



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, APRIL 21, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
 - A. Ordinance 2025-XX Approve a Zoning Text Amendment to Match Land Uses in Shoreland with the DNR Model Ordinance
4. Requests to be Heard
5. Items for Discussion
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

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PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, MARCH 3, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

Chair Chuck Ackman called the regular meeting to order at 6:00 p.m. In attendance at the meeting were commissioners, Samantha Green, Barton Jackson, Ed Migilio, Michael Salt, Steve White; and Tina Wilson as well as Harry Davis, Planning Manager, Leslie McGillivray-Rivas, Planner I, and Kari Casper, Administrative Assistant II.

2. Approval of the Minutes

Samantha Green made a motion, seconded by Barton Jackson, to approve the meeting minutes of 2/18/2025 as presented. The motion carried unanimously.

3. Public Hearings

A. Resolution 2025-XXX Approve a Conditional Use Permit for Two Multi-Family Structures at 1st Ave NW and 1st St NW

Mr. Davis gave a presentation about the project, stating that DRC favored the project and felt that it met all the conditions for approval for the CUP. Chair Ackman opened it up for questions from the board. After a few short questions, Chair Ackman opened the public hearing at 6:08. The builder and architect were present; however, they had nothing to add. Chair Ackman then closed the public hearing as no one came forward at 6:09 p.m. Chair Ackman asked if there was any further discussion, and, having none, Ms. Green then made a motion to recommend approval of Resolution 2025-xxx Approve Conditional Use Permit for two Multi-Family Structures as 1st Ave NW and 1st St NW, seconded by Michael Salt. The motion carried on a 7/0 vote.

B. Resolution 2025-XXX Approve a Conditional Use Permit for a Ground Mounted Solar Array at 927 Saint Paul Ave

Ms. McGillivray-Rivas presented this application on behalf of Mr. Farley, who requested a ground-mounted solar array at 927 Saint Paul Road. She added that all of the conditions had been met for recommending approval of this CUP. After the presentation, Chair Ackman brought it back to the board for discussion. Chair Ackman asked if the staff were aware of any potential developments east of this location. Mr. Davis was not aware of any at this time but pulled up the 2040 Comp Plan and said it has the potential for subdivisions. Mr. White asked what the elevation of the panels was in relation to the ground. Ms. Gillivray-Revas stated that it was 10ft. Mr. White then added that Xcel had been conducting some studies into the elevation and found that it was more beneficial to raise them to allow natural plantings and such to grow under the panels. Mr. Jackson then added that the distance from the structure was 120ft. and that it should be more like 200ft. The board then decided that these items should be addressed in the code at a later date. Chair Ackman then opened the public meeting at 6:18, and no one was present. Chair Ackman then closed the meeting at 6:18 and asked if there was any further discussion. Mr. Salt then spoke, stating that he was in favor of this project and hopes that more people would take an interest. A motion was made by Barton Jackson, seconded by Tina Wilson, to recommend

approval of Resolution 2025-xxx Approve a Conditional Use Permit for a Ground Mounted Solar Array at 927 Saint Paul Avenue. The motion passed on a 7/0 vote.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

None.

7. Board & Commissions Updates & Reports

Chair Ackman asked if we were going to remove this action item from the agenda and from the last time they got together.

8. Adjournment

A motion was made by Tina Wilson, seconded by Samantha Green, to adjourn the meeting at 6:25 p.m. The motion passed on a 7/0 vote.

By: _____
Kari Casper, Recording Secretary



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planner
MEETING DATE: April 21, 2025
SUBJECT: Approve a Zoning Text Amendment to Match Land Uses in Shoreland with the DNR Model Ordinance

Request:	City initiated a zoning text amendment to amend the land use tables to align allowed land uses in shoreland with the DNR's model shoreland ordinance.
Recommendation:	The City Planner recommends aligning land uses within shoreland areas to the model shoreland ordinance.
Recommended Motion:	Motion to forward and recommend approval of the requested amendments aligning land uses in shoreland areas with the DNR's model shoreland ordinance, with criteria and findings as stated in the draft ordinance.

Background and Details:

Over the past few years, City Staff noticed occasional inconsistencies between land uses allowed in shoreland under the residential, commercial, and industrial land use tables compared to the land use table found in special districts that includes land uses in shoreland. The inconsistencies include situations such as the underlying zoning allowing single family homes by-right but the special district table allowing farm-related single family home by-right but not a single family home without a farm. After reviewing the current DNR model ordinance, single family homes, regardless of an accessory farm, are permitted by-right.

We've experienced similar issues in other projects and found similar situations for other land uses in the residential, commercial, and industrial districts. The DNR's model ordinance appears to be more lenient than our current ordinance.

Request:

The request by City Staff is to amend the UDO to remove all shoreland designations for land uses in the residential, commercial, industrial, and special districts land use tables. Staff also proposes adding the DNR's model ordinance land use tables to the same section as the special district land use tables. One table will guide land uses along different DNR classified rivers and the other table will guide land uses along DNR classified bodies of water.

Under the existing system, the conflicts between the normal and special district tables left staff in many an awkward position. For example, the underlying zoning may say one thing about the proposed or existing land use, but the shoreland column in that same table says something different, and then the special districts table for shoreland uses says something else entirely. The new setup will set one location for the underlying zoning district land uses and one location to review land uses within shoreland.

Additionally, as mentioned above, the current ordinance appears to be more restrictive in many cases for different land uses compared to the DNR's model ordinance. Staff sees an opportunity to remove restrictions and simplify the review, which impacts development timelines and customer satisfaction.

Discussion:**2024 Comprehensive Plan**

The proposed changes meet the Core and Additional Guiding Principles:

- Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to success.
- Balance individual property rights with community interests and goals.
- Strengthen cooperation with neighboring and overlapping units of government.

Additionally, the amendment supports many policies in the plan related to built and natural assets. Some of the implementation goals met by the request are:

- Faribault's investments in its built assets retain and attract quality businesses, industries, institutions, and housing, ensuring that Faribault is an outstanding place to live, work, and play.
- Faribault has a diverse and resilient economy that supports employment and business opportunities for people of all backgrounds and skills.
- Faribault maximizes opportunities for residents to live a healthy life in which they are safe, well nourished, and have access to a range of housing, healthcare, and employment.
- Faribault offers residents a high quality of life rooted in strong and positive social connections and community pride.

- Faribault appreciates the intrinsic and added values of its natural assets and weaves those assets throughout the fabric of the community.

A full list of goals, objectives, and policies met by the proposed request is found in the draft ordinance.

Criteria for Adopting a Zoning Text Amendment

In general, the proposed amendment meets the code criteria for amending the zoning text. The request and recommended approach meet many goals and policies of the comprehensive plan. Shifting to a streamlined and compliant system will open up opportunities for development while staying compliant with the DNR. A full narrative of how the request meets the criteria is found in the draft ordinance.

Public Comment. The City Planner received no public comment before publishing this report. The newspaper published a notice of the proposed changes on April 10, 2025.

MN DNR. The City Planner notified MN DNR of the proposed changes and the DNR responded on April 9, 2025 with a conditional approval of the changes. The DNR suggested no amendments to the proposed ordinance.

Recommendation:

The City Planner and DRC recommend Planning Commission forward and recommend approval to City Council the zoning text amendments changing land uses in Shoreland areas, with criteria and findings as stated in the draft ordinance.

CITY OF FARIBAULT

ORDINANCE No. 2025-XX

APPROVE A ZONING TEXT AMENDMENT TO MATCH LAND USES IN SHORELAND WITH THE DNR MODEL ORDINANCE

WHEREAS, the City of Faribault (the "Applicant") requests a zoning text amendment to align existing land use tables in the Unified Development Ordinance for land uses in shoreland with the DNR's model shoreland ordinance; and

WHEREAS, the Planning Commission, on April 21, 2025, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in Section 2-180 of the City's Unified Development Ordinance as follows:

1. **Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.**

Finding: The Comprehensive Plan's Core and Additional Guiding Principles support the general direction of the proposed zoning amendment:

- Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.

