CITY OF MARSHALL
Legislative and Ordinance Committee
A g e n d a
Tuesday, October 14, 2025 at 8:15 AM
City Hall, 344 West Main Street

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Consider Approval of the Minutes

NEW BUSINESS

2. Ordinance amendment to Division 18-III-2 Permit to Move into Residential District
3. Ordinance amendment to Sections 86-161 Height Modifications and 86-162 Yard Modifications
4. Discussion on proposed revisions to zoning districts

OTHER BUSINESS ITEMS

ADJOURN

CITY OF MARSHALL
AGENDA ITEM REPORT

Presenter:	Chair
Meeting Date:	Tuesday, October 14, 2025
Category:	APPROVAL OF MINUTES
Type:	ACTION
Subject:	Consider Approval of the Minutes
Background Information:	Enclosed are the minutes from the previous meeting.
Fiscal Impact:	
Alternative/ Variations:	Staff encourages Members to provide any suggested corrections to the minutes in writing to City Clerk, Steven Anderson, prior to the meeting.
Recommendations:	That the minutes from the previous meeting be approved as filed with each member and that the reading of the same be waived.

CITY OF MARSHALL
LEGISLATIVE & ORDINANCE COMMITTEE
M I N U T E S
Tuesday, August 19, 2025

MEMBERS PRESENT:	James Lozinski, See Moua-Leske and Amanda Schwartz (remote)
MEMBERS ABSENT:	None.
STAFF PRESENT:	Sharon Hanson, City Administrator; Ilya Gutman, Plans Examiner; and Steven Anderson, City Clerk.
OTHERS PRESENT:	None.

At 8:30 AM Chair Lozinski called the meeting to order.

Consider Approval of the Minutes
Motion made by Moua-Leske, seconded by Schwartz to approve the minutes as presented. All voted in favor.

Cannabis Retail Store Buffer Zone Discussion
Anderson provided background. The City of Marshall under Ordinance 24-012 required that a cannabis business cannot be placed within 500 feet from a school when measured from the center of the primary building. Based on the city zoning map many public parks, the exception being Memorial Park, that had attractions regularly used by minors would not be anywhere near the allowed zoning districts for cannabis businesses. As such, the Legislative and Ordinance Committee felt that it was unnecessary to place additional restrictions. With the aquatic center construction well underway there was now a concern with the B-3 General Business District immediately across the street from the new pool site and the public perception of having a cannabis dispensary next to a highly popular area that would be regularly used by minors. A comparison of cities within Minnesota that varied from 1,100 – 53,000 in population was shown. Most of the cities throughout the state established the maximum buffer limits that were set by state statutes. Marshall was one of the few cities that had very little restrictions in place. Lozinski expressed his dislike for government overreach and didn't want to have additional restrictions in place. Anderson mentioned that two retail licenses have been submitted and are pending approval but neither retail location would be located near the pool. But this ordinance amendment would still be recommended if the retail cap for cannabis retail was ever increased. Moua-Leske and Schwartz didn't want the public perception of having a cannabis store across from the pool and having families be deterred from attending the aquatic center. Members looked at the various businesses that would be impacted from a 500ft buffer from parks. Lozinski suggested a compromise by only restricting the distance from the pool and reducing the distance to 200ft.

Motion made by Lozinski, seconded by Moua-Leske that cannabis retail businesses must be at least 200 feet from the perimeter of the aquatic center.

Anderson also requested that the new lower potency hemp edible wholesaler license type that was added by the Office of Cannabis Management be added to the same sections as an allowed use in the same zoning districts as cannabis wholesalers.

Motion made by Lozinski, seconded by Schwartz to add lower potency hemp edible wholesaler as an allowed use in the B3, I1, and I2 zoning districts.

Adjournment
Motion by Schwartz, seconded by Moua-Leske to adjourn the meeting. All voted in favor.

Respectfully submitted,
Steven Anderson
City Clerk

CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 10/14/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 14, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amendment to Division 18-III-2 Permit to Move into Residential District
Background Information:	This Ordinance came to staff's attention in the process of discussing the fees for the next year and also potential recent inquiry about such move. The proposed changes align this section with other building and zoning related sections in applicable procedures, moving public hearing to the Planning Commission, adding expiration if the move does not commence within a year, and allowing for an appeal. This Division is one of those not considered for change since its adoption in 1976, almost 50 years ago.
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommend the recommendation to the City Council approving the revisions amending Division 18-III-2 Permit to Move into Residential District as recommended by staff.

