

A detailed map of a city area, likely St. Louis, Missouri, showing various colored zones (red, blue, green, yellow, purple) and street names. The Mississippi River is visible on the right side. A semi-transparent white box is overlaid on the map, containing the title and presenters information.

# Land Use Rezoning Study

## Planning Commission Committee of the Whole

January 12, 2023

### Presenters:

**Jason Wittenberg**, Manager, Code Development

**Joe Bernard**, Planning Project Manager, Code Development

**Janelle Widmeier**, Principal Planner, Code Development

**Andrew Frenz**, Principal Planner, Land Use, Design and Preservation

# Agenda

## Land Use Rezoning Study Update

- Timeline
- Key Topics
- Discussion





# Purpose

## Achieve Minneapolis 2040 Goals

- Complete Neighborhoods
- Climate Change Resilience
- Eliminate Disparities
- More Residents and Jobs
- Living Wage Jobs

## State statute requires consistency between comprehensive plans and zoning

- If plans conflict with the zoning ordinance, state law requires the zoning ordinance be brought into conformance with those plans

## Improve usability of the zoning ordinance

- Staff intends to make the zoning code easier to administer, and easier for applicants and the general public to navigate



### Eliminate disparities

In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.



### More residents and jobs

In 2040, Minneapolis will have more residents and jobs, and all people will equitably benefit from that growth.



### Affordable and accessible housing

In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.



### Living-wage jobs

In 2040, all Minneapolis residents will have the training and skills necessary to participate in the economy and will have access to a living-wage job.



### Healthy, safe, and connected people

In 2040, the people of Minneapolis will be socially connected, healthy, and safe.



### High-quality physical environment

In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.



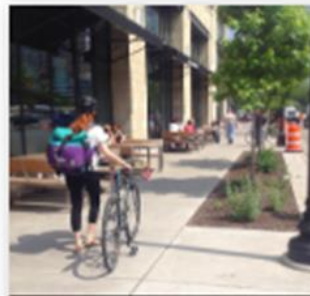
### History and culture

In 2040, the physical attributes of Minneapolis will reflect the city's history and cultures.



### Creative, cultural, and natural amenities

In 2040, Minneapolis will have the creative, cultural, and natural amenities that make the city a great place to live.



### Climate change



### Clean environment



### Healthy, sustainable

# Timeline

## 2021

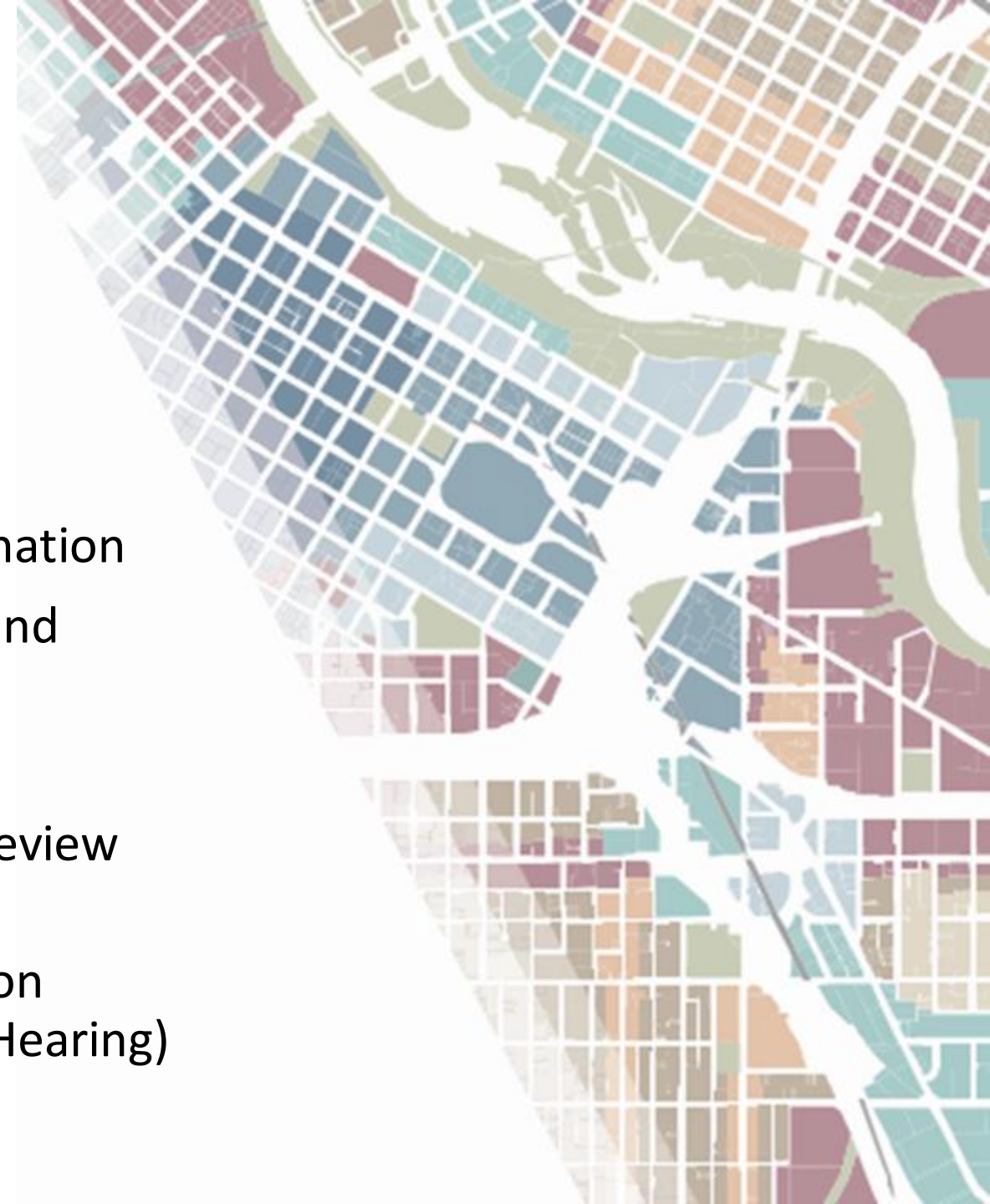
- Existing land use inventory
- Best practices research

## 2022

- Internal outreach and coordination
- Draft Code Text, Use Tables, and Mapping

## 2023

- We Are Here →**
- Public Engagement (45-day Review Period)
  - Approval Process and Adoption (March 20, 2023, CPC Public Hearing)





# Key Topics

- Public Engagement
- Navigating Draft Materials
- Proposed Primary Zoning Districts
- Use Groups, Use Categories, and Use Standards
- Allowed Size of Commercial Uses
- Pedestrian Oriented Overlay
- Destination and Community Mixed Use
- Lot Area



# Key Topics

## Broad analysis questions

- Does this regulation advance the goals of Minneapolis 2040?
- Does this regulation fulfill the City's obligation to eliminate conflicts between the comprehensive plan and the zoning code?
- Does this regulation make the code easier to administer?
- What are potential unintended consequences of this regulation?
- What are the racial equity impacts to be considered?



### Eliminate disparities

In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.



### More residents and jobs

In 2040, Minneapolis will have more residents and jobs, and all people will equitably benefit from that growth.