The proposed zoning amendment will remove unnecessary barriers to development in shoreland areas for most properties found along rivers and bodies of water.

- Balance individual property rights with community interests and goals.

The proposed zoning amendment will allow for most business and property owners to expand their homes and businesses within shoreland areas without additional approvals. The Shoreland ordinance will still apply and the overall goals to protect and preserve Faribault's natural assets are still applicable.

- Strengthen cooperation with neighboring and overlapping units of government.

The proposed zoning amendment will remove staff and property owner conflicts with DNR regarding interpretation and higher restrictions than what the DNR uses in their model ordinance.

In addition to the Core and Additional Guiding Principles, there are several goals, objectives, and policies met by the zoning text amendment:

Goal: Faribault's investments in its built assets retain and attract quality businesses, industries, institutions, and housing, ensuring that Faribault is an outstanding place to live, work, and play.

Objective: Guide land to provide an appropriate mix of compatible land uses that meets the City's current and anticipated needs.

Policy: Guide and regulate land to respond to social and market demands, respect significant natural and cultural assets, and support the efficient use of infrastructure.

Policy: Seek first to strengthen existing development and guide new development in areas currently served by existing infrastructure, but where appropriate, allow logical and strategic staged growth in undeveloped areas if it is in the City's best interest.

Policy: Encourage the development of complete neighborhoods where all people have reasonable, safe, and convenient access to healthy food, goods, parks, social offerings, and services.

Policy: Identify and implement opportunities to maximize synergies and minimize conflicts between land uses.

Policy: Coordinate with neighboring and overlapping jurisdictions on land use issues and opportunities in the region.

Goal: Faribault has a diverse and resilient economy that supports employment and business opportunities for people of all backgrounds and skills.

Objective: Cultivate an economy and labor force that has the skills, resources, and support structures to thrive in a rapidly changing economy.

Policy: Work with a variety of partners to ensure Faribault residents have access to people, places, organizations, and businesses that are welcoming and supportive of their attempts to enrich themselves and their families.

Objective: Nurture a business environment supportive of all industry sectors while balancing economic growth with living wage jobs, equitable employment practices, and minimal impacts on the environment.

Policy: Support the development, growth, and retention of small businesses.

Policy: Encourage innovation, creativity, flexibility, and openness to new ideas and positive change in all sectors of the community.

Objective: Ensure opportunities are available for Faribault to grow and change in a manner that benefits current as well as future generations.

Policy: Identify areas appropriate for new development or redevelopment that are consistent with market demand, have limited environmental impact, and support the efficient use or extension of existing infrastructure.

Goal: Faribault maximizes opportunities for residents to live a healthy life in which they are safe, well nourished, and have access to a range of housing, healthcare, and employment.

Objective: Protect, restore, and manage Faribault's natural assets as a means to safeguard the health of all people in Faribault.

Goal: Faribault offers residents a high quality of life rooted in strong and positive social connections and community pride.

Objective: Enhance community pride in the natural and built assets that contribute to Faribault's sense of place.

Policy: Protect, enhance, and celebrate Faribault's connections to its natural assets.

Goal: Faribault appreciates the intrinsic and added values of its natural assets and weaves those assets throughout the fabric of the community.

Objective: Protect, restore, and manage the natural assets in the community.

Policy: Ensure that the City makes informed decisions about natural assets in the community based on relevant inventories, analyses, and best management practices.

Policy: Promote synergies between the community's built assets and natural assets.

Objective: Cooperate with neighboring and overlapping governments and others in the public and private sectors in efforts to protect, restore, and manage the natural assets affecting Faribault.

Policy: Ensure that Faribault's interests are represented in regional, state, and national decisions that affect Faribault's natural assets.

Policy: Stay abreast of anticipated physical and political trends and changes affecting the communities natural assets, and proactively plan to ensure that the assets continue to function in an ecologically sound manner.

2. **Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

Finding: The proposed zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit many different property owners and agencies. This amendment does not impose undue burdens or limits on property owners as it greatly expands uses in shoreland areas while matching current DNR policies on land uses.

3. **Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: Although the proposed text amendment does not change the zoning classification of property in the city, there are existing properties in Shoreland that are encumbered or limited by the current land use policies. The DNR has great visibility to communities across the state regarding land uses and shoreland areas, so matching Faribault's land uses to statewide policies is advantageous since the research is already done and the expansion of land uses proposed is not incompatible with the existing zoning districts.

4. **Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city. Therefore, this required finding does not apply to the proposed text amendment.

5. **Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the**

amendment is to change the zoning classification of a particular property.

Finding: The proposed text amendment does not change the zoning classification of property in the city. Therefore, this required finding does not apply to the proposed text amendment. This ordinance has a foundation based on the DNR's model ordinance.

WHEREAS, Todd Kolander, Southern District Manager for the Minnesota DNR, issued a conditional letter of approval for the draft ordinance on April 9, 2025, stating the proposed changes are substantially compliant with statewide rules MR 6120.2500 – 6120.3900; and

WHEREAS, the City Council held a public meeting on May 13, 2025, to consider approval of the first reading of Ordinance 2025-XX; and

WHEREAS, the City Council also held a public meeting on May 27, 2025, to consider approval of the second reading of Ordinance 2025-XX; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – Principal Uses for the Residential Districts. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~strikethrough~~ text) to the Unified Development Ordinance under Chapter 10, "Section 10-30. Principal uses for the residential districts.", as proposed in Exhibit A.

Section 3: Text Amendment – Principal Uses for the Commercial Districts. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~strikethrough~~ text) to the Unified Development Ordinance under Chapter 11,

"Section 11-30. Principal uses for the commercial districts.", as proposed in Exhibit B.

Section 4: Text Amendment – Principal Uses for the Industrial Districts. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~striketrough~~ text) to the Unified Development Ordinance under Chapter 12, "Section 12-30. Principal uses for the industrial districts.", as proposed in Exhibit C.

Section 5: Text Amendment – Principal Uses for the Special Districts. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~striketrough~~ text) to the Unified Development Ordinance under Chapter 13, "Section 13-520. Principal uses for the special districts.", as proposed in Exhibit D.

Section 6: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing:	April 21, 2025
First Reading:	May 13, 2025
Second Reading:	May 27, 2025
Publication:	June 3, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

**Amended Section 10-30. Principal uses for the residential districts., under
Chapter 10, Article 1 of the Unified Development Ordinance**

Sec. 10-30. Principal uses for the residential districts.

- (A) *In general.* All permitted and conditional uses allowed in the residential districts are listed in Table 10-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use, excluding single or two-family residential uses, shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.

Table 10-1. Principal uses in the residential districts.

