

ZONING CODE
Chapter 5

5. Definitions

For the purpose of this Code, certain words and terms are defined as follows:

- (1) Words used in the present tense shall include the future
 - (2) Words in the singular shall include the plural, and the plural the singular
 - (3) The word building shall include the word structure
 - (4) The word lot shall include the word plot
 - (5) The word shall is mandatory and not directory
 - (6) The word may is discretionary
- 5.010 Accessory Building. A subordinate building or portion of the main building which is located on the same lot as the main building and use of which is clearly incidental to the use of the main building.
- 5.020 Accessory Use. A use accessory or incidental to the principal use or a building located on the same lot as the accessory use.
- 5.030 Agriculture/Farming. The cultivation of the soil and all activities incident thereto, except that said term shall not include the raising and feeding of hogs by feeding garbage thereto, other than garbage produced by the residents or occupants of the farm.
- 5.040 Alley. A public thoroughfare less than 30 feet in width.
- 5.045 Antenna. A device for the reception of television or radio signals.
- 5.050 Apartment Building. A building other than a hotel or motel containing 5 or more dwelling units which have primary entrances from the same common hallways.
- 5.052 Assisted Living Apartment. An apartment within a group residential facility that combines housing, personalized supportive services, daily meals, health care and 24-hour oversight designed to meet the individual needs of persons age 55 or older who need help with the activities of daily living but who do not need the skilled medical care provided in a nursing home. See also Senior Housing.
- 5.055 Automobile Agencies. A business selling new vehicles and maintaining parts and service departments, all on-site.
- 5.057 Automobile Detailing Establishment. A building or portion thereof containing facilities on the property for cleaning the interior and exterior of automobiles using hand held equipment and not drive-through full vehicle mechanical washing equipment.
- 5.060 Auto Reduction Yard. A lot or yard where 3 or more unlicensed motor vehicles or the remains thereof are kept for the purpose of dismantling, sale of parts, sale as scrap, storage, or abandonment.
- 5.062 Auto Service Establishment. A building or portion thereof with facilities on the property for dispensing gasoline or diesel fuel and for repairing automobiles.

- 5.064 Auto Washing Establishment. A building or portion thereof containing facilities for washing more than 2 automobiles, using production line methods.
- 5.070 Basement. A portion of a building located partly underground but having less than half its floor-to-ceiling height below the average grade of the adjoining ground.
- 5.074 Body Art: Physical body adornment, including, but not limited to, piercing of body parts other than ears, and tattooing.
- 5.076 Body Art Establishment: Any premises where body art is offered or performed.
- 5.078 Brewpub. A restaurant establishment holding an on-sale intoxicating liquor license in which malt liquor is brewed or manufactured solely for sale and consumption on tap on the licensed premises that shall be owned by the brewer.
- 5.080 Buffer. The use of land, topography (difference in elevation), space, fences or landscape plantings to screen or partially screen a tract or property from another tract or property and thus reduce undesirable influences, such as: sight, noise, dust and other external effects which a land use may have upon other adjacent or nearby land uses.
- 5.090 Building. Any structure for the shelter, support or enclosure of persons, animals, chattel or property of any kind. When separated by party walls without openings, each portion of such buildings so separated shall be deemed a separate building.
- 5.100 Building Height. The vertical distance from the average of the highest and lowest point of that portion of the lot immediately adjacent to the building to the highest point of the roof for flat roofs; to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.
- 5.110 Business. Any occupation, employment or enterprise wherein merchandise is exhibited or sold or rented, or which occupies time, attention, labor and materials, or where services are offered for compensation.
- 5.120 Carport. An automobile shelter having one or more sides open.
- 5.130 Cellar. That portion of the building having more than 1/2 of the floor-to-ceiling height below the average grade of the adjoining ground.
- 5.132 Chicken. A domesticated bird of the species *Gallus gallus domesticus*, or other related birds, that serves as a source of eggs and/or meat.
- 5.134 Chicken Coop. A structure for the keeping or housing of chickens.
- 5.140 Church. A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

