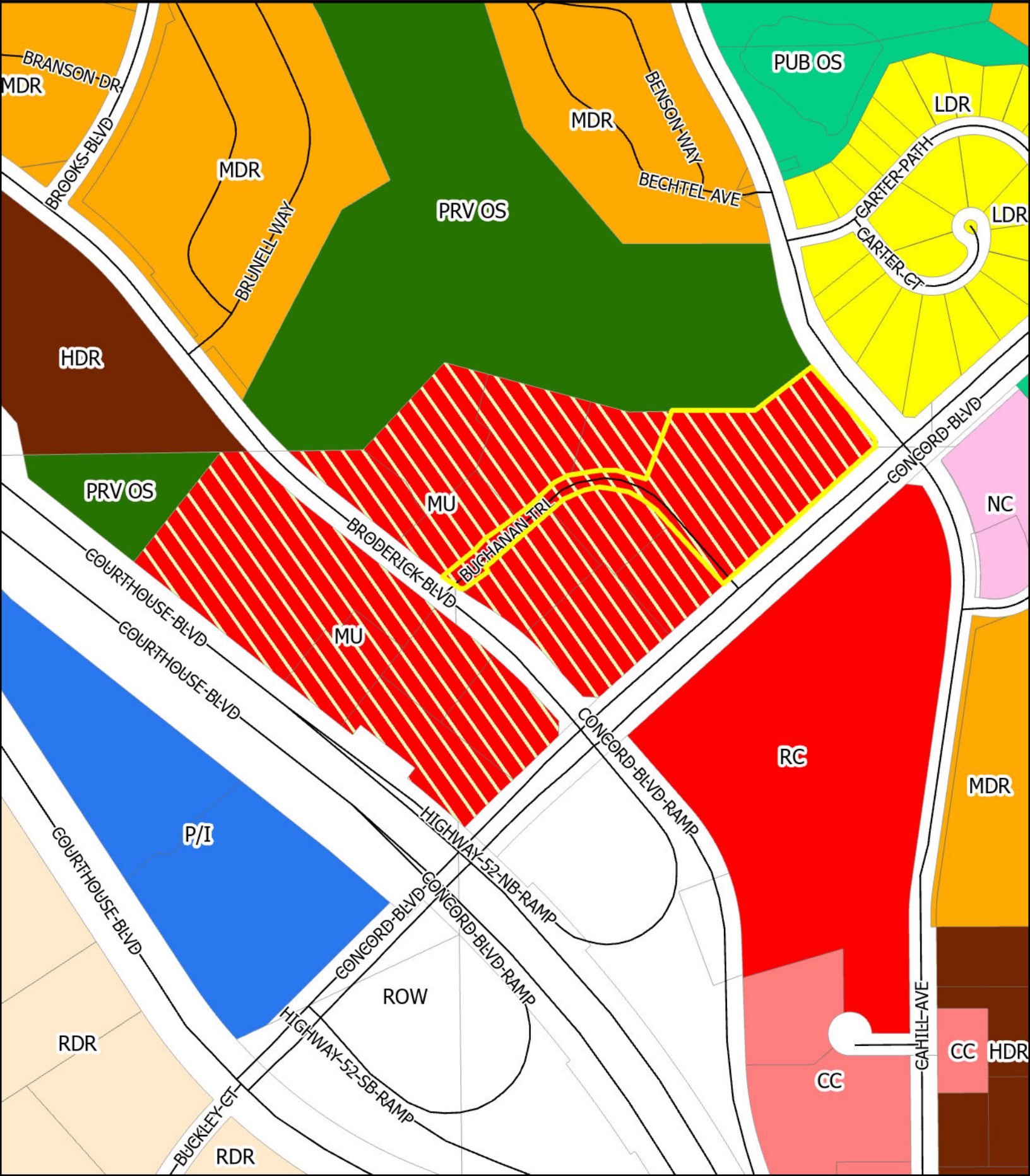
# Arbor Pointe PUD Amendment

## Existing Zoning





# Arbor Pointe PUD Amendment Designated Land Use



## **Narrative Description of Zoning Amendment Request: 9082 Buchanan Trail, Inver Grove Heights, MN 55076**

**Request:** Grand Grape Generation LLC is formally submitting a zoning amendment request for the site at 9082 Buchanan Trail, Inver Grove Heights, MN 55076. As a State of Minnesota pre-approved cannabis microbusiness, the company solely intends to operate a State of Minnesota-licensed cannabis dispensary at the location in question and is thereby submitting this request. There are no plans or intentions to undertake non-retail cannabis operations at the location at 9082 Buchanan Trail, Inver Grove Heights, MN 55076. To note, Grand Grape Generation LLC cannot begin licensed cannabis retail sales until the company receives local retail cannabis licensure from the City of Inver Grove Heights, MN and passes a final comprehensive inspection from the State of Minnesota pertaining to operational security and regulatory compliance.

