



City of Mendota Heights - Table of Uses

P = Permitted Use **C = Conditional Use** **A = Accessory Use** **N = Not Permitted**

Note: Certain allowed uses may also have additional conditions not listed in this table. Please review Title 12, Chapter 1 of the City Code and/or contact the Planning Department with any questions at 651-452-1850.

USE	R-1	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-1A	B-2	B-3	B-4	I
Municipal buildings/structures	P	P	P	P	N	P	N	N	N	N	N	N
One-family detached dwelling	P	P	P	P	P	N	N	N	N	N	N	N
Public and parochial schools	P	P	P	P	P	P	N	N	N	N	N	N
Public parks and playground	P	P	P	P	P	P	N	N	N	N	N	N
Cemeteries and/or cemetery structures	C	C	C	C	C	C	N	N	N	N	N	N
Customized (assisted) living facilities for the elderly	C	C	C	C	C	C	N	N	N	N	N	N
Essential service structures (telephone exchange stations, booster/pressure stations, elevated tanks, etc.)	C	C	C	C	C	C	C	C	C	C	C	C
Golf courses, country clubs, tennis clubs, public swimming pools	C	C	C	C	C	C	N	N	N	N	N	N
Hospitals for human care, sanatoriums, rest homes and nursing homes	C	C	C	C	C	C	N	N	N	N	N	N
Off-street parking bordering B and I districts	C	C	C	C	C	C	C	N	N	C	N	N
Private nursery and/or daycare schools	C	C	C	C	C	C	N	N	N	N	N	N
Religious institutions and places of religious worship and related structures	C	C	C	C	C	C	N	N	N	N	N	N
Through train operation (no switching), storage or other railroad operation	C	C	C	C	C	C	N	N	N	N	N	N
Accessory structures	A	A	A	A	A	A	N	N	N	N	C	C
Buildings temporarily located for the purposes of construction on the premises	A	A	A	A	A	A	A	A	A	A	A	N
Domestic animals for noncommercial purposes	A	A	A	A	A	A	N	N	N	N	N	N
Fences	A	A	A	A	A	A	A	A	A	A	A	A
Gardening and other horticultural use with no sale of products on-site	A	A	A	A	A	A	N	N	N	N	N	N
Home occupation	A	A	A	A	A	A	N	N	N	N	N	N
Private garage (attached and/or detached) and parking space	A	A	A	A	A	A	N	N	N	N	N	N
Private swimming pools and tennis courts	A	A	A	A	A	A	N	N	N	N	N	N
Signs	A	A	A	A	A	A	A	A	A	A	A	A
Beekeeping	A	A	A	A	A	A	N	N	N	N	N	N
Multi-family dwellings (2-24 units)	N	N	N	N	P	P	N	N	N	N	N	N
State licensed residential program (capacity 7-16 persons)	N	N	N	N	P	N	N	N	N	N	N	N
Manufactured home park	N	N	N	N	C	N	N	N	N	N	N	N
Multi-family dwellings (25 or more units)	N	N	N	N	N	C	N	N	N	N	N	N
Fraternity and sorority houses	N	N	N	N	N	C	N	N	N	N	N	N
Private clubs and lodges (not operated for profit)	N	N	N	N	N	C	C	N	N	C	N	N
Private schools, universities and colleges	N	N	N	N	N	C	N	N	N	N	N	N
Private swimming pools (only for use by occupants of property)	P	P	P	P	P	C	N	N	N	N	N	N
Single-family residences	P	P	P	P	P	C	N	N	N	N	N	N
Banking and banking institutions	N	N	N	N	N	N	P	N	N	P	N	N
Daycare center	N	N	N	N	N	N	P	P	P	P	N	N
Hospitals and clinics for human care	N	N	N	N	N	N	P	N	N	P	N	N
Municipal buildings (office use only)	N	N	N	N	N	N	P	N	N	P	N	N
Offices of general nature where the operations do not including retail or warehousing from the site	N	N	N	N	N	N	P	N	N	P	N	N