- 5.150 Club, Private (Non-Profit). A non-profit association of persons who are bona fide members paying annual dues, which owns, hires, or leases a building, or portion thereof; the use of such premises being restricted to members and their guests.
- 5.152 Cocktail Room. An area on the premises of a microdistillery or on premises adjacent to a microdistillery and owned by the distiller in which the distiller sells or otherwise provides exclusively distilled spirits produced by the distiller for consumption within the cocktail room.
- 5.160 Collector Street. A street which carries traffic from local streets to or from arterial streets or from arterial to arterial. It includes the principal entrance streets of a residential development and those principal streets used for circulation within such a development.
- 5.170 Comprehensive Plan. Unless otherwise stated, it is the general plan for land use, transportation, and community facilities prepared and maintained pursuant to state law.
- 5.180 Convenience-Food Restaurant. An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-eat state for consumption either within the premises or for carry-out with consumption either on or off the premises, and whose design or principal method of operation includes both of the following characteristics:
- (1) Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
 - (2) The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location on or off the premises for consumption.
- 5.190 Corner Lot. A lot situated at the junction of and fronting on two or more streets.
- 5.200 Curb Level. The grade elevation established by the City Council of the curb in front of the center of the building. Where no curb level has been established, the engineering staff shall determine a curb level or its equivalent for the purpose of this Code.
- 5.210 Depth of Lot. The mean horizontal distance between the mean front street and the mean rear lot line. The greater frontage of a corner lot is its depth and its lesser frontage as its width.
- 5.220 Depth of Rear Yard. The mean horizontal distance between the rear line of the principal building and the center line of an alley (where an alley exists), otherwise a rear lot line.
- 5.230 District. A section of the City for which the regulations governing the height, area, use of buildings and premises are the same.
- 5.250 Drive-in Business. Any business in which people are provided a service or a sale is made without the customer being required to leave the vehicle. Such businesses include, but are not limited to the following: drive-in theater, drive-in bank, drive-in laundry or dry-cleaning pick-up station, drive-in cafe, and any business offering "take-home" food services.
- 5.260 Dwelling. Any building or part thereof which is designed or used exclusively for residential purposes by one or more human beings either permanently or transiently.
- 5.262 Dwelling, Attached. A dwelling which is joined to another dwelling.

- 5.264 Dwelling, Detached. A dwelling, (including its attached private garage if any) which is entirely surrounded by open space on the same lot.
- 5.266 Dwelling-One Family. A building designed for or occupied exclusively by one household.
- 5.268 Dwelling-Two Family. A building designed for or occupied by two households.
- 5.269 Dwelling Unit. A residential accommodation including complete kitchen facilities permanently installed which are arranged, designed, used or intended for use exclusively as living quarters for one household and not more than an aggregate of two roomers or boarders. Where a private garage is structurally attached, it shall be considered as part of the building in which the dwelling unit is located.
- 5.270 Family. Any of the following shall apply:
- (1) A person or persons related by blood, marriage or adoption, together with their domestic servants or gratuitous guests, maintaining a common household in a dwelling unit.
 - (2) Group or foster care of not more than six (6) wards together with their domestic servants or gratuitous guests, all maintaining a common household in a dwelling unit approved and certified by the appropriate public agency.
 - (3) A group of not more than five (5) persons not related by blood, marriage or adoption maintaining a common household in a dwelling unit.
- 5.272 Fence. A barrier constructed of materials other than evergreen shrubbery erected for the purpose of protection, confinement, enclosure, or privacy. The term "fence" shall include barriers of at least 25 percent opacity, screening walls, and opaque lines of plantings exceeding thirty inches in height.
- 5.275 Flood Plain. The area adjoining a river, stream, channel, lake or low area which is subject to flooding as defined by the City Engineer.
- 5.280 Floor Area. The floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such building or buildings exclusive of cellars or basements, measured from the exterior faces of exterior walls or from the centerline of party walls separating two buildings.
- 5.290 Garage - Private. An accessory building or accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the household or households resident upon the premises, and in which no business service or industry is carried on; provided that not more than one-half of the space may be rented for the private vehicles of persons not resident on the premises, except that all the space in a garage of one or two more capacity may be so rented.
- 5.292 Garage - Public. Any premises except those described as a private or community garage, used for the storage or care of power driven vehicles, or where any such vehicles are equipped for operation, repair, or kept for remuneration, hire or sale.
- 5.300 Home Occupation. Any occupation of a service character which is clearly secondary to the main use of the premises as a dwelling, and does not change the character thereof or have any exterior evidence of such secondary use. This occupation shall be carried on or conducted only by members of a family residing in the dwelling.

