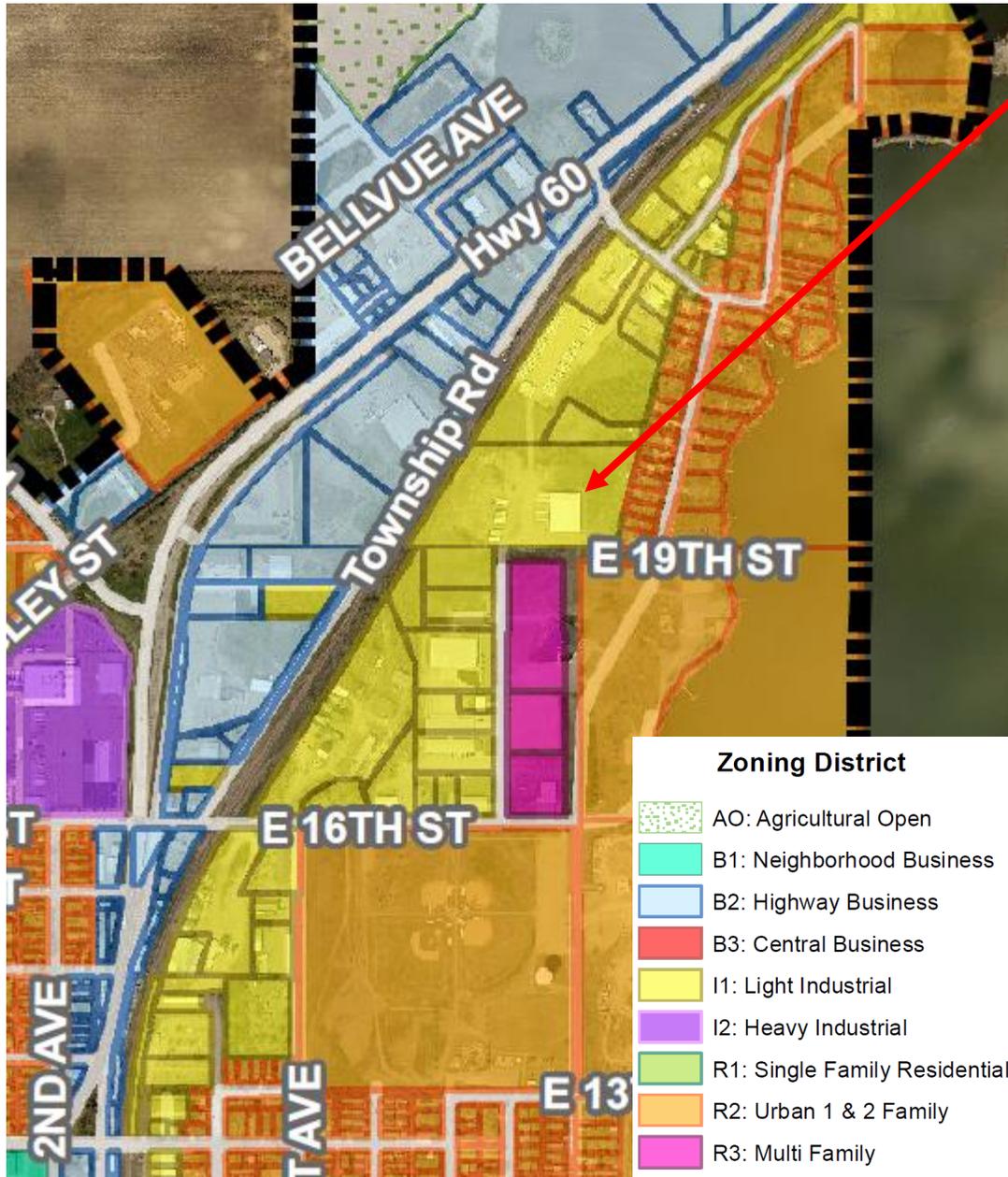


Existing Zoning Map



Zoning District	
	AO: Agricultural Open
	B1: Neighborhood Business
	B2: Highway Business
	B3: Central Business
	I1: Light Industrial
	I2: Heavy Industrial
	R1: Single Family Residential
	R2: Urban 1 & 2 Family
	R3: Multi Family