Offices of persons in the professions	N	N	N	N	N	N	P	N	N	P	N	N
Ticket offices and travel bureaus	N	N	N	N	N	N	P	N	N	P	N	N
Accessory structures other than private garages	N	N	N	N	N	N	C	C	C	C	C	N
Art studio, interior decorating studio, photographic studio, music studio (no retail sales or manufacturing on-site)	N	N	N	N	N	N	C	N	N	C	N	N
Banks and banking institutions with drive-in facilities	N	N	N	N	N	N	C	N	N	C	N	N

USE	R-1	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-1A	B-2	B-3	B-4	I
Cat clinic	N	N	N	N	N	N	C	N	N	C	N	N
Funeral homes and mortuaries	N	N	N	N	N	N	C	N	N	C	N	N
Historical buildings, museums, art institutes, galleries and playhouses	N	N	N	N	N	N	C	N	N	C	N	N
Nursing homes, rest homes, or retirement homes	N	N	N	N	N	N	C	N	N	C	N	N
Private academies, colleges, and universities for teaching	N	N	N	N	N	N	C	N	N	N	N	N
Radio and television studios	N	N	N	N	N	N	C	N	N	C	N	N
Radio and television towers	N	N	N	N	N	N	C	N	N	C	N	N
Residential programs for treatment of chemically dependent adults	N	N	N	N	N	N	C	N	N	C	N	N
Decorative landscape features	N	N	N	N	N	N	A	A	A	A	A	N
Incidental repair or processing necessary to conduct a permitted principal use	N	N	N	N	N	N	A	A	A	A	A	N
Private garages, off street parking and loading spaces	N	N	N	N	N	N	A	A	A	A	A	N
Colleges and schools, public and private	N	N	N	N	N	N	N	P	N	N	N	N
Medical and dental services	N	N	N	N	N	N	N	P	N	N	N	N
Offices, business and professional	N	N	N	N	N	N	N	P	N	N	N	N
Publishing houses	N	N	N	N	N	N	N	P	N	N	N	N
Research centers and laboratories	N	N	N	N	N	N	N	P	N	N	N	N
Hospitals and sanatoriums	N	N	N	N	N	N	N	C	N	N	N	N
Processing and limited manufacturing in conjunction with a permitted use (products produced inside)	N	N	N	N	N	N	N	C	N	N	N	N
Antique or gift shop	N	N	N	N	N	N	N	N	P	P	P	N
Appliance store	N	N	N	N	N	N	N	N	P	P	P	N
Art and school supply store	N	N	N	N	N	N	N	N	P	P	P	N
Auto accessory store	N	N	N	N	N	N	N	N	P	P	P	N
Bakery good sales and baking of goods for retail sales on premises	N	N	N	N	N	N	N	N	P	P	P	N
Banks and banking institutions without drive-in facilities	N	N	N	N	N	N	N	N	P	P	P	N
Barbershop	N	N	N	N	N	N	N	N	P	P	P	N
Beauty shop	N	N	N	N	N	N	N	N	P	P	P	N
Bicycle sales and repair	N	N	N	N	N	N	N	N	P	P	P	N
Book, office supply and stationary store	N	N	N	N	N	N	N	N	P	P	P	N
Camera and photographic supply store	N	N	N	N	N	N	N	N	P	P	P	N
Candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop without drive-in facilities	N	N	N	N	N	N	N	N	P	P	P	N
Clothing store	N	N	N	N	N	N	N	N	P	P	P	N
Computer sales and service store	N	N	N	N	N	N	N	N	P	P	P	N
Delicatessen and/or dairy store	N	N	N	N	N	N	N	N	P	P	P	N
Drugstore	N	N	N	N	N	N	N	N	P	P	P	N
Dry cleaning and laundry pick up stations including incidental pressing and repair	N	N	N	N	N	N	N	N	P	P	P	N
Gift and/or greeting card store	N	N	N	N	N	N	N	N	P	P	P	N
Grocery or convenience store	N	N	N	N	N	N	N	N	P	P	P	N
Hardware store	N	N	N	N	N	N	N	N	P	P	P	N