- 5.310 Hotel, Motel. Any building or portion thereof where lodging is offered to transient guests for compensation and in which there are more than five sleeping rooms in an individual room or apartment.
- 5.320 Household. Any number of individuals living together on the premises as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel as defined herein.
- 5.325 Senior Housing. Housing designed and marketed only to people age 55 or older. May include independent living apartments, assisted living apartments or memory care apartments but is not the same as a nursing home. See definitions for Independent Living Apartment, Assisted Living Apartment, Memory Care Apartment and Nursing Home.
- 5.327 Independent Living Apartment. An apartment within a group residential facility that is marketed only to people age 55 or older in which some congregate meals or other personal assistance with daily living or health maintenance may be provided on an individual, as-requested basis. See also Senior Housing.
- 5.340 Junk Yard. An open area where waste, used, or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to, scrap iron and other metals, paper, rages, rubber, tires, and bottles. A junk yard includes an auto wrecking yard but does not include uses established entirety within enclosed buildings.
- 5.350 Kennel. A "Kennel" is a place which provides for boarding, training or otherwise caring for or providing services to dogs, cats or any other domestic pets. This definition shall include any place where more than three (3) domestic animals are kept for any purpose, with the exception of a litter of domestic animals up to six (6) months from birth. See also Chapter 131 of the Vadnais Heights City Code.
- 5.355 Laboratories. Space utilized and equipped for research, development, and testing for technical, medical, scientific, and other reasons. Or, a space to test drugs or chemicals, such as medical marijuana.
- 5.360 Landscaping. Planting such as trees, grass, and shrubs and grading of land.
- 5.362 Light Industry. Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place, which does not require outside storage or goods or materials and which does not generate (in the opinion of the City Council) objectionable amounts of truck traffic.
- 5.365 Livestock. The keeping of one or more farm animals, whether kept for slaughter or for a pet.
- 5.370 Loading Space. That portion of a lot or plat designed to serve the purpose of loading or unloading all types of vehicles.
- 5.380 Local Street. A street of limited continuity used primarily for access to the abutting properties and the local needs of a neighborhood.

- 5.400 Lot of Record. Any lot which is one unit of a plat heretofore duly approved and filed, or one unit of an Auditor's Subdivision or a Registered Land Survey; or a parcel of land.
- 5.410 Lot. One unit of a recorded plat or subdivision occupied or to be occupied by a building and its accessory buildings and including as a minimum such open spaces as are required under this Ordinance and having frontage on a public street.
- 5.411 Lot Area. The lot area is the land area within the lot lines. The area of public rights-of-way is not included in the lot area.
- 5.412 Lot Area Per Family. The lot area per family is the lot area required by this ordinance to be provided for each family in a dwelling.
- 5.413 Lot, Corner. See Corner Lot.
- 5.414 Lot Depth. The mean horizontal distance between the front lot line and the rear lot line of a lot.
- 5.415 Lot, Interior. A lot other than a corner lot.
- 5.416 Lot Line. A property boundary line of any lot held in single or separate ownership, except that, where a portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley line.
- 5.417 Lot Line, Front. That boundary of a lot which is along an existing or dedicated street. The owner of a corner lot may select either street lot as the front lot line.
- 5.418 Lot Line, Rear. That boundary of a lot which is most distant from and is or is approximately parallel to the front lot line. If the rear lot line is less than ten feet in length or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.
- 5.420 Lot Line, Side. Any boundary of a lot which is not a front or rear lot line.
- 5.422 Lot Width. The horizontal distance between the side lot lines of a lot measured within the lot boundary and at the minimum required front setback line.
- 5.425 Manufactured Homes. "Manufactured home" means a structure, transportable in one or more sections, which in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this chapter.
- 5.426 Manufactured Home Lot. A "manufactured home lot" means a section of ground in a manufactured home park of not less than three thousand six hundred (3,600) square feet of unoccupied space in an area designated as the location for one manufactured home, off-street parking space for one automobile and other uses considered pertinent to the establishment and use of a manufactured home residence. In case of multi-story structures, a unit means an area of not less than one thousand six hundred eighty (1,680) square feet of unoccupied floor space to