DIVISION 18-III-2 PERMIT TO MOVE INTO RESIDENTIAL DISTRICT

Section 18-56 Required

No person shall ~~have or cause to be~~ move~~d~~ any previously occupied or not newly constructed house or structure, except manufactured homes to be moved into a manufactured home park, into the residence districts of the city without first obtaining a permit as provided in this D~~d~~ivision.

(Code 1976, § 4.06(1))

Section 18-57 Application and Fee

Any person desiring henceforth to move a~~ny~~ house or structure into the residence districts of the city shall make an application in writing for a Moving into Residential District ~~building~~ permit. ~~Such application shall be filed with the city engineer.~~ All applications shall be accompanied by a list of names and addresses of the owners of lands within 350 feet of the property described on the application as such information appears on the records of the county. The council may, by resolution, establish a fee for the filing of such application. The fee shall be paid before the application shall be considered and shall not be refundable.

(Code 1976, § 4.06(2))

Section 18-58 Certification By The Building Official

~~Upon such filing, the city engineer shall submit such application to the city building official.~~ It shall be the duty of the ~~such~~ building official to examine, or cause to be examined by a qualified person, the house or structure to be ~~so~~ moved to determine that it is in a reasonably good state of repair and fit for moving and is reasonably susceptible to renovation, if needed, in conformity with this Code. If, after such examination, the building official is satisfied that such house or structure ~~to be so moved~~ meets all applicable ~~the~~ requirements of this Code, then such application shall be ~~so~~ certified. The building official shall note all renovations necessary to conform with this Code.

(Code 1976, § 4.06(3))

Section 18-59 Procedure~~Approval By Council~~

After such certification, the application shall be sent to the Planning Commission~~returned to the city engineer who shall present it to the city council at its next regular meeting~~. ~~If such house or structure is not newly constructed or has been occupied or used on the site on which located, and is to be used as a dwelling, the council shall hold a public hearing. The application shall be accompanied by a list of the names and addresses of the owners of the lands in such area within 200 feet of the property described in the application to which the house will be moved.~~ The Planning Commission may hold such hearings on the proposal as it may consider necessary, but at least one public hearing shall be held pursuant to Minn. Stat. § 462.357, subd. 3. Following the hearing, the Planning Commission shall make a report upon the proposal to the council and shall recommend to the council whatever action it deems advisable.~~Upon receipt of the certified application, the council shall set a time and place for a public hearing before the council. At least ten days before the date of the public hearing, a notice of the hearing shall be published once in the official newspaper, and a copy of such notice shall be mailed to each of the owners referred to in such list. The notice for public hearing shall state that the application to move the house has been filed, the legal description and address of the original location of the house or structure involved and the legal description and address of the location to which the applicant desires to move it, and the time and place of the hearing on the application.~~ At such hearing~~ or any adjournment of the hearing~~, if the Planning Commission~~council~~ finds that all of the provisions of this Code are complied with, or will be complied with after the renovations noted by the building official, and the moving of the house will fit in to the locale to which it is being moved, the pla~~ssion~~~~council~~ shall recommend ~~approve~~approval of the ~~such~~ application~~, and a building~~

~~shall be issued to the applicant~~.

(Code 1976, § 4.06(4))

Section 18-60 City Council Actions~~Application Of This Code~~

Upon receipt of the report of the Planning Commission, the council may hold whatever hearings it deems advisable and shall make a decision on the request. The council may impose conditions and require guarantees in the granting of the request to ensure compliance and to protect adjacent properties. If planning commission meetings are cancelled due to lack of quorum and recommendations are not presented to the council within 30 days of the day of submitting application to the planning commission, the council may proceed without receiving a planning commission report; in this case, at least one public hearing still shall be held pursuant to Minn. Stat. § 462.357, subd. 3. ~~No building permit shall be issued for the moving of any house or structure into the residence districts in violation of this Code. The application for such permit shall contain the legal description of the lots affected, the dimensions of such house or structure and its proposed location on such lots, together with such other and further information as may be necessary in order to enable the city building official and the council to determine whether such application is in conformity with this Code.~~

(Code 1976, § 4.06(5))

