

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

City of Scandia Allowable Land Uses

P Permitted Use; no Zoning Permit required A Permitted Accessory Use; no Zoning Permit required, permitted use is a pre-requisite.	CUP Conditional Use Permit required IUP Interim Use Permit required AP Administrative Permit required							
Land Use	Zoning District							Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	
AGRICULTURAL AND LAND BASED USES								
Aggregate Mining and Related Activities	Must be located in Aggregate Mining Overlay District							Chapter 4
Agricultural Buildings	AP	AP	AP	AP				Chapter 2, Section 3.2
Agricultural Business, Seasonal	P	P	P				P	Chapter 2, Section 4.3
Agricultural Direct-Market Business	P	P	P	AP				
Agricultural Processing	P	P	P					
Agriculture	P	P	P	P			P	
Agritourism Enterprise	CUP		CUP	CUP			CUP	
Feedlots, Less than 10 Animal Units	P	P	P					Chapter 2, Section 4.16
Feedlots, 10 or More Animal Units	CUP	CUP	CUP					Chapter 2, Section 4.16
Livestock and Livestock Operations	P	P	P	P				Chapter 2, Section 4.16
Horse Training Facility, Commercial – Accessory to a Residential Use (10 or Fewer Horses)	AP		AP	AP				Chapter 2, Section 4.11

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Horse Training Facility, Commercial – Accessory to a Residential Use (over 10 Horses)	CUP		CUP	CUP					Chapter 2, Section 4.11
Horse Training Facility, Private	A	A	A	A					Chapter 2, Section 4.11
Plant Nursery	CUP		CUP	CUP	CUP	CUP		CUP	
RESIDENTIAL USES									
Accessory Apartment – Accessory to a Residential Use	AP	AP	AP	AP	CUP	CUP		CUP	Chapter 2, Section 4.2
Accessory Apartment – Accessory to a Commercial Use					CUP	CUP	CUP	CUP	
Daycare Facility (Nursery, Day), State Licensed, Located within a Residential Setting, Serving 14 or Fewer Persons	A	A	A	A	A	A		A	
Exterior Storage of Personal Property	A	A	A	A	A	A		A	
Home Occupations	A	A	A	A	A	A		A	Chapter 2, Section 4.10
Kennel, Private – Accessory to a Residential Use	IUP	IUP	IUP	IUP	IUP	IUP		IUP	Chapter 2, Section 4.14
Multi-Family Residence				CUP	CUP	CUP		CUP ¹	Chapter 2, Section 4.20
Open Space Conservation Subdivision	CUP		CUP						Chapter 2, Section 6
Recreation Facilities and Equipment	A	A	A	A	A	A		A	
Residence, Assisted Living				CUP		CUP			

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Residential Facility, State Licensed (Serving 1 to 6 Persons)	P	P	P	P	P	P			Chapter 2, Section 4.21
Residential Facility, State Licensed (Serving 7 to 16 Persons)				CUP	CUP	CUP			Chapter 2, Section 4.21
Single Family Residence	P	P	P	P	P	P		CUP ¹	Chapter 2, Section 3.1
Temporary Dwelling Unit, Care Facility – Accessory to a Residential Use	IUP	IUP	IUP	IUP					Chapter 2, Section 4.26
Temporary Dwelling Unit, Construction	IUP		IUP	IUP					Chapter 2, Section 4.27
Temporary Farm Dwelling – Accessory to a Residential Use	IUP	IUP	IUP	IUP				IUP	Chapter 2, Section 4.28
COMMERCIAL USES									
Antique Shops					P	P		P	
Appliance sales and repair					P	P		P	
Art Gallery and Sales					P	P		P	