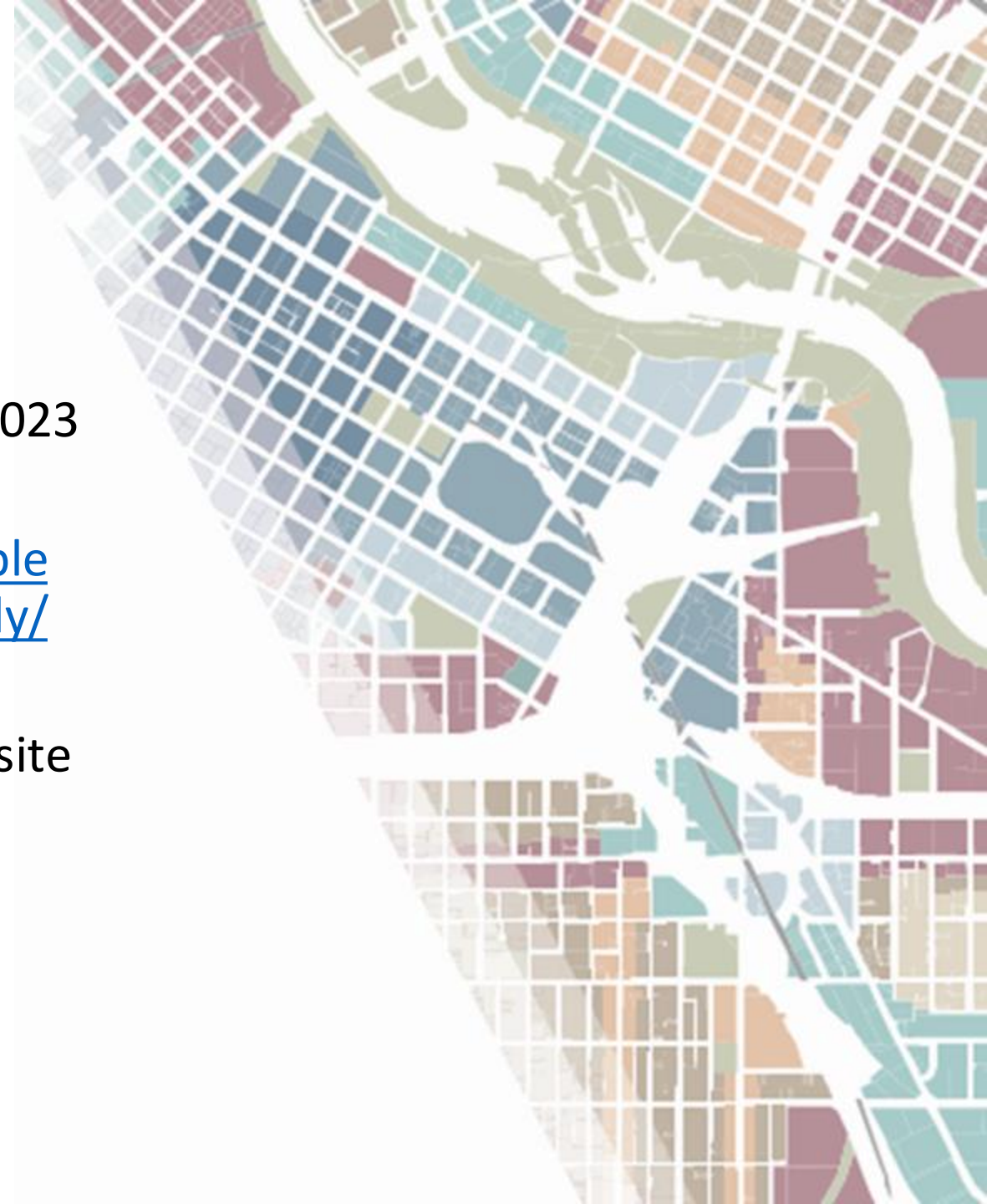




# Public Engagement

## Engagement Strategy and Opportunities

- 45-day public review period from January 12 through February 26, 2023
- Draft materials published at <https://minneapolis2040.com/implementation/land-use-rezoning-study/>
- Target outreach to most impacted stakeholders, steer to project website
- Survey at project website main avenue for public feedback
- Virtual public meeting in February 2023



# Public Engagement

## Approval Process

- CPC CoW updates in January and February 2023
- Public Hearing at Planning Commission on March 20, 2023
- BIHZ Committee on April 18, 2023 (Tentative)
- City Council on April 27, 2023 (Tentative)
- Ordinance Publication on May 8, 2023 (Tentative)
- Effective Date of updated zoning ordinance to be determined





# Navigating Draft Materials

## Project Website

### Land Use Topics

- Place to review key issues

### Draft Zoning District Chapters

- Place to review specific code text

## Draft Map

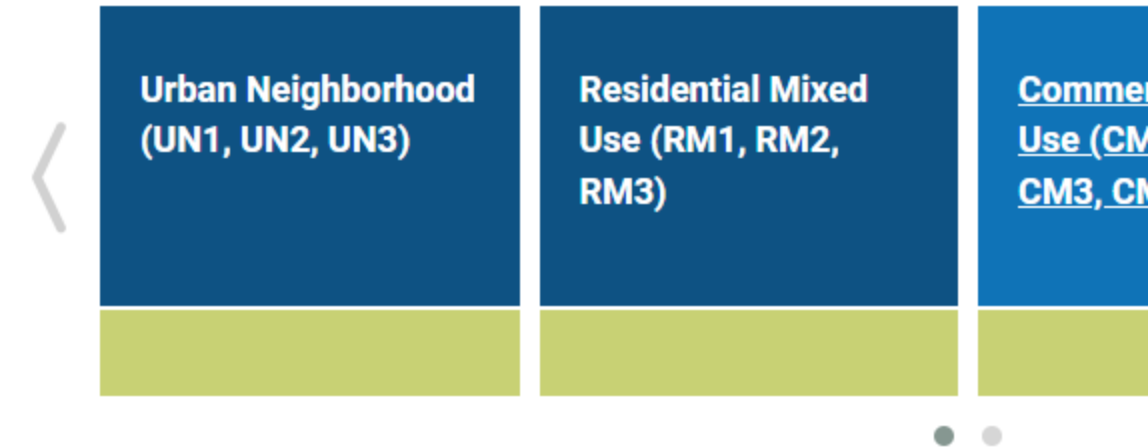
Follows Minneapolis 2040 future land use guidance, key highlights:

- Urban Neighborhood
- Downtown
- Goods and Services Corridors

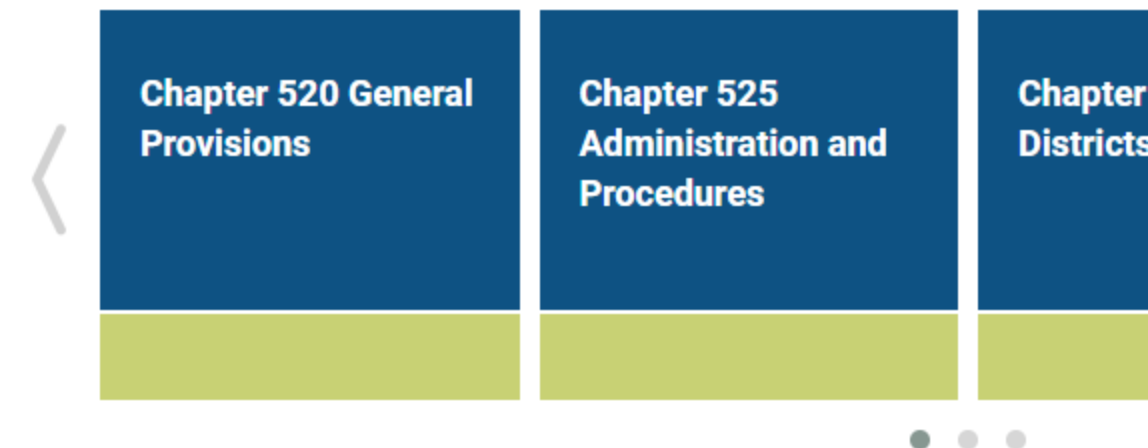
## Gathering Feedback

- Survey available at project website

### Land Use Topics



### Draft Zoning District Chapters



# Proposed Chapters

Chapter 520 – General Provisions

Chapter 525 – Administration and Procedures

Chapter 530 – Zoning Districts

- (from 23 districts to 17 districts)

Chapter 535 – Overlay Districts

- (from 15 districts to 11 districts)

Chapter 540 – Built Form Overlay Districts

Chapter 545 – Use Regulations

- (Moved from primary zoning districts and 4 other chapters)

Chapter 550 – Development Standards

- (Site Plan Review, Planned Unit Development)

Chapter 555 – Off-Street Parking, Loading, and Mobility

Chapter 560 – Signs

Chapter 565 – Definitions

Chapter 598 – Land Subdivision Regulations





# Code Structure

## Highlights

- Propose fewer, larger chapters
- Development review applications/procedures all in one place
- Related information consolidated into the same location
- A single chapter dealing with uses. A single use table.
- Chapter for use standards, adjacent to where it spells out allowed uses. Our current code calls them specific development standards when they are really use standards.
- Definitions at the end, sort of like a glossary



# Primary Districts

## Staff Proposal

### Urban Neighborhood Districts

- UN1
- UN2
- UN3

### Residential Mixed Use Districts

- RM1
- RM2
- RM3

### Commercial Mixed Use Districts

- CM1
- CM2
- CM3
- CM4

### Downtown Districts

- DC
- DS
- DD

### Production Districts

- PR1
- PR2

### Other Districts

- PK1 (Parks)
- TR1 (Transportation)

\*The info on this slide reflects current draft recommendations. The names and number of districts could change.