Section 18-61 Expiration~~Condition Of House Or Structure~~

Whenever within one year after granting a permit to move into residential area the work as permitted shall not have commenced, then the permit shall become null and void unless a request for extension of time in which to complete the work has been granted. The extension shall be requested in writing and filed with the Zoning Administrator at least 30 days before the expiration. There shall be no charge for the filing of the request. The request for extension shall state facts showing a good faith attempt to complete the work. Upon receipt of the extension request, the Zoning Administrator may grant an extension of up to one year. ~~No such permit shall be issued unless such house or structure so proposed to be moved is in a reasonably good state of repair and fit for moving and is reasonably susceptible to renovation in conformity with this Code. It shall be the duty of the building official to examine such house or structure and certify to the council the fitness of such house or structure for moving and whether or not it is reasonably susceptible to renovation in conformity with this Code.~~

(Code 1976, § 4.06(6))

Section 18-62 Presumption

If a house or structure are to be moved, it shall be presumed that it may not be in a reasonably good state of repair and that it may not be reasonably susceptible to renovation in conformity with this Code, and therefore it may not be satisfactory for moving. The burden of overcoming this presumption shall be upon the applicant.

(Code 1976, § 4.06(7))

Section 18-63 Appeal

Any person aggrieved by the granting or denial of the issuance of a permit to move into residential district shall have the right to appeal such decision to the state district court located in the county. Such appeal shall be filed with the court within 30 days of the date of the decision of the council.

CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 10/14/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 14, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amendment to Sections 86-161 Height Modifications and 86-162 Yard Modifications
Background Information:	These are minor changes to the height and yard modifications sections of the Zoning Ordinance based mostly on recently adopted sign ordinance and definition changes. These proposed changes clarify some provisions and revise terms to correspond to recent revisions. Additionally, higher commercial silos and industrial equipment will now be permitted to reflect reality of the industrial district. These changes are a part of the continuing improvement process staff has undertaken to make Zoning Ordinance more straightforward and consistent.
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommend the recommendation to the City Council approving the revisions amending Sections 86-161 Height Modifications and 86-162 Yard Modifications as recommended by staff.

Section 86-161 Height Modifications

(a) Building h~~H~~eight limitations set forth elsewhere in this chapter may be increased by 100 percent when applied to the following:

(1) Church spires and belfries which do not contain usable spaces.

(2) Monuments.

(3) Water towers.

(4) Chimneys or smokestacks.

(5) Cooling towers.

(6) Commercial silos.

~~(5)~~(7) Industrial equipment.

(b) Building h~~H~~eight limitations set forth elsewhere in this chapter may be increased by 25 percent when applied to the following:

(1) Elevator and mechanical penthouses, stair enclosures, and church domes.

(2) Clearstories, skylights, and other above roof structures with a footprint less than ten percent of the roof area.

(3) ~~Commercial silos~~ Light poles.

~~(4) Industrial equipment.~~

(c) Sign and flag height limitations are determined by Sign Ordinance Division 86-VI-2.

(Code 1976, § 11.19(4)(A); Ord. No. 466, § 2, 10-15-2001; Ord. No. 750 2nd series, § 1, 6-23-2020; Ord. No. 21-002, § 1, 4-27-2021)

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Section 86-162 Yard Modifications

Measurements shall be taken from the nearest point of the wall of a building to the lot line in question, subject to the following qualifications:

(a) Cornices, awnings, marquees, eaves, pergolas, chimneys not wider than six feet, and balconies may extend into the required front yard a distance not exceeding four feet, and the required side yard distance not exceeding two feet.

(b) Fire escapes in existing buildings may extend into the required front and side yards a distance not exceeding five feet. Basement egress window wells projecting no more than three feet from the building may extend 20 feet into required front and three feet into required side yards ~~a distance not to exceed three feet~~.

(c) A landing or deck may extend into the required front yard to a distance not exceeding eight feet, if they have the floor no higher than the main floor of the building, except a landing installed at the main entrance of existing residential structure and projecting no more than four feet from the structure may extend 15 feet into required front yard. A four-foot square landing, not including stair, or a five-foot square landing serving a ramp, shall always be permitted at the main entrance of existing residential structures if replacing an existing landing. An open railing no higher than three feet may be placed around such structures.

(d) A bay window having a bow, or angled sides, with windows on all faces projecting no more than two feet from the building wall may extend 20 feet into required front yard and two feet into required side yard.

(e) The architectural features listed in paragraphs (a~~1~~) through (d~~4~~) may also extend into the required rear yard to the same extent as permitted for extension into the required front yard. If an easement coincides with, or is wider than, a required yard, architectural features listed in paragraphs (a~~1~~) and (b~~2~~) may extend into such easement not more than two feet with written approval of the city engineer.