be used as the location for one manufactured home. Off-street parking space for one automobile per unit shall be provided adjacent to the multi-story structure.

- 5.427 Manufactured Home Park. A “manufactured home park” means any park, trailer park, trailer court, trailer camp or campsite, lot, parcel, tract of land or multi-story structure designed, maintained or intended for the purpose of supplying a location or accommodations for any manufactured home, coach or manufactured home coaches and upon which any manufactured home coach or manufactured home coaches are parked and shall include all buildings used or intended for use as part of the equipment thereof whether a charge is made for the use of the manufactured home park and its facilities or not. Manufactured home park shall not include automobile or manufactured home sales lots on which unoccupied manufactured homes are parked for purposes of inspection and sale, except as herein provided for in “manufactured home sales lots.”
- 5.430 Manufacturing, Light. The processing or fabrication of certain materials or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.
- 5.435 Massage Therapy Business.
- (1) Any enterprise, establishment, or operation, whether under control of an individual or legal entity, providing or offering to provide massage therapy services within the City for a fee or other consideration paid either directly or indirectly, that:
 - (a) Has one or more massage therapists, including the owner, employed or contracted to provide massage therapy services for the massage therapy business; or
 - (b) Is located in a fixed location in a non-residential district within the City wherein massage therapy services are provided.
 - (2) Any health or medical facility, office, or clinic operated by state licensed medical professional(s) or any health or medical-related business operated by state licensed medical professional(s), which provides therapeutic massage to its patients, shall not be deemed as a massage therapy business.
- 5.436 Massage Therapy or Therapeutic Massage. A scientific health care or health maintenance technique or procedure carried out by a massage therapist involving the rubbing, tapping, pounding or kneading of a person’s skin, muscles, and tissues or the stretching of body limbs (e.g., Thai massage) for the purpose of easing mental and physical tension, the breaking up of fatty tissues, relaxing muscles, or alleviating muscle spasms, and the improvement of circulation through the body.
- 5.440 Medical Marijuana. Any species of the genus cannabis plant, or any mixture or preparation of them, including whole plant extracts and resins and is delivered in the form of (1) liquid, but not limited to oil; (2) pill; (3) vaporized delivery method with use of liquid or oil, but which does not require the use of dried leaves or plant form that has been approved by the Commissioner of the Minnesota Department of Health under Minn. Stat. 152.25.
- 5.441 Medical Marijuana Distribution Facility. An establishment engaged in the sale and distribution of medical marijuana that is validly registered and approved by the State of Minnesota.

