

## City of Minnetonka Zoning Classifications Summary of Uses

<b>R-1</b>	<b>Low Density Residential District.</b> Single family detached homes, not more than one unit per lot. Minimum lot size 22,000 s.f.
<b>R-2</b>	<b>Low Density Residential District.</b> One and two family residential structures. Single family detached units – minimum area of 15,000 s.f. Two-family dwelling units – minimum lot area 12,500 s.f. per unit.
<b>R-3</b>	<b>Low or Medium Density Residential District.</b> Up to four dwelling units per structure. Minimum lot area: 10,000 s.f. per unit for property guided low density; 3,630 s.f. per unit for property guided medium density.
<b>R-4</b>	<b>Medium Density Residential District.</b> Attached dwelling units – no limit per structure. Minimum lot area 30,000 s.f. Density must be greater than 4 units per acre but less than 12 units per acre.
<b>R-5</b>	<b>High Density Residential District.</b> Attached dwelling units – no limit per structure. Minimum lot area 30,000 s.f. Density must be greater than 12 dwelling units per acre.
<b>B-1</b>	<b>Office Business District.</b> Permitted uses: administrative, executive, professional or other offices. *Conditional uses: motels; hospitals; medical clinics; banks; day care facilities; restaurants and cafeterias within an office building for its employees; and public buildings or facilities.
<b>B-2</b>	<b>Limited Business District.</b> Permitted uses: administrative, executive, or professional offices; or general retail service commercial uses occurring within an enclosed building. *Conditional uses: outside storage, sales and display; service stations; convenience stores w/gas pumps; automobile, truck or boat sales; theaters; fast food restaurants; restaurants with on-sale intoxicating liquor license; hospitals; medical clinics; day care facilities; and public buildings or facilities.
<b>B-3</b>	<b>General Business District.</b> Permitted uses: general commercial development including retail, business, office or service uses occurring within an enclosed building. *Conditional uses: outside storage, display and sales; service stations; convenience stores w/gas pumps; automobile, truck or boat sales; theaters; fast food restaurants; restaurants with on-sale intoxicating liquor license; hospitals; medical clinics; day care facilities; and public buildings or facilities.
<b>I-1</b>	<b>Industrial District.</b> Permitted uses: warehouse, office, storage, manufacturing, processing, service, wholesale, or research use within an enclosed building. *Conditional uses: heliport, public building and facilities; vehicle towing business; auto body and repair; freestanding transmission towers; and waste transfer facilities.
<b>PID</b>	<b>Planned I-394 District.</b> Requires Master Development Plan. For particular permitted uses refer to the Guide Plan Map. <b>Office:</b> administrative, executive, and professional offices. <b>Service Commercial:</b> uses primarily engaged in commercial activities other than the sale of goods or merchandise. <b>Retail Commercial:</b> uses primarily engaged in the sale of goods or merchandise to the general public for personal or household consumption. Office and service commercial uses are also permitted. <b>Mid-density Residential:</b> Four to 12 units per acre. <b>High-density Residential:</b> 12+ units per acre.
<b>PUD</b>	<b>Planned Unit Development District.</b> Permitted uses: all permitted uses allowed in other zoning districts. Conditional uses: all conditional uses allowed in other zoning districts. Uses must conform with comprehensive guide plan. Minimum lot area: 5 acres.

\* Partial list of conditional uses. For complete list, refer to Zoning Code. For other zoning requirements or possible changes to the above information, contact the planning division at 952-939-8290.