(f) Retaining walls, fences, and other similar structures located in any yard shall not exceed seven feet in height in any of the classes of residential and business districts, unless required by a condition for a variance adjustment, or conditional or interim use permit granted for an unrelated issue. Barbed wire or electrical fencing materials are prohibited in these locations.

(g) Retaining walls, fences or any other structures, both permanent and temporary, except pylon signs, located in the front yards ~~of a corner lot at the intersection of streets, except pilon signs~~, shall not exceed three feet in height as measured above the curb if placed within a 25-foot visibility triangle of the property corner for corner lots at street ~~such~~ intersection and within a ten-foot visibility triangle adjacent to alleys and driveways for all properties.

(h) On double frontage lots, the required front yard shall be provided on both streets. On corner lots, the required front yard shall be provided on all streets. On curved portions of cul-de-sac lot frontages, the required front yard may be reduced to 15 feet.

(i) In determining the depth of a rear yard for any building where the rear yard opens into an alley, one-half the width of the alley, but not exceeding ten feet, may be considered as a portion of the rear yard.

(j) Any structure, including fences, built in the rear or side yard that opens into an alley, must not be placed less than three feet from the property line defining this alley. Any garage with overhead door facing, and having a direct vehicle access from, an alley must not be placed less than 18 feet from the alley.

(k) No front, side or rear yard shall be required in the downtown district, except for one- and ~~single~~ family dwellings~~houses and duplexes~~.

(l) On a corner lot fronting two intersecting streets, either yard opposite the street may be designated as the rear yard; in case of a triangular corner lot, the yard not adjacent to streets shall be deemed~~designated~~ the rear yard but shall meet the setback requirements of a side yard. On a corner lot fronting three streets, the yard opposite the front yard located between two other front yards shall be deemed~~designated~~ the rear yard but shall meet the setback requirements of a side yard.

(m) On a flag lot, the lot side, which faces the street that this lot has an access from, shall be designated as the front yard. For such lots, the lot depth calculations shall not include the length of the narrow access portion of the lot.

(n) On a lot that faces, and is exclusively accessed from, a public roadway easement or recorded access easement providing access to at least one other property beyond said lot, the lot side facing the easement shall be designated as the front yard.

(o) On an interior triangular lot, no rear yard shall be required.

(Code 1976, § 11.19(4)(B); Ord. No. 374 2nd series, § 1, 8-4-1997; Ord. No. 699 2nd series, § 1, 9-9-2015; Ord. No. 725 2nd series, § 1, 1-23-2018; Ord. No. 750 2nd series, § 1, 6-23-2020; Ord. No. 21-002, § 1, 4-27-2021)

HISTORY
Amended by Ord. 22-005 on 5/10/2022
Amended by Ord. 24-009 on 5/14/2024

CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 10/14/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 14, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Discussion on proposed revisions to zoning districts
Background Information:	The recently adopted 2040 Comprehensive Plan suggested some changes to our Zoning Ordinance, and this presentation is one of the first steps to follow through. The attached table provides an overview of the future zoning districts and associated uses. In light of the specific Comp Plan recommendations, two new mixed-use districts are introduced: Neighborhood Mix (B-N) and Business/Industrial Mix (B-I); this will allow for more flexibility in future development. Staff suggest that current limited business and limited industrial districts will serve as foundations, with appropriate modifications, for new mixed use districts requirements. In another change, existing four residential districts will be compressed into three to simplify requirements. Staff also recommend that a totally new residential district for smaller lots and houses be introduced (R-S). All current residential districts have a minimum lot size requirement along with a minimum single family house size. This is a new concept that should be explored deeper in the future before implementation and land development. Another big change that should be noted is that various uses are now combined into larger categories. The current ordinance' approach is to list each individual use, even if they are very similar. For example, bookstores, furniture stores, jewelry stores, leather goods stores, hardware stores, etc. are all treated as individual uses, even though there is not much difference – they are all retail stores. Similarly, banks and loan companies are listed separately – and there are many more examples like these. As a result, some uses are missed, some uses are listed multiple times, and some uses are listed as both permitted and conditional uses, adding confusion. Consequently, staff suggest combining multiple similar uses into categories, such as Retail and Offices, to list a couple examples; these categories are explained in notes. So, while now General business district alone lists 120 uses between permitted, accessory, and conditional uses, the new system has fewer than 70 uses for all zoning districts, and that includes several totally new entries, such as data centers and airport related uses. Despite the above suggested conceptual change, no drastic modifications to uses within zoning districts are suggested. In other words, in most cases, what is permitted now will still be permitted, and what is not, will not be. Mixed use districts are the ones with the most changes to allow flexibility, as "mixed use" concept dictates. Building size limitations for certain uses in

	some districts is proposed, with larger buildings always possible with conditional use permit for flexibility.
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommend expanding the outline presented today into actual ordinance sections and revising zoning map to reflect the changes.

