

ARTICLE III: DISTRICT REGULATIONS

Section 301. Allowed, Permitted, Conditional, and Interim Uses

Permitted, conditional, and interim uses are enumerated by each zoning district according to the Land Use Regulation Matrix. Permitted, conditional, and interim uses shall meet the required criteria of both the zoning district and any overlay district. In cases where two standards exist, the stricter standard shall apply.

Building and/or Land Use Permits are required unless specifically exempted or allowed without a permit. There shall be erected or placed no more than one principal use or structure on any lot in a C, R-1, R-2, R-3, R-4, or R-5 District. In all other districts a second principal use or structure may be approved via conditional or interim use permit.

Whenever an application proposes a use not identified by this Ordinance as either a permitted, conditional or interim use, the Planning Administrator, after reviewing the Comprehensive plan and in consultation with the Planning Commission, either formal or informal, shall issue a statement of clarification, finding that the use is either substantially similar in character and impact to a use identified as either allowed, permitted, conditional or interim within the particular district, or that the use is not sufficiently similar to another use listed within the district. Such statement of clarification shall include the findings that led to such conclusion, and shall be filed in the official repository of the Joint Planning Board.

If the proposed use is not sufficiently similar to a use regulated as either a permitted, interim, or conditional use in the specific district, the use shall be prohibited. If an enumerated use in the Land Use Regulation Matrix is not specifically identified as allowed, permitted, conditional, or interim; then such use shall be deemed prohibited in the corresponding zoning district.

Section 302. GREATER BEMIDJI AREA LAND USE REGULATION MATRIX

Land Use Matrix																			
<p><u>P = Permitted Use</u> <u>C = Conditional Use, If a Conditional Use Permit is required and the use will be located in a leased space, the Interim Use Permit shall be required.</u> <u>I = Interim Use</u> <u>A = Allowed Without Permit</u> - <u>A blank means the use is prohibited and may not occur within the district. Some uses may also be more restricted by performance standards, or special provision related to that use.</u> - <u>If a land use is not displayed in this matrix see Section 301. Allowed, Permitted, Conditional, and Interim Uses.</u> - <u>The definition for each land use can be found in Section 109. Definitions of this Ordinance.</u></p>																			
Land Uses	Zoning Districts																	Use Specific Standards	
	Conservation	Residential							Commercial	Shoreland Commercial		Mixed-Use	Med. / Office	University	Industrial				
	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>		
Residential Land Uses																			
Single Family		P	P	P	P	P	P	P											401(C.)
Duplex, Tri-Plex, Quad (Townhome) (2-4 Units)						P	P												401(C.)
Multi-Family or Townhome Development (5 to 29 Units)						C	P						C	C					401(D.)
Multi-Family or Townhome Development (30 or Greater Units)						C	C						C	C					401(D.)
	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>		