Use	District							Development Standards
	R-1	R-1A	R-2	R-3	R-4	RM	SH	
Residential uses								
Dwellings								
Single-family dwelling, detached	P	P	P	P	C	-	P	x
Duplex, Single-family dwelling, attached, two units	-	P	P	P	P	-	P	
Single-family dwelling, attached, two to four units	-	-	P	P	P	-	P	
Single-family dwelling, attached, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, three or four units	-	-	P	P	P	-	P	
Multi-family dwelling, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, more than eight units	-	-	-	-	P	-	P*	
Manufactured home parks, subdivision	-	-	-	-	-	P	-	
Recreational vehicle park	-	-	-	-	-	P	-	
Relocation of a dwelling previously occupied in another location	C	C	C	C	C	-	€	x
Relocation of a new dwelling	P	P	P	P	P	-	P	x
Congregate living								
Residential care facility, serving six or fewer persons	P	P	P	P	P	-	P	x
Residential care facility, serving seven to sixteen persons	-	C	C	C	P	-	€	x
Residential care facility, serving seventeen or more persons	-	-	-	-	C	-	€	x
Correctional residential care facility, serving up to sixteen persons	-	-	-	C	C	-	€	x
Correctional residential care facility, serving seventeen or more persons	-	-	-	-	C	-	€	x
Dormitories, student housing	-	-	-	-	P	-	-	
Nursing home, senior housing	-	-	-	-	P	-	P*	
Institutional and public uses								
Adaptive reuse of institutional or public buildings	C	C	C	C	C		€	x
Educational facilities								
Early childhood learning center	C	C	C	C	P	-	€	x
Preschool	C	C	C	C	P	-	€	x
School, grades K-12	C	C	C	C	P	-	€	x
Parking facilities, ramps;	C	C	C	C	C	C	-	x
Social, cultural, charitable, and recreational facilities								
Cemetery	C	C	C	C	C	-	-	
Community center	C	C	C	C	C	-	-	
Hospital	-	-	-	C	C	-	-	x
Outdoor recreation area	C	C	C	C	C	-	P	x
Public library	-	-	C	C	P	-	-	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institutions								
Convent or monastery	C	C	C	C	P	-	-	x
Church, place of assembly	C	C	C	C	P	-	€	x
Commercial uses								
Bed and breakfast facility	-	-	-	C	P	-	-	x
Child care center	-	-	-	C	C	-	-	x
Home day care facility, serving fourteen or fewer persons	P	-	P	P	P	P	P	x
Home day care facility, serving fifteen to twenty persons	-	P	C	C	P	-	€	x
Offices	-	-	C	C	C	-	-	x
Public service and utilities								
Electric or gas substation	C	C	C	C	C	C	-	
Essential services	P	P	P	P	P	P	P	
Governmental buildings and structures	C	C	C	C	C	C	€	x
Public utility buildings and structures	C	C	C	C	C	C	€	

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2002-09, § 1, 5-28-02; Ord. No. 2002-13, § 1, 6-25-02; Ord. No. 2002-19, § 1, 8-27-02; Ord. No. 2003-11, § 2, 10-14-03; Ord. No. 2006-21, § 4, 9-26-06; Ord. No. 2010-06, § 2, 5-25-10; Ord. No. 2013-008, § 2, 11-13-13)

EXHIBIT B

**Amended Section 11-30. Principal uses for the commercial districts., under
Chapter 11, Article 1 of the Unified Development Ordinance**

Sec. 11-30. Principal uses for the commercial districts.

- (A) *In general.* All permitted and conditional uses allowed in the commercial districts are listed in Table 11-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 11-1 employs generalized use categories for some types of commercial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 11-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *General retail sales and services.* General retail sales and services uses include the retail sale of new products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include the following uses:
- (a) Automobile parts and accessories.
 - (b) Bakery/catering service.
 - (c) Barber shop/beauty salon.
 - (d) Bicycle sales and repair.
 - (e) Clothing and accessories.
 - (f) Department and discount stores.
 - (g) Drug store.
 - (h) Dry-cleaning establishment and laundromats.
 - (i) Electronics sales and repair.
 - (j) Film developing/photographic supplies.
 - (k) Florist.
 - (l) Hardware store.
 - (m) Household furnishings and appliances.
 - (n) Locksmith.
 - (o) Musical instruments.
 - (p) Office and school supplies.
 - (q) Picture framing.
 - (r) Shoe repair/tailor.
 - (s) Sporting goods/bait and tackle.
- (2) *Craftsman studios, limited production and processing.* Craftsman studios, limited production and processing uses include activities that are consistent and compatible with retail sales and services if such services are conducted wholly within an enclosed building if operated in a manner that prevents external effects of the activity such as (but not limited to) smoke, soot, dirt, vibration, and odor from being detectable at the property line. These uses produce minimal off-site impacts due to their limited nature and scale. Craftsman studios, limited production and processing is allowed as a principal use provided the use shall not exceed a maximum floor area of two thousand five hundred (2,500) square feet, and the main entrance shall open to a retail or office area. Such uses may include wholesale and off-premises sales, subject to other restrictions established in this ordinance. Limited production, processing and storage uses greater than two thousand five hundred (2,500) square feet in area, may be allowed subject to a conditional use permit in accordance with Sections 2-260 through 2-340 of the UDO, with requirements for noise, vibration, dust and odor controls. Craftsman studios, limited production and processing includes the following uses or similar uses:
- (a) Apparel and other finished products made from fabrics.
 - (b) Computers and accessories, including circuit boards and software.
 - (c) Electronic components and accessories.
 - (d) Film, video and audio recording.
 - (e) Food and beverage products, except no live slaughter or grain milling, cereal, vegetable oil, or vinegar.
 - (f) Jewelry, ornamental ceramics and pottery.
 - (g) Leather crafting and upholstery.
 - (h) Precision medical and optical goods.
 - (i) Signs and advertising devices.
 - (j) Visual arts and artist's studio.
 - (k) Watches and clocks.
 - (l) Wood crafting and carving.
 - (m) Wood furniture, woodworking, cabinetry, millwork, and upholstery, not including sawmills.
 - (n) Cannabis cultivation.
 - (o) Cannabis manufacturer.
 - (p) Lower-potency hemp-edible manufacturer.

Table 11-1. Principal uses in the commercial districts.

Use	District					Development Standards
	C-1	C-2	C-3	CBD	SH	
Commercial uses						
Auction establishments		C	C		-	X
Contractor office and showroom	-	P	P	P		X
Retail sales and services						
General retail sales and services	P	P	P	P	€	
Ambulance facility	-	C	-	-	€	X
Antiques and collectibles	-	P	P	P	€	
Bank or financial institution	-	P	P	P	€	
Boat and marine sales	-	P	P	-	€	
Bookstore	P	P	P	P	€	
Building material sales	-	P	P	-	€	
Cannabis retail and cannabis delivery service	-	P	P	P	€	X
Child care center	C	P	P	P	€	X
Digital billboards	-	C	C	-	€	see 9-160(I)
Firearms dealer	-	P	P	P	€	X
Funeral home	-	P	P	P	€	X
Greenhouse, lawn and garden supplies	-	P	P	P	€	
Grocery or convenience store	C	P	P	P	€	
Pawn shop	-	P	P	P	€	
Performing, visual, or martial arts school	-	P	P	P	€	
Pet store	-	P	P	P	€	X
Photocopying	P	P	P	P	€	
Recreational vehicle sales and service	-	P	P	-	€	
Rental of household goods and equipment	-	P	P	P	€	
Shopping center	C	P	P	P	€	
Small engine repair	-	P	P	P	-	
Tattoo parlor	-	P	P	P	€	
Veterinary clinic	-	P	P	P	€	X
Video store	P	P	P	P	€	
Offices	C	P	P	P	€	X
Automobile services						
Automobile convenience facility	C	P	P	P	€	X
Automobile rental	-	P	P	P	-	X
Automobile repair, minor	-	P	P	C	€	X
Automobile repair, major	-	C	C	C	-	X
Automobile sales	-	P	P	-	-	X
Transportation						
Truck and trailer sales and service	-	C	-	-	-	X
Car wash	-	P	P	-	€	X
Food and beverages						
Bar, nightclub, liquor establishment	-	P	P	P	€	X
Brewery	-	C	C	C	€	X
Coffee shop with limited entertainment	P	P	P	P	€	X
Liquor store	-	P	P	P	€	
Microdistillery	-	C	C	C	€	X
Restaurant, drive-through	-	C	C	C	€	X
Restaurant	C	P	P	P	€	X
Restaurant with general entertainment	C	P	P	P	€	X
Commercial recreation, entertainment and lodging						
Bed and breakfast facility	-	-	-	P	€	X
Bowling alley	-	P	P	-	€	
Hotel, motel	-	P	P	P	€	
Indoor recreational facility	-	P	P	C	-	
Outdoor recreation area	-	C	C	C	P	X
Sports and health facility	P	P	P	P	€	
Theater, indoor	-	P	P	C	€	
Limited recycling collection center	-	C	C	-	€	X
Institutional and public uses						
Educational facilities						
College or university	-	P	P	C	€	
Early childhood education center	C	P	P	P	€	X
Schools, K-12	-	C	C	C	€	X
Schools, vocational or business	-	P	P	C	€	
Parking facilities, ramps	C	C	C	C	€	X
Social, cultural, charitable, and recreational facilities						
Stadiums, arenas	-	C	C	-	-	X
Clubs and lodges	C	P	P	P	€	
Community center	C	P	P	C	-	X
Library	C	P	P	P	-	
Museum	C	P	P	P	-	
Park	P	P	P	P	P	
Religious institutions						

