

ZONING DISTRICTS

R-1 One Family Detached Residential District

R-2 One Family Low Density Residential District

R-3 Low Density Preservation Residential District

R-4 Multi-Family Medium Density District

R-5 Multi-Family Medium and High Density District

R-6 Mobile Home District

R-7 One Family Incremental Growth Residential District

B-1 Neighborhood Business

B-2 Central Business District

B-3 General Business District

B-4 Shopping Center District

M-1 Light Industrial District

M-2 Heavy Industrial District

S Natural Features District

I Institutional

TZ Transitional Zone

L Lakeshore

PUD Planned Unit Development
(Ord. 808, passed 3-13-95)

SCHEDULE OF USE REGULATIONS																	
RESIDENTIAL USE GROUPS	KEY: P - Permitted Use S - Special Development A - Accessory Use																
	RESIDENTIAL							BUSINESS			INDUSTRIAL		OTHER				
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L
U. Public Institutional and Cultural	S	S	S	P	P	S	S	S	S	S	S	S	S	P	S	S	-
V. Major Educational	-	-	-	S	S	S	-	-	S	S	S	-	-	P	-	-	-
W. Agricultural	-	-	-	-	-	-	-	S	-	P	P	P	P	P	S	P	-
X. Greenhouse	-	-	-	S	-	-	-	S	S	S	S	S	S	S	-	S	-
Y. Cemetery	-	S	-	S	-	-	S	-	-	-	-	S	-	-	-	P	-
Z. Parking Lots	S	S	S	S	P	S	S	P	P	P	P	P	P	P	S	S	-

FOOTNOTES:
 1. Public and quasi-public
 2. Private
 3. Temporary Occupancy

Worthington - Land Usage

SCHEDULE OF USE REGULATIONS

KEY: P - Permitted Use
S - Special Development
A - Accessory Use

NON-RESIDENTIAL USE GROUPS	RESIDENTIAL							BUSINESS				INDUSTRIAL			OTHER		
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L
A. Daily Retail	-	-	-	S	S	-	-	P	P	P	P	S	-	S	-	-	-
B. Convenience Goods	-	-	-	-	S	-	-	P	P	P	P	-	-	-	-	-	-
C. Shopper Common Goods	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
D. Shopper Occasional Goods	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
E. Home Furnishings	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
F. Restaurants	-	-	-	-	S	-	-	-	P	P	P	S	-	S	-	-	-
G. Restaurants (Drive-In)	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-
H. Entertainment (Public)	-	-	-	-	-	-	-	-	P	S	S	S	-	-	-	-	-
I. Open Air Recreation	-	-	-	-	-	-	-	-	-	P	S	S	-	-	-	-	-
J. Daily Services	-	-	-	-	S	-	-	P	P	P	P	S	-	S	-	-	-
K. Office Services	-	-	-	-	-	-	-	P	P	P	P	S	-	S	-	-	-
L. Medical Services	-	-	-	-	S	-	-	-	P	P	P	-	-	P	-	-	-
M. Household Goods - Repair Services	-	-	-	-	-	-	-	-	S	P	S	P	S	-	-	-	-
N. Home Improvement Services	-	-	-	-	-	-	-	-	S	P	S	P	S	-	-	-	-
O. Supplies	-	-	-	-	-	-	-	-	S	S	S	S	P	-	-	-	-
P. Automotive and Farm Implement	-	-	-	-	-	-	-	-	S	P	S	S	S	-	-	-	-
Q. Automotive Service	-	-	-	-	-	-	-	S	S	P	S	S	S	-	-	-	-
R. Animal Services	-	-	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-
S. Mortuary	-	-	S	S	S	-	-	-	S	S	-	-	-	-	-	-	-
T. Parking	-	-	-	S	S	-	-	S	P	P	P	P	P	S	-	-	-

SCHEDULE OF USE REGULATIONS

KEY: P - Permitted Use
S - Special Development
A - Accessory Use
C - Conditional Use