Hobby store including handicraft classes not to exceed 10 students	N	N	N	N	N	N	N	N	P	P	P	N
Jewelry sales and repair store	N	N	N	N	N	N	N	N	P	P	P	N
Laundromat of the self-service type	N	N	N	N	N	N	N	N	P	P	P	N
Library	N	N	N	N	N	N	N	N	P	P	P	N
Message therapy business	N	N	N	N	N	N	N	N	P	P	P	N
Newsstand	N	N	N	N	N	N	N	N	P	P	P	N
Offices	N	N	N	N	N	N	N	N	P	P	P	N
Paint, wallpaper sales	N	N	N	N	N	N	N	N	P	P	P	N

USE	R-1	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-1A	B-2	B-3	B-4	I
Photographic studio	N	N	N	N	N	N	N	N	P	P	P	N
Pipe and tobacco shop	N	N	N	N	N	N	N	N	P	P	P	N
Record shop	N	N	N	N	N	N	N	N	P	P	P	N
Restaurant, café, tearoom, traditional, with no drive-in or fast food facility	N	N	N	N	N	N	N	N	P	P	P	N
Shoe sales and repair	N	N	N	N	N	N	N	N	P	P	N	N
Small appliance repair shop	N	N	N	N	N	N	N	N	P	P	N	N
Sporting goods store, excluding the sale of firearms of any variety or ammunition	N	N	N	N	N	N	N	N	P	N	N	N
Variety store	N	N	N	N	N	N	N	N	P	N	P	N
Videotape rental store	N	N	N	N	N	N	N	N	P	N	N	N
Animal hospital (vet clinic)	N	N	N	N	N	N	N	N	C	C	N	N
Automatic teller machines, banks and banking institutions with drive-in facilities	N	N	N	N	N	N	N	N	C	C	N	N
Motor fuel stations and motor fuel station convenience stores	N	N	N	N	N	N	N	N	C	C	N	N
Private lodges and clubs	N	N	N	N	N	N	N	N	C	C	N	N
Sale and servicing of heating equipment, air conditioning equipment and electrical appliances	N	N	N	N	N	N	N	N	C	C	N	N
Theaters, but not of the drive-in type	N	N	N	N	N	N	N	N	C	C	P	N
Incidental repair, processing or storage necessary to conduct a permitted principal use	N	N	N	N	N	N	N	N	A	A	A	N
Auto repair (minor), when conducted entirely within a building	N	N	N	N	N	N	N	N	N	P	N	N
Automobile and other vehicles of transportation sales when conducted entirely within a building	N	N	N	N	N	N	N	N	N	P	N	C
Boats and marine sales when conducted entirely within a building	N	N	N	N	N	N	N	N	N	P	N	N
Diaper or hand laundry service, provided no more than 10 persons are employed	N	N	N	N	N	N	N	N	N	P	N	N
Fitness and health club	N	N	N	N	N	N	N	N	N	P	N	N
Furniture sales	N	N	N	N	N	N	N	N	N	P	N	N
Garden supply store, provided it is entirely within an enclosed structure	N	N	N	N	N	N	N	N	N	P	N	N
Greenhouse, commercial, provided all outdoor storage is fenced	N	N	N	N	N	N	N	N	N	P	N	N
Interior decorating studio	N	N	N	N	N	N	N	N	N	P	N	N
Locksmith	N	N	N	N	N	N	N	N	N	P	N	N
Medical and dental clinics	N	N	N	N	N	N	N	N	N	P	N	N
Motels, motor hotels and hotels, provided not less than 600 SF of lot area/living or rental unit	N	N	N	N	N	N	N	N	N	P	N	N
Newspaper and publishing office	N	N	N	N	N	N	N	N	N	P	N	N
Office buildings	N	N	N	N	N	N	N	N	N	P	N	N
Optical and jewelry manufacturing, provided the operation is not located with the front 60' of the 1st floor	N	N	N	N	N	N	N	N	N	P	N	N
Pet shop, not including boarding, pens/cages outside of the building, and operated without odor/noise	N	N	N	N	N	N	N	N	N	P	N	N
Photographic supplies and processing of film and prints	N	N	N	N	N	N	N	N	N	P	N	N