Place of assembly	C	C	C	C	€	
Health and medical facilities						
Clinic, medical or dental	P	P	P	P	€	
Laboratory, medical or dental	-	P	P	P	€	
Hospital	-	C	C	-	-	X
Massage parlor	-	P	P	P	€	
Production, processing, and storage						
Farm and construction equipment sales	-	P	P	-	€	X
Craftsman studios	-	P	P	P	€	X
Limited production and processing up to 2,500 sq. ft.	-	P	P	P	€	X
Limited production and processing over 2,500 sq. ft.	-	C	C	C	€	X
–Contractor office and showroom	-	P	P	P	-	X
Furniture moving and storage	-	P	P	-	-	
Industrial machinery and equipment, sales, service, and rental	-	P	P	-	€	
Laundry, commercial	-	P	P	P	-	X
Packaging of finished goods	-	P	P	P	-	
Printing and publishing	-	P	P	P	-	
Self-service storage facility	-	P	P	C	€	
Wholesaling, warehousing, and distribution; Cannabis wholesaler	-	P	P	C	-	X
Residential uses						
Dwellings						
Dwelling unit as part of mixed-use structure	-	-	-	P	€	X
Multiple-family dwelling	C	C	C	C	-	
Dwelling in conjunction with business	C	C	C	C	€	X
Congregate living						
Residential care facility, serving six or fewer persons	C	C	C	C	€	
Residential care facility, serving seven to sixteen persons	C	C	C	C	€	X
Residential care facility, serving seventeen or more persons	-	C	C	-	€	X
Nursing home, senior housing facility	C	C	C	C	€	X
Public service and utilities						
Communication facilities, towers	C	C	C	C	see section 6-230	
Electric or gas substation	C	P	P	P		
Essential services	P	P	P	P		
Electricity generation plant, non-nuclear	-	C	C	-		
Governmental buildings and structures	C	P	P	P		
Governmental buildings and structures (other than those used primarily as offices)	-	C	C	C	€	X
Public utility buildings and structures	C	P	P	P		

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2001-15, § 1, 8-28-01; Ord. No. 2002-13, § 1, 6-25-02; Ord. No. 2002-16, § 1, 8-13-02; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2006-21, § 5, 9-26-06; Ord. No. 2008-15, § 1, 6-24-08; Ord. No. 2008-25, § 3, 2-24-09; Ord. No. 2010-06, § 3, 5-25-10; Ord. No. 2013-005, § 1, 8-13-13; Ord. No. 2013-009, § 9, 11-26-13; Ord. No. 2015-01, § 1, 1-27-15; Ord. No. 2015-09, § 2, 7-28-15; Ord. No. 2015-10, § 2, 9-22-15; Ord. No. 2017-2, § 3, 4-25-17; Ord. No. 2022-2, § 2, 1-25-22; Ord. No. 2023-1, § 4, 2-28-23; Ord. No. 2023-21, § 3, 9-12-23; Ord. No. 2024-10, § 3, 7-9-24)

EXHIBIT C

**Amended Section 12-30. Principal uses for the industrial districts., under
Chapter 12, Article 1 of the Unified Development Ordinance**

Sec. 12-30. Principal uses for the industrial districts.

- (A) *In general.* All permitted and conditional uses allowed in the industrial districts are listed in Table 12-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 12-1 employs generalized use categories for some types of industrial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 12-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *Limited Industrial Uses.* Limited industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses generally do not involve processing of raw materials or production of primary materials. Limited industrial uses include the production, processing, or storage of the following:
- (a) Apparel, textiles, and fabrics.
 - (b) Electronic and electrical equipment, components, and accessories.
 - (c) Foods and food products, not including distilling or live slaughter.
 - (d) Household goods and appliances.
 - (e) Measuring, analyzing, and controlling instruments.
 - (f) Medical and optical goods and technology.
 - (g) Novelty items, musical instruments, sporting and athletic equipment, and other personal goods.
 - (h) Office and commercial equipment, furniture, and fixtures.
 - (i) Pharmaceuticals, health and beauty products.
 - (j) Printing and publishing operations, including distribution.
 - (k) Signs, including electric and neon signs, and other advertising devices.
 - (l) Fabricated metal products such as cans and shipping containers, cutlery, handtools and general hardware.
 - (m) Fabricated plastic and rubber products, except tires and inner tubes.
 - (n) Household, industrial and commercial machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - (o) Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - (p) Paper and paperboard products, except no pulp, paper or paperboard mills.
 - (q) Woodworking, lumber and wood products, not including saw mills.
 - (r) Cannabis cultivation.
 - (s) Cannabis manufacturer.
 - (t) Lower-potency hemp-edible manufacturer.
- (2) *General Industrial Uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials or production of primary materials. General industrial uses include the production or processing of the following:
- (a) Asphalt, paving and roofing materials.
 - (b) Battery manufacture and reprocessing.
 - (c) Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - (d) Gypsum and plaster products.
 - (e) Manufactured housing.
 - (f) Paints, varnishes, lacquers, and enamels.
 - (g) Petroleum and coal products, except no mining or extraction.
 - (h) Plastics and synthetic resins and fibers.
 - (i) Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - (j) Pulp, paper or paperboard mills.
 - (k) Sand and gravel, except no mining or extraction.
 - (l) Sawmills.
 - (m) Tanned hides and leather.
 - (n) Tires and inner tubes.
 - (o) Transportation equipment, including motor vehicle and aircraft parts and equipment.

Table 12-1. Principal uses in the industrial districts.

	District				Development Standards
Use	I-P	I-1	I-2	SH	
Industrial uses					
Generalized use categories					
Limited industrial	P	P	P	€	
General industrial	-	-	P	-	
Specific industrial uses					
Aircraft storage and maintenance	P	P	P	€	
Ammunition and explosives, storage and manufacturing	-	-	C	-	
Boat construction, repair, and storage	P	P	P	€	
Commercial laundry	P	P	P	€	x
Concrete, asphalt, and rock crushing facility	-	-	C	-	x
Contractor showroom	P	P	P	€	x
Contractor yard	P	P	P	€	<u>x</u>
Furniture moving and storage	C	P	P	€	
Grain elevator or storage	-	-	P	-	
Grain milling and distillation	-	-	P		
Greenhouse, wholesale	P	P	P	€	
Industrial machinery and equipment sales, service, and rental	P	P	P	€	
Research, development, and testing laboratory	P	P	P	€	
Recycling facility	C	C	P	-	
Refuse disposal and incineration facility	-	-	C	-	x
Scrap/salvage yard, metal milling facility	-	-	C	-	x
Self service storage	P	P	P	€	
Stockyards, slaughter of animals	-	-	C	-	x
Wholesaling, warehousing and distribution; Cannabis wholesaler	P	P	P	€	
Commercial uses					
Adult entertainment uses	P	P	P	€	x
Animal kennel, veterinary services	P	P	P	€	x
Auction establishments	C	C	C	€	x
Automobile Services					
Automobile convenience facility	P	P	P	€	x
Automobile repair, major	P	P	P	€	x
Automobile repair, minor	P	P	P	€	x
Automobile sales	C	C	-	€	x
Brewery	P	P	P	€	x
Commercial recreation, entertainment and lodging					
Firearm range, indoor	P	P	P	€	x
Hotel, motel	C	C	-	-	
Indoor recreational facility	P	P	P	P	x
Outdoor recreation area	C	C	C	€	x
<u>Contractor showroom</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>x</u>
Digital Billboards	C	C	C	€	see 9-160(I)
Offices	P	P	P	€	
Retail sales and services					
Ambulance Facility	C	C	C	€	x
Building material sales, lumberyard	P	P	P	€	
Cannabis retail and cannabis delivery service	P	P	P	€	x
Child care center (as principal use)	C	C	-	€	
Farm and construction equipment	P	P	P	€	
Restaurants, liquor establishments	C	C	C	€	x
Transportation					
Bus garage or maintenance facility	C	P	P	€	
Heliport	-	C	C	-	x
Package delivery service	P	P	P	€	
Transportation services; Cannabis transporter	P	P	P	€	
Transportation terminal	P	P	P	€	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	€	
Waste hauler	-	C	P	-	x
Institutional and public uses					
Educational facilities					
School, vocational or business	P	P	P	€	
Parking facilities, ramps	C	C	C	€	x
Social, cultural, charitable, & recreational facilities					
Armories, convention halls	P	P	P	€	
Stadiums, arenas	C	C	C	€	x
Clubs and lodges	P	P	P	€	
Religious institutions					
Place of assembly	P	P	-	€	x
Residential uses					
Dwelling in conjunction w/business	C	C	C	€	x
Public service and utilities					