# Urban Neighborhood Districts

## Key Questions

- What uses will be allowed?
- How many districts do we need?

## Key Info

- Urban Neighborhood Future Land Use guidance is applied in areas with Built Form guidance ranging from Interior 1 to Transit 30.
- Urban Neighborhood language includes: “**May include small-scale institutional and semi-public uses** (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.”

# Urban Neighborhood Districts

## What purpose should they serve?

### Existing context

- Built Form guidance makes distinction between districts in terms of use through permitted scale (1-3 units, vs 4+ units)
- Typically, if there is a distinction between allowed uses in existing residential districts, the split occurs between R3 and R4

### Future context

- What uses should be allowed in all UN districts?

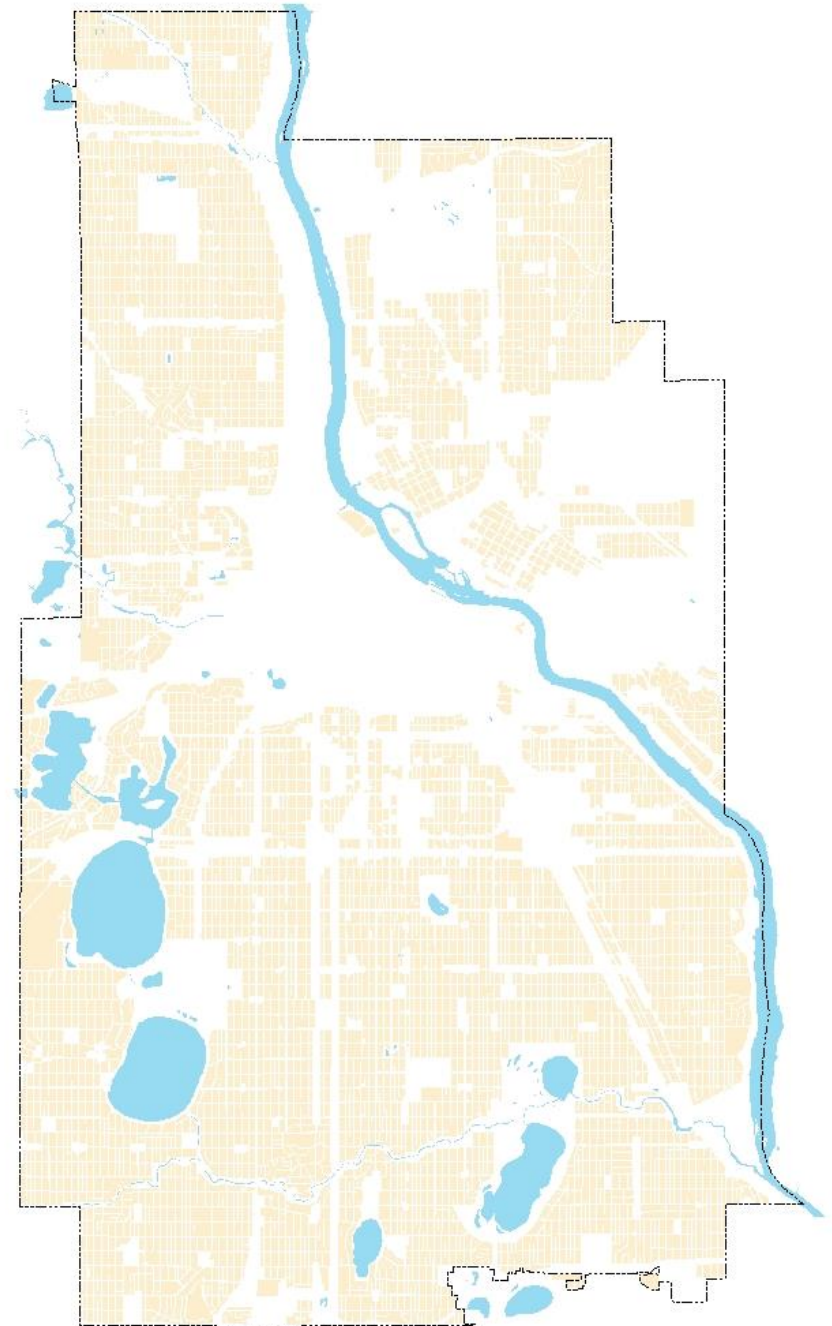
Uses supported by Policy	1 to 3 dwelling units (small scale)	4+ dwelling units (small scale)	4+ dwelling units (medium scale)	4+ dwelling units (large scale)
Interior 1	X			
Interior 2	X	X		
Interior 3	X	X	X	
Corridor 3	X	X	X	
Corridor 4	X	X	X	
Corridor 6			X	X
Transit 10			X	X
Transit 15				X
Transit 30				X



# Urban Neighborhood Districts

## Staff Proposal

- Some non-residential uses will be allowed – continuing current practice, supported by Minneapolis 2040 policy language
  - Small-scale institutional and semi-public uses (schools, community centers, religious institutions, public safety facilities, etc.)
- Three districts
  - UN1 – for areas where 1-3 unit residential is permitted
  - UN2 – for areas where 4+ unit residential is permitted
  - UN3 – for areas where new 1-3 unit development is not permitted (higher intensity areas), and for areas with unique permitted uses like fraternities, sororities, etc.



# Residential Mixed Use Districts

## Key Questions

- Considering the diversity of contexts present, what is the best way to apply primary districts in the Public, Office, and Institutional areas?
- How do we best encourage organic growth of residential and commercial activity along Goods and Services Corridors with Urban Neighborhood guidance?

## Key Info

- Minneapolis 2040 calls for:
  - Distinctions between districts based on contextual differences between Downtown, University, elsewhere.
  - A mechanisms to allow commercial activity on Goods and Services Corridors in Urban Neighborhood areas





# Residential Mixed Use Districts

## Public, Office, and Institutional Policy Language

Accommodates major office centers, public and semi-public uses, including museums, hospitals, civic uses, and college and university campuses. Entertainment uses of greater intensity such as stadiums should be focused in downtown and university campuses. Multi-story residential uses are permitted in this category, with mixed-use encouraged – particularly fronting major corridors.

## Neighborhood Office and Services Policy Language

In addition to the uses allowed in Urban Neighborhood, allows for greater flexibility in locating low impact commercial activity. Dental and medical services and offices, small scale lodging, and small scale retail are appropriate.