¹ As part of a PUD

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Bakery Goods and Baking of Goods for Retail Sales on the Premises					CUP	CUP		CUP	
Banks, Credit Unions, and Other Financial Institutions without Drive Up Tellers					CUP	CUP		CUP	
Bars and Taverns					CUP	CUP		CUP	
Beauty Salons, Barbers, Day Spas, Massage Therapy, and Similar Personal Services					CUP	CUP		CUP	
Bed and Breakfast Inns	CUP		CUP	CUP	CUP	CUP		CUP	Chapter 2, Section 4.4
Bicycle Sales and Repair					P	P		P	
Book, School Supply, Art Supply, or Stationary Stores					P	P		P	
Boutique Shops					P	P		P	
Building Supply Stores						CUP	CUP		
Candy, Ice Cream, Popcorn, Nuts, Frozen Desserts, and Non-Alcoholic Beverage Sales					P	P		P	
Catering Services, Without On-site Food Service					CUP	CUP			
Catering Services, Including Banquet Halls					CUP	CUP			
Clothing Sales					P	P		P	
Clubs/Lodges					CUP	CUP		CUP	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Commercial Daycare Facilities, State Licensed					CUP	CUP		CUP	
Commercial Kennel	IUP		IUP		IUP	IUP		IUP	Chapter 2, Section 4.13
Conference Facility	CUP		CUP		CUP	CUP			
Contractor Shops and Storage Yards							CUP		
Copy/Printing Services, Excludes Printing Presses and Publishing Facilities					CUP	CUP		CUP	
Crematoriums						CUP			
Delicatessens/Coffee Houses without Drive-Through Service					P	P		P	
Department, Discount, and Warehouse Stores						CUP			
Drive-Through Services						CUP		CUP	
Dry Cleaning Pick Up and Laundry Pick Up Stations Including Incidental Repair but Not Including Processing					P	P		P	
Exterior Storage – Accessory to a Commercial Use					CUP	CUP	CUP	CUP	Chapter 2, Section 3.4
Farmers Market					AP	AP		AP	
Feed and Seed Sales – Accessory to Agricultural Use	A	A	A						
Feed and Seed Sales, Retail					CUP	CUP		CUP	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Flower Shops, Retail					P	P		P	
Food and Beverage Processing						CUP		CUP	
Funeral Homes						CUP			
Furniture Stores					P	P		P	
Garden Supply Stores						CUP		CUP	
General Store					CUP	CUP		CUP	
Gift or Novelty Stores					P	P		P	
Grocery Store					CUP	CUP		CUP	
Hardware Stores					P	P		P	
Hobby and Craft Stores					P	P		P	
Hotel						CUP		CUP	
Jewelry Stores					P	P		P	
Laboratories							CUP		
Laundromats						CUP			
Leather Goods and Luggage Stores					P	P		P	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Light Manufacturing and Assembly							CUP		Chapter 2, Section 4.15
Liquor, Off Sale, Pursuant to the Required Liquor License					CUP	CUP		CUP	
Locksmiths					P	P		P	
Meat processing, accessory to a Grocery Store					CUP	CUP		CUP	
Medical or Dental Offices/Clinics					CUP	CUP		CUP	
Motel						CUP		CUP	
Motor Vehicle, Recreational Vehicle, or Boat Sales						CUP			Chapter 2, Section 4.17
Motor Vehicle Repair					CUP	CUP		CUP	Chapter 2, Section 4.18
Motor Vehicle Repair, including body work and painting							CUP		Chapter 2, Section 4.18
Motor Vehicle Service Stations						CUP		CUP	Chapter 2, Section 4.19
Music stores					P	P		P	
Nursing Homes						CUP			
Offices					P	P		P	
Pet Grooming					CUP	CUP		CUP	
Pharmacies or drug stores					P	P		P	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Planned Unit Development (PUD)				CUP	CUP	CUP	CUP	CUP	Chapter 2, Section 7
Plumbing, Television, Radio, Electrical and Related Sales and Repair					P	P		P	
Printing							P		
Processing of food and beverages, excluding animal slaughtering or rendering plants							CUP		
Radio and television stations						CUP	CUP		
Recreation, Indoor Commercial					CUP	CUP		CUP	
Recreation, Outdoor Commercial			CUP						Chapter 2, Section 4.7 (Golf Courses), 4.8 (Golf Driving Range)
Recreation, Outdoor Private	A		A	A	A	A		A	
Research Facilities							CUP		
Resorts	CUP		CUP						Chapter 2, Section 4.22
Restaurants					CUP	CUP		CUP	
Restaurants, Drive-In						CUP		CUP	
Seasonal Plant and Plant Materials Retail Sales					P	P		P	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Self-Storage Facilities, Enclosed							CUP		Chapter 2, Section 4.23
Shoe Sales and Repair					P	P		P	
Shopping Center					CUP	CUP		CUP	Chapter 2, Section 4.24
Sporting Goods and Recreational Equipment Sales, Not Including Motorized Vehicles or Boats					CUP	CUP		CUP	
Sports and Fitness Clubs						CUP	CUP		Swimming Pools—Chapter 2, Section 4.25
Studios - Artist, Dance, Health and Fitness, Decorating, Music, Portrait Photography, and Similar Uses					P	P		P	
Tailoring Services					P	P		P	
Temporary Outdoor Retail Sales					AP	AP		AP	
Temporary Produce Stands	A	A	A	A	A	A	A	A	
Theaters (Indoor Only)					CUP	CUP			
Toy Stores					P	P		P	
Veterinary Clinic, Small Animal					CUP	CUP		CUP	
Veterinary Clinic, Large Animal						CUP			
Warehousing and Distribution Businesses							CUP		Chapter 2, Section 4.29

