

C1 and C2 Permitted Uses
From City of Minneapolis Online Municipal Code
As of September 23, 2007

The table *Permitted Uses for C1 and C2 Zoned Properties* lists all those uses that are permitted with either a C1 or C2 zoned property. If the column has either a P (permitted without condition) or C (permitted with a conditional use permit) then that use is permitted for that zoning category. If the column entry is blank, then the use is not permitted.

Specifically from the City of Minneapolis municipal code Section 548.30:

Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

The rows highlighted in yellow are those uses not permitted at all for C1 zoned properties, but that are permitted with or without a conditional use permit for C2 zoned properties. A condense list of just these uses can be found in Table 2 *C2 Uses Not Permitted In C1*.

For example, a currency exchange is a prohibit use for a property zoned C1, but is a permitted use for a property zoned C2. As another example, a pet store is a permitted use on both C1 and C2 without needing a conditional use permit. For yet a third example, a museum is a permitted use on a C1 zoned property with a conditional use permit, but requires no such conditional use permit for C2 zoned properties. A post office is a permitted use for both C1 and C2 and in both cases requires a conditional use permit.

Table 1 Permitted Uses for C1 and C2 Zone Properties

Use	C1	C2
COMMERCIAL USES		
Retail Sales and Services		
General retail sales and services	P	P
Antiques and collectibles store	P	P
Art gallery	P	P
Art studio	P	P
Bank or financial institution	P	P
Bookstore, new or used	P	P
Building material sales	P	P
Child care center	P	P
Consignment clothing store	P	P
Contractor's office	C	C
Currency exchange		P
Farmers' market	P	P
Funeral home	P	P
Greenhouse, lawn and garden supply store	P	P
Grocery store	P	P
Laundry, self service	P	P
Memorial monuments		P
Office supplies sales and service	P	P
Performing, visual or martial arts school	P	P
Pet store	P	P
Photocopying	P	P
Rental of household goods and equipment		P
Secondhand goods store	P	P
Shopping center	C	C
Small engine repair		C
Tattoo and body piercing parlor	P	P
Tobacco shop		P
Veterinary clinic	P	P
Video store	P	P
Offices	P	P
Automobile Services		
Automobile convenience facility existing on the effective date of this ordinance	C	C
Automobile convenience facility		C
Automobile rental		C
Automobile repair, minor		C
Automobile repair, minor, existing on the effective date of this ordinance	C	C
Automobile sales		C
Car wash		C
Food and Beverages		
Catering	P	P
Coffee shop, with limited entertainment	P	P
Liquor store, off-sale		C
Restaurant, delicatessen	P	P
Restaurant, fast food	C	C

Use	C1	C2
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P
Commercial Recreation, Entertainment and Lodging		
Indoor recreation area		P
Outdoor recreation area		C
Radio or television station		P
Reception or meeting hall		P
Sports and health facility, major		C
Sports and health facility, minor	P	P
Theater, indoor	P	P
Medical Facilities		
Clinic, medical or dental	P	P
Laboratory, medical or dental	P	P
Planned Commercial Development	C	C
Transportation		
PARKING FACILITIES		
Parking facility	C	C
RESIDENTIAL USES		
Dwellings		
Single or two-family dwelling	P	P
Cluster development	C	C
One (1) to four (4) dwelling units, as part of a mixed use building	P	P
Multiple-family dwelling, three (3) and four (4) units	P	P
Multiple-family dwelling, five (5) units or more	C	C
Planned residential development	C	C
Congregate Living		
Community residential facility serving six (6) or fewer persons	P	P
Community residential facility serving seven (7) to sixteen (16) persons	C	C
Community residential facility serving seventeen (17) to thirty-two (32) persons		C
Board and care home/Nursing home/Assisted living		C
Inebriate housing		C
Residential hospice		C
Supportive housing		C
INSTITUTIONAL AND PUBLIC USES		
Educational Facilities		
Early childhood learning center	P	P
Preschool	P	P
School, grades K--12	C	C
School, vocational or business	C	P
Social, Cultural, Charitable and Recreational Facilities		
Athletic field	C	C
Club or lodge, with limited entertainment	C	P
Club or lodge, with general entertainment		P
Community center	C	P
Community garden	P	P
Developmental achievement center	C	P
Library	C	P
Museum	C	P

Use	C1	C2
Park, public	P	P
Religious Institutions		
Convent, monastery or religious retreat center	C	P
Place of assembly	P	P
PRODUCTION, PROCESSING AND STORAGE		
Limited production and processing	C	C
Dry cleaning establishment		C
Film, video and audio production		C
Laundry, commercial		C
Printing and publishing		C
PUBLIC SERVICES AND UTILITIES		
Bus turnaround	C	C
Electric or gas substation	C	C
Fire station	C	C
Heating or cooling facility	C	C
Passenger transit station	C	C
Police station	C	C
Post office	C	C
Railroad right-of-way	C	C
Stormwater retention pond	C	C
Telephone exchange	C	C
Water pumping and filtration facility	C	C

The table *C2 Uses Not Permitted in C1* shows those land uses that are permitted in a C2 zoned property that would not be permitted in a C1 zoned property. This table is an extraction of all and only the yellow highlighted rows in Table 1 *Permitted Uses for C1 and C2 Zone Properties*.

For example if a property were zoned C1, a tobacco shop would be a prohibited use for that property. If the property were rezoned to C2, then a tobacco shop would be a permitted use for that property without a conditional use permit. As another example, a gas/convenience store is not a permitted use for C1 zoned properties. For C2 properties, such use is permitted but only with a conditional use permit. A final example is a currency exchange is a prohibited use for C1 zoned properties. For C2 zoned properties, a currency exchange is a permitted use without a conditional use permit.

Table 2 C2 Uses Not Permitted In C1

Use	C2
COMMERCIAL USES	
Retail Sales and Services	
Currency exchange	P
Memorial monuments	P
Rental of household goods and equipment	P
Small engine repair	C
Tobacco shop	P
Automobile Services	
Automobile convenience facility	C
Automobile rental	C
Automobile repair, minor	C
Automobile sales	C
Car wash	C
Food and Beverages	
Liquor store, off-sale	C
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P
Commercial Recreation, Entertainment and Lodging	
Indoor recreation area	P
Outdoor recreation area	C
Radio or television station	P
Reception or meeting hall	P
Sports and health facility, major	C
RESIDENTIAL USES	
Congregate Living	
Community residential facility serving seventeen (17) to thirty-two (32) persons	C
Board and care home/Nursing home/Assisted living	C
Inebriate housing	C
Residential hospice	C
Supportive housing	C
INSTITUTIONAL AND PUBLIC USES	
Social, Cultural, Charitable and Recreational Facilities	
Club or lodge, with general entertainment	P
PRODUCTION, PROCESSING AND STORAGE	
Dry cleaning establishment	C
Film, video and audio production	C
Laundry, commercial	C
Printing and publishing	C