## Goods and Services Corridor Policy Language

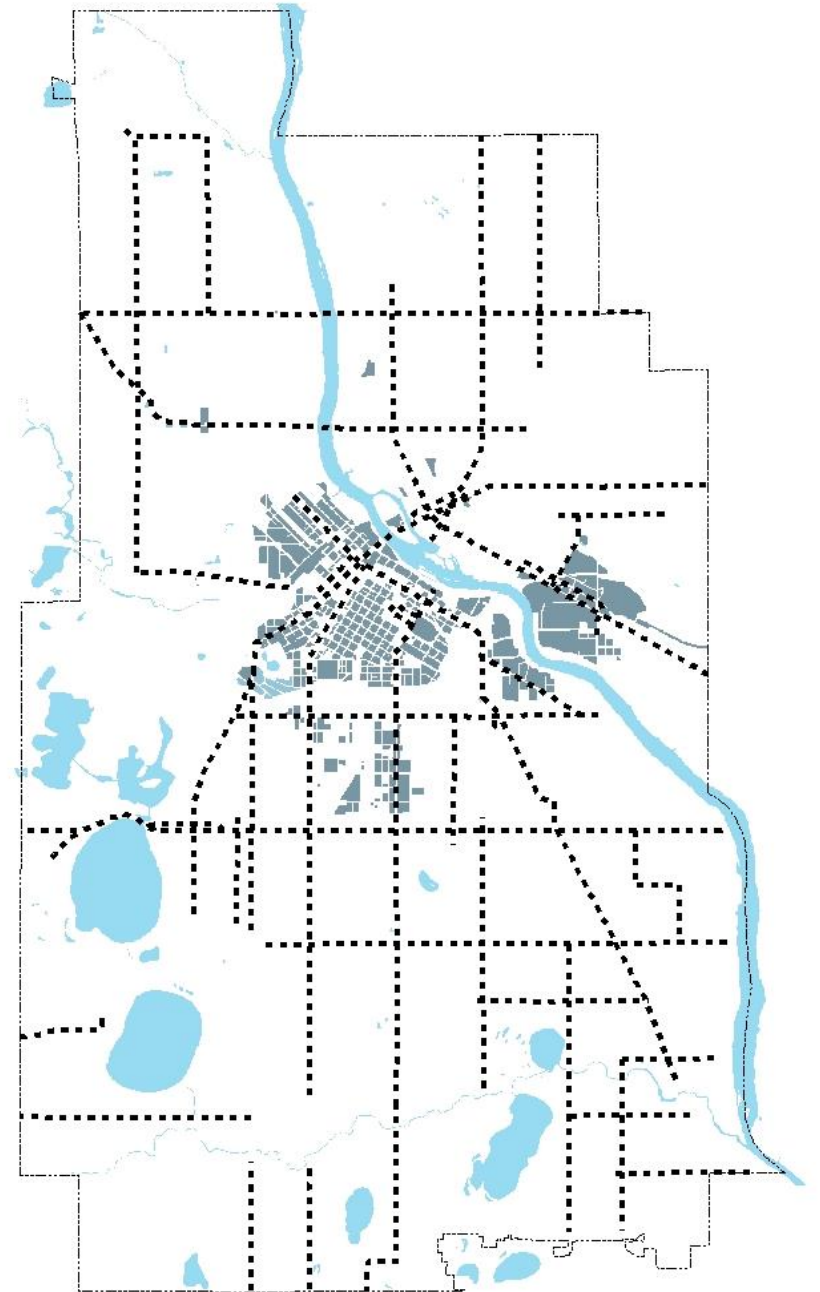
Goods and Services Corridors serve two purposes:

1. To indicate where commercial uses should front in relation to properties guided for commercial future land uses.
2. In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the **establishment or expansion of commercial uses can be considered**. Properties immediately adjacent to a Goods and Services Corridor **may be considered for commercial activity**, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.

# Residential Mixed Use Districts



**Public, Office, and Institutional Contexts**





# Residential Mixed Use Districts

## Staff proposal

### **RM1 – Residential Mixed Use 1**

- *Boundaries:* Goods and Services Corridors where there is Urban Neighborhood future land use.
- *Allowed uses:* Similar to Neighborhood Mixed Use, with small scale commercial activity permitted only in the case of mixed-use multi-story development

### **RM2 – Residential Mixed Use 2**

- *Boundaries:* Map this district where we have Neighborhood Offices and Services future land use. Located in Loring Park and several properties along W Broadway.
- *Allowed uses:* Similar to those allowed in OR2

### **RM3 – Residential Mixed Use 3**

- *Boundaries:* Roughly the areas in Downtown with Public, Office, and Institutional future land use where there is currently R and OR zoning as well as areas with Public, Office, and Institutional future land use outside of the downtown freeway ring—U of M, Phillips, Whittier, and several other scattered locations throughout the city.
- *Allowed uses:* Similar to those allowed in current OR2 and OR3

# Commercial Mixed Use Districts

## Key Questions

- What are the distinguishing features between districts?
- How many districts do we need?
- How will Destination Mixed Use be utilized in Downtown vs. outside of Downtown?

## Key Info

- Minneapolis 2040 calls for distinctions between districts based on:
  - Intensity and size of commercial use allowed
  - Prohibition of auto-oriented uses in some districts
  - Requirements for “active” or “retail” ground floor uses in key locations



# Commercial Mixed Use Districts

## Staff proposal

### *CM1 – Neighborhood Mixed Use*

- Small scale commercial activity

### *CM2 – Corridor Mixed Use*

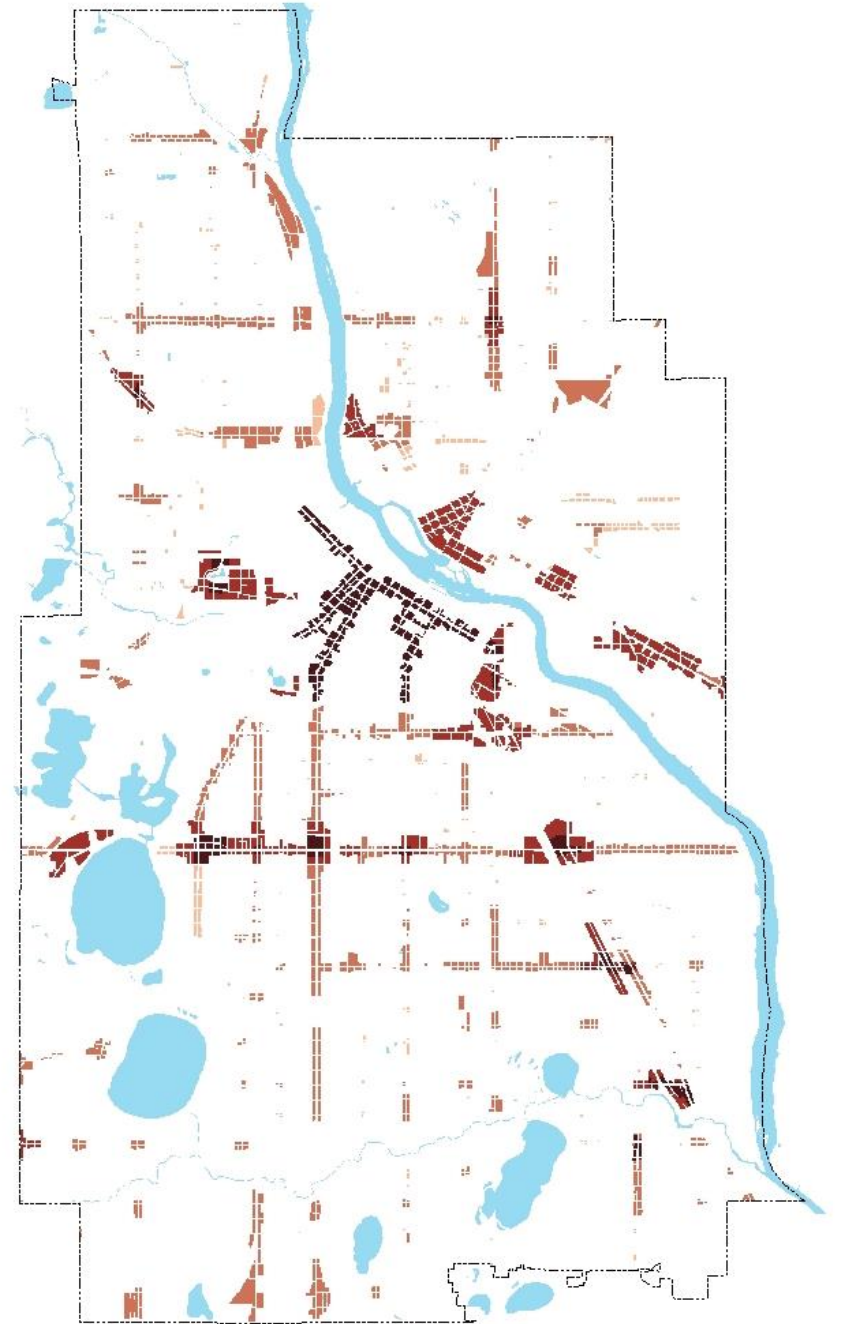
- Larger scale commercial development permitted