ZONING DISTICT SUMMARY TABLE

ZONING DISTRICT	A	R-LD (old R-1)	R-MD (old R-2 & R-3)	R-HD (old R-4)	R-M	R-T	B-N (old B-1)	B-C (old B-2)	B-G (old B-3)	B-I (old I-1)	I-G (old I-2)	ZONING DISTRICT
USE	Agricultural	Low density res.	Medium density residential	High density res.	Manufactured home park	Smaller lots/houses	Neighborhood mix	Central business	General business	Business/industrial mix	General industrial	USE
Airport and all related uses per FAA	C; P (hangars only)											Airport and all related businesses per FAA
Any permitted use exceeding listed size area limitations							C	C		C		Any permitted use exceeding listed size limitations
Assisted and congregate living facilities			P (=<16 units)	P			C	C	C			Assisted and congregate living facilities
ATV, UTV, lawn care, golf carts sale, rent, and service									P	P	C	ATV, UTV, lawn care, golf carts sale, rent, and service
Automobile, boat, trailer, and RV sale, rent, and service								C	P	P	C (auto repair only)	Automobile, boat, trailer, and RV sale, rent, and service
Billboards									C	C	C	Billboards
Brew pubs, taprooms, and micro-distilleries								C	C	P	C	Brew pubs, taprooms, and micro-distilleries
Bus and railroad stations								C	C	P		Bus and railroad stations
Cannabis related businesses (based on state license)	See Cannabis related businesses and uses Table ___											Cannabis related businesses (based on state license)
Car washes							P	P	P	P		Car washes
Cemeteries and crematoriums	C											Cemeteries and crematoriums
Colleges and universities				C					P			Colleges and universities
Commercial and farm equipment sale, rent, and service										P	P	Commercial and farm equipment sale, rental, and service
Communication towers	C; A (PU)	A (PU)	A (PU)		A (PU)	A (PU)	C	C	C	P	P	Communication towers
Contractor shops[8]									C	P	P	Contractor shops
Data centers and server buildings									C	P	P	Data centers and server buildings
Daycares including adult		P (=<14)	P	P	P (=<14)	P (=<14)	P		P	C		Daycares including adult
Driving, race, and go-kart tracks	C											Driving, race, and go-kart tracks
Eating and drinking establishments[8]							P (<6,000 SF)	P (<6,000 SF)	P	P (<6,000 SF)	C (<6,000 SF, no alcohol)	Eating and drinking establishments
Entertainment venues[8]								P (<6,000 SF, NAU)	P (NAU)	P (<6,000 SF)		Entertainment venues
Exterior storage including above-ground tanks							A (FOS)	A (FOS)	A (FOS)	P (FOS)	P	Exterior storage including above-ground tanks
Farming (planting only)	P	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)					C	Farming (planting only)
Fallout and tornado shelter	A	A	A	A	A	A	A	A	A	P	P	Fallout and tornado shelter
Funeral homes and auction houses							C	P	P	C		Funeral homes and auction houses
Gas stations							P	P	P	P	C	Gas stations
Golf courses and driving ranges	P								C	C		Golf courses and driving ranges
Gun and archery ranges	C											Gun and archery ranges
Hazardous materials processing and storage											C	Hazardous materials processing and storage
Hobby farms (not more than 6 animals)	P											Hobby farms (not more than 6 animals)
Home occupation per Section 86-50	A (IUP)	A (IUP)	A (IUP)	A (IUP)	A (IUP)	A (IUP)	P	P	P			Home occupation per Section 86-50
Hospitals (including heliport)			C (w/ no emergency room)	C					P			Hospitals (including heliport)
Hotels and motels								C	P			Hotels and motels
Housing *boarders or roomers*	A	A (RR)	A (RR)	A (RR)	A (RR)	A (RR)						Housing boarders or roomers
Jails, prisons, and correctional facilities									P (if part of police station)	P (if part of police station)	C	Jails, prisons, and correctional facilities
Junkyards and auto salvage yards											C	Junkyards and auto salvage yards