- 5.445 Medical Uses. Those uses concerned with the diagnosis, treatment, and care of human beings. These include: Hospitals; dental services; medical services or clinics; nursing, convalescent home; orphan's home; rest home; sanitarium.
- 5.450 Memory Care Apartment. An Assisted Living Apartment with a high level of oversight for people with Alzheimer's disease and other forms of dementia. See also Senior Housing.
- 5.451 Microbrewery. A malt liquor beverage production facility which manufactures less than 3,500 barrels of malt liquor in a calendar year, pursuant to MN State Statute section 340A.301 Subd. 6(i) and 6(j).
- 5.453 Microdistillery. A distillery producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year, consistent with MN State Statute section 340A.22.
- 5.455 Minor Arterial Street. As designated by the Functional Classification System of the City Comprehensive Plan, County Road 49, TH 96, TH 61, and County Road E east of Interstate 35E.
- 5.460 More Restricted; Less Restricted. The meaning and application of the terms "more restricted" and "less restricted" when used with reference to two or more zoning districts shall be determined by the City Council in an instance where applicable with reference to the uses, performance standards and building, lot and setback requirements and restrictions of the applicable zoning districts, provided that in all cases a residential zoning district shall be deemed more restricted than a business or industrial zoning district.
- 5.470 Motor Freight Terminal. A building or area in which freight brought by motor truck is transferred, assembled and/or stored for routing in intra-site or inter-state shipment by motor truck. Includes the storage of the motor trucks themselves.
- 5.480 Multiple Residence (Apartment Building). A structure containing three or more dwelling units, but not a townhouse cluster.
- 5.490 Nonconforming Use. Any lawfully established use of a building or premises which on the effective date this Code or amendment thereof does not comply with the use regulations of the zoning district in which such building or premises shall be located.
- 5.500 Noxious Matter or Material. Material capable of causing injury to living organisms by chemical reaction.
- 5.510 Nursery, Day. A use where care is provided for pay for 3 or more children for period of 4 hours or more per day, subject to the requirements of the State of Minnesota for such use.
- 5.515 Nursing Home. A facility that provides residential accommodations with skilled nursing care 24 hours per day and rehabilitation services on a short-term or long-term basis either for the elderly or younger persons. Outpatient rehabilitation services may also be provided in the same building.
- 5.520 Offices. Structures, or portions of structures, in which commercial activities take place but where goods are not produced, sold, or repaired. These include: Banks; general offices;

governmental offices; insurance offices; real estate offices; taxi-cab offices, but not taxi stand; travel agency or transportation ticket offices; telephone exchange; utility offices; radio broadcasting and similar uses.

- 5.525 Office-Showroom. A building in which at least 20 percent of the floor space is devoted to office activities, the remainder being used for either warehousing, display, light manufacturing, or research and testing. Floor to ceiling joist heights in the warehouse would be not more than 14 feet in height, except by special use permit, in City Center District, where such floor to ceiling joist heights may be up to 24 feet, with the building facade design being approved by the City Council.
- 5.530 Open Sales (or Rental) Lot. Any land used or occupied for the purpose of buying, selling, and rental for use away from the premises, any goods, materials, or merchandise, and for the storing of same under the open sky prior to sale or rental.
- 5.535 Open Terrace. A flat area adjacent to a building that is constructed of concrete, stone or pavers, not elevated from the earth, used for seating or walking and without an adjacent fence, wall or balustrade.
- 5.540 Parking Space. A suitably surfaced and permanently maintained area on privately owned property, either within or outside of a building, of sufficient size to store one standard automobile.
- 5.545 Pharmacy. Facility where pharmaceuticals, medications, and medical supplies are sold.
- 5.550 Planning Commission. The Planning Commission of the City of Vadnais Heights.
- 5.560 Planned Unit District; Planned Unit Development. A tract of land which is developed as a unit under single or unified ownership control and which generally includes two or more principal buildings or uses but which may consist of one building containing a combination of principal and supportive uses. Uses not otherwise allowed in the zoning district are prohibited within a Planned Unit District unless specific provisions is otherwise made by ordinance or by resolution adopted pursuant to the provision of Chapter 18A of this Code.
- 5.565 Pole Barn/Post and Beam. Wooden post and beam acting as the main structural support for roof and walls. No concrete/masonry support under posts; walls and roof covered with metal skin.
- 5.570 Plot. A tract other than one unit of a recorded plat or subdivision and occupied and used or intended to be occupied and used as a home site and improved or intended to be improved by the erection thereon of a dwelling and accessory buildings and having a frontage upon a public street or upon a thoroughfare or upon a way or upon a traveled or used or planned road and including as a minimum such open spaces as are required under this ordinance.
- 5.580 Premises. A lot or plot with the required front, side and rear yards for a dwelling including any structure.
- 5.581 Professional Service. Work done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career; e.g. doctors, lawyers, accountants.