### *CM3 – Community Mixed Use*

- Small scale commercial activity
- Active uses required

### *CM4 – Destination Mixed Use (outside of Downtown)*

- Commercial retail uses required
- Permitted uses similar to CM3 district





# Downtown Districts

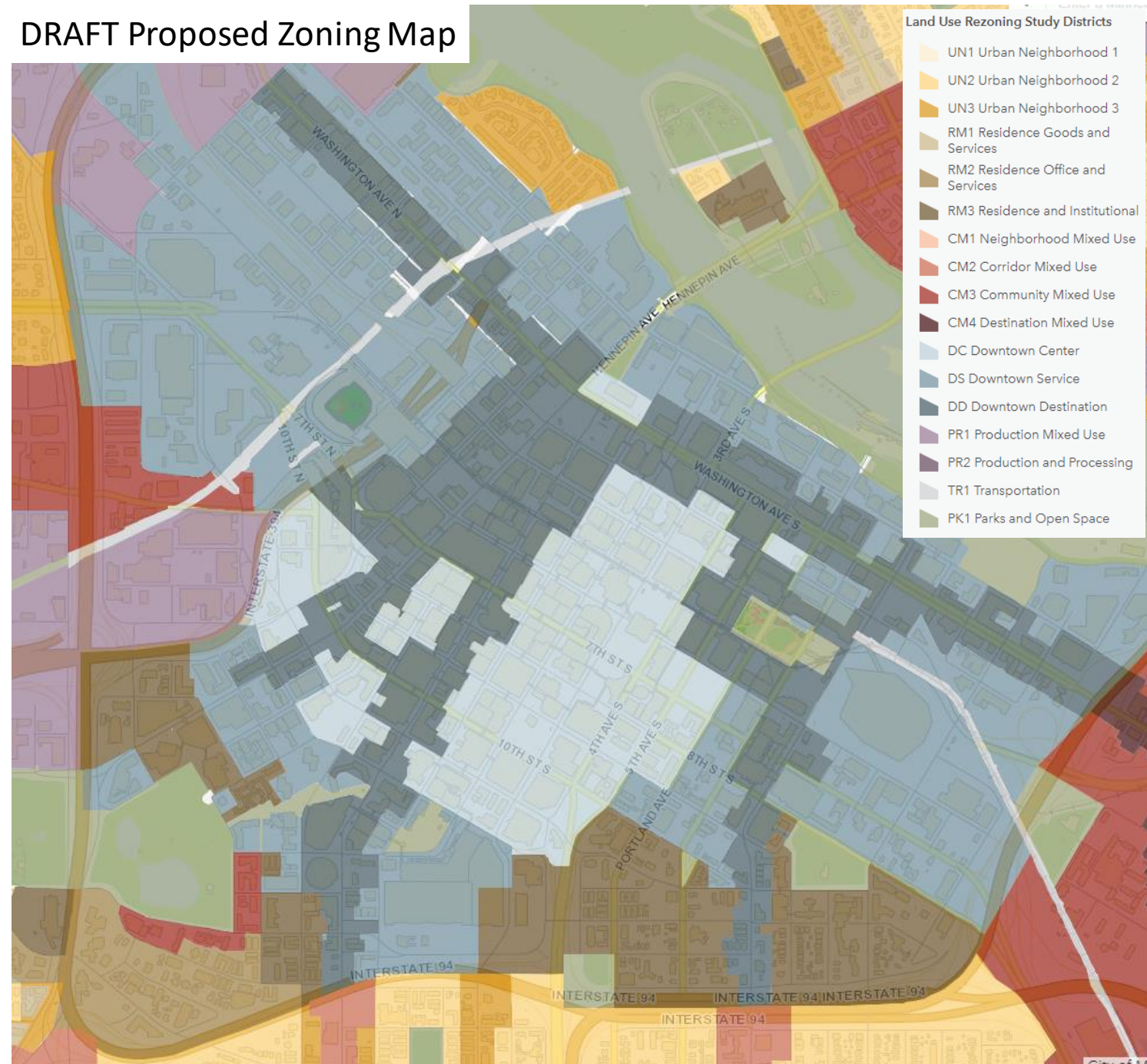
## Key Questions

- What uses will be allowed?
- How many districts do we need?

## Key Info

- **Public, Office, and Institutional** future land use covers large areas and many contexts within the downtown area
- Also included in downtown (not including Stevens Square):
  - **Neighborhood Office and Services.** In the Loring Park neighborhood.
  - **Destination Mixed Use.** Major corridors.
  - **Community Mixed Use.** Frontage along Loring Park and along Glenwood/farmer's market.
  - **Production Mixed Use.** Western and northern edges of the North Loop.
  - **Goods and Services Corridors.**

## DRAFT Proposed Zoning Map



# Downtown Districts

## Staff proposal

Use Built Form guidance to inform intensity of commercial activity permitted within future land use designations.

- Recognizes that, for example, vastly different contexts exist within Public, Office, and Institutional areas.

### **DC – Downtown Center**

- *Boundaries:* Roughly the area with Public, Office, and Institutional future land use where it aligns with Core 50 built form.
- *Allowed uses:* Similar to current B4

### **DS – Downtown Service**

- *Boundaries:* Roughly the area with Public, Office, and Institutional future land use where it aligns with Transit built form districts in Downtown and that do not currently have R and OR zoning. Also include the Corridor 6 built form areas in the Warehouse District (and Milwaukee Road Depot) that currently have non-residential zoning.
- *Allowed uses:* Similar to current B4S and B4N

### **DD – Downtown Destination**

- *Boundaries:* Destination Mixed Use future land use designation in downtown.
- Commercial retail uses required. Permitted uses similar to DC and DS districts

# Production Districts

## Use Categories

- Lower-impact production and processing
- Moderate-impact production and processing
- High-impact production and processing
- Post-consumer waste processing
- Warehousing and storage

## *Minneapolis 2040* policies call for limiting certain industrial uses:

- Prioritize use of land in Production and Processing Areas for production, processing and last mile distribution of products and services uses that have minimal or no air, water, or noise pollution impacts, and that provide quality living-wage jobs.
- Identify and limit uses in Production and Processing Areas that do not provide a high concentration of high quality, low-impact production and processing jobs.
- Identify and limit new heavy industrial uses that harm human health or the environment throughout the city.
- Limit self-storage businesses to integration within active use buildings.