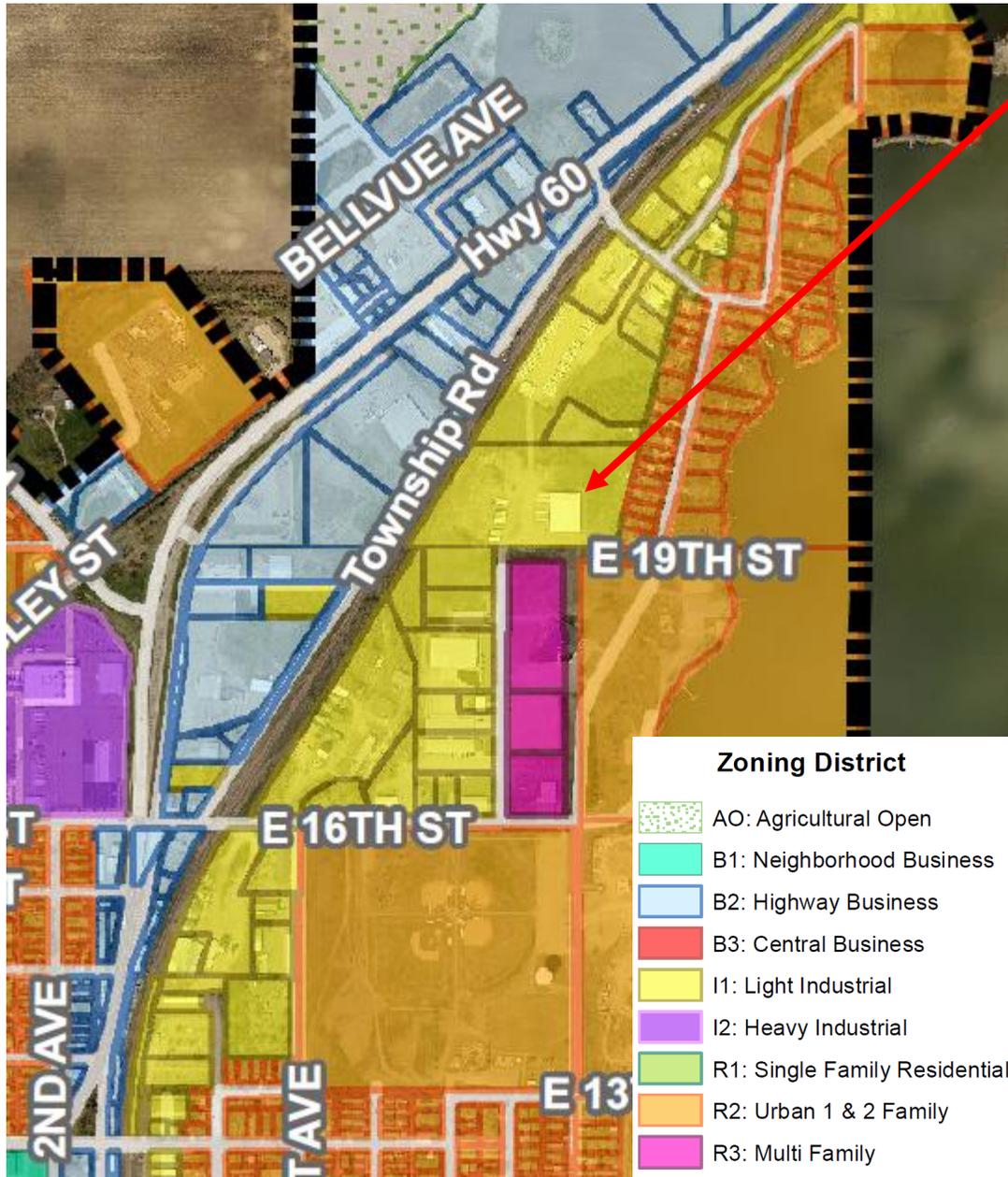
EDA Spec Building Existing Zoning: I-1 (Light Industrial)

Subd. 1. Purpose. I-1, Light Industrial District, provides space for the establishment of warehousing and light industrial development.

