

B - Zoning Ordinance Use Matrix

A “C” appearing in the table for any use means that the use will be permitted in the zoning district by a “Conditional Use Permit”. By “I” appearing in the table for any use means that the use will be permitted an “Interim Use Permit”. A “P” means that the use is permitted in the zoning district subject to the general provisions of the Zoning Ordinance, and “NP” means the use is not permitted in the zoning district. For uses not included on this list, application shall be made to the Board of Adjustment for interpretation.

B-1: Residential-Office District

B-2: Neighborhood Business District

B-3: Central Business District

B-4: General Business District

B-5: Commercial Amusement District

B-6: Washington Street Commercial District

USE	B-1	B-2	B-3	B-4	B-5	B-6
Accessory Building	P ¹	NP	NP	NP	NP	NP
Adult Uses	NP	NP	NP	P	NP	P
Agricultural Building	NP	NP	NP	NP	NP	NP
Agricultural Sales	NP	NP	NP	NP	NP	NP
Agricultural Uses	NP	NP	NP	NP	NP	NP
Amusement Park	NP	NP	NP	NP	C	NP
Animal Hospital or clinic and kennels	NP	NP	NP	C	NP	C
Antenna ²	P	P	P	P	NP	P
Armories	NP	NP	NP	C	NP	NP
Art Centers, museums	NP	NP	P	P	NP	NP
Automobile Dealership	NP	NP	NP	C	NP	C
Automobile & Truck Repair-including auto body shops	NP	NP	NP	C	NP	NP
Auto Racing Tracks	NP	NP	NP	NP	C	NP
Bed & Breakfasts	C	NP	NP	NP	NP	NP
Boarding Schools	NP	NP	NP	C	NP	NP
Brew Pub, Off-Sale	NP	C	C	C	C	C
Brew Pub, On-Sale	NP	C	C	C	C	C
Brewery Taproom, Off-Sale	NP	C	C	C	C	C
Brewery Taproom, On-Sale	NP	C	C	C	C	C
Business Conducted entirely within a building	NP	NP	P	NP	NP	NP
Business, vocational, colleges and universities located above first floor	NP	NP	P	NP	NP	NP
Business or trade school entirely within a building	NP	NP	NP	P	NP	NP
Campground	NP	NP	NP	NP	C	NP

¹ These are garages, private garages and sheds

² All antennas are accessory uses and require a permit

B - Zoning Ordinance Use Matrix

USE	B-1	B-2	B-3	B-4	B-5	B-6
Car Wash	NP	NP	NP	NP	NP	C
Car Wash as Accessory Use to Motor Vehicle Sales	NP	NP	NP	NP	NP	P
Cemeteries	NP	NP	NP	NP	NP	NP
Colleges and universities	NP	NP	NP	C	NP	NP
Commercial animal kennels	NP	NP	NP	NP	NP	NP
Commercial Car Wash	NP	NP	NP	C	NP	NP
Commercial Accessory Buildings	NP	NP	NP	P ³	NP	NP
Commercial recreational businesses	NP	NP	NP	NP	C ⁴	NP
Commercial Day Care Facility	NP	C	C	C	NP	C
Crematoriums	NP	NP	NP	P	NP	P
DHS (Dept of Human Services) licensed Drug & Alcohol Treatment Facilities	NP	NP	NP	C	NP	NP
Drive In Movie Theater	NP	NP	NP	NP	C	NP
Drive Up Service Facilities	NP	NP	NP	P ³	P ³	P ³
Equipment rental - indoor	NP	NP	NP	P	NP	NP
Essential Services	P	P	P	P	P	P
Farms, farmsteads and farming	NP	NP	NP	NP	I	NP
Fences ³	P	P	P	P	P	P
Financial Institutions	NP	NP	P	P	NP	P
Funeral Homes, Mortuaries	C	C	NP	P	NP	P
Golf Courses	NP	NP	NP	NP	C	NP
Government and public buildings, utilities and/or structure	P	P	P	P	NP	NP
Health Clubs	NP	NP	P	NP	P	NP
Home Businesses	P ³	NP	NP	NP	NP	NP
Hospitality Business	NP	NP	P	P	P	NP
Hospitals	NP	NP	NP	C	NP	NP
In home day care ³	P	NP	NP	NP	NP	NP

³ Are accessory uses

⁴ Commercial riding stables, rodeo facilities, zoos and biological facilities

B - Zoning Ordinance Use Matrix

USE	B-1	B-2	B-3	B-4	B-5	B-6
Light Manufacturing	NP	NP	NP	C	NP	NP
Liquor Sales, Off-Sale	NP	NP	P	P	NP	P
Liquor Sales, On-Sale	NP	C	P	P	P	P
Loading and unloading areas ³	NP	NP	P	P	NP	P
Microdistilleries & Cocktail Rooms	NP	C	P	P	P	P
Mining & Extraction	NP	NP	NP	NP	I	NP
Motor Fuel Sales	NP	C	NP	C	NP	C
Multifamily Dwelling	NP	P	NP	NP	NP	NP
Noncommercial Greenhouses ³	P	P	NP	NP	NP	NP
Non-Enclosed Areas for dining and/or serving alcohol when accessory to a restaurant or bar	NP	C	C	C	C	C
Nursing Home	NP	NP	NP	NP	NP	NP
Office Business-Clinic & General	P	P	P	P	NP	NP
Offices	NP	NP	NP	NP	NP	P
Off-Street Parking ³	P	P	P	P	P	NP
Off-Street Loading ³	P	P	NP	NP	NP	NP
On-site service businesses ⁵	NP	P	P	P	NP	P
Outdoor dining	NP	C	C	C	C	C
Outdoor Entertainment Venues	NP	NP	NP	NP	C	NP
Outdoor Storage	NP	NP	NP	C ³	NP	NP
Outside Services, sales, and equipment rental ⁶	NP	NP	NP	P ³	NP	P ³
Parking Lots	C ⁷	NP	NP	NP	NP	NP
Parking Structures	NP	NP	C ⁸	NP	NP	NP
Pawn Shops	NP	NP	NP	P	NP	P