# Production Districts

## Staff proposal

### PR1 – Production Mixed Use

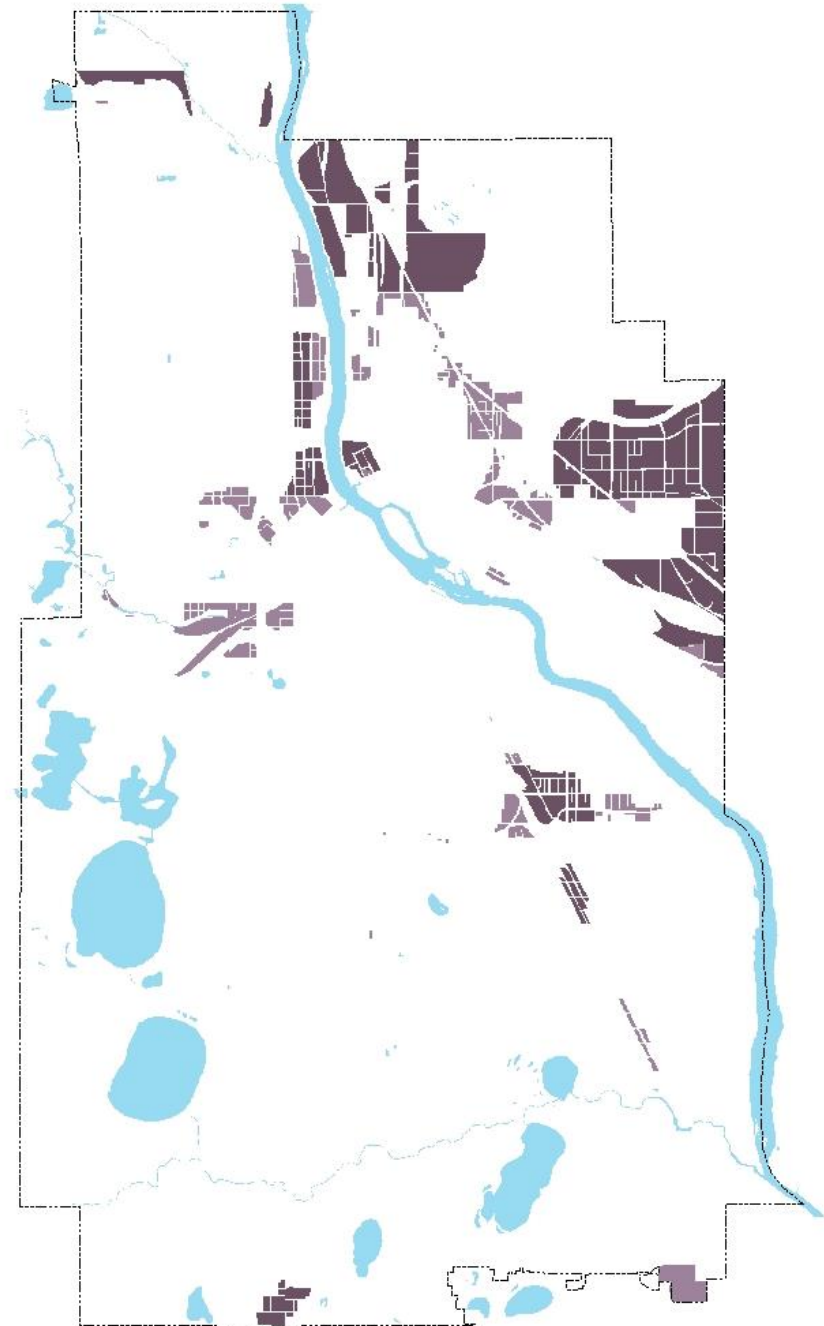
- *Allowed uses:* Similar to I1, and the ILOD

### PR2 – Production

- *Allowed uses:* Similar to I2

### Notes

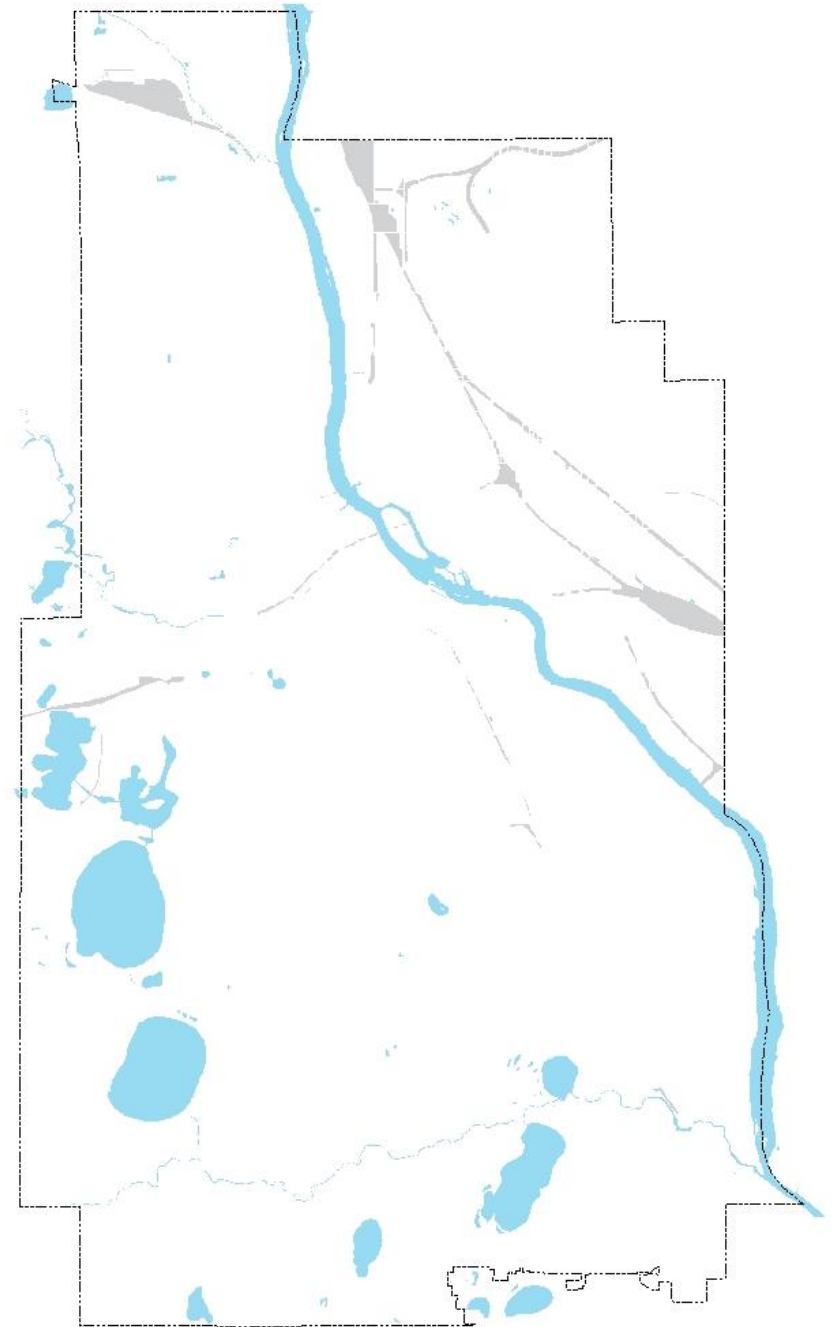
- Prohibiting most high-impact production and processing and post-consumer waste processing uses.
- Eliminating outdoor storage except where integral to the use.
- Allowed high-impact production and post-consumer waste processing – specific standards for spacing, potential impacts, environmental justice
- Specific standards for other uses – moderate-impact production and processing, contractor yards, self-service storage.



# Transportation District

## Staff Proposal

- Create new Transportation district to match future land use guidance
- Limit uses allowed to transportation related activity, ensuring that they continue to support commercial and production activity in the city
- Ensures future influence over and makes space for public process if these properties ever transition away from their transportation function



# Parks and Open Space District

## Questions

- How to map property with Parks and Open Space future land use guidance?
  - Existing approach: apply residential zoning
  - Alternative: a parks-specific zoning district that allows parks related uses