Subd. 2. Permitted Uses

1. Governmental buildings
2. Vehicle, implement and/or equipment sales, services, and repair
3. Trade and vocational schools
4. Research and testing laboratories
5. Supply yards (lumber yards, etc.)
6. Warehousing of non-explosive material or equipment
7. Truck terminals
8. Wholesale businesses
9. Radio and television offices and stations
10. Freight and parcel shipping facilities
11. Rental establishments
12. Recreational vehicle/trailer sales, service, and repair
13. Essential services
14. Storm water retention areas
15. The production, assembly, or processing of the following materials, goods, or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which could disturb or endanger neighboring properties.
 - a. Advertising specialties
 - b. Awnings, canopies, and window treatments
 - c. Bakery, candy, dairy, and other food products
 - d. Bottling facilities
 - e. Ceramic products
 - f. Clothing
 - g. Computer and related components
 - h. Cosmetics, drugs, and other pharmaceutical products
 - i. Electrical, plumbing and heating supplies and service
 - j. Film processing

Existing Zoning Map

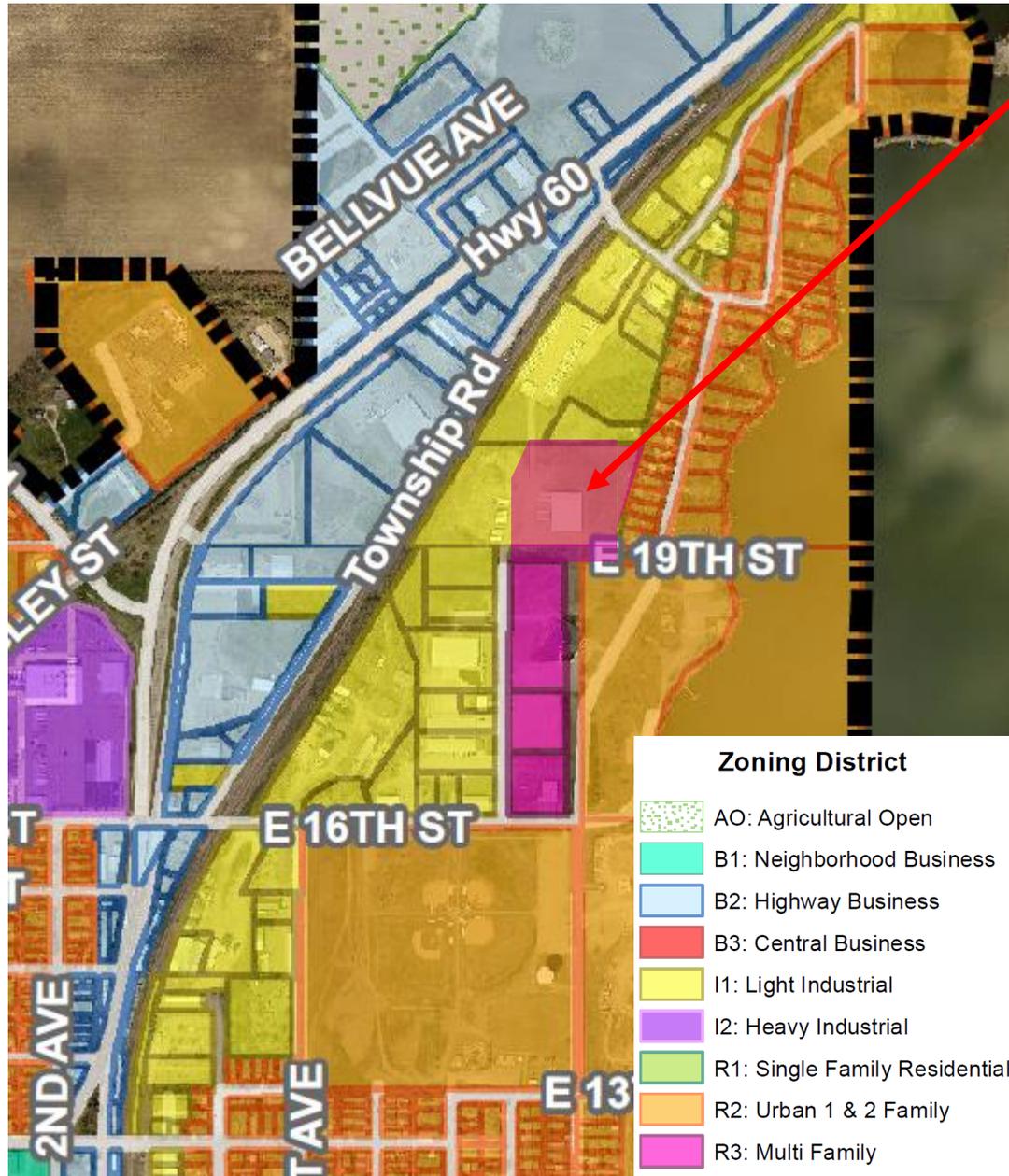


EDA Spec Building
Existing Zoning: I-1 (Light Industrial)

Subd. 2. Permitted Uses

15. The production, assembly, or processing of the following materials, goods, or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which could disturb or endanger neighboring properties.
 - k. Furniture, cabinets, and similar wood/upholstery products
 - l. Ice facilities
 - m. Jewelry, watches, and clocks
 - n. Metal castings, stampings, and extrusions (non-ferrous)
 - o. Metal finishing, fabrication, and welding