Communication facilities	P	P	P	€	x
Communication towers	C	C	C	€	see § 6-230
Electric or gas substation	P	P	P	€	x
Electricity generation plant, non-nuclear	-	-	C	-	x
Essential services	P	P	P	P	x
Governmental buildings and structures	P	P	P	€	x
Public utility buildings and structures	P	P	P	€	x
Street and equipment maintenance facility	P	P	P	€	
Waste transfer or disposal facility	-	C	C	-	x

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2005-24, § 1, 9-13-05; Ord. No. 2006-21, § 6, 9-26-06; Ord. No. 2008-25, § 4, 2-24-09; Ord. No. 2013-009, § 10, 11-26-13; Ord. No. 2016-9, § 1, 6-28-16; Ord. No. 2023-1, § 5, 2-28-23; Ord. No. 2024-10, §§ 3, 4, 7-9-24)

EXHIBIT D

**Amended Section 13-520. Principal uses for the special districts., under
Chapter 12, Article 5 of the Unified Development Ordinance**

Sec. 13-520. Principal uses for the special districts.

- (A) *In general.* All permitted and conditional uses allowed in the district are listed in Tables [13-2a](#), [13-2b](#), and [13-2c](#).
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish a permitted use, excluding single family residential uses, shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "X" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.

Table 13-2a. Principal uses in the special districts.

Use	O District	TUD District	P/I District	Shoreland District	Development Standards
Residential Uses					
Dwellings					
Single-family dwelling, farm-related	P	C	-	P	
Single-family dwelling, not farm-related	-	C	.*	C	X
Dormitories, multi-unit housing, nursing homes, and hospice facilities	-	-	P	C	X
Agricultural Uses					
Agricultural produce sales	P	C	-	C	X
Cannabis cultivation	P	P	-	P	X
Farms, not including commercial feedlots	P	P	-	P	
Nurseries and tree farms	P	P	-	P	
Wildlife and game refuges	P	P	-	P	
Institutional and Public Uses					
Social, Cultural, Charitable, and Recreational Facilities					
Athletic field, rinks or courts	C	C	P	C	X
Cemetery	C	C	P	C	X
Fairgrounds**	C	C	P	C	X
Golf course	C	C	P	C	X
Public and private park, playground	P	P	P	P	X
Libraries	-	-	P	C	X
Community centers, gymnasiums, field house, arenas	-	-	P	C	X
Hospitals, clinics, medical centers	-	-	P	C	X
Schools, colleges, and universities	-	-	P	C	X
Congregational uses					
Religious institutions, places of worship	C	C	P	C	
Commercial uses					
Airports, helipads, and related uses	C	C	P	C	X
Campgrounds	C	C	C	C	X
Kennels—Boarding or breeding	C	C	-	C	X
Outdoor recreational area	C	C	P	C	X
Resorts and inns	C	C	C	C	
Stables—riding or boarding	C	C	C	C	X
Veterinary services	C	C	-	C	X
Public service and utilities					
Communication facilities	C	C	C	C	
Communication towers	C	C	C	C	see Sec. 6-230
Electric or gas substation	C	C	C	C	
Essential services	P	P	P	P	
Governmental buildings and structures	C	C	P	C	X
Correctional facilities and jails	-	-	C	C	X
Public utility buildings and structures	C	C	P	C	

* Use allowed as a permitted accessory use per Section 15-530.

** County fairgrounds are generally exempt from local zoning per MN Statutes Section 38.16.

(F) [Land uses in shoreland overlay.](#) Land uses for properties within the Shoreland Management District overlay are regulated as follows in Tables [13-2b](#) and [13-2c](#):

Table 13-2b. Principal uses in Shoreland lake classifications.

Use	General Development	Natural Environment
Single residential	P	P
Duplex, triplex, quad residential	P	C
Residential PUD	C	C
Water-dependent (Resorts are also Commercial PUDs)	C	C
Commercial	P	C
Commercial PUD (Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Sec 13-740 are satisfied.)	C	C
Parks & historic sites	C	C

<u>Public, semipublic</u>	<u>P</u>	<u>C</u>
<u>Industrial</u>	<u>C</u>	<u>N</u>
<u>Agricultural: cropland and pasture</u>	<u>P</u>	<u>P</u>
<u>Agricultural feedlots: New</u>	<u>=</u>	<u>N</u>
<u>Agricultural feedlots: Expansion or resumption of existing</u>	<u>C</u>	<u>C</u>
<u>Forest management</u>	<u>P</u>	<u>P</u>
<u>Forest land conversion</u>	<u>C</u>	<u>C</u>
<u>Extractive use</u>	<u>C</u>	<u>C</u>
<u>Mining of metallic minerals and peat</u>	<u>P</u>	<u>P</u>

Table 13-2c. Principal uses in Shoreland river classifications.

<u>Use</u>	<u>Agriculture</u>	<u>Urban</u>	<u>Tributary</u>
<u>Single residential</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Duplex, triplex, quad residential</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential PUD</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Water-dependent (Resorts are also Commercial PUDs)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Commercial</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Commercial PUD (Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Sec 13-740 are satisfied.)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parks & historic sites</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Public, semipublic</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Industrial</u>	<u>=</u>	<u>C</u>	<u>C</u>
<u>Agricultural: cropland and pasture</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agricultural feedlots: New</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Agricultural feedlots: Expansion or resumption of existing</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Forest management</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Forest land conversion</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Extractive use</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Mining of metallic minerals and peat</u>	<u>P</u>	<u>P</u>	<u>P</u>

(Ord. No. 2022-3, § 2, 1-25-22)



City of Faribault
208 NW 1st Avenue
Faribault, Mn 55021

4/9/2025

Harry Davis
City Planning Manager
208 NW 1st Avenue
Faribault, Mn 55021

Re: Conditional Approval of the City of Faribault Shoreland Ordinance Amendment

Dear Harry:

Thank you for sending your proposed shoreland ordinance amendment to the DNR for conditional approval review. I am pleased to inform you that the proposed amendment is substantially compliant with the statewide rules (MR 6120.2500 – 6120.3900) and hereby approved, provided the conditions of approval in this letter are met.

Ordinance Evaluation

We have reviewed the following sections that you propose to amend received on 4/9/2025 for compliance with state shoreland rules. Our conditional approval only applies to the specific sections listed below.

Table 10-1 Principal uses in the residential districts
Table 11-1 Principal uses in the commercial districts
Table 12-1 Principal uses in the industrial districts
Table 13-2a Principal uses in the special districts
Table 13-2b Principal uses in the shoreland lake classifications
Table 13-2c Principal uses in the shoreland river classifications

Next Steps

Following are the steps for completing and receiving final DNR approval for your amendment:

1. The City of Faribault adopts the amendment.
2. Email the completed Ordinance Processing Checklist (attached) and the documents identified on the checklist within 10 days of The City of Faribault adoption to:
 - a. Todd.piepho@state.mn.us
 - b. Ordinance.review.dnr@state.mn.us

Revised 09/26/2024

3. We will review the amendment adopted by the City of Faribault for consistency with the above conditions.
4. If the adopted amendments are consistent with the conditions, I will send you a “final approval” letter. State rules require DNR final approval of shoreland ordinances and amendments for those ordinances to be effective.