NON-RESIDENTIAL USE GROUPS	RESIDENTIAL							BUSINESS				INDUSTRIAL			OTHER			
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L	
	U. Terminals	-	-	-	-	-	-	-	-	P	P	S	P	S	AS	-	-	-
V. Printing Trades	-	-	-	-	-	-	-	-	P	P	S	P	P	-	-	-	-	
W. Cleaning	-	-	-	-	-	-	-	-	P	P	S	P	P	-	-	-	-	
X. Extractive and Recovery Industry	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	
Y. Manufacturing - Light Assembly	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	
Z. Figurines	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	
AA. Manufacturing - General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BB. Manufacturing - Heavy	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
CC. Manufacturing - Primary Production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DD. Manufacturing - Special Process	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EE. Transient Amusement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
FF. Railroad Right-of-Way	-	-	-	-	-	-	-	-	P	P	P	P	P	S	-	P	-	
GG. Warehouse	-	-	-	-	-	-	-	-	-	S	-	P	P	-	-	-	-	
HH. Pet Stores	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	S	-	
II. Adult Oriented Businesses	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	
JJ. Contractor Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
KK. Petroleum Bulk Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LL. Taproom	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	
MM. Brewery	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	

('69 Code, Ch. 7 App. Table 5) (Am. Ord. 600, eff. 11-27-76; Am. Ord. 603, eff. 1-22-79; Am. Ord. 773, passed 1-13-92; Am. Ord. 820, passed 3-25-96; Am. Ord. 822, passed 4-8-96; Am. Ord. 829, passed 2-24-97; Am. Ord. 846, passed 9-8-97; Am. Ord. 852, passed 1-12-98; Am. Ord. 870, passed 10-12-98; Am. Ord. 933, passed 2-11-02; Am. Ord. 1045, passed 9-12-11; Am. Ord. 1064, passed 12-10-12; Am. Ord. 1065, passed 12-10-12; Am. Ord. 1086, passed 6-8-15; Am. Ord. 1087, passed 6-8-15; Am. Ord. 1112, passed 1-8-18; Am. Ord. 1116, passed 7-9-18)

TABLE OF USE GROUPS

PART I. RESIDENTIAL AND OTHER USE GROUPS

- A. SINGLE FAMILY - Single family detached dwellings.
- B. TOWNHOUSE - Single family attached and detached dwellings.
- C. TWO FAMILY - Two family dwellings.
- D. MULTI-FAMILY - Dwellings designed to contain more than two families.
- E. MOBILE HOME - Mobile home parks.
- F. HOME OCCUPATIONS
- G. BOARDING HOUSES
- H. GUEST HOME
- I. FRATERNITY AND SORORITY HOUSES
- J. CHILD CARE - Nursery schools, child care centers (not including dormitories), and family and group day care centers.
- K. CONVALESCENT, NURSING, AND REST HOMES
- L. HOSPITALS
- M. MOTELS - Hotels, motels and apartment hotels
- N. SEASONAL RESIDENTIAL - Summer cabins, camps, cottages and travel trailer parks, for seasonal and not permanent or year-around occupancy, temporary occupancy
- O. CLUBS - Clubs, fraternities, lodges and meeting places for other organizations, not including any use that is customarily conducted as a gainful business
- P. CIVIC - Convention center, community center, public library, public museum, public art gallery, public recreation, fire station, public botanical garden, public auditorium and similar uses, each without outdoor storage
- Q. PUBLIC SERVICE - Warehouses, garages, storage yards and shops that are owned and operated by a governmental unit, together with accessory administrative buildings