³ Are accessory uses

⁵ Limited to tailoring/alterations, dry cleaners, self-service laundry and copy centers

⁶ Is an accessory to the principal use and limited in up to 15ft of the gross floor area of the principal building or 15% of the tenant bay if it is a multiple tenant building. Must be located on private property and shall not intrude on the public sidewalk or boulevard.

⁷ The parking lot shall be adjacent to or across an alley from an allowed B-6 district use. Parking lot shall be no wider than the boundary line of the primary parcel on which the associated B-6 use is located. Overnight parking will be limited to vehicles owned and operated by the business associated with the B-6 site. Alley improvements desired by the adjacent property owner shall be approved by the City of Brainerd and improved at the requesting party's expense.

⁸ First Floor contains a Business Use

B - Zoning Ordinance Use Matrix

USE	B-1	B-2	B-3	B-4	B-5	B-6
Personal, professional and recreational vehicle repair-major	NP	NP	NP	NP	NP	C
Personal, professional and recreational vehicle repair - minor	NP	NP	NP	NP	NP	P
Personal Services ⁹	NP	P	P	P	NP	P
Personal Wireless Service Antennas ¹⁴	P	P	P	P	NP	P
Place of Worship	C	C	C	P	NP	NP
Planned Unit Development	C	C ¹⁰	C ¹²	C ¹⁰	NP	C ¹⁰
Private Clubs	NP	C	C	NP	NP	NP
Public buildings	NP	NP	NP	NP	NP	NP
Public Parks & Playgrounds	NP	NP	NP	NP	P	NP
Public & Private Schools	NP	NP	NP	NP	NP	NP
Radio and television studios	NP	NP	NP	C	NP	C
Recreational business-indoor	NP	NP	P	P	P	P
Rental Offices	NP	NP	NP	NP	NP	NP
Repair Services	NP	P	P	P	NP	P
Residential and non-residential uses	NP	NP	C	NP	NP	NP
Restaurants-sit down, take out or delivery	NP	NP	P	P	NP	P
Restaurants and on-sale liquor establishments	NP	NP	NP	NP	P	NP
Restaurants without drive up window	NP	C	NP	NP	NP	NP
Retail businesses ¹⁵	NP	NP	P	P	NP	P
Retail establishments ¹³	NP	P	NP	NP	NP	NP
Seasonal non-agricultural merchandise sales	NP	NP	NP	P ¹⁴	NP	NP

³ Are accessory uses

⁹ Such as barber shops, beauty salons, nail salons, tanning salons, therapeutic massage & tattooing

¹⁰ Includes shopping centers

¹² Without first floor residential

¹³ Such as groceries, hardware, pharmacy, clothing furniture, liquor stores (off-sale only) florists, books, cards and gifts.

¹⁴ Requires a permit

¹⁵ Contained in a principal building

B - Zoning Ordinance Use Matrix

USE	B-1	B-2	B-3	B-4	B-5	B-6
Self Service Laundromat with dry cleaning pick up & drop off service	NP	NP	P	NP	NP	NP
Service business off site	NP	NP	NP	NP	NP	NP
Signs	P ³	P ³	P ³	P ³	P ³	P ³
Single family dwelling	P	P	NP	NP	NP	NP
Small engine and boat repair	NP	NP	NP	C	NP	C
Specialty Food Shops	NP	C	NP	NP	NP	NP
Sports Stadium	NP	NP	NP	NP	C	NP
State Licensed Treatment Facility	NP	NP	NP	C	NP	NP
Studios ¹⁶	C	P	P	P	NP	P
Swimming Pool & water parks	NP	NP	NP	NP	P	NP
Taxi or bus dispatch sites	NP	NP	NP	P	NP	NP
Temporary/seasonal outdoor events and sales ¹⁴	NP	P	P	P	NP	P
Testing labs for water and soil, rocks/minerals and air quality	NP	NP	NP	P	NP	NP
Theaters	NP	NP	NP	NP	P	NP
Theaters - except drive ins	NP	NP	P	P	NP	NP
Two family dwellings	NP	P	NP	NP	NP	NP
Wind Energy Conversion Systems ¹¹	C	C	C	C	C	NP

³ Are accessory uses

¹¹ Wind Energy Conversion Systems may be allowed as an accessory, conditional use, provided the property upon which the system is to be located is zoned R-A, B-1, B-2, B-3, B-4, B-5, I-1 or I-2 (Section 34 of the Zoning Ordinance)

¹⁴ Requires a permit

¹⁶ These are art, decorating, dance, music and photography studios

B - Zoning Ordinance Use Matrix