**Background and Zoning:** The reason the zoning amendment request is being submitted is that the site at 9082 Buchanan Trail, Inver Grove Heights, MN 55076 is zoned PUD - Planned Unit Development, a zoning classification that does not currently allow cannabis retail uses. Per the City of Inver Grove Heights, MN cannabis Retail is **solely** allowed in B3 and B4 zoning districts, as established by City Code 10-6-2. Via [10-10D-1](#), B4 zoning classification is defined as: “a shopping center district is established for large scale retail sales and services that are *integrated in a single facility or multiple building arrangement with integrated design and a coordinated physical plan.*”

Given that definition, the location at 9082 Buchanan Trail, Inver Grove Heights, MN 55076 is within a dense multi-unit shopping center, located in the broader shopping center complex off of Concord Blvd bounded by HWY 52 and Cahill Ave. As part of a PUD, it is also within an integrated multiple building arrangement with integrated design and a coordinated physical plan. Given the physical characteristics of the site, it is consistent with the type of land use that Inver Grove Heights, MN intended to allow cannabis retail uses in.

**Buffer Zones:** A cannabis retail business in Inver Grove Heights, MN must meet the following buffer requirements per City Code section **4-4-14**:

- a. **1,000 feet of a school**
- b. **500 feet of a day care**
- c. **500 feet of a residential treatment facility**
- d. **500 feet of an attraction within a public park that is regularly used by minors; or**
- e. **1,000 feet of another Cannabis Retail Business.**

The location at 9082 Buchanan Trail, Inver Grove Heights, MN 55076 is the following distance from each sensitive use:

- a. **School** - 1,090' away - Concord Education Center - 9015 Broderick Blvd, Inver Grove Heights, MN 55076
- b. **Daycare** - 2,548' away - Sprouting Seeds Playschool - Bechtel Ct, Inver Grove Heights, MN 55076
- c. **Treatment Facility** - >2 miles away - Gateway Recover Center - 6775 Cahill Ave E, Inver Grove Heights, MN 55076
- d. **Attraction or Park** - 2,238' away - Arbor Pointe Park - 8545 Cahill Ave, Inver Grove Heights, MN 55076

To note, there are not any currently-operating dispensaries or other cannabis businesses in the City of Inver Grove Heights, MN. Accordingly, there is not a measurement to the nearest business of that type. Given all of the above, the location at 9082 Buchanan Trail, Inver Grove Heights, MN 55076 meets the City's sensitive use buffers and therefore is in compliance with City Code section **4-4-14**.

**Existing Uses:** Within the same shopping center area that 9082 Buchanan Trail, Inver Grove Heights, MN 55076 is located within the following businesses currently exist:

1. Perfect Ash - Cigar Lounge & Tobacconist Shop
2. Arbor Pointe Liquors
3. Inver Grove Brewing Co

Considering such, the approval and operation of an age-restricted retail business would not be unprecedented, unreasonable, or create a nuisance; it would match with the current character and business makeup of the surrounding immediate area.

**Conclusion:** Grand Grape Generation LLC's request to operate a State of Minnesota-licensed cannabis dispensary at 9082 Buchanan Trail, Inver Grove Heights, MN 55076 is reasonable and does not negatively impact public health and safety in Inver Grove Heights. Furthermore, the sole way that Grand Grape Generation LLC fails to meet current City of Inver Grove Heights, MN code is via the site's zoning as PUD. As noted above, the approval and operation of an age-restricted retail business would not be unprecedented, unreasonable, or create a nuisance; it would match with the current character and business makeup of the surrounding immediate area.



## Planning Commission Report

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|                            |                                  |
|----------------------------|----------------------------------|
| <b>MEETING DATE:</b>       | September 3, 2025                |
| <b>CASE NO:</b>            | 25-21X                           |
| <b>APPLICANT:</b>          | City of Inver Grove Heights      |
| <b>PROPERTY OWNER:</b>     | N/A                              |
| <b>REQUEST:</b>            | Land Use Tables Update           |
| <b>LOCATION:</b>           | N/A                              |
| <b>COMPREHENSIVE PLAN:</b> | N/A                              |
| <b>ZONING:</b>             | N/A                              |
| <b>STAFF CONTACT:</b>      | Benjamin Schneider, 651.450.2554 |

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### ACTION REQUESTED

Conduct a public hearing to consider an Amendment to City Code Sections 10-6-1 and 10-6-2, Land Use Matrices, and recommend approval to the City Council.

### BACKGROUND

The purpose of this City Code Amendment is to update the formatting and make minor revisions to the land use tables, or "land use matrices," in the Zoning Ordinance. The goal of the proposed changes is to improve readability and add clarity to existing use allowances. In the future, staff will likely bring forth another City Code Amendment with more substantive proposed changes to these tables.

