

Chapter 13 – Zoning Code

Section 1320 – District Provisions

1320.05 Land Use Chart. (revised 4/25/16)

Uses:	Zoning Districts:															
	R-1	R-2	R-3	R-4	NB	B-1	B-2	B-3	B-4	CC	GB	I-1	I-2	I-FLEX	CD	POS
Antenna, Dish or Tower	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
Boarding house	C	C	C	C						C						
Brew pub							C	C	C							
Business service						A	P	P	P	C	P	P	P	P		
Clinic, medical office					P	P	P	P	P	C	P	P	P	P		
Club or lodge (non-profit)						P	P	P		C						
Club, sports & fitness						A	P	P	P	C	P	P		P		
Commercial recreation - indoor							P	P	P			P				
Daycare Facility, over 10					P	P	P	P	P		P	P	P	P		
Daycare, family - 10 or less	A	A	A	A	A		A									
Daycare, group family - 14 or less	CA	CA	CA	CA	CA		CA									
Dog kennel							C	C								
Dog run	A	A	A													
Drive-up w indow s							C	C	C		A					
Dry cleaning & laundry, pick-up station					C		A	A			A					
Dry cleaning & laundry, self-service laundry					C		C	C								
Dw elling: density zoning	D	D	D	D												
Dw elling: multiple family			C	C	C		C			C	C					
Dw elling: single-family attached	C	C	D	D												
Dw elling: single-family detached	P	P	P	P												
Dw elling: tw o-family	C	C	P	P	C											
Dw elling: live-w ork unit					C											
Financial institution & service					P	P	P	P	P	C	P	P	P	P		
Garage, truck												C	C			
Home occupation: Class I	A	A	A	A	A					A						
Home occupation: Class II	CA	CA	CA	CA	CA					C						
Hospital																
Hotel/motel							C	P	C	C	C			C		
House of worship	C	C	C	C	C	C	C	C	C	C						
Manufactured home park			C													
Manufacturing & processing: Class I							A	A	A		P	P	P	P		
Manufacturing & processing: Class II													P			
Microbrew ery							C	C	C		C			C		
Microdistillery							C	C	C		C			C		
Mortuary, funeral home							P	P		C						
Multiple occupancy building					C	C	C	C	C	C	C	C	C	C		
Nursery	C	C	C	C												
Nursing home and assisted living	C	C	C	C			D			C						

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	R-1	R-2	R-3	R-4	NB	B-1	B-2	B-3	B-4	CC	GB	I-1	I-2	I-FLEX	CD	POS
Office					P	P	P	P	P	P	P	P	P	P		
Park Facilities																P
Pawn shop																
Personal services					C	A	P	P	P	C	P			A		
Public use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research and development facility					C	P	C	C	C		P	P	P	P		
Research animals							C					C	C			
Residence Hall, dormitory				C		C	D									
Residential facility, state licensed, serving 1-6	P	P	P	P	P		P									
Residential facility, state licensed, serving 7-16	C	C	C	C	C		C									
Restaurant and restaurant-fast food					C	A	P	P	P	C	P	C	C			
Retail sales & service					P	A	P	P	P	C	A	A	A	A		
School, general education	C	C	C	C						C						
School, higher education	D					C	C		C	C						
School, specialized education						C	C	C	C	C						
Service station							C	C			C	C	C			
Storage, exterior													CA			
Studio					C	C	P	P	P	C						
Theater, indoor						A	C	P		C						
Utility distribution line	P	P	P	P	P	P	P	P	P		P	P	P	P	A	P
Utility substation												C	C			
Utility transmission	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
Vehicle – motorized, leasing and rentals								C								
Vehicle - motorized, service							C	C								
Warehousing						A	A	A	A		C	P	P	C		

"P" = Permitted; "D" = Planned Unit; "■" = Not Permitted;
 "C" = Conditional Use Permit; "A" = Accessory; "CA" = Conditional Accessory Use Permit, "I" = Interim Use Permit

5.0 Schedule of Permitted Uses

5.1 Applicability: General use categories have been identified by Zoning District (Table 5-1). Uses that are not listed are prohibited. Uses that are allowed as accessory uses may only remain in conjunction with an active principal use.