Kennels and animal shelters	C								C	P	P	Kennels and animal shelters
Landscaping and excavation business										C	P	Landscaping and excavation
Lumberyards									C	P	C	Lumberyards
Manufactured homes		C	C	C	P	C						Manufactured homes
Manufactured home parks			C	C	P							Manufactured home parks
Manufacturing facilities[8]										P (w/no outside evidence)	P	Manufacturing facilities
Medical clinics[8]				C (hospital adjacent)			P (<6,000 SF)	P (<6,000 SF)	P	P (<6,000 SF)		Medical clinics
Nurseries and greenhouses	P								C	P	C	Nurseries and greenhouses
Nursing homes and memory care facilities				P					C			Nursing homes and memory care facilities
Offices, including government and professional[8]							P (<6,000 SF)	P	P	P		Offices, including government and professional
Parks and arboretums	P	P	P	P	P	C	P	P	C	C		Parks and arboretums
Parking lots, *garages*, armories, and *carport*s	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	C	P	P	P	P	Parking lots, garages, armories, and carports
Petting farms and zoos	C									C		Petting farms and zoos
Police, fire, and ambulance stations				C			P		P	P		Police, fire, and ambulance stations
Public service buildings and utility structures[8]	C	C	C	C	C		C	C	P	P	P	Public service buildings and utility structures
Recreation, art, amusement, and other assembly facilities[8]		C[5]	C[5]	P[5] (<6,000 SF)			P (<6,000 SF)	P (<6,000 SF)	P	P (<6,000 SF)		Recreation, art, amusement, and assembly facilities
Religious worship institutions		C	P	P		C	P	P	P	C		Religious worship institutions
Residential: *multiple family*		C (2 units only)	P (=<8 units); C (=<12 units)	P			P (=<12 units); C (>12 units)	P (=<12 units); C (>12 units)	C (>12 units)			Residential: multiple family
Residential: *one family* including *prefabricated homes*	A	P[1]	P[1]	C[1]		P	C[1]		C[1] (if next to existing single family)			Residential: one family including prefabricated homes
Residential facilities and hospices		P (=<6)	P (=<16)	P	P (=<6)	P (=<6)	P (=<16); C (>16 units)					Residential facilities and hospices
Retail establishments, convenience stores, markets, etc.				C[2] (<2,000 SF, NOD)			P[2] (<12,000 SF, NOD)	P (NOD[4], NAU)	P (NAU)	P (<12,000 SF)	C[2] (<2,000 SF)	Retail establishments, convenience stores, markets, etc.
Riding stables	C											Riding stables
RV parks and campground sites	C				C					C		RV parks and campground sites
Schools - K-12, public and private		C	C	C			C		C			Schools - K-12, public and private
Self-storage facilities								P (on floors above main)	P (inside access); C (outside access)	P	C	Self-storage facilities
Service establishments[8]							P[3] (<6,000 SF, NOD)	P[3] (<6,000 SF, NOD[4])	P (NAU)	P (<6,000 SF)	C (butcher w/slaughter only)	Service establishments
Shrimp and fish growing facilities	C										C	Shrimp and fish growing facilities
Solar energy collectors	C, A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	C, A (PU)	Solar energy collectors
Sports facilities and arenas/stadiums[8]	A[7]	A[7]	A[7]	A[7]	A (PU)	A (PU)	P (<6,000 SF, NSA)	P (<6,000 SF, NSA)	P	P (<6,000 SF, NSA)	C (<2,000 SF, NSA)	Sports facilities and arenas
Trade and art schools and practice studios								P	P	P	P[9]	Trade and art schools and practice studios
Truck stops										P	C	Truck stops
Vet clinics and hospitals								P (DAO)	P (DAO)	P	P	Vet clinics and hospitals
Warehouses and storage facilities	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	A (PU)	C (NOS)	P (FOS)	P	Warehouses and storage facilities
Wholesale businesses									P (NOS)	P (FOS)	P	Wholesale businesses
ZONING DISTRICT	A	R-LD (old R-1)	R-MD (old R-2 & R-3)	R-HD (old R-4)	R-M	R-T	B-N (old B-1)	B-C (old B-2)	B-G (old B-3)	B-I (old I-1)	I-G (old I-2)	ZONING DISTRICT