	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>	
Multi-Family/ Mixed-Use							C		C	C		C	P	C	C			401 (E.)
Mobile Home								P										401 (C.) 1013
Tiny House Subdivision		C	C	C	C	C	C											1101
Assisted Living Facility						C	C							C				
Dormitory						C	C							C	P			
Fraternity or Sorority					C	C	C								P			
Homeless Facility		I	I	I	I	I	I		I				I	I				1018
Residential Facility (6 or Fewer)		P	P	P	P	P	P	P										1030
Residential Facility (7 or More)							P											1030
Transitional Housing		I	I	I	I	I	I			I			I	I				1018
Public, Institutional, and Civic Buildings																		
Community Facilities																		
Armory		C							C			C				C	P	
Art Galleries & Museums									C	P	P	P	P	C	P			
Athletic Complex / Community Center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Auditorium and Performing Arts									P	P		C	C	C	P			
Cemetery		C	C	C	C													
Farmers Market (Flea/Food/Crafts)									I	I		I	P	I		I	I	
	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	
Public Library					C	C	C					C	C	P				
Park, Athletic Fields and Active Outdoor Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Passive Recreation Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parking Structure (Public)											C	C	C	C	C			
Government building or public safety facility	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	
Public Transportation Facility									C	C					P	P	P	
Religious Institution		C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Educational Facilities																		
Charter School		I	I	I	I	I	I		I	I	I	I	I	I	I	I		
School		C	C	C	C	C	C	C	C	C			C	C	P	C		
Art, Business or Vocational									I	I	I	I	I	I				
University or College															P			
University Building	C	C	C	C	C	C	C		C	C	C	C	C	C	P	C	C	
Healthcare Facilities																		
Ambulance Service									P	P			P	P		P		
Counseling Service (Behavioral, Mental Health, Drug & Alcohol Abuse)									C	C			C	C	C			
Indoor Fitness, Health Club or Spa							I		I	P	P	P	P	P	P	I		
Hospital							C		C	C				C				
	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	
Medical or Dental Clinic										P			P	P	P			
Medical Marijuana (Dispensary)									I	I			I	I		P	P	1029
Medical Marijuana (Manufacturer)									I					I		I	I	1029
Nursing Home							C							P				
Commercial Land Uses																		
Agriculture, Animals, and Natural Resources																		
Agriculture (Crop Farming)	A	A	A	A					A							A	A	
Agricultural Building		C	C	C					C									
Agriculture, Domestic Animal Farm(>3 Acres)		A	A	A	A	A												1021
Agriculture, Domestic Animal Farm (>1 <3 Acres)		P	P	P	P	P												1021
Agriculture, Non-Domestic or Exotic Animal		I	I	I	I	I	I	I										1021
Agricultural Produce, and Livestock Sales (Land owner property)		A																
Animal Breeding		I							I							P		
Animal Kennel and Grooming / Boarding									I	I	I	I	I	I		I	I	
Land Alteration/ Tree Removal not Incidental to Permitted Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Forestry, Land Management and Timber Harvest	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1006/1007
Mining or Extraction (Sand, Gravel, & Peat)		I	I						I								I	1024
	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	
Veterinary Clinic or Animal Hospital									P	C				C		P		
Food, Beverage, Indoor Entertainment																		
Adult Use or Entertainment																I		1026
Community Indoor Entertainment, Small (Less than 10,000 S.F.)									P	P		P	P	P				
Community Indoor Entertainment, Large (10,000 S.F. or more)									C	C		C	C	C				
Convention or Event Center												C	C		C			
Restaurant and Lounge									P	P	P	P	P	P				
Restaurant Drive-Thru or Drive-In									C	C	C	C	C	C				
Lodging																		
Bed and Breakfast		C	C	C	C	C	C											
Campground or RV Park	I	I							I									
Hotel or Motel									C	C		C	C	C	C	C		
Short-Term Rental Unit		P	P	P	P	P	P											1020
Office, Business and Technology																		
Bank or Financial Institution									C	C	C	C	C					
Printing or Publishing									C	P	P	P	P			P		
Professional or Business Office									C	P	P	P	P	P	P	P		
Research, Design, and Testing									C					C	P	P	P	
	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2		
Outdoor Recreation and Entertainment																			
Club or Lodge									P	P	P	P	P						
Shooting Range (Indoor)									I	I						P	P		
Shooting Range (Outdoor)																	I		1028
Marina (Surface Water Orientated Commercial Use)											C	C	C						
Personal Services																			
Daycare Facility (Licensed Commercial Care)		I	I	I	I	I	I		I	P	I	I	I	P	I	I			
Funeral Home or Crematorium									C	C				C		C			
Mini-Storage or Self-Service Storage									C	C						P	P		
Personal Service and Repair, Small (Less than 10,000 S.F.)									P	P	C	C	P			P	P		
Personal Service and Repair Large (10,000 S.F or more)									C	C	C	C	C			P	P		
Retail Sales																			
Building Material Sale or Lumberyard									C	C						C	P		1002
Bulk Fuel Sales and Storage									I							I	I		
General Retail Store, Small (Less than 10,000 SF)									P	P	P	P	P						
General Retail Store, Large (10,000 SF or More)									C	C	C	C	C						
Grocery Store, Small (Less than 15,000 SF)						C	C		P	P	P	P	P						
Grocery Store, Large (15,000 SF or More)									C	C	C	C	C						
	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2		