Picture framing	N	N	N	N	N	N	N	N	N	P	N	N
Printing shop	N	N	N	N	N	N	N	N	N	P	N	N
Radio and television repair	N	N	N	N	N	N	N	N	N	P	N	N
Rugs and floor coverings sales	N	N	N	N	N	N	N	N	N	P	N	N
Seat cover, upholstery or drapery shop	N	N	N	N	N	N	N	N	N	P	N	N
Wholesale office and showroom	N	N	N	N	N	N	N	N	N	P	N	N
Armories, convention halls, sports arenas and stadiums	N	N	N	N	N	N	N	N	N	C	N	N
Bowling alleys, billiard and pool rooms, skating rinks, liquor stores, fraternal organizations and similar uses	N	N	N	N	N	N	N	N	N	C	N	N
Bus terminals	N	N	N	N	N	N	N	N	N	C	N	N
Business or trade schools, when conducted entirely within a building	N	N	N	N	N	N	N	N	N	C	N	N
Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop	N	N	N	N	N	N	N	N	N	C	N	N
Stone and monument sales	N	N	N	N	N	N	N	N	N	C	N	N
Television and radio station and transmitting towers	N	N	N	N	N	N	N	N	N	C	N	N

USE	R-1	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-1A	B-2	B-3	B-4	I
Bank	N	N	N	N	N	N	N	N	N	N	P	N
Department store	N	N	N	N	N	N	N	N	N	N	P	N
Florist store	N	N	N	N	N	N	N	N	N	N	P	N
Furniture store	N	N	N	N	N	N	N	N	N	N	P	N
Music store	N	N	N	N	N	N	N	N	N	N	P	N
Photographic supplies and processing	N	N	N	N	N	N	N	N	N	N	P	N
Physical culture, health club, or dance studio	N	N	N	N	N	N	N	N	N	N	P	N
Post office	N	N	N	N	N	N	N	N	N	N	P	N
Advertising signs	N	N	N	N	N	N	N	N	N	N	C	N
Car wash, single bay, attached to a motor fuel station	N	N	N	N	N	N	N	N	N	N	C	N
Drive in and fast food restaurants	N	N	N	N	N	N	N	N	N	N	C	N
Liquor store	N	N	N	N	N	N	N	N	N	N	C	N
Motel and motor hotels	N	N	N	N	N	N	N	N	N	N	C	N
Motor fuel stations	N	N	N	N	N	N	N	N	N	N	C	C
Newspaper and/or magazine stand	N	N	N	N	N	N	N	N	N	N	C	N
Temporary garden centers on a seasonal basis	N	N	N	N	N	N	N	N	N	N	C	N
Vending devices, automatic, not enclosed in a structure	N	N	N	N	N	N	N	N	N	N	C	N
Process, fabrication, storage, manufacturing or wholesaling of:	N	N	N	N	N	N	N	N	N	N	N	P
Aeronautic and automotive testing equipment	N	N	N	N	N	N	N	N	N	N	N	P
Apparel	N	N	N	N	N	N	N	N	N	N	N	P
Appliances	N	N	N	N	N	N	N	N	N	N	N	P
Artificial limbs	N	N	N	N	N	N	N	N	N	N	N	P
Automobile painting, upholstering, tire recapping and major repair when conducted inside	N	N	N	N	N	N	N	N	N	N	N	P
Bakery goods	N	N	N	N	N	N	N	N	N	N	N	P
Batteries	N	N	N	N	N	N	N	N	N	N	N	P
Boats	N	N	N	N	N	N	N	N	N	N	N	P
Bus terminals	N	N	N	N	N	N	N	N	N	N	N	P
Cabinet shops	N	N	N	N	N	N	N	N	N	N	N	P
Camera and photographic supplies	N	N	N	N	N	N	N	N	N	N	N	P
Canvas products	N	N	N	N	N	N	N	N	N	N	N	P
Ceramic products using kilns fired only by electricity or gas	N	N	N	N	N	N	N	N	N	N	N	P
Cigarettes and tobacco products	N	N	N	N	N	N	N	N	N	N	N	P
Clocks, watches and jewelry	N	N	N	N	N	N	N	N	N	N	N	P
Cork and cork products	N	N	N	N	N	N	N	N	N	N	N	P
Drugs, cosmetics, pharmaceuticals and toiletries	N	N	N	N	N	N	N	N	N	N	N	P
Electric motors, generators, transformers and other electric components	N	N	N	N	N	N	N	N	N	N	N	P
Electronic products	N	N	N	N	N	N	N	N	N	N	N	P