### EVALUATION OF REQUEST

#### Current Code

There are currently two (2) land use tables in the Zoning Ordinance. [Section 10-6-1](#) is for all residential zoning districts; [Section 10-6-2](#) is for all nonresidential zoning districts. In both tables, each row has a listed land use; each column has a listed zoning district. Each square within both tables may have the symbology below. This symbology would remain with the updated tables:

- P = Permitted Use: the use is allowed in the given zoning district.
- C = Conditional Use: a Conditional Use Permit (CUP) is required for the use. A CUP requires a public hearing at the Planning Commission followed by City Council action. Specific conditions can be imposed on Conditional Uses through the CUP process.
- A = Accessory Use: the use is permitted, but only if the use is subordinate to a permitted or conditional use.
- No Symbol = Prohibited Use: the use is not allowed in the given zoning district.

## Proposed Changes

Below is a summary of the proposed changes from the existing tables.

1. **PDF Document.** Instead of embedding the tables within the online City Code website, staff are proposing to create PDF documents for each table and provide a hyperlink to these PDFs within City Code Sections [10-6-1](#) and [10-6-2](#). This approach allows for more formatting flexibility.
2. **Color Coding.** Each zoning district has a color in the table that corresponds with the color used for that district in the [City's Zoning Map](#). This adds visual appeal and convenience for readers that are referencing both the Zoning Map and Land Use Tables.
3. **Heading and Subheadings.** The proposed tables have a series of headings and subheadings to organize uses into various categories. For example, within the nonresidential table there is a commercial category with subcategories that include retail, entertainment, personal services, and more. This new organization will make it easier for users to find specific uses.
4. **References Column Added.** A new column has been added that includes references to performance standards, if applicable. The intent is to notify if there are specific development standards for a use and provide easier navigation to those standards.
5. **PUD Columns Removed.** The current tables include columns for PUD districts. Staff are proposing to remove these columns. As is the case with other PUD standards, it is more customary to reference specific PUD ordinances for allowed uses, performance standards, and other requirements. Also, having these columns can create potential confusion because there are many PUDs in the City, such as Argenta Hills, that have underlying zoning districts. Removing the PUD column will not influence the existing PUDs within the City.
6. **Merged Uses.** To enhance readability, staff identified opportunities where uses could be merged without changing policy:
  - a. *General vs. Specific Retail Uses.* Instead of listing both “retail, general” and specific retail uses, the draft nonresidential use table proposes to remove specific retail uses in instances where the zoning district allowances for the specific use mirrored general retail. Specific uses that are proposed to be removed from the existing table include antique shop, appliance store, bookstore, clothing store, drug store, floor-covering store, florist-retail sales, furniture store, gift shop, hardware store, hobby shop, jewelry store, music store, office supply store, upholstery shop, and video store. In the new table, these uses would be considered “retail, general.”
  - b. *Multiple-Family Uses.* The current residential table has separate rows for each allowable density range of multiple-family housing. Since these density regulations are also included within the zoning district sections of the Zoning Ordinance, staff are proposing to merge these into one “Multiple-Family Dwellings” use to remove redundancy.
  - c. *Attached Single Family Uses.* The current residential table has separate rows for twin homes and duplexes. Since both housing types have the same zoning district allowances, these are merged into one row in the proposed table.
  - d. *Coffee and Bagel Shops.* A coffee shop and bagel shop are currently listed as separate uses. These are merged in the proposed update.
7. **Added Uses.** To add clarity, some listed uses are proposed to be added to the use tables:
  - a. *Licensed Uses.* There are some uses that the City Clerk’s Office issue licenses for that are not explicitly listed as uses in the current tables. The following uses are proposed to be added: brewer taproom, on-sale wine license, on-sale 3.2 percent malt liquor license, off-sale 3.2 percent malt liquor license, tobacco shop, and small brewer.
  - b. *Beekeeping.* Currently, the only mention of beekeeping in the Zoning Ordinance is within the definition of Agriculture. To add clarity, this use is proposed to be added to the table as a Permitted Use within the Agricultural District.
8. **Modified Uses.** The following modifications were made to existing use names:

- a. *Liquor Store*. To match the type of licensing, "Liquor Store" is proposed to be changed to "Off-Sale Liquor Sales".
  - b. *Tennis Court*. The existing table includes "Tennis Courts" as an accessory use for residential districts. The draft table changes this to "Sport Courts" to encompass other types of courts, such as basketball or pickleball courts.
9. **Swimming Pools in Multi-Family Districts**. Swimming pools are currently listed as a Conditional Use within the R-3A, R-3B, R-3C, and R-4 Zoning Districts. Performance standards allow the City to impose conditions on pools in multi-family developments at the time of the Site Plan Approval, so there is no need to require separate CUPs for pools. Thus, staff are proposing to change pools to a Permitted Accessory Use within these multi-family districts.

## ALTERNATIVES

The Planning Commission has the following actions available for the proposed Ordinance Amendment:

**A. Approval.** If the proposed request is found to be acceptable, approval of the following applicable action should be taken:

- Recommend Ordinance Amendment to Title 10, Chapter 6, Sections 1 and 2 related to the Land Use Tables.

**B. Denial.** If the Planning Commission finds issues with the Ordinance, a recommendation of denial should be made or specify recommended changes to the Ordinance.

## RECOMMENDATION

Staff recommends Approval of the Ordinance Amendments as presented.