	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>	
Liquor Store									P	P	P	P	P			I		
Pawn or Trade Shop									C	C						C		
Pharmacy or Convenience, Small									P	P	P	P	P	P	P			
Pharmacy or Convenience, Large									C	C	C	C	C	C	C			
Vehicle Related																		
Automobile Towing / Impound Lot									I	I						I	P	
Automobile Repair or Body Shop									C	C						P	P	
Automobile Sales or Rental									I	I								1002
Automobile Service									P	P	C		C			P	P	
Automobile Car Wash and Detailing									P	P	P		P			P	P	
Atv, Boat, Recreational Vehicle, Snowmobile, Trailer, and Small Engine Sales and Service									I	I						P		
Gas Station and Convenience									C	C	C		C			C		
Heavy Truck, Farm Implement, Construction Equipment Repair, Rental, Sales, and Service									I							I	P	
Heavy Truck Fuel and Convenience									C	C						C		
Heavy Truck Wash and Detailing									C	C						P	P	
Used Parts, Salvage and Reclamation									I							I	I	
	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	
Industrial Land Uses																		
Industrial Services																		
Bituminous or Concrete Plant and Sales		C							C								C	
Contractor's Shop and Storage Facility									C	C						P	P	
Hazardous Chemical Storage or Distribution																C	C	
Laundry Plant									C	C						P	P	
Manufacturing																		
Food Processing or Production									P	P			P			P		
Light Manufacturing/Processing									C							P	P	
Heavy Manufacturing/Processing																C	P	
Utilities and Services																		
Cellular, Radio or Television Tower (Less than 75 feet in height)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	1022
Cellular, Radio or Television Tower (Primary Use or 75 feet or more in height)	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	1022
Public Utility Building (major)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Public Utility, Building (minor)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Refuse Waste Facility (Transfer Station)																C	C	

	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	
Refuse Waste Facility (Construction Debris Service and Recycling)									C							C	C	
Solar or Renewable Energy Power Generating Facility (Commercial)		C														P	P	1023
Waste Water Treatment or Cluster Sewage Treatment Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Wind Energy Conversion System (WECS) (Small Commercial)	I	I							I							I	I	1022
Warehouse Distribution and Transportation																		
Airport and related facilities																	P	1016
Warehouse Storage and Distribution Facility									C							P	P	
Planned Unit Developments																		
PUD, Commercial									C	C	C	C	C	C				
PUD, Mixed Use					C	C	C		C	C	C	C	C	C	C			
PUD, Residential		C	C	C	C	C	C	C		C			C	C				
Tiny House Subdivision		C	C	C	C	C												
Accessory Land Uses*																		
Accessory Use or Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	601
Accessory Dwelling Unit		P/C	P/C	P/C	P/C													604
Accessory Home Share		A	A	A	A	A	A	A										1020
Accessory Recreation Facility		A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Caretaker Quarters (Incidental for security)						P	P	P	P	P	P	P	P	P	P	P	P	
	C	R-1	R-2	R-3	R-4	R-5	R-6	MH	B-1	B-2	LC	LD	UR	OM	U	I-1	I-2	

	<u>C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>MH</u>	<u>B-1</u>	<u>B-2</u>	<u>LC</u>	<u>LD</u>	<u>UR</u>	<u>OM</u>	<u>U</u>	<u>I-1</u>	<u>I-2</u>		
Daycare Facility (Licensed Home Care 14 or Less)		A	A	A	A	A	A	A											
Fence	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1004
Home Occupation Type 1		A	A	A	A	A	A	A											
Home Occupation Type 2		P	P	P	P	P													1012
Home Occupation Type 3		I	I	I	I	I													1012
Open Sales Lot, Minor									P	P									1002
Open Sales Lot, Major									I	I						I			1002
Private and Public Water Craft Access Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				910
Temporary Usage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1011
Solar or Renewable Energy Power Generating Facility (Personal Use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1023
Wind Energy Conversion System (WECS) (Small Non-Commercial) (Less than 75 Feet in Height)	P	P	P						P	P					P	P	P	P	1022
Wind Energy Conversion System (WECS) (Small Non-Commercial) (Greater than 75 Feet in Height)		I	I						I							I	I		1022