Table 5-1: TRC Zoning District Land Use Table											
P = Permitted -- = Prohibited P/C = Permitted with Criteria in Table 5.2 A = Accessory A/C = Accessory with Criteria in Table 5.2											
Zoning District	Campus Commercial	Town Center	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood Transition	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Additional Requirements
Uses											
Sub-District							NR-1	NR-2	NR-3	NR-4	
Residential Uses											
Bed & Breakfast	--	P	--	--	--	P	P/C	P/C	P/C	P/C	See Table 5-2
Home Occupation: Class I	--	A	--	--	--	A	A	A	A	A	
Large Multi-Family	--	P	--	--	--	--	--	--	--	--	
Live/Work	--	P	--	--	--	P	--	--	--	--	
Medium Multi-Family	--	P	--	--	--	P	--	--	--	--	
Nursing Home and Assisted Living	--	P	--	--	--	P/C	--	--	--	P/C	See Table 5-2
Residential Facility	--	P/C	--	--	--	P/C	P/C	P/C	P/C	P/C	See Table 5-2
Senior Independent Living	--	P	--	--	--	P/C	--	P/C	P/C	P/C	See Table 5-2
Single Family	--	--	--	--	--	--	P	P	P	--	
Small Lot SF Residential	--	--	--	--	--	--	--	P	P	--	
Small Multi-Family	--	--	--	--	--	P	--	--	--	P/C	See Table 5-2
Commercial Uses											
Automotive Washing	--	--	P/C	P/C	P/C	--		--			See Table 5-2
Brewpub	--	P	P	P	P	--		--			
Business service	P	P	P	P	P	--		--			
Clinic, medical office	P	P	P	P	P	--		--			
Club, sports & fitness	A	P	P	P	P	--		--			
Cocktail Lounge	--	P	--	P	--	--		--			
Commercial Off-Street Parking	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*		--			* Permitted as an accessory use with a primary building only
Commercial recreation - indoor	--	--	--	--	P	--		--			
Daycare Facility	A	P	P	P	P	P*		--			* Less than 5,000 sq. ft. in Neighborhood Transition District
Daycare, family - 10 or less		P	P	P	P	P		--			

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Uses											
Sub-District							NR-1	NR-2	NR-3	NR-4	
Dog kennel	--	--	--	--	P*	--		--			* Completely enclosed; no outside runs
Drive-Up Windows	A	--	P/C	P/C	P/C	--		--			See Table 5-2
Dry cleaning & laundry, pick-up station	--	P	--	P	--	--		--			
Dry cleaning & laundry, self-service laundry	--	P	--	P	--	--		--			
Financial Institution & service	P	P	P	P	P	P*		--			* Less than 5,000 sq. ft. in Neighborhood Transition District
Food Preparation	P	P	P	P	P	P		--			
Hotel/ motel	P	P	P	P	P	--		--			
Microbrewery	--	P	--	P	P	--		--			
Microdistillery	--	P	--	P	P	--		--			
Mortuary, funeral home	--	--	--	--	P/C	--		--			See Table 5-2
Office	P	P	P	P*	P	P**		--			* As part of a mixed-use building that includes retail on the ground floor ** Less than 5,000 sq. ft. in Neighborhood Transition District
Personal services	A	P	P	P	P	P*		--			* Less than 5,000 sq. ft. in Neighborhood Transition District
Pet Services	P	--	P	P	P	--		--			
Research and development facility	P	--	P	--	P	--		--			
Restaurant and restaurant fast-food	A*	P	P	P	P	P**		--			*May be integrated within a buildings that has another permitted primary use in the Campus Commercial Zone ** Less than 5,000 sq. ft. in the Neighborhood Transition Zone
Retail sales & service	--	P	P	P	P	P*		--			* Less than 5,000 sq. ft. in Neighborhood Transition District

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Uses											
Sub-District							NR-1	NR-2	NR-3	NR-4	
Service station	--	--	--	P/C	P/C	--		--			See Table 5-2
Storage, exterior	--	--	--	--	--	--		--			
Studio	--	P	--	P	P	p*		--			* Less than 5,000 sq. ft. in the Neighborhood Transition Zone
Theater, indoor	--	A	P	P	P	--		--			
Vehicle – motorized, leasing and rentals	--	--	P/C	--	P/C	--		--			See Table 5-2
Vehicle –motorized, service	--	--	P/C	P/C	P/C	--		--			See Table 5-2
Civic Uses											
Antenna or Tower	P/C	P/C	P/C	P/C	P/C	P/C		--			See Table 5-2
Club or lodge (non-profit)	--	P	P	P	P	--		--			
House of worship	--	P	P	P	P	p*		--			* Less than 5,000 sq. ft. in the Neighborhood Transition Zone
Park Facilities (Public)	P	P	P	P	P	P		P			
Public use	P	P	P	P	P	P		--			
School, general education	--	P	--	--	--	P		P			
School, specialized education	--	P	P	P	--	p*		--			* Less than 5,000 sq. ft. in the Neighborhood Transition Zone
Industrial Uses											
Garage, Truck	--	--	--	--	--	--		--			
Manufacturing & processing: Class I	P/C	--	--	--	P/C	--		--			Warehousing permitted as an accessory use
Manufacturing & processing: Class II	--	--	--	--	--	--		--			
Utility Substation	p*	--	--	--	p*	--		--			*Equipment shall be screened to not be seen from any public right of way and shall not be placed in the front of any parcel
Warehousing	A/C	--	--	--	A/C	--		--			
Other Uses											
Adult-Oriented Businesses	--	--	--	--	--	--		--			