



APPENDIX I

ZONING DISTRICTS AND MAP

APPENDIX 1 - ZONING DISTRICTS AND MAP

ZONING DISTRICT DESCRIPTIONS

Business Districts

Limited Retail Service District (CIA) is a commercial district generally located on the periphery of residential neighborhoods along collector or arterial roadways. The principal uses are intended to serve the convenience retail and personal service needs of nearby residents.

Retail Service District (CI) is generally located adjacent to arterial roadways and includes a variety of retail, personal service, indoor recreation, restaurant, and office uses. These businesses are intended to be patronized by the entire community as well as persons from nearby communities. Multi-tenant commercial structures and free standing uses are permitted within the district.

General Commercial District (C2) is generally located at intersections that include an arterial roadway and are not adjacent to land planned for residential use. This district is intended to permit uses such as motor vehicle fuel, and service, convenience retail, restaurant, and motel/hotel uses that will not cause unsafe traffic conditions and which cater to visitors to the area.

Office District (OFC) is established to:

1. Provide a suitable environment for office activities,
2. Incorporate, within the City, jobs closer to the home without introducing conflicts of land use.

Business Park District (BPK) is established to:

1. Reserve appropriately located areas for low intensity office, light industrial and supporting commercial services,.
2. Protect areas appropriate for low intensity office, light industrial and supporting commercial services from intrusion by inharmonious uses
3. Provide opportunities for low intensity office, light industrial and supporting commercial services to congregate in a mutually benefiting relationship to each other,
4. Establish and maintain high standards of site planning, building architecture, and landscape design that will create an environment attractive to business park uses and be compatible with adjoining residential properties.

Industrial District (I) is established to:

1. Reserve appropriately located areas for industrial related activities,
2. Protect areas appropriate for industrial uses from intrusion by inharmonious uses.
3. Provide opportunities for certain types of industrial plants to concentrate in a mutually beneficial relationship to each other.
4. Provide adequate space to meet the needs of modern industrial development, including off-street parking, truck loading areas and landscaping.

APPENDIX 1 - ZONING DISTRICTS AND MAP

5. Provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby uses, (
6. Establish and maintain high standards of site planning, architecture, and landscape design that will create an environment attractive to industries and research and development establishments seeking sites in the metropolitan area.

Tower District (T) is established to:

1. Reserve appropriately located areas for Broadcast Towers, Accessory Equipment and Structures, Broadcast Buildings, and Related Broadcast Uses (such terms being hereinafter defined).
2. Provide for the operation and use of Broadcast Towers, Accessory Equipment and Structures, Broadcast Buildings and Related Broadcast Uses pursuant to Conditional Use Permits.
3. Establish and maintain high standards of construction, maintenance and operation of Broadcast Towers, Accessory Equipment and Structures, Broadcast Buildings, and Related Broadcast Uses, while protecting the health and safety of surrounding property users.

Residential Districts

Residential Estate District (RE) is established to protect and enhance the character of single-dwelling neighborhoods where lot areas are substantially larger than required in the R1, Detached Residential District and to protect mature trees and other significant natural features that would otherwise be lost if more intensive subdivision were to occur. The term “neighborhood” is intended to consist of several lots with similar development and aesthetic characteristics.

Detached Residential District (R1) is established to reserve appropriately located areas for single-family living at reasonable population densities consistent with the Land Use Plan Chapter of the Comprehensive Plan, including single-family structures and accessory structures

Attached Residential District (R2) is established to:

1. Provide for all income levels an opportunity to enjoy a medium density environment,.
2. Reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities consistent with the Land Use Chapter of the Comprehensive Guide Plan.
3. Provide special requirements for common facilities, parking and other conditions created by an increased population density. Buildings with 2-6 residential units are permitted in the Attached Residential District.

Multiple Dwelling Residential District (R3) is established to:

1. Provide special requirements for common facilities, parking and other conditions created by an increased population density,
2. Provide space for semi-public facilities needed to complement urban residential areas and space for institutions that require a residential environment,

APPENDIX 1 - ZONING DISTRICTS AND MAP

3. Reserve appropriately located areas for higher density family living in a variety of types of dwellings at a reasonable range of population densities consistent with the Land Use Chapter of the Comprehensive Guide Plan. Buildings with more than 6 residential units are permitted.

Mobile Home Residential District (R4) is established to provide for the special characteristics of mobile homes constructed prior to June 15, 1976, which do not have HUD certification, considering their locational needs, site layout and design, the demand upon community services and their relationship to, and effect upon, surrounding uses of land.

Special Districts

Planned Unit Development District (PUD) is established to facilitate:

1. Innovations in residential development to the end that the growing demands for housing at all economic levels may be met by recognizing greater variety in tenure, type, design and siting of dwellings and by the conservation and more efficient use of land in such development. (
2. Higher standards for site and building design.
3. An incentive to redevelop obsolete or substandard land uses where present development standards cannot be met.
4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
5. The creative use of land and related physical development.
6. A more efficient use of land resulting in smaller networks of utilities and streets thereby lowering housing costs and public investments.
7. A more desirable environment than would be possible through the strict application of zoning and subdivision regulations of the City.
8. A process which gives the land owner and developer reasonable assurance of ultimate approval before expending complete design monies while providing officials with assurances that the project will be consistent with community objectives. (
9. A technique which responds to a flexible manner to the land use categories defined on the Land Use Chapter of the Comprehensive Guide Plan.

Urban Underdeveloped District (UND) is used to identify vacant lands on which the City has not approved a development proposal or lands which are currently being utilized but remain substantially underdeveloped.

Open Space District (OS) is established to identify those properties that are part of the Ramsey County Open Space System.

ZONING MAP