A shoreland ordinance is an important land use regulation that helps to protect surface water quality, near shore habitat, and scenic character of Minnesota’s public waters. We appreciate your efforts to protect these resources for all present and future Minnesotans. Todd Piepho is available to assist with ordinance technical guidance and to consult with you on other land and water-related projects.

Sincerely,

Todd Kolander
Southern District Manager
Division of Ecological and Water Resources

Attachments:

Proposed Ordinance with DNR comments
Ordinance Processing Checklist

c: Todd Piepho, DNR Area Hydrologist
Ordinance.review.dnr@state.mn.us

Sec. 10-30. Principal uses for the residential districts.

- (A) *In general.* All permitted and conditional uses allowed in the residential districts are listed in Table 10-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use, excluding single or two-family residential uses, shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.

Table 10-1. Principal uses in the residential districts.

Use	District							Development Standards
	R-1	R-1A	R-2	R-3	R-4	RM	SH	
Residential uses								
Dwellings								
Single-family dwelling, detached	P	P	P	P	C	-	P	x
Duplex, Single-family dwelling, attached, two units	-	P	P	P	P	-	P	
Single-family dwelling, attached, two to four units	-	-	P	P	P	-	P	
Single-family dwelling, attached, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, three or four units	-	-	P	P	P	-	P	
Multi-family dwelling, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, more than eight units	-	-	-	-	P	-	P*	
Manufactured home parks, subdivision	-	-	-	-	-	P	-	
Recreational vehicle park	-	-	-	-	-	P	-	
Relocation of a dwelling previously occupied in another location	C	C	C	C	C	-	€	x
Relocation of a new dwelling	P	P	P	P	P	-	P	x
Congregate living								
Residential care facility, serving six or fewer persons	P	P	P	P	P	-	P	x
Residential care facility, serving seven to sixteen persons	-	C	C	C	P	-	€	x
Residential care facility, serving seventeen or more persons	-	-	-	-	C	-	€	x
Correctional residential care facility, serving up to sixteen persons	-	-	-	C	C	-	€	x
Correctional residential care facility, serving seventeen or more persons	-	-	-	-	C	-	€	x
Dormitories, student housing	-	-	-	-	P	-	-	
Nursing home, senior housing	-	-	-	-	P	-	P*	
Institutional and public uses								
Adaptive reuse of institutional or public buildings	C	C	C	C	C		€	x
Educational facilities								
Early childhood learning center	C	C	C	C	P	-	€	x
Preschool	C	C	C	C	P	-	€	x
School, grades K-12	C	C	C	C	P	-	€	x
Parking facilities, ramps;	C	C	C	C	C	C	-	x
Social, cultural, charitable, and recreational facilities								
Cemetery	C	C	C	C	C	-	-	
Community center	C	C	C	C	C	-	-	
Hospital	-	-	-	C	C	-	-	x
Outdoor recreation area	C	C	C	C	C	-	P	x
Public library	-	-	C	C	P	-	-	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institutions								
Convent or monastery	C	C	C	C	P	-	-	x
Church, place of assembly	C	C	C	C	P	-	€	x
Commercial uses								
Bed and breakfast facility	-	-	-	C	P	-	-	x
Child care center	-	-	-	C	C	-	-	x
Home day care facility, serving fourteen or fewer persons	P	-	P	P	P	P	P	x
Home day care facility, serving fifteen to twenty persons	-	P	C	C	P	-	€	x
Offices	-	-	C	C	C	-	-	x
Public service and utilities								
Electric or gas substation	C	C	C	C	C	C	-	
Essential services	P	P	P	P	P	P	P	
Governmental buildings and structures	C	C	C	C	C	C	€	x
Public utility buildings and structures	C	C	C	C	C	C	€	

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2002-09, § 1, 5-28-02; Ord. No. 2002-13, § 1, 6-25-02; Ord. No. 2002-19, § 1, 8-27-02; Ord. No. 2003-11, § 2, 10-14-03; Ord. No. 2006-21, § 4, 9-26-06; Ord. No. 2010-06, § 2, 5-25-10; Ord. No. 2013-008, § 2, 11-13-13)

Sec. 11-30. Principal uses for the commercial districts.

- (A) *In general.* All permitted and conditional uses allowed in the commercial districts are listed in Table 11-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 11-1 employs generalized use categories for some types of commercial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 11-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *General retail sales and services.* General retail sales and services uses include the retail sale of new products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include the following uses:
- (a) Automobile parts and accessories.
 - (b) Bakery/catering service.
 - (c) Barber shop/beauty salon.
 - (d) Bicycle sales and repair.
 - (e) Clothing and accessories.
 - (f) Department and discount stores.
 - (g) Drug store.
 - (h) Dry-cleaning establishment and laundromats.
 - (i) Electronics sales and repair.
 - (j) Film developing/photographic supplies.
 - (k) Florist.
 - (l) Hardware store.
 - (m) Household furnishings and appliances.
 - (n) Locksmith.
 - (o) Musical instruments.
 - (p) Office and school supplies.
 - (q) Picture framing.
 - (r) Shoe repair/tailor.
 - (s) Sporting goods/bait and tackle.
- (2) *Craftsman studios, limited production and processing.* Craftsman studios, limited production and processing uses include activities that are consistent and compatible with retail sales and services if such services are conducted wholly within an enclosed building if operated in a manner that prevents external effects of the activity such as (but not limited to) smoke, soot, dirt, vibration, and odor from being detectable at the property line. These uses produce minimal off-site impacts due to their limited nature and scale. Craftsman studios, limited production and processing is allowed as a principal use provided the use shall not exceed a maximum floor area of two thousand five hundred (2,500) square feet, and the main entrance shall open to a retail or office area. Such uses may include wholesale and off-premises sales, subject to other restrictions established in this ordinance. Limited production, processing and storage uses greater than two thousand five hundred (2,500) square feet in area, may be allowed subject to a conditional use permit in accordance with Sections 2-260 through 2-340 of the UDO, with requirements for noise, vibration, dust and odor controls. Craftsman studios, limited production and processing includes the following uses or similar uses:
- (a) Apparel and other finished products made from fabrics.
 - (b) Computers and accessories, including circuit boards and software.
 - (c) Electronic components and accessories.
 - (d) Film, video and audio recording.
 - (e) Food and beverage products, except no live slaughter or grain milling, cereal, vegetable oil, or vinegar.
 - (f) Jewelry, ornamental ceramics and pottery.
 - (g) Leather crafting and upholstery.
 - (h) Precision medical and optical goods.
 - (i) Signs and advertising devices.
 - (j) Visual arts and artist's studio.
 - (k) Watches and clocks.
 - (l) Wood crafting and carving.
 - (m) Wood furniture, woodworking, cabinetry, millwork, and upholstery, not including sawmills.

Table 11-1. Principal uses in the commercial districts.