## Key Info

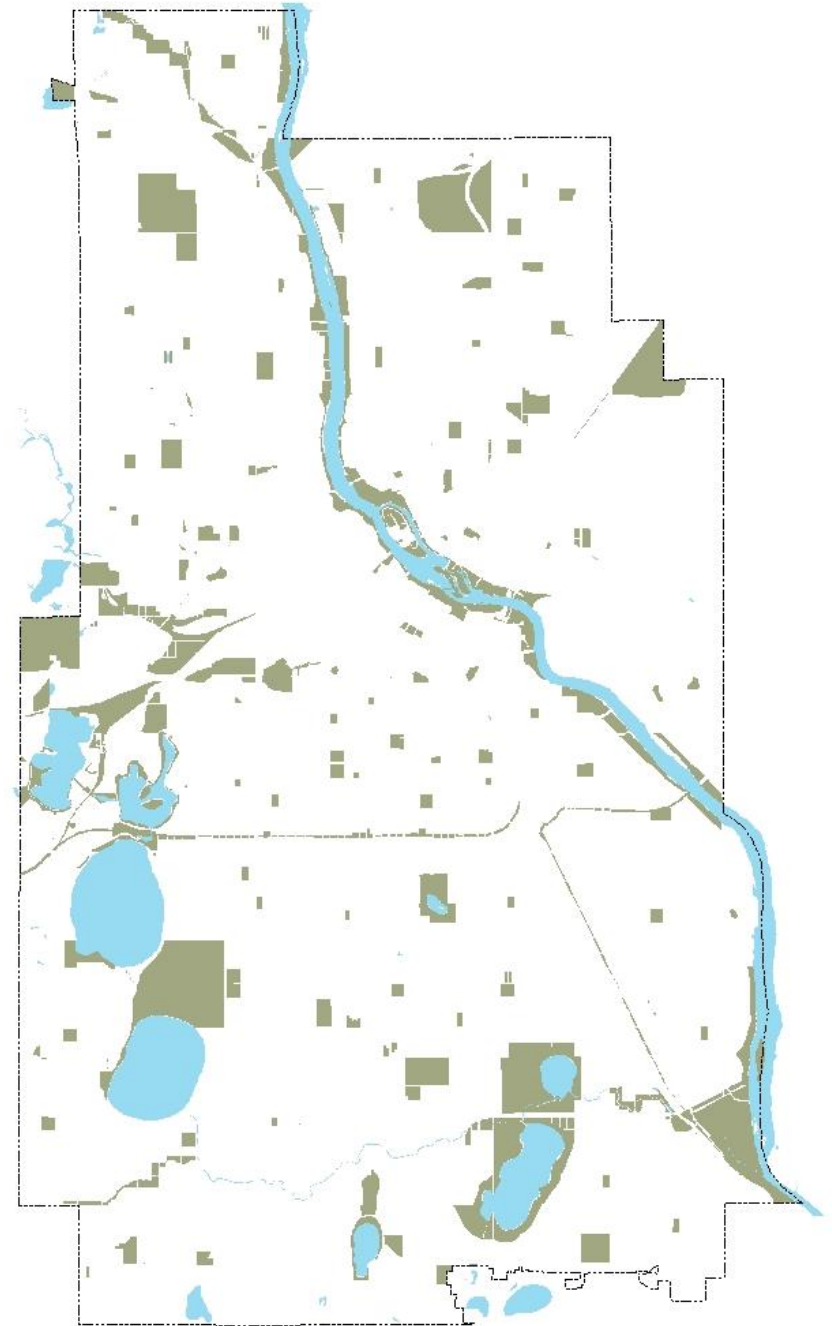
- Minneapolis 2040, consistent with Park Board plans, identifies some privately owned property for future parks use. How do we best regulate for this eventual outcome without placing an undue burden on current property owners?



# Parks and Open Space District

## Staff Proposal

- Create new Parks and Open Space district
- Allow parks-related uses
- Allow non-park related uses through a Planned Unit Development Process



# Use Groups, Use Categories, and Use Standards

## USE GROUP



```
graph TD;
  UG[USE GROUP] --- AC1[A. Use Category];
  UG --- AC2[B. Use Category];
  UG --- AC3[C. Use Category];
  AC1 --- S1_1[1. Specific Use];
  AC1 --- S1_2[2. Specific Use];
  AC1 --- S1_3[3. Specific Use];
  AC2 --- S2_1[1. Specific Use];
  AC2 --- S2_2[2. Specific Use];
  AC2 --- S2_3[3. Specific Use];
  AC3 --- S3_1[1. Specific Use];
  AC3 --- S3_2[2. Specific Use];
  AC3 --- S3_3[3. Specific Use];
```

### **A. Use Category**

1. Specific Use
2. Specific Use
3. Specific Use

### **B. Use Category**

1. Specific Use
2. Specific Use
3. Specific Use

### **C. Use Category**

1. Specific Use
2. Specific Use
3. Specific Use

# Use Groups, Use Categories, and Use Standards

Uses by <b>GROUP</b> , <b>Category</b> , and Specific use	Zoning Districts																Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DC	DS	DD	PR1	PR2	TR1		PK1
<b>COMMERCIAL</b>																		
<b>Bulk Goods and Heavy Equipment Sales</b> (except as noted below)								C						P	P			X
Landscaping and material sales														P	P			
<b>Commercial Agriculture</b> (except as noted below)						10P	10P	P	P	P	P	P	P	P	P			
Farmer's market						10P	10P	P	P	P	P	P	P	P	P			X
Lawn and garden supply store						10P	10P	P	P	P	P	P	P	P	P			X
Market Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P				X
Urban Farm														P	P			X
<b>Commercial Recreation and Assembly</b> (except as noted below)					5P*	10P*	5P	P	P	P	P	P	P	P				X
Amphitheater									C	C	C	C	C	C			C	X
Convention center, public											P	P	P					
Entertainment venue								5P	10P	10P	P	P	P	P				X
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P	P	P				X



# Use Groups, Use Categories, and Use Standards

## **545.110. Commercial use group.**

(a) *Description and characteristics.* The commercial use group includes uses that provide a business service or involve the selling, leasing, or renting of merchandise to the general public.

(b) *Use categories.* This use group includes the following use categories:

...

### (4) *Food and Beverages.*

(A) *Description and characteristics.* Uses sell food and beverages, either produced on site or pre-packaged, direct to the public for consumption both on- and off-site. May include the sale of alcohol, and the presence of live entertainment.

(B) *Examples.* Examples of food and beverages include but are not limited to: bakery, bar, catering, cocktail lounge, coffee shop, restaurant, and tavern.

(C) *Exceptions.*

- (i) Off-sale liquor stores are classified as a General Retail Sales and Services use.
- (ii) Production bakeries and breweries or distilleries with an accessory retail or taproom component are classified as Production and Processing.

# Use Groups, Use Categories, and Use Standards

## Benefits

- A more nimble ordinance: Currently, every time a new use is identified and it's not determined to be substantially similar to a listed use and it's something we want to allow, the code must be amended and the use must be added to all applicable uses tables, added to the parking chapter, sometimes add a definition, sometimes add specific development standards, etc. Using broad use categories, you simply figure out where the use fits based on the characteristics of the use.
- Better acknowledge market forces that encourage replacement of commercial and industrial uses with somewhat similar uses over time.
- Promoting the goal of predictable flexibility, because the boundaries of the broader uses would still be defined but there would still be flexibility to accommodate different activities within those boundaries.
- Avoiding distinctions among similar uses, which increases understandability to the public.



# Allowed Size of Commercial Use

## Key Questions

- How should the size of commercial uses be regulated?
- Which uses have greater potential for off-site impacts that a size limit could address?





# Allowed Size of Commercial Use – Minneapolis 2040 Policy

## Policy 4

Access to Commercial Goods and Services: Improve access to goods and services via walking, biking and transit.

g. Utilize regulatory tools to ***minimize the impacts that commercial uses have on nearby residential uses.***

## Future Land Use Categories

- Each category offers guidance about the scale of non-residential activity. Typically suggesting larger uses as the districts increase in intensity.

# Allowed Size of Commercial Size – Proposal

Uses by GROUP, Category, and Specific use	Zoning Districts																	Use Standard
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DC	DS	DD	PR1	PR2	TR1	PK1	
<b>General Retail Sales and Services</b> (except as noted below)				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Animal Boarding				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Dry cleaning				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Funeral home				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Liquor store, off-sale							5P	P	P	P	P	P	P	5P				X
Package delivery service, no on-site vehicle fleet				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Secondhand goods store				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
Shopping center				5P*	10P*	10P*	P	P	P	P	P	P	P	P				X
Small engine repair								P						P				
Tobacco shop								P	P	P	P	P	P	P				X
Veterinary clinic				5P*	10P*	10P*	10P	P	P	P	P	P	P	P				X
<b>High-Impact Commercial</b> (except as noted below)											5P	5P						
Alternative financial establishment											5C							X
Firearms dealer													5C					X
Pawnshop											5C	5P						X
<b>Lodging</b> (except as noted below)					P	P	P	P	P	P	P	P	P	P				
Bed and breakfast home	C	C	C	C	P	P	P	P	P	P	P	P	P	P				X
Hospitality residence			C	C	C	C	C	C	C	C	P	P	P					X
Hotel, 5-20 rooms					P	P	P	P	P	P	P	P	P	P				X
Hotel, 21 rooms or more								P	P	P	P	P	P	P				X
<b>Medical Facilities</b> (except as noted below)				5P	P	P	10P	P	P	P	P	P	P	P				
Blood/plasma collection facility								P	P	P	P	P	P	P				X