## ATTACHMENTS

1. Proposed Residential Districts Use Table
2. Proposed Nonresidential Districts Use Table

| District Uses                                                            | Reference for Standards in this Title          | A              | E-1            | E-2 | R-1A | R-1B | R-1C | R-2 | R-3A | R-3B | R-3C | R-4 |
|--------------------------------------------------------------------------|------------------------------------------------|----------------|----------------|-----|------|------|------|-----|------|------|------|-----|
| <b>A. RESIDENTIAL</b>                                                    |                                                |                |                |     |      |      |      |     |      |      |      |     |
| <b>Household Living</b>                                                  |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Single-family dwellings (detached, 1 per lot)                            | Chapter 7, Chapter 8, and Chapter 9, Article A | P              | P              | P   | P    | P    | P    | P   | P    |      |      |     |
| Single-family dwellings (attached; twin homes and duplexes)              | Chapter 9, Article B and Article C             |                |                |     |      |      |      | P   | P    |      |      |     |
| Manufactured home parks                                                  | Chapter 9, Article D                           |                |                |     |      |      |      |     |      |      |      | C   |
| Multiple-family dwellings                                                | Chapter 9, Article C                           |                |                |     |      |      |      |     | P    | P    | P    |     |
| Accessory dwelling units                                                 | Section 10-18-1                                | A              | A              | A   | A    | A    | A    |     |      |      |      |     |
| <b>Group Living</b>                                                      |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Assisted living facility                                                 |                                                |                |                |     |      |      |      |     | C    | C    | C    |     |
| Group homes, single-family                                               |                                                | P              | P              | P   | P    | P    | P    | P   |      |      |      |     |
| Group homes, multi-family                                                |                                                |                |                |     |      |      |      |     | C    | C    | C    |     |
| Nursing home                                                             |                                                |                |                |     |      |      |      |     | C    | C    | C    |     |
| <b>B. ACCESSORY USES</b>                                                 |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Accessory structures                                                     | Section 10-15-18                               | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Decorative landscape features                                            |                                                | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Antennas, noncommercial                                                  | Subsection 10-15G-2B                           | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Fences                                                                   | Section 10-15-12                               | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Garages, private                                                         |                                                | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Off street parking                                                       | Chapter 15, Article A                          | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Swimming pools and hot tubs                                              | Section 10-15-22                               | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Sport courts                                                             |                                                | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Kennel, noncommercial                                                    | Section 10-5-7                                 | A              | A              | A   | A    | A    | A    |     |      |      |      |     |
| Keeping of animals                                                       | Section 10-5-7                                 | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Keeping of inherently dangerous animals                                  | Section 10-5-7                                 | C              | C              | C   | C    | C    | C    | C   | C    | C    | C    | C   |
| Signs                                                                    | Chapter 15, Article E                          | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| <b>Gardening</b>                                                         |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Gardening and horticulture (no product sales)                            |                                                | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Personal gardens                                                         | Section 10-15-33                               | P              | P              | P   | P    | P    | P    | P   | P    | P    | P    | P   |
| Market gardens                                                           | Section 10-15-33                               |                |                | P   | P    | P    | P    | P   |      |      |      |     |
| Community Gardens                                                        | Section 10-15-33                               | P              | P              | P   | P    | P    | P    | P   | P    | P    | P    | P   |
| <b>Home-Based Businesses</b>                                             |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Home occupations                                                         | Section 10-15-26                               | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| Beauty/barber shop                                                       | See definition in Section 10-2-2               | C              | C              | C   | C    | C    | C    | C   | C    |      |      |     |
| Bed and breakfast                                                        |                                                | C              | C              | C   | C    | C    | C    |     |      |      |      |     |
| Daycare facility, in-home; and preschools (12 children or less)          |                                                | P              | P              | P   | P    | P    | P    | P   | P    | P    | P    | P   |
| Daycare facility (state licensed) and preschools (more than 12 children) |                                                |                |                |     |      |      |      |     | C    | C    | C    |     |
| Daycare facility, multiple-family                                        |                                                |                |                |     |      |      |      |     | C    | C    | C    |     |
| <b>Sales Offices</b>                                                     |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Manufactured home sales                                                  |                                                |                |                |     |      |      |      |     |      |      |      | C   |
| Construction office/trailer, temporary                                   |                                                | P              | P              | P   | P    | P    | P    | P   | P    | P    | P    | P   |
| Sales office, temporary                                                  | Section 10-15-31                               | A              | A              | A   | A    | A    | A    | A   | A    | A    | A    | A   |
| <b>C. AGRICULTURE</b>                                                    |                                                |                |                |     |      |      |      |     |      |      |      |     |
| Accessory farm residence                                                 | Section 10-15-19                               | A              | A              |     |      |      |      |     |      |      |      |     |
| Agriculture                                                              |                                                | P <sup>1</sup> | P <sup>1</sup> |     |      |      |      |     |      |      |      |     |
| Animal slaughtering facilities                                           | Section 10-15-28                               | C              |                |     |      |      |      |     |      |      |      |     |
| Beekeeping                                                               |                                                | P              |                |     |      |      |      |     |      |      |      |     |
| Commercial greenhouses/nurseries                                         |                                                | C              |                |     |      |      |      |     |      |      |      |     |
| Commercial horse stables                                                 | See definition in Section 10-2-2               | C              | C              |     |      |      |      |     |      |      |      |     |
| Commercial kennels                                                       | Section 10-5-7                                 | C              |                |     |      |      |      |     |      |      |      |     |
| DNR administered and sponsored gun safety program with outdoor training  | Section 10-15-34                               |                | P              |     |      |      |      |     |      |      |      |     |
| Farm animals                                                             | Subsection 10-5-7A2                            | P              | P              |     |      |      |      |     |      |      |      |     |
| Horses and ponies                                                        | Subsection 10-5-7A3                            | P              | P              | P   |      |      |      |     |      |      |      |     |