Use	District					Development Standards
	C-1	C-2	C-3	CBD	SH	

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Commercial uses						
Auction establishments		C	C		-	X
Contractor office and showroom	-	P	P	P		X
Retail sales and services						
General retail sales and services	P	P	P	P	€	
Ambulance facility	-	C	-	-	€	X
Antiques and collectibles	-	P	P	P	€	
Bank or financial institution	-	P	P	P	€	
Boat and marine sales	-	P	P	-	€	
Bookstore	P	P	P	P	€	
Building material sales	-	P	P	-	€	
Child care center	C	P	P	P	€	X
Digital billboards	-	C	C	-	€	see 9-160(l)
Firearms dealer	-	P	P	P	€	X
Funeral home	-	P	P	P	€	X
Greenhouse, lawn and garden supplies	-	P	P	P	€	
Grocery or convenience store	C	P	P	P	€	
Pawn shop	-	P	P	P	€	
Performing, visual, or martial arts school	-	P	P	P	€	
Pet store	-	P	P	P	€	X
Photocopying	P	P	P	P	€	
Recreational vehicle sales and service	-	P	P	-	€	
Rental of household goods and equipment	-	P	P	P	€	
Shopping center	C	P	P	P	€	
Small engine repair	-	P	P	P	-	
Tattoo parlor	-	P	P	P	€	
Veterinary clinic	-	P	P	P	€	X
Video store	P	P	P	P	€	
Offices	C	P	P	P	€	X
Automobile services						
Automobile convenience facility	C	P	P	P	€	X
Automobile rental	-	P	P	P	-	X
Automobile repair, minor	-	P	P	C	€	X
Automobile repair, major	-	C	C	C	-	X
Automobile sales	-	P	P	-	-	X
Transportation						
Truck and trailer sales and service	-	C	-	-	-	X
Car wash	-	P	P	-	€	X
Food and beverages						
Bar, nightclub, liquor establishment	-	P	P	P	€	X
Brewery	-	C	C	C	€	X
Coffee shop with limited entertainment	P	P	P	P	€	X
Liquor store	-	P	P	P	€	
Microdistillery	-	C	C	C	€	X
Restaurant, drive-through	-	C	C	C	€	X
Restaurant	C	P	P	P	€	X
Restaurant with general entertainment	C	P	P	P	€	X
Commercial recreation, entertainment and lodging						
Bed and breakfast facility	-	-	-	P	€	X
Bowling alley	-	P	P	-	€	
Hotel, motel	-	P	P	P	€	
Indoor recreational facility	-	P	P	C	-	
Outdoor recreation area	-	C	C	C	P	X
Sports and health facility	P	P	P	P	€	
Theater, indoor	-	P	P	C	€	
Limited recycling collection center	-	C	C	-	€	X
Institutional and public uses						
Educational facilities						
College or university	-	P	P	C	€	
Early childhood education center	C	P	P	P	€	X
Schools, K-12	-	C	C	C	€	X
Schools, vocational or business	-	P	P	C	€	
Parking facilities, ramps	C	C	C	C	€	X
Social, cultural, charitable, and recreational facilities						
Stadiums, arenas	-	C	C	-	-	X
Clubs and lodges	C	P	P	P	€	
Community center	C	P	P	C	-	X
Library	C	P	P	P	-	
Museum	C	P	P	P	-	
Park	P	P	P	P	P	
Religious institutions						
Place of assembly	C	C	C	C	€	
Health and medical facilities						
Clinic, medical or dental	P	P	P	P	€	
Laboratory, medical or dental	-	P	P	P	€	
Hospital	-	C	C	-	-	X
Massage parlor	-	P	P	P	€	

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Production, processing, and storage						
Farm and construction equipment sales	-	P	P	-	€	X
Craftsman studios	-	P	P	P	€	X
Limited production and processing up to 2,500 sq. ft.	-	P	P	P	€	X
Limited production and processing over 2,500 sq. ft.	-	C	C	C	€	X
Contractor office and showroom	-	P	P	P	-	X
Furniture moving and storage	-	P	P	-	-	
Industrial machinery and equipment, sales, service, and rental	-	P	P	-	€	
Laundry, commercial	-	P	P	P	-	X
Packaging of finished goods	-	P	P	P	-	
Printing and publishing	-	P	P	P	-	
Self-service storage facility	-	P	P	C	€	
Wholesaling, warehousing, and distribution	-	P	P	C	-	X
Residential uses						
Dwellings						
Dwelling unit as part of mixed-use structure	-	-	-	P	€	X
Multiple-family dwelling	C	C	C	C	-	
Dwelling in conjunction with business	C	C	C	C	€	X
Congregate living						
Residential care facility, serving six or fewer persons	C	C	C	C	€	
Residential care facility, serving seven to sixteen persons	C	C	C	C	€	X
Residential care facility, serving seventeen or more persons	-	C	C	-	€	X
Nursing home, senior housing facility	C	C	C	C	€	X
Public service and utilities						
Communication facilities, towers	C	C	C	C	see section 6-230	
Electric or gas substation	C	P	P	P		
Essential services	P	P	P	P		
Electricity generation plant, non-nuclear	-	C	C	-		
Governmental buildings and structures	C	P	P	P		
Governmental buildings and structures (other than those used primarily as offices)	-	C	C	C	€	X
Public utility buildings and structures	C	P	P	P		

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2001-15, § 1, 8-28-01; Ord. No. 2002-13, § 1, 6-25-02; Ord. No. 2002-16, § 1, 8-13-02; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2006-21, § 5, 9-26-06; Ord. No. 2008-15, § 1, 6-24-08; Ord. No. 2008-25, § 3, 2-24-09; Ord. No. 2010-06, § 3, 5-25-10; Ord. No. 2013-005, § 1, 8-13-13; Ord. No. 2013-009, § 9, 11-26-13; Ord. No. 2015-01, § 1, 1-27-15; Ord. No. 2015-09, § 2, 7-28-15; Ord. No. 2015-10, § 2, 9-22-15; Ord. No. 2017-2, § 3, 4-25-17; Ord. No. 2022-2, § 2, 1-25-22; Ord. No. 2023-1, § 4, 2-28-23; Ord. No. 2023-21, § 3, 9-12-23; Ord. No. 2024-10, § 3, 7-9-24)

Sec. 12-30. Principal uses for the industrial districts.

- (A) *In general.* All permitted and conditional uses allowed in the industrial districts are listed in Table 12-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 12-1 employs generalized use categories for some types of industrial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 12-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *Limited Industrial Uses.* Limited industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses generally do not involve processing of raw materials or production of primary materials. Limited industrial uses include the production, processing, or storage of the following:
- (a) Apparel, textiles, and fabrics.
 - (b) Electronic and electrical equipment, components, and accessories.
 - (c) Foods and food products, not including distilling or live slaughter.
 - (d) Household goods and appliances.
 - (e) Measuring, analyzing, and controlling instruments.
 - (f) Medical and optical goods and technology.
 - (g) Novelty items, musical instruments, sporting and athletic equipment, and other personal goods.
 - (h) Office and commercial equipment, furniture, and fixtures.
 - (i) Pharmaceuticals, health and beauty products.
 - (j) Printing and publishing operations, including distribution.
 - (k) Signs, including electric and neon signs, and other advertising devices.
 - (l) Fabricated metal products such as cans and shipping containers, cutlery, handtools and general hardware.
 - (m) Fabricated plastic and rubber products, except tires and inner tubes.
 - (n) Household, industrial and commercial machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - (o) Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - (p) Paper and paperboard products, except no pulp, paper or paperboard mills.
 - (q) Woodworking, lumber and wood products, not including saw mills.
- (2) *General Industrial Uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials or production of primary materials. General industrial uses include the production or processing of the following:
- (a) Asphalt, paving and roofing materials.
 - (b) Battery manufacture and reprocessing.
 - (c) Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - (d) Gypsum and plaster products.
 - (e) Manufactured housing.
 - (f) Paints, varnishes, lacquers, and enamels.
 - (g) Petroleum and coal products, except no mining or extraction.
 - (h) Plastics and synthetic resins and fibers.
 - (i) Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - (j) Pulp, paper or paperboard mills.
 - (k) Sand and gravel, except no mining or extraction.
 - (l) Sawmills.
 - (m) Tanned hides and leather.
 - (n) Tires and inner tubes.
 - (o) Transportation equipment, including motor vehicle and aircraft parts and equipment.

Table 12-1. Principal uses in the industrial districts.