- 5.590 Public Land or Use. Land owned or operated by municipal, school district, county, state or other governmental units.
- 5.600 Public Utility Uses. Underground or overhead transmission facilities of electric power, gas, steam, water, telephone and railroad companies. These include: Electric power transmission lines and gas pipe lines, but not substations; telephone facilities; water pumping, reservoir, and distribution facilities; railroad trackage, but not storage and switching yards; sewers, pipes, poles, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and similar equipment but not buildings.
- 5.610 Quad Home. A single structure containing four dwelling units.
- 5.620 Recreation Equipment (Residential). Play apparatus such as swing sets and slides, sandboxes, poles for nets, unoccupied boats and trailers picnic tables, lawn chairs, barbecue stands, and similar equipment or structures but not including tree houses, swimming pools, playhouses or sheds utilized for storage of equipment.
- 5.621 Recreational Vehicle (RV). Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, boats, travel trailers, and camping trailers not meeting the specifications required for manufactured home or mobile home.
- 5.630 Research. Medical, chemical, electrical, metallurgical or other scientific research conducted in accordance with the provisions of this Code.
- 5.640 Rear Yard. An open space unoccupied except for accessory buildings on the same lot with a building between the rear lines of the building and the rear line of the lot, for the full width of the lot.
- 5.660 Rest Home (Nursing Home). A private home for the care of children or the aged or infirm or place of rest for those suffering bodily disorders. Such a home does not contain equipment for surgical care or for the treatment of acute disease, or recent injury, nor does it include maternity care.
- 5.670 Restaurant. A building where prepared food is sold to the public for consumption on the premises; including brewpubs, but not including convenience food restaurants as defined in this chapter.
- 5.672 Resale Business. A business for which the stock of goods is primarily used, donated by or purchased from an individual or previously returned to another retail store, including but not limited to consignment and thrift shops.
- 5.675 Retail Business. A business that primarily sells new “carry out” goods.
- 5.680 Roof Line. This shall mean either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette and where a building has several roof eaves, this roof or parapet shall be the one belonging to that portion of the building on whose wall a sign is located.

- 5.690 School. Unless otherwise specifically described in the City Code or ordinances of the City of other applicable laws or regulations, the term school shall mean any building used for educational purposes by five or more persons and meeting the State educational requirements.
- 5.700 Service Station. A place where gasoline, kerosene, or other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles. Includes greasing and oiling and the sale of automobile accessories on the premises. Also includes minor repairing, incidental body and fender work, replacement of parts and motor services to passenger automobiles and trucks; collision services, including body, frame or fender straightening, or repair; general printing or paint job; vehicle steam cleaning. Business sidelines such as trailer rentals, discount stores, etc., are not included as ordinary Service Station activity unless specifically permitted by Special Use Permit.
- 5.710 Setback. The minimum horizontal distance between a building and the street or lot line.
- 5.730 Side Yard. An open unoccupied space on the same lot with a building between the building and the side line of the lot, and extending from the front lot line to the rear of the backyard.
- 5.740 Single Family Dwelling. See Dwelling, One Family.
- 5.745 Sponsor Sign. A permanent wall sign that announces the name of a company, organization or individual that contributes financial or in-kind support at the highest level of sponsorship to support the facility.
- 5.750 Stable. Any building which is used to shelter horses.
- 5.760 Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than six (6) feet above grade, as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered a story.
- 5.770 Street. A public right-of-way at least 30 feet in width which affords a primary means of access to abutting property.
- 5.772 Street Line. The dividing line between the lot and the street.
- 5.780 Structural Alterations. Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls or partitions, columns, beams or girders or any substantial change in the roof or exterior walls.
- 5.790 Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
- 5.791 Taproom. An area on the premises of a microbrewery or on premises adjacent to a brewery owned by the brewer in which the brewer sells or otherwise provides exclusively malt liquor produced by the brewer for consumption within the taproom.