| District Uses                                                                                                  | Reference for Standards in this Title | A | E-1 | E-2 | R-1A | R-1B | R-1C | R-2 | R-3A | R-3B | R-3C | R-4 |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------|---|-----|-----|------|------|------|-----|------|------|------|-----|
| On site sale of farm animals and permitted nondomestic animals (provided a portion are raised on the premises) |                                       | P |     |     |      |      |      |     |      |      |      |     |
| Outdoor skills and environmental education center/open area and nature centers                                 | Section 10-15-35                      |   | P   |     |      |      |      |     |      |      |      |     |
| Retail florist in conjunction with commercial greenhouse/nursery                                               | Section 10-15-30                      | C |     |     |      |      |      |     |      |      |      |     |
| Seasonal agricultural products stands                                                                          | Section 10-15-27                      | P | C   |     |      |      |      |     |      |      |      |     |
| Vertical axis turbines                                                                                         | Section 10-15G-7                      | P | P   |     |      |      |      |     |      |      |      |     |
| Wind power converter                                                                                           |                                       | C | C   | C   |      |      |      |     |      |      |      |     |
| <b>D. PUBLIC, INSTITUTIONAL AND CIVIC</b>                                                                      |                                       |   |     |     |      |      |      |     |      |      |      |     |
| Essential services                                                                                             |                                       | P | P   | P   | P    | P    | P    | P   | P    | P    | P    | P   |
| Essential service buildings                                                                                    |                                       | C | C   | C   | C    | C    | C    | C   | C    | C    | C    | C   |
| New wireless support structure for small wireless facilities                                                   | Section 10-15G-8                      | C | C   | C   | C    | C    | C    | C   | P    | P    | P    | P   |
| Towers (telecommunications)                                                                                    |                                       | C |     |     |      |      |      |     |      |      |      |     |

1. Excludes indoor and outdoor cannabis cultivation beyond that allowed for personal use according to Minnesota Statutes, Chapter 342.