	District				Development Standards
Use	I-P	I-1	I-2	SH	

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Industrial uses					
Generalized use categories					
Limited industrial	P	P	P	€	
General industrial	-	-	P	-	
Specific industrial uses					
Aircraft storage and maintenance	P	P	P	€	
Ammunition and explosives, storage and manufacturing	-	-	C	-	
Boat construction, repair, and storage	P	P	P	€	
Commercial laundry	P	P	P	€	x
Concrete, asphalt, and rock crushing facility	-	-	C	-	x
Contractor showroom	P	P	P	€	x
Contractor yard	P	P	P	€	x
Furniture moving and storage	C	P	P	€	
Grain elevator or storage	-	-	P	-	
Grain milling and distillation	-	-	P		
Greenhouse, wholesale	P	P	P	€	
Industrial machinery and equipment sales, service, and rental	P	P	P	€	
Research, development, and testing laboratory	P	P	P	€	
Recycling facility	C	C	P	-	
Refuse disposal and incineration facility	-	-	C	-	x
Scrap/salvage yard, metal milling facility	-	-	C	-	x
Self service storage	P	P	P	€	
Stockyards, slaughter of animals	-	-	C	-	x
Wholesaling, warehousing and distribution	P	P	P	€	
Commercial uses					
Adult entertainment uses					
Adult entertainment uses	P	P	P	€	x
Animal kennel, veterinary services					
Animal kennel, veterinary services	P	P	P	€	x
Auction establishments					
Auction establishments	C	C	C	€	x
Automobile Services					
Automobile convenience facility	P	P	P	€	x
Automobile repair, major	P	P	P	€	x
Automobile repair, minor	P	P	P	€	x
Automobile sales	C	C	-	€	x
Brewery					
Brewery	P	P	P	€	x
Commercial recreation, entertainment and lodging					
Firearm range, indoor	P	P	P	€	x
Hotel, motel	C	C	-	-	
Indoor recreational facility	P	P	P	P	x
Outdoor recreation area	C	C	C	€	x
Contractor showroom	P	P	P		x
Digital Billboards					
Digital Billboards	C	C	C	€	see 9-160(l)
Offices					
Offices	P	P	P	€	
Retail sales and services					
Ambulance Facility	C	C	C	€	x
Building material sales, lumberyard	P	P	P	€	
Child care center (as principal use)	C	C	-	€	
Farm and construction equipment	P	P	P	€	
Restaurants, liquor establishments					
Restaurants, liquor establishments	C	C	C	€	x
Transportation					
Bus garage or maintenance facility	C	P	P	€	
Heliport	-	C	C	-	x
Package delivery service	P	P	P	€	
Transportation services	P	P	P	€	
Transportation terminal	P	P	P	€	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	€	
Waste hauler	-	C	P	-	x
Institutional and public uses					
Educational facilities					
School, vocational or business	P	P	P	€	
Parking facilities, ramps					
Parking facilities, ramps	C	C	C	€	x
Social, cultural, charitable, & recreational facilities					
Armories, convention halls	P	P	P	€	
Stadiums, arenas	C	C	C	€	x
Clubs and lodges	P	P	P	€	
Religious institutions					
Place of assembly	P	P	-	€	x
Residential uses					
Dwelling in conjunction w/business	C	C	C	€	x
Public service and utilities					
Communication facilities	P	P	P	€	x
Communication towers	C	C	C	€	see § 6-230
Electric or gas substation	P	P	P	€	x
Electricity generation plant, non-nuclear	-	-	C	-	x

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Essential services	P	P	P	⚡	x
Governmental buildings and structures	P	P	P	€	x
Public utility buildings and structures	P	P	P	€	x
Street and equipment maintenance facility	P	P	P	€	
Waste transfer or disposal facility	-	C	C	-	x

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2005-24, § 1, 9-13-05; Ord. No. 2006-21, § 6, 9-26-06; Ord. No. 2008-25, § 4, 2-24-09; Ord. No. 2013-009, § 10, 11-26-13; Ord. No. 2016-9, § 1, 6-28-16; Ord. No. 2023-1, § 5, 2-28-23; Ord. No. 2024-10, §§ 3, 4, 7-9-24)

Sec. 13-520. Principal uses for the special districts.

- (A) *In general.* All permitted and conditional uses allowed in the district are listed in Tables [13-2a](#), [13-2b](#), and [13-2c](#).
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish a permitted use, excluding single family residential uses, shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "X" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.

Table 13-2a. Principal uses in the special districts.

Use	O District	TUD District	P/I District	Shoreland District	Development Standards
Residential Uses					
Dwellings					
Single-family dwelling, farm-related	P	C	-	P	
Single-family dwelling, not farm-related	-	C	-*	C	X
Dormitories, multi-unit housing, nursing homes, and hospice facilities	-	-	P	C	X
Agricultural Uses					
Agricultural produce sales	P	C	-	C	X
Farms, not including commercial feedlots	P	P	-	P	
Nurseries and tree farms	P	P	-	P	
Wildlife and game refuges	P	P	-	P	
Institutional and Public Uses					
Social, Cultural, Charitable, and Recreational Facilities					
Athletic field, rinks or courts	C	C	P	C	X
Cemetery	C	C	P	C	X
Fairgrounds**	C	C	P	C	X
Golf course	C	C	P	C	X
Public and private park, playground	P	P	P	P	X
Libraries	-	-	P	C	X
Community centers, gymnasiums, field house, arenas	-	-	P	C	X
Hospitals, clinics, medical centers	-	-	P	C	X
Schools, colleges, and universities	-	-	P	C	X
Congregational uses					
Religious institutions, places of worship	C	C	P	C	
Commercial uses					
Airports, helipads, and related uses	C	C	P	C	X
Campgrounds	C	C	C	C	X
Kennels—Boarding or breeding	C	C	-	C	X
Outdoor recreational area	C	C	P	C	X
Resorts and inns	C	C	C	C	
Stables—riding or boarding	C	C	C	C	X
Veterinary services	C	C	-	C	X
Public service and utilities					
Communication facilities	C	C	C	C	
Communication towers	C	C	C	C	see Sec. 6-230
Electric or gas substation	C	C	C	C	
Essential services	P	P	P	P	
Governmental buildings and structures	C	C	P	C	X
Correctional facilities and jails	-	-	C	C	X
Public utility buildings and structures	C	C	P	C	

* Use allowed as a permitted accessory use per Section 15-530.

** County fairgrounds are generally exempt from local zoning per MN Statutes Section 38.16.

- (F) [Land uses in shoreland overlay.](#) Land uses for properties within the Shoreland Management District overlay are regulated as follows in Tables 13-2b and 13-2c:

Table 13-2b. Principal uses in Shoreland lake classifications.

Use	General Development	Natural Environment
Single residential	P	P
Duplex, triplex, quad residential	P	C
Residential PUD	C	C
Water-dependent (Resorts are also Commercial PUDs)	C	C
Commercial	P	C
Commercial PUD (Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Sec 13-740 are satisfied.)	C	C
Parks & historic sites	C	C
Public, semipublic	P	C

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Industrial	C	N
Agricultural: cropland and pasture	P	P
Agricultural feedlots: New	-	N
Agricultural feedlots: Expansion or resumption of existing	C	C
Forest management	P	P
Forest land conversion	C	C
Extractive use	C	C
Mining of metallic minerals and peat	P	P

Table 13-2c. Principal uses in Shoreland river classifications.

Use	Agriculture	Urban	Tributary
Single residential	P	P	P
Duplex, triplex, quad residential	P	P	P
Residential PUD	C	C	C
Water-dependent (Resorts are also Commercial PUDs)	C	C	C
Commercial	C	P	P
Commercial PUD (Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Sec 13-740 are satisfied.)	C	C	C
Parks & historic sites	C	C	C
Public, semipublic	C	P	P
Industrial	-	C	C
Agricultural: cropland and pasture	P	P	P
Agricultural feedlots: New	-	-	-
Agricultural feedlots: Expansion or resumption of existing	C	C	C
Forest management	P	P	P
Forest land conversion	C	C	C
Extractive use	C	C	C
Mining of metallic minerals and peat	P	P	P

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(Ord. No. 2022-3, § 2, 1-25-22)



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: April 21, 2025
SUBJECT: Requests to be Heard

Background:

Recommendation:

Attachments:



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: April 21, 2025
SUBJECT: Board & Commissions Updates & Reports

Background:

Recommendation:

Attachments: