

R - 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.

R-A: Rural Agricultural District

R-R: Rural Residential District

R-E: Single Family Estate Residential District

R-1A: Single Family Residential

R-1: Single Family Residential

R-2: Medium Density Residential

R-3: High Density Residential

R-MH: Manufactured Housing District

USE	R-A	R-R	R-E	R-1	R-1A	R-2	R-3	R-MH
Accessory Building ^{1&3}	P	P	P	P	P	P	P	P
Adult Uses	NP	NP	NP	NP	NP	NP	NP	NP
Agricultural Building	P	P	NP	NP	NP	NP	NP	NP
Agricultural Uses	P	P	NP	NP	NP	NP	NP	NP
Antenna ²	P	P	P	P	P	P	P	NP
Auto Repair	NP	NP	NP	NP	NP	NP	NP	NP
Auto Sales	NP	NP	NP	NP	NP	NP	NP	NP
Bed & Breakfasts	NP	C	C	C	C	C	C	NP
Boarding or renting of rooms to not more than two individuals per dwelling	P ³	P ³	P ³	NP	NP	NP	NP	NP
Boarding Houses	NP	NP	NP	NP	NP	C	C	NP
Cemeteries	C	C	C	NP	C	NP	NP	NP
Commercial animal kennels	I	NP	NP	NP	NP	NP	NP	NP
Commercial riding stables	C	NP	NP	NP	NP	NP	NP	NP
Commercial Day Care Facility	NP	NP	NP	NP	NP	NP	P	NP

¹ These are garages, private garages and tool sheds

² All antennas are accessory uses and need a permit

³ Are accessory uses

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Community Laundry Facilities	NP	NP	NP	NP	NP	NP	NP	P ³
Essential Services	P	P	P	P	P	P	P	NP
Fences	P ³	P ³	P ³	P ³	P ³	P ³	P ³	NP
Forest and Game management areas	P	P	P	NP	NP	NP	NP	NP
Funeral Homes	NP	NP	NP	NP	NP	NP	NP	NP
Governmental and public regulated utility buildings	C	C	C	C	C	C	C	NP
Home Businesses ³	P	P	P	P	P	P	P	P
Home Extended Businesses	I	I	I	I	I	NP	I	NP
Hospitals	NP	NP	NP	C	C	C	NP	NP
In home day care serving 14 or fewer persons in a single family dwelling ³	P	P	P	P	P	P	P	NP
Mining & Extraction	I	NP	NP	NP	NP	NP	NP	NP
Multiple Family Dwellings	NP	NP	NP	NP	NP	P ⁴	P	NP
Nursing Home ⁵	NP	NP	NP	NP	NP	C	C	NP
Nurseries, greenhouses for growing only	P	NP	NP	NP	NP	NP	NP	NP
Noncommercial Greenhouses ³	NP	P	P	P	P	P	P	P
Non-profit and not-for profit offices in Brainerd Independent School District, not used for classroom education	NP	NP	NP	C	C	C	NP	NP
Open off-street parking space	NP	P ³	P ³	P ³	P ³	NP	NP	P ^{3&6}
Off-street parking for private residential use	NP	NP	NP	NP	NP	P	P ³	NP

³ Are accessory uses

⁴ One multiple family per building per lot or parcel containing 4 or less units

⁵ Includes nursing homes, senior homes and senior centers

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Off-premise surface parking lots and parking ramps	NP	NP	NP	C	NP	NP	NP	NP
Place of Worship	C	C	C	C	C	C	C	NP
Planned Unit Development	NP	C	C	C	C	C ⁷	C ⁷	NP
Private recreational facilities	P ³	P ³	P ³	P ³	P ³	P ³	P ³	NP
Public Buildings on Public Land	NP	NP	NP	NP	C	NP	NP	NP
Public & Private Schools	NP	C	C	C	C	C	C	NP
Public recreation areas and related accessory buildings and structures	P	P	P	P	P	P	P	P
Public or semi-public recreation buildings and neighborhood or community centers ⁸	NP	NP	NP	NP	NP	NP	C	NP
Regional pipelines power transmission lines and relay towers	NP	NP	C	NP	NP	NP	NP	NP
Rental Offices	NP	NP	NP	NP	NP	P ³	P ³	NP
Residential care facilities serving 6 or fewer persons	P ³	P	P	P	P	P	P	NP
Short Term Rentals	NP	NP	NP	I	I	I	I	NP
Single family detached dwelling	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P	P ¹¹
Single family dwellings-(Greater than 500 sf. Less than 750 sf.)	NP	NP	NP	NP	NP	C	NP	NP
Solar ³	P	P	P	P	P	P	P	NP

³ Are accessory uses

⁶ R-MH regulates parking spaces and car ports

⁷ This includes Residential Townhome Planned Developments

⁸ This also includes public and private educational institutions limited to elementary, junior high and senior high school; religious institutions such as churches, chapels, temples and synagogues.

⁹ Residential facilities serving 6 or fewer persons in single family detached dwelling

¹¹ Only manufactured homes

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State Licensed residential serving 7 to 16 persons	NP	NP	NP	NP	NP	C	C	NP
Storage of recreational vehicles and equipment ³	P	P	P	P	P	P	P	P
Studios	NP	NP	NP	NP	NP	NP	NP	NP
Swimming Pool	NP	NP	NP	NP	NP	NP	NP	p ^{3&10}
Temporary buildings associated with a public or private principal school building and used for classrooms	NP	NP	NP	I	I	NP	I	NP
Temporary roadside sales of agricultural products produces on site ³	P	P	NP	NP	NP	NP	NP	NP
Two-family attached dwellings	NP	NP	NP	NP	NP	NP	P	NP
Two-family dwellings - Greater than 500 sf. and less than 750 s.f.	NP	NP	NP	NP	NP	C	NP	NP
Wind Energy Conversion Systems ¹²	C	C	C	C	C	C	C	NP

³ Are accessory uses

¹⁰ Common swimming pool, sport courts and similar recreational facilities for the use of residents of the park and their occasional guests

¹² 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)