| District Uses                                                | Reference for Standards in this Title | B-1 | B-2 | B-3 | B-4 | OP | IOP | I-1 | I-2 | P |
|--------------------------------------------------------------|---------------------------------------|-----|-----|-----|-----|----|-----|-----|-----|---|
| <b>A. CITY LICENSE REQUIRED</b>                              |                                       |     |     |     |     |    |     |     |     |   |
| <b>Alcohol and tobacco</b>                                   |                                       |     |     |     |     |    |     |     |     |   |
| Bar (tavern)                                                 |                                       |     | C   | P   | P   |    |     |     |     |   |
| Brewer taproom                                               |                                       |     | C   | P   | P   |    |     |     |     |   |
| Off-sale liquor sales                                        |                                       |     | C   | P   | P   |    |     |     |     |   |
| On-sale wine license                                         |                                       |     | C   | P   | P   |    |     |     |     |   |
| On-sale 3.2 percent malt liquor license                      |                                       |     | P   | P   | P   |    |     |     |     |   |
| Off-sale 3.2 percent malt liquor license                     |                                       |     | P   | P   | P   |    |     |     |     |   |
| Tobacco shop                                                 |                                       |     | P   | P   | P   |    |     |     |     |   |
| Small brewer                                                 |                                       |     | C   | P   | P   |    |     |     |     |   |
| <b>Cannabis</b>                                              |                                       |     |     |     |     |    |     |     |     |   |
| Cannabis Cultivator                                          |                                       |     |     |     |     |    |     | C   | P   |   |
| Cannabis Delivery service                                    |                                       |     | A   | A   | A   |    |     | P   | P   |   |
| Cannabis Manufacturer                                        |                                       |     |     |     |     |    |     | C   | P   |   |
| Cannabis Medical combination business                        |                                       |     |     |     |     |    | C   | P   | P   |   |
| Cannabis Mezzobusiness                                       |                                       |     |     |     |     |    | C   | P   | P   |   |
| Cannabis Microbusiness                                       |                                       |     |     |     |     |    | C   | P   | P   |   |
| Cannabis Retail / dispensary (<1,000 sf)                     |                                       |     | P   | P   | P   |    |     |     |     |   |
| Cannabis Retail / dispensary (1,000 sf)                      |                                       |     |     | P   | P   |    |     |     |     |   |
| Cannabis Testing                                             |                                       |     |     |     |     |    |     | P   | P   |   |
| Cannabis Transporter                                         |                                       |     |     |     |     |    | P   | P   | P   |   |
| Cannabis Wholesale                                           |                                       |     |     |     |     |    | P   | P   | P   |   |
| <b>Lower Potency Hemp</b>                                    |                                       |     |     |     |     |    |     |     |     |   |
| Lower potency hemp (edible): Retail / dispensary (<1,000 sf) |                                       |     | P   | P   | P   |    |     |     |     |   |
| Lower potency hemp (edible): Retail / dispensary (1,000 sf)  |                                       |     |     | P   | P   |    |     |     |     |   |
| Lower Potency Hemp (edible): Manufacturer                    |                                       |     |     |     |     |    | C   | C   | P   |   |
| <b>Other Licensed Uses</b>                                   |                                       |     |     |     |     |    |     |     |     |   |
| Body art establishment                                       | Section 10-15-32                      |     | P   | P   | P   |    |     | C   |     |   |
| Massage Therapy, Licensed                                    | See definition in Section 10-2-2      | P   | P   | P   | P   |    |     |     |     |   |
| Pawnshop, licensed                                           | See definition in Section 10-2-3      |     |     | P   |     |    |     |     |     |   |
| <b>B. COMMERCIAL</b>                                         |                                       |     |     |     |     |    |     |     |     |   |
| <b>Adult</b>                                                 |                                       |     |     |     |     |    |     |     |     |   |
| Adult uses                                                   | Chapter 15, Article F                 |     |     | C   |     |    |     | C   |     |   |
| <b>Automobiles and other Vehicles</b>                        |                                       |     |     |     |     |    |     |     |     |   |
| Auto parts and accessories store, no on site shop or repairs |                                       |     | P   | P   | P   |    |     |     |     |   |
| Auto repair: Major                                           |                                       |     |     | A   |     |    |     | P   |     |   |
| Auto repair: Minor                                           |                                       |     |     | P   | C   |    |     | P   |     |   |
| Automobile and off highway vehicle sales                     |                                       |     |     | C   |     |    |     |     |     |   |
| Automobile body shop                                         |                                       |     |     | A   |     |    |     | P   |     |   |
| Automobile rental business                                   |                                       |     | C   |     |     |    |     |     |     |   |
| Automobile service - as accessory to retail sales            | Section 10-15-24                      |     |     |     | C   |    |     |     |     |   |
| Automobile service center                                    |                                       |     |     | C   |     |    |     |     |     |   |
| Automobile service station                                   | Section 10-15-23                      |     | C   | C   | C   |    |     | P   |     |   |
| Bicycle sales and repair                                     |                                       |     | P   | P   | P   |    |     |     |     |   |
| Boat and marine sales and services (enclosed building)       |                                       |     |     | P   | P   |    |     |     |     |   |
| Car wash                                                     |                                       |     | P   | A   | A   |    |     |     |     |   |
| Convenience store with gas sales                             | Section 10-15-23                      | C   | C   | C   | C   |    |     |     |     |   |
| Marina                                                       |                                       |     |     | C   |     |    |     | C   |     |   |
| <b>Communications</b>                                        |                                       |     |     |     |     |    |     |     |     |   |
| Billboard                                                    | Section 10-15E-6                      |     |     | P   | P   |    |     | P   | P   |   |
| Newspaper and publishing office                              |                                       |     |     | P   | P   |    |     |     |     |   |
| Radio and television studios                                 |                                       | C   |     |     |     |    |     |     |     |   |
| <b>Entertainment</b>                                         |                                       |     |     |     |     |    |     |     |     |   |
| Gallery                                                      |                                       | C   | P   | P   | P   |    |     |     |     |   |
| Game arcade                                                  |                                       |     | C   | P   | P   |    |     |     |     |   |
| Playhouses                                                   |                                       | C   | P   | P   | P   |    |     |     |     | P |