- R. UTILITY STATIONS - Static transformer stations, booster station, transmitters and other utility stations, when operating requirements necessitate locating in districts as determined by the Zoning Administrator
- S. RECREATIONAL (Public and Quasi-Public) - Public parks, playgrounds, recreation and community center buildings and grounds; golf courses, country clubs, tennis courts and similar recreational uses, all of a non-commercial nature
- T. RECREATIONAL (Private) - Private non-commercial recreation areas and facilities not listed above, including swimming pools, country club, and tennis club
- U. PUBLIC INSTITUTIONAL AND CULTURAL - Public, parochial and other private elementary, junior high or high school offering courses in general education, and not operated for profit. Churches, temples and other places of worship, monasteries, convents, rectories and parsonages, including church schools, public libraries, public museums, public art galleries and similar public cultural uses
- V. MAJOR EDUCATIONAL - Colleges, universities and seminaries, book stores, computer service centers, fraternity and sorority houses, dormitories and similar uses
- W. AGRICULTURAL - Outdoor nurseries, forestry, sod farming and crop farming
- X. GREENHOUSES - Nurseries, greenhouses
- Y. CEMETERY - Cemeteries and mausoleums
- Z. PARKING LOTS - Automobile parking lots and garages, excluding repair and parking of trucks, buses equipment and goods
('69 Code, Ch. 7 App. Table 5) (Am. Ord. 820, passed 3-25-96; Am. Ord. 822, passed 4-8-96)

PART II. NON-RESIDENTIAL USE GROUPS

- A. **DAILY RETAIL** - Any retail business supplying daily needs and commodities primarily for residents of the adjoining neighborhood, such as drugs, grocery, liquor for consumption off the premises, meats excluding slaughtering, and bakery and candy stores, including the baking and processing of food products when prepared for retail sale on the premises
- B. **CONVENIENCE GOODS** - Any retail business supplying only daily need commodities for the residents of the surrounding neighborhoods, such as supermarkets, drug stores, florists, gift and card, book and stationery, hardware, paint and wallpaper, coins and philately, cosmetics and perfume, hobbies and toys, office supplies, tobacco shops, photographic supply and cold storage lockers, excluding slaughtering
- C. **SHOPPER COMMON GOODS** - Such as apparel, variety, jewelry, shoes, and dry goods
- D. **SHOPPER OCCASIONAL GOODS** - Such as leather, luggage, furs and foundation ware
- E. **HOME FURNISHINGS** - Such as furniture, appliances, floor covering, draperies
- F. **RESTAURANTS** - Restaurants, cafes, delicatessens and tea rooms, but not including entertainment, dancing, alcoholic beverages not consumed with a meal or drive-in restaurants
- G. **RESTAURANTS (DRIVE-IN)** - Drive-in eating and drinking
- H. **ENTERTAINMENT (PUBLIC)** - Bars, taverns, cocktail lounges, night clubs, theaters, billiard parlors, pool halls, bowling alleys and massage parlors
- I. **OPEN AIR RECREATION** - Any type of commercial recreation including golf driving ranges, drive-in theaters, swimming pools, skating rinks, tennis clubs, but excluding auto race tracks
- J. **DAILY SERVICES** - Any service establishment performing services primarily for residents of the adjoining neighborhood such as a barber, beautician, self-service laundries, clothes cleaning and laundry pickup stations, shoe repair and shine, and tailor shops
- K. **OFFICE SERVICES** - Public and private offices, banks and financial, post office (not major distribution), utility office and collection, and photographers
- L. **MEDICAL SERVICES (EXCLUDING NON-HUMAN)** - Medical clinic, optometrist, optical services, and chiropody
- M. **HOUSEHOLD GOODS REPAIR SERVICES** - Including sales, parts and repair but not including appliance assembly or manufacturing, upholstery, watch and clock repair, locksmith, or pawn shop