NOS = no outside storage; FOS = fenced-in (opaque) outside storage only; NOD = no outside display or sales areas; NSA = no spectator areas; NAU = no *adult related use*

PU = private use only, exclusively for the property residents/needs, including amateur radio; DAO = domestic animals only, per Section 14-1; IUP = *interim use permit* is required; RR = rental registration is required

Numbered notes:
1. Minimum lot and dwelling size applies
2. except tobacco, liquor, and gun sales, pawn shops, and *adult oriented* businesses
3. except tattoo parlors, smoke lounges, and adult oriented businesses
4. unless required off street parking is provided
5. Libraries, lodges, and community centers only
6. Industry related only (including high school shops)
7. Private use only except in parks, schools, and colleges/universities
8. See term explanations with examples below

R-T (in red) = entirely new use or district added; old B-1 (in green) = current zoning district designation; P (=<6) (in purple) = statutory requirements; *Daycare* (in italic) = defined in Section 86-1

P = permitted use; *C = conditional use*; A = *accessory use* (complying with Section 86-163)

considered business districts; considered residential districts

General notes:
A. Uses listed in Section 86-31 are prohibited (and not shown in the above Table).
B. Building zoning placement is based on its principal use.
C. Incidental uses (occupying less than 10% of the building area) shall not be considered in building zoning placement.
D. All accidental uses (occupying less than 25% of the building area) on site shall be listed as permitted, conditional, or accessory.
E. A permitted principal use occupying less than 90% of the building area may require a conditional use permit if remaining use(s) is not listed as permitted, conditional, or accessory.
F. Mixed uses placement: all uses comprising a mixed use (buildings lacking clear principal use occupying over 75% of the building area) shall be listed as permitted uses in a district.
G. If any use in a mixed use building is listed as a conditional use, the building will require a conditional use permit; if any use is not listed as either a permitted or conditional use, a building cannot be placed in a district.
H. All nonconforming uses may continue unless they are discontinued for more than a year or a building is destroyed by more than 50% by a peril (Section 86-27).
I. A nonconforming use may be classified as conforming by a conditional use permit (Section 86-46 (a).
J. An interim use permit may be granted for certain uses beyond this Table as provided in Section 86-46 (b).
K. A variance cannot be granted for a use not listed as a permitted or conditional.

Term explanations:

Contractor shops include carpenter, plumbing, electric, water conditioning, cleaning, etc. shops/offices that customarily contain vehicle storage/garage areas, a warehouse, and an office.

Eating and drinking establishments include restaurants, bars, nightclubs, banquet halls, etc.

Entertainment venues include buildings with stages, whether elevated or not, or screens, and sitting or standing area for the audience to view presentation or performance, such as movie theaters, theatres, concert halls, etc.

Manufacturing facilities include all factories, plants, and shops where something is manufactured, fabricated, processed, assembled, or otherwise made, including live animal slaughtering.

Medical clinics include surgery centers, medical, dental, chiropractic, and vision clinics, dialysis centers, etc. - all serving ambulatory patients

Offices, including government and professional offices, such as architects, engineers, travel and insurance agents, accountants, etc., government offices, such as city hall and courthouse, financial institutions, such as banks and credit unions, radio and TV studios with no audience, design studios, print shops, call centers, post offices, laboratories (testing and research), and similar uses

Public service buildings and utility structures include street and park shops, lift stations, transformers and power stations, water towers, etc.

Recreation, art, amusement, and other assembly facilities include museums, art galleries, amusement parks, arcades, escape rooms, lodges, bowling alleys, miniature golf courses, rollerblade rinks, electric go-kart courses, billiard parlors, dance halls, libraries, community centers, smoking lounges, etc., all with no food or drink consumption except incidental

Service establishments include barber, tailor, bridal, and glazing shops, beauty and tanning salons, dry cleaning, laundromats, photo studios, cell phone stores, all domestic equipment repair and rental shops, spas, butcher and meat lockers (with no slaughtering except in I-G), bakeries, take out only restaurants, tattoo parlors, massage therapy, etc.; excludes automotive related

Sports facilities include tennis and pickleball courts, ice rinks, swimming pools, gyms, exercise rooms, health and fitness clubs, volleyball and basketball courts, soccer and football fields, martial arts and weightlifting rooms, etc. - indoor or outdoor