| District Uses                                                                       | Reference for Standards in this Title                            | B-1 | B-2 | B-3 | B-4 | OP | IOP | I-1 | I-2 | P |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|-----|-----|-----|-----|----|-----|-----|-----|---|
| Nightclub (providing structure is more than 100 feet from R zoned property)         |                                                                  |     |     | C   |     |    |     |     |     |   |
| Theater (movie)                                                                     |                                                                  |     | C   | C   | C   |    |     |     |     |   |
| <b>Food and Restaurants</b>                                                         |                                                                  |     |     |     |     |    |     |     |     |   |
| Coffee or bagel shop                                                                |                                                                  | P   | P   | P   | P   |    |     |     |     | A |
| Bakeries - retail                                                                   |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Dessert shop                                                                        |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Restaurant                                                                          |                                                                  | P   | P   | P   | P   | P  |     |     |     |   |
| Restaurant: Fast food                                                               | Section 10-15-25                                                 |     | C   | C   | C   | C  |     |     |     |   |
| <b>Lodging</b>                                                                      |                                                                  |     |     |     |     |    |     |     |     |   |
| Motel/hotel                                                                         |                                                                  |     |     | P   | C   |    |     |     |     |   |
| <b>Medical</b>                                                                      |                                                                  |     |     |     |     |    |     |     |     |   |
| Medical and dental clinics                                                          |                                                                  | P   | P   | P   | P   |    |     |     |     |   |
| Medical complexes and facilities                                                    |                                                                  | C   |     |     | C   | C  | P   |     |     |   |
| Hospital                                                                            |                                                                  |     |     |     |     |    |     |     |     | P |
| <b>Offices</b>                                                                      |                                                                  |     |     |     |     |    |     |     |     |   |
| Bank                                                                                | Section 10-15-25                                                 | P   | P   | P   | P   |    |     |     |     |   |
| Office building                                                                     |                                                                  | P   | P   |     |     | P  | P   |     | P   |   |
| Professional offices, not within office building                                    |                                                                  | P   | P   | P   | P   | P  | P   | A   | A   | A |
| <b>Personal Services</b>                                                            |                                                                  |     |     |     |     |    |     |     |     |   |
| Art studio (nonretail)                                                              |                                                                  | P   |     |     |     |    |     |     |     |   |
| Barber/beauty shop                                                                  |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Copy center                                                                         |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Crematorium                                                                         |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Daycare facility                                                                    |                                                                  | C   | C   | C   | C   |    |     |     |     | C |
| Dry cleaning; laundry pick up stations                                              |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Laundromat                                                                          |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Mortuary                                                                            |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Music studio: Nonretail                                                             |                                                                  | P   | P   | P   | P   |    |     |     |     |   |
| Music studio: With incidental sales                                                 |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Locksmith                                                                           |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Photo processing with film sales                                                    |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Photography studio (nonretail)                                                      |                                                                  | P   | P   | P   | P   |    |     |     |     |   |
| Photography supply and processing                                                   |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Picture framing                                                                     |                                                                  | P   | P   | P   | P   |    |     |     |     |   |
| Post office                                                                         |                                                                  |     |     | P   | P   |    |     |     |     |   |
| Shoe repair                                                                         |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Small appliance repair                                                              |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Studios: dance, exercise, marshal arts, etc. <2,000 square feet in floor area       |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| Studios: dance, exercise, marshal arts, etc. > or = 2,000 square feet in floor area |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Tanning salon                                                                       |                                                                  | C   | P   | P   | P   |    |     |     |     |   |
| <b>Pets and Animals</b>                                                             |                                                                  |     |     |     |     |    |     |     |     |   |
| Dog training facility                                                               |                                                                  |     |     | C   |     |    |     |     |     |   |
| Commercial kennels, daycare                                                         | see definition of "kennel, commercial daycare" in Section 10-2-2 |     |     | C   |     |    |     |     |     |   |
| Pet shop (no boarding)                                                              |                                                                  |     | C   | P   | P   |    |     |     |     |   |
| Veterinary clinic: Small animals                                                    |                                                                  | C   | C   | C   | C   |    |     |     |     |   |
| Veterinary clinic: Large animals                                                    |                                                                  |     |     |     |     |    |     | C   |     |   |
| <b>Retail and Sales</b>                                                             |                                                                  |     |     |     |     |    |     |     |     |   |
| Commercial greenhouse                                                               |                                                                  |     |     | P   |     |    |     |     |     |   |
| Garden supply store                                                                 |                                                                  |     |     | P   | P   |    |     |     |     |   |
| Garden supply store: Outdoor sales and display area                                 |                                                                  |     |     | A   | A   |    |     |     |     |   |
| Grocery store                                                                       |                                                                  |     | P   | P   | P   |    |     |     |     |   |
| Home improvement center                                                             |                                                                  |     |     | C   | P   |    |     |     |     |   |
| Home improvement center: outdoor sales and display                                  |                                                                  |     |     |     | A   |    |     |     |     |   |
| Interior decorating store                                                           |                                                                  | P   | P   | P   | P   |    |     |     |     |   |
| Open sales lot (excludes automobile and off highway vehicle sales lots)             |                                                                  |     | C   | C   |     |    |     | C   | P   |   |