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Wholesale Businesses							CUP		
Yard Waste Facilities	CUP		CUP						Chapter 2, Section 4.32
PUBLIC, SEMI-PUBLIC, AND UTILITY USES									
Campgrounds, Accessory to a Public Recreation Facility	CUP		CUP						
Cemeteries	CUP		CUP	CUP	CUP	CUP			Chapter 2, Section 4.5
Columbaria, Accessory to a Place of Worship	A		A	A	A	A			
Essential Services	P	P	P	P	P	P	P	P	
Essential Services - Transmission Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P	CUP	
Essential Services - Utility Substation	CUP	CUP	CUP	CUP	CUP	CUP	P	CUP	Chapter 2, Section 4.6
Golf Courses	CUP		CUP						Chapter 2, Section 4.7
Golf Driving Range	CUP		CUP						Chapter 2, Section 4.8
Government Uses, Buildings and Storage	CUP		CUP	CUP	CUP	CUP	CUP	CUP	Chapter 2, Section 4.9
Museums	CUP		CUP		CUP	CUP			
Place of Worship	CUP		CUP	CUP	CUP	CUP			
Public Parks and Recreation Facilities	P		P	P	P	P		P	

Note: this document provides a quick reference guide to the land uses allowed by the City of Scandia Development Code, the district(s) in which they may be located, and what type of Zoning permit or approvals are required. Please consult the full text of ordinance (Chapters 1 and 2) for all applicable requirements. If there is a conflict between this guide and the ordinance, the text of the ordinance shall govern.

P Permitted Use; no Zoning Permit required A Permitted Accessory Use; no Zoning Permit required, permitted use is a pre-requisite.		CUP Conditional Use Permit required IUP Interim Use Permit required AP Administrative Permit required							
Land Use	Zoning District								Reference Section <i>(See referenced section for more information; other requirements may also apply.)</i>
	AG C Agriculture Core	AP Agriculture Preserves	GR General Rural	VN Village Neighborhood	VMU A Village Mixed Use A	VMU B Village Mixed Use B	IP Industrial Park	RCOMM Rural Commercial	
Schools	CUP		CUP	CUP	CUP	CUP		CUP	
Wind Energy Conversion System (WECS)	CUP	CUP	CUP	CUP		CUP	CUP	CUP	Chapter 2, Section 4.30
Wireless Communication Antennas and Towers	CUP		CUP	CUP	CUP	CUP	CUP	CUP	Chapter 2, Section 4.31
OTHER ACCESSORY USES									
Accessory Structures	A	A	A	A	A	A	A	A	Chapter 2, Section 3.2
Fences	A	A	A	A	A	A	A	A	Chapter 2, Section 3.5
Keeping of Animals	A	A	A	A	A	A	A	A	Chapter 2, Section 4.12; Private Kennels, Chapter 2, Section 4.14; Commercial Kennels, Chapter 2, Section 4.13; Livestock, Chapter 2, Section 4.16
Off-street parking and loading	A	A	A	A	A	A	A	A	Chapter 2, Section 3.10
Signs	A	A	A	A	A	A	A	A	Chapter 2, Section 3.13