 - p. Monuments
 - q. Musical instruments
 - r. Office machines
 - s. Optical goods
 - t. Packing facilities
 - u. Packing and crating establishments
 - v. Printing and publishing
 - w. Plastic injection molding and extrusion
 - x. Sheet metal products
 - y. Small home appliances
 - z. Textile
 - aa. Tool and die operations
 - bb. Tools, hardware, and plumbing appliances
 - cc. Toys and novelties

Proposed Zoning Map



EDA Spec Building Proposed Zoning: R-3 (Multi-family Residential)

Subd. 1. Purpose. R-3, the multi-family residential district is designated for apartment complexes, townhouses, retirement complexes and other innovative multi-family developments.

Subd. 2. Permitted Uses:

1. Two-family dwellings.
2. Multiple-family dwellings.
3. Planned unit residential projects per SEC. 11.69
4. Public parks and playgrounds.
5. Retirement, nursing, and convalescent homes.
6. Accessory uses per Subd. 5.
7. Essential services.
8. Day care facilities serving 12 or fewer persons, residential care facilities serving 6 or fewer persons, and group family day care facilities licensed under Minnesota Rules, parts 9502.0315 to 9502.0445, serving 14 or fewer people.

Subd. 3. Conditional Uses:

1. Cemeteries.
2. Non-profit recreational uses.
3. Nursery schools.
4. Public, private, and parochial schools.
5. Hospitals and clinics for humans.
6. Public utility buildings.
7. Hotels, motels, and tourist homes for transient guests.
8. Fire stations
9. Funeral homes.
10. Water recreation and water storage.
11. Municipal buildings and libraries.
12. Manufactured home parks.
13. Neighborhood commercial.
14. Churches.

EDA Spec Building – Previous Use