[illegible]

| District Uses                                                                                                                                      | Reference for Standards in this Title | B-1 | B-2 | B-3 | B-4 | OP | IOP | I-1 | I-2                             | P |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----|-----|-----|-----|----|-----|-----|---------------------------------|---|
| <b>D. PUBLIC, INSTITUTIONAL AND CIVIC</b>                                                                                                          |                                       |     |     |     |     |    |     |     |                                 |   |
| <b>Community and Cultural Facilities</b>                                                                                                           |                                       |     |     |     |     |    |     |     |                                 |   |
| Airport                                                                                                                                            |                                       |     |     |     |     |    |     | C   |                                 |   |
| Cemetery, including mausoleum and columbarium                                                                                                      |                                       |     |     |     |     |    |     |     |                                 | P |
| Clubhouse and other golf course structures                                                                                                         |                                       |     |     |     |     |    |     |     |                                 | A |
| Community gardens                                                                                                                                  | Section 10-15-33                      | P   | P   | P   | P   | P  | P   | P   | P                               | P |
| Convention center                                                                                                                                  |                                       |     |     | C   |     |    |     |     |                                 |   |
| Convents, seminaries, monasteries, and nunneries; rectories, parsonages and parish houses; religious retreats when accessory to a place of worship |                                       |     |     |     |     |    |     |     |                                 | A |
| Golf course                                                                                                                                        |                                       |     |     |     |     |    |     |     |                                 | P |
| Restaurant: Within a clubhouse on a golf course                                                                                                    |                                       |     |     |     |     |    |     |     |                                 | A |
| Municipal community center and recreation facilities                                                                                               |                                       |     |     |     |     |    |     |     |                                 | P |
| Municipal government administration buildings, fire stations, and police stations                                                                  |                                       |     |     |     |     |    |     |     |                                 | P |
| Museum                                                                                                                                             |                                       | C   |     |     |     |    |     |     |                                 | P |
| Personal gardens                                                                                                                                   | Section 10-15-33                      | P   | P   | P   | P   | P  | P   | P   | P                               | P |
| Places of worship                                                                                                                                  |                                       |     |     | C   |     |    |     |     |                                 | P |
| Private lodges and clubs                                                                                                                           |                                       |     | C   | C   |     |    |     |     |                                 | P |
| Public libraries and art galleries                                                                                                                 |                                       |     |     |     |     |    |     |     |                                 | P |
| Public parks and playgrounds                                                                                                                       |                                       |     |     |     |     |    |     |     |                                 | P |
| Recreation centers                                                                                                                                 |                                       |     |     | C   |     |    |     |     |                                 | P |
| Shelter for battered women when accessory to at least 1 of the following: place of worship, academy, higher education facility, or hospital        |                                       |     |     |     |     |    |     |     |                                 | C |
| <b>Educational Facilities</b>                                                                                                                      |                                       |     |     |     |     |    |     |     |                                 |   |
| Business and trade school                                                                                                                          |                                       |     |     | C   |     |    |     | C   |                                 | C |
| Higher education facilities                                                                                                                        |                                       |     |     |     |     |    |     |     |                                 | P |
| Public and private schools pre-K to 12th grade                                                                                                     |                                       |     |     |     |     |    |     |     |                                 | P |
| <b>Essential Services and Utilities</b>                                                                                                            |                                       |     |     |     |     |    |     |     |                                 |   |
| Essential services                                                                                                                                 |                                       | P   | P   | P   | P   | P  | P   | P   | P                               | P |
| Essential services buildings                                                                                                                       |                                       | C   | C   | C   | C   | C  | C   | C   | P                               | C |
| New wireless support structures for small wireless facilities                                                                                      | Section 10-15G-8                      | P   | P   | P   | P   | P  | P   | P   | P                               | P |
| Outdoor storage associated with municipal government use only                                                                                      |                                       |     |     |     |     |    |     |     |                                 | P |
| Tower, telecommunications and commercial television and radio transmitters                                                                         | Chapter 15, Article G                 | C   | C   | C   | C   | C  | C   | C   | C                               | C |
| Wind power converter                                                                                                                               |                                       |     |     |     |     |    |     | C   | P <sup>3</sup> , C <sup>4</sup> | C |
| <b>E. ACCESSORY</b>                                                                                                                                |                                       |     |     |     |     |    |     |     |                                 |   |
| Antennas: Commercial                                                                                                                               | Chapter 15, Article G                 | A   | A   | A   | A   | A  | A   | A   | A                               | A |
| Antennas: Noncommercial                                                                                                                            | Subsection 10-15G-2B                  | A   | A   | A   | A   | A  | A   | A   | A                               | A |
| Construction office/trailer, temporary                                                                                                             |                                       | P   | P   | P   | P   | P  | P   | P   | P                               | P |
| Fences                                                                                                                                             | Section 10-15-12                      | A   | A   | A   | A   | A  | A   | A   | A                               | A |
| Off-street parking                                                                                                                                 |                                       | A   | A   | A   | A   | A  | A   | A   | A                               | A |
| Signs                                                                                                                                              | Chapter 15, Article E                 | A   | A   | A   | A   | A  | A   | A   | A                               | A |
| <b>F. RESIDENTIAL</b>                                                                                                                              |                                       |     |     |     |     |    |     |     |                                 |   |
| Nursing home                                                                                                                                       |                                       |     |     |     |     |    |     |     |                                 | C |
| Single-family dwelling                                                                                                                             | Section 10-10A-4                      | A   |     |     |     |    |     |     |                                 |   |

1. Must comply with performance standards found in subsection 10-15-10B of this title

2. Must comply with performance standards found in subsection 10-15-10B of this title when abutting Highway 52/55

3. Maximum height of 45 feet

4. Maximum height of 60 feet