	Max Lot size requirements (Square Feet)
Interior 1 and Interior 2	14,000
Interior 3	18,000
Corridor 3 and Corridor 4	28,000
Corridor 6	43,560 (one acre)
All other built form overlay districts where the use is allowed as a permitted or conditional use	No Max

Use table indicates the maximum allowed square footage of an individual use

Maximum lot sizes already in place otherwise effectively limit first-floor square footage

# Examples



Guse Green Grocer and Guse Hardware, 4600 Bryant Ave S  
4,000 square feet



The Market at Malcolm Yards, 501 30<sup>th</sup> Avenue S  
13,000 square feet



Trader Joe's, 721 Washington Ave S  
10,700 square feet



Walgreens, 2650 Hennepin  
16,000 square feet



# Examples

## Cub Foods

4600 Snelling Ave

40k+ square feet

### Other Grocers:

- Cub Foods West Broadway (80k square feet)
- Aldi @ Penn/Lowry (13k square feet)
- Kowalski's @ 54<sup>th</sup>/Lyndale (21k square feet)



## Target (The Quarry)

1650 New Brighton Blvd

120k+ square feet

# Pedestrian Oriented Overlay

## Relevant Minneapolis 2040 Policy

### **POLICY 6**

Pedestrian-Oriented Building and Site Design: Regulate land uses, building design, and site design of new development consistent with a transportation system that prioritizes walking first, followed by bicycling and transit use, and lastly motor vehicle use.

### **POLICY 18**

Pedestrians: Improve the pedestrian environment in order to encourage walking and the use of mobility aids as a mode of transportation.

# Pedestrian Oriented Overlay – Existing Standards

## Uses addressed in PO Districts

- Automobile services uses (prohibited)
- Transportation uses (prohibited)
- Fast food restaurants (only in existing storefront buildings)

## In some subdistricts

- Automobile repair, minor (allowed with conditions)
- Principal parking lots (prohibited)
- Self-service storage (prohibited)
- Commercial parking lots (prohibited)

## Scale regulations

- Some uses limited to a max GFA
- Some uses limited by length of commercial frontage

## Design regulations

- Vary throughout covering building placement, number of floors, entrance location, vehicular access, windows, etc.



# Pedestrian Oriented Overlay

## Staff proposal

### Eliminate PO Overlay

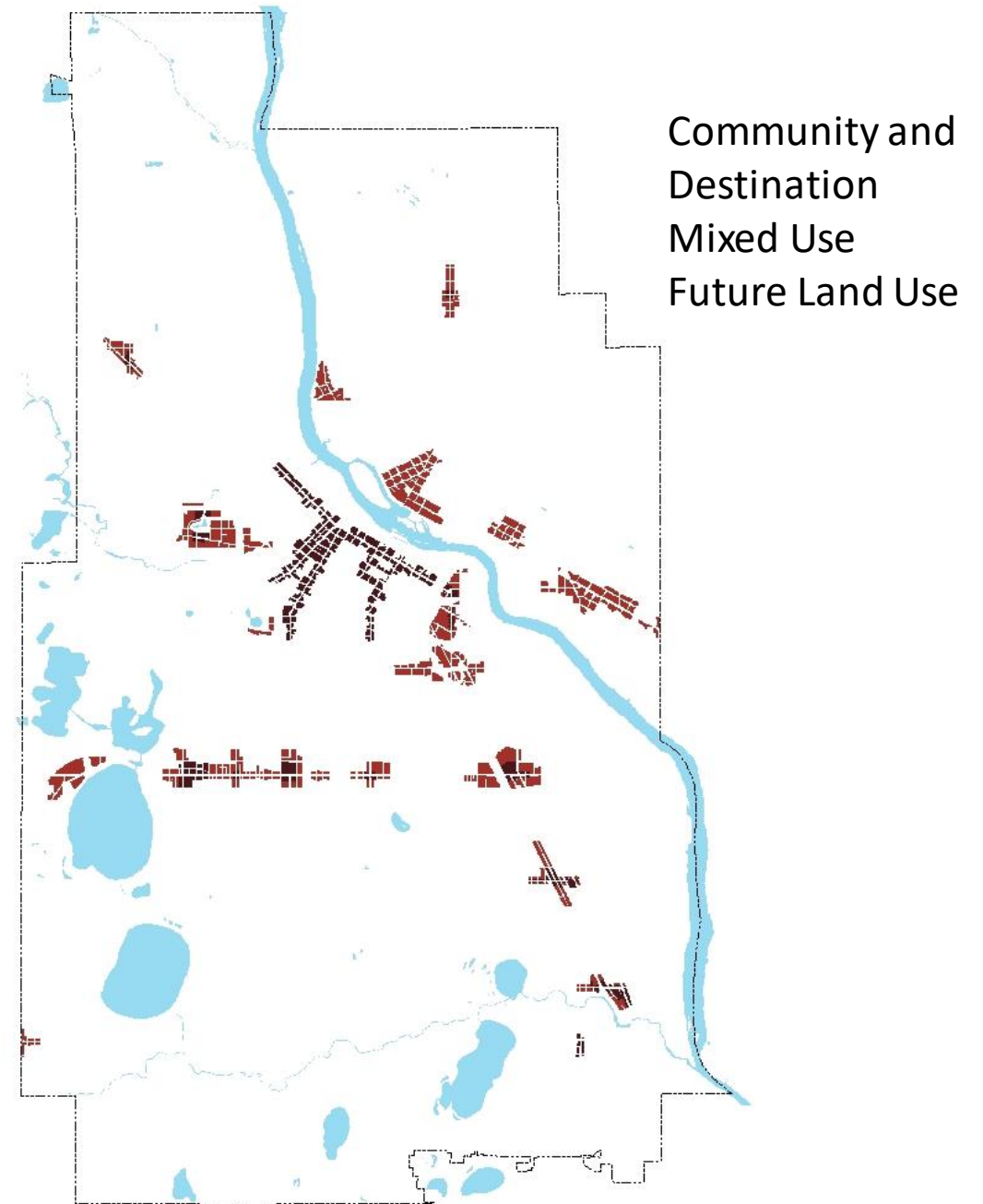
- Move existing use regulations to the primary commercial zoning districts, and apply them citywide
  - Prohibit auto-related uses in some commercial districts, regulate design of auto-related uses in commercial districts where the uses are allowed
- Move most existing design guidance to other parts of the code (site plan review, parking chapter, use regulations, specific development standards, built form regulations)



# Destination and Community Mixed Use

## Key Questions

- What qualifies as an “Active Use?”
- What qualifies as a “Retail Use?”
- In instances where active or retail uses are required, what requirements should be considered?



# Destination and Community Mixed Use

## Policy from Minneapolis 2040

### Community Mixed Use

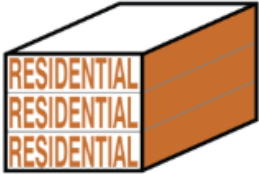
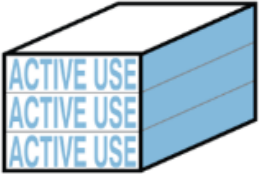



Large-scale mixed use development is encouraged throughout these areas, with commercial uses fronting on major streets. Commercial retail spaces are typically smaller in order to generate pedestrian activity, and are often a destination for customers coming from outside of the market area. **Active uses that are accessible to the general public such as office, food service, retail, or medical establishments are required at the street level;** therefore single-use residential development is not permitted. Contiguous expansion of commercial zoning is allowed.

### Destination Mixed Use

**Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours.** Multi-story development is required. Contiguous expansion of commercial zoning is allowed.



# Destination and Community Mixed Use

					
NEIGHBORHOOD MIXED USE	○	○	○	○	○
CORRIDOR MIXED USE	○	○	○	○	○
COMMUNITY MIXED USE	×	○	○	○	○
DESTINATION MIXED USE	×	×	×	○	○

○ Allowed

× Not Allowed

# Destination and Community Mixed Use

## Staff Proposal – See Chapter 530

### Uses allowed

- *Community Mixed Use Requirement* – any principal use that is not accessory to a residential use, except for uses that have their windows covered all the time (e.g