- N. HOME IMPROVEMENT SERVICES - Carpenter shops, plumbing and heating repair, painting and paper hanging shops, janitorial services, excluding contractor yards
- O. SUPPLIES - Farm, feed and seed supply, lumber yards and lawn and gardening supplies
- P. AUTOMOTIVE AND FARM IMPLEMENT - Automotive sales, parts, repair or for hire, auto accessories, auto auction, used car lots, farm implement sales, parts and repair, recreation vehicle sales, parts and repair, mobile home sales and storage
- Q. AUTOMOTIVE SERVICE - Gas stations and car wash
- R. ANIMAL SERVICES - Kennels, animal hospitals, veterinarian clinics, animal auction, livestock buying and selling, extermination and pounds
- S. MORTUARY
- T. PARKING - Automobile parking lots and garages, excluding repairs
- U. TERMINALS - Ambulance and taxi service, bus, rail and rotocraft terminals excluding motor freight
- V. PRINTING TRADES - Publishing, job printing, lithographing, blue printing
- W. CLEANING - Clothes cleaning and dyeing, diaper service, laundries, linen supply and carpet and rug cleaning
- X. EXTRACTIVE AND RECOVERY INDUSTRY - This group includes the mining, quarrying, excavation, processing, storing, separating, cleaning or marketing of natural resources such as sand, gravel, earth, peat, coal, minerals, gas, and oil, etc., the establishment or operation of junk yards or the salvaging or reclamation of materials
- Y. MANUFACTURING - LIGHT ASSEMBLY - The manufacturing, compounding, assembling or treatment of products from the following previously prepared materials, bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, leather (tanned), horn, paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wood (except saw and planing mills) and yarns
- Z. FIGURINES - The manufacture of pottery, figurines or other similar products, using only previously pulverized clay, and kilns fired only by electricity or gas
- AA. MANUFACTURING - GENERAL - Any manufacturing use meeting performance standards (and not listed separately under MANUFACTURING: HEAVY, PRODUCTION, OR SPECIAL PROCESS)

- BB. MANUFACTURING, HEAVY - The manufacturing of acetylene in excess of 15 pounds pressure psi; and acid; asbestos; asphalt and concrete mixing but not manufacturing; automobile assembly; bleaching, cleaning and dyeing plant brewing or distilling of liquors; brick, pottery, tile and terra cotta manufacturing; petroleum bulk storage in excess of 125,000 gallons cumulatively; candle or sperm oil manufacturing; disinfectant, insecticide or poison manufacturing; crematory; cooperage works; dextrine, starch or glucose manufacturing; emery cloth or sandpaper manufacturing; felt manufacturing; flour or grain mill, forge or foundry works; hair or hair products manufacturing; lime or lime products manufacturing; linoleum, oil cloth or oiled goods manufacturing; match manufacturing; meat packing, stockyards or slaughterhouses; paper and pulp manufacturing; perfume manufacturing; pickle, sauerkraut or sausage manufacturing; plaster manufacturing; poultry slaughter-house, including packing and storage for wholesale; printing ink manufacturing; radium products; sewage treatment plant; shoddy manufacturing; shoe blacking or polish manufacturing; steel fabrication; steam power plant, except where accessory to a permitted principal use; and stone and monument works
- CC. MANUFACTURING - PRIMARY PRODUCTION - Manufacturing uses involving primary production of asphalt, cement, charcoal and fuel briquettes; aniline dyes; ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote hydrogen, and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosive, fertilizers, gelatine, animal glue and size; turpentine, rubber soaps, including fat rendering
- DD. MANUFACTURING - SPECIAL PROCESS - The processes of nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; slag piles, refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins
- EE. TRANSIENT AMUSEMENT - Circus, carnivals and other transient amusement enterprises, auto race tracks and county fairs
- FF. RAILROAD RIGHT-OF-WAY - Railroad right-of-way but not including terminals, transfer and storage tracks, nor accessory structures except incidentally provided for communication or switching equipment
- GG. WAREHOUSE - Wholesale warehouse and motor freight terminals
- HH. PET STORES
- II. ADULT ORIENTED BUSINESS
- JJ. CONTRACTOR YARD

KK. PETROLEUM BULK STORAGE - Storage of less than 125,000 gallons cumulatively

LL. TAPROOM - A brewer who is licensed for on-sale of malt liquor produced by the brewer for consumption on the premises of or adjacent to one brewery location owned by the brewer under M.S. § 340A.26, Subd. 1.

MM. BREWPUB - A brewer who is licensed for on-sale intoxicating liquor or 3.2% malt liquor license by a municipality for a restaurant operated in the place of manufacture under M.S. 340A.24.

('69 Code, Ch. 7 App. Table 5) (Am. Ord. 773, passed 1-13-92; Am. Ord. 829, passed 2-24-97; Am. Ord. 870, passed 10-12-98; Am. Ord. 1065, passed 12-10-12; Am. Ord. 1112, passed 1-8-18; Am. Ord. 1116, passed 7-9-18)