- 5.793 Temporary Family Health Care Dwelling. A mobile residential dwelling providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, as defined and regulated by Minn. Stat. § 462.3593.
- 5.795 Theaters. A building or room filled with a stage or screen and seats for spectators including movie theaters, dinner theaters and playhouses.
- 5.800 Townhouse. A single structure consisting of three or more dwelling units having the first story at the ground level with no other dwelling units or portions thereof directly above or below.
- 5.802 Transportation/Transit Facility. A property containing a principal building with office and maintenance functions to provide transportation/transit services, including outdoor storage of vehicles, equipment, and bulk storage of liquids.
- 5.810 Use. The purpose for which land or premises or a building thereon is designated, arranged or intended, or for which it is or may be occupied or maintained.
- 5.811 Use, Accessory. A use incidental or accessory to the principal use of a lot or a building located on the same lot as the accessory use.
- 5.812 Use, Interim. A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit the use.
- 5.813 Use, Permitted. A use which is lawfully established in a particular district or districts and which conforms with all requirements, regulations and performance standards of such district. A Permitted Use may be a Principal Use or an Accessory Use.
- 5.814 Use, Principal. A use or structure which determines the predominant or major use of the lot on which it is located. A Principal Use may be either a Permitted or a Special Use.
- 5.815 Use, Special (conditional). Either a public or private use as listed which, because of its unique characteristics, cannot be properly classified as a permitted use in a particular district. After consideration, in each case, of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, a permit for such Special Use may or may not be granted by the City Council. A Special Use may be a Principal Use or an Accessory Use.
- 5.820 Variance. A modification or variation of the provisions of this Code as applied to a specific piece of property, except that modification in the allowable uses within a district shall not be considered a variance.
- 5.830 Veterinary Establishment. A place where the diagnosis, treatment, and care of animals, is conducted and where animals are boarded.
- 5.840 Warehousing. The storage of materials, goods, or equipment within an enclosed building as a principal use.

- 5.850 Wholesaling. The selling of goods, equipment and materials to another business that in turn sells to the other customers.
- 5.860 Width of Lot. The width of a lot is its own mean width measured at right angles to its mean depth.
- 5.870 Yard. A required open space on a lot which is unoccupied and unobstructed by a structure from its lowest level to the sky except as permitted in this Code. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.
- 5.872 Yard, Front. A yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right-of-way line to a depth required in the setback regulations for the zoning district in which such lot is located.
- 5.874 Yard, Rear. The portion of the yard on the same lot with the principal building located between the rear line of the building and the rear lot line and extending for the full width of the lot.
- 5.876 Yard, Side. The yard extending along the side lot line between the front and rear yards to a depth or width required by setback regulations for the zoning district in which such lot is located.
- 5.880 Zero Lot Line Dwelling. A home that is sited so that it abuts one property line. May be attached (common wall) structures or detached.
- 5.890 Zoning District. An area or areas within the limits of the City of Vadnais Heights for which the regulations and requirements governing use are uniform.

(Source: Ord. 114; Ord. 196; Ord. 200; Ord. 229; Ord. 251; Ord. 286; Ord. 310; Ord. 318; Ord. 341; Ord. 374; Ord. 395; Ord. 400; Ord. 437; Ord. 466; Ord. 503; Ord. 526; Ord. 568, Ord. 634, Ord. 637, Ord. 663, 1-15-14; Ord. 680; Ord. 693; Ord. 694; Ord. 699, 9-7-16; Ord. 702, 2-1-17; Ord. 705, 1-4-17; Ord. 708, 3-15-17; Ord. 710, 3-15-17)