Engraving and printing	N	N	N	N	N	N	N	N	N	N	N	P
Furniture	N	N	N	N	N	N	N	N	N	N	N	P
Heating, washing, cooling, drying, cleaning appliances	N	N	N	N	N	N	N	N	N	N	N	P
Ice, cold storage plants, bottling works	N	N	N	N	N	N	N	N	N	N	N	P
Laundries	N	N	N	N	N	N	N	N	N	N	N	P
Machine shops	N	N	N	N	N	N	N	N	N	N	N	P
Metal polishing	N	N	N	N	N	N	N	N	N	N	N	P
Monument works	N	N	N	N	N	N	N	N	N	N	N	P
Musical instruments	N	N	N	N	N	N	N	N	N	N	N	P

USE	R-1	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-1A	B-2	B-3	B-4	I
Office equipment	N	N	N	N	N	N	N	N	N	N	N	P
Paint manufacturing	N	N	N	N	N	N	N	N	N	N	N	P
Paper products from previous processed paper	N	N	N	N	N	N	N	N	N	N	N	P
Research laboratories	N	N	N	N	N	N	N	N	N	N	N	P
Rubber and synthetic rubber products	N	N	N	N	N	N	N	N	N	N	N	P
Sheet metal work, ornamental iron, welding, and stamping	N	N	N	N	N	N	N	N	N	N	N	P
Shoes, boots, footwear	N	N	N	N	N	N	N	N	N	N	N	P
Sporting equipment	N	N	N	N	N	N	N	N	N	N	N	P
Television, radio	N	N	N	N	N	N	N	N	N	N	N	P
Tools, hardware and small metal products	N	N	N	N	N	N	N	N	N	N	N	P
Video equipment	N	N	N	N	N	N	N	N	N	N	N	P
Non-Manufacturing Uses:	N	N	N	N	N	N	N	N	N	N	N	P
Business and professional offices	N	N	N	N	N	N	N	N	N	N	N	P
Landscaping and building design and construction	N	N	N	N	N	N	N	N	N	N	N	P
Railroad spurs and sidings	N	N	N	N	N	N	N	N	N	N	N	P
Scientific research, investigation, testing and experimentation	N	N	N	N	N	N	N	N	N	N	N	P
Trade schools and colleges or universities, without accessory housing	N	N	N	N	N	N	N	N	N	N	N	P
Warehousing	N	N	N	N	N	N	N	N	N	N	N	P
Water softening units	N	N	N	N	N	N	N	N	N	N	N	P
Accessory, enclosed retail sales	N	N	N	N	N	N	N	N	N	N	N	C
Adult daycare	N	N	N	N	N	N	N	N	N	N	N	C
Airports, truck and freight terminals, team tracks and open sales lots	N	N	N	N	N	N	N	N	N	N	N	C
Athletics, participative	N	N	N	N	N	N	N	N	N	N	N	C
Massage therapy services to the general public for purposes of an accredited teaching program	N	N	N	N	N	N	N	N	N	N	N	C
Motel and hotel	N	N	N	N	N	N	N	N	N	N	N	C
Outdoor storage and display of materials and equipment accessory to landscaping and building design	N	N	N	N	N	N	N	N	N	N	N	C
Radio, television or transmission towers	N	N	N	N	N	N	N	N	N	N	N	C
Ready mix concrete and concrete product plants	N	N	N	N	N	N	N	N	N	N	N	C
Restaurants (full dining service, not drive-in or convenience/fast food type)	N	N	N	N	N	N	N	N	N	N	N	C
Retail sales and service complexes	N	N	N	N	N	N	N	N	N	N	N	C
Trade schools, colleges, and universities with accessory housing for the students of the school only	N	N	N	N	N	N	N	N	N	N	N	C
Uses permitted which involve the storage or use of materials which decompose by detonation	N	N	N	N	N	N	N	N	N	N	N	C
Guesthouses owned and operated in conjunction with a permitted or principal use	N	N	N	N	N	N	N	N	N	N	N	A
Off street parking and loading	N	N	N	N	N	N	N	N	N	N	N	A
Residential structures and related residential uses for security/safety reasons in relation to a principal use	N	N	N	N	N	N	N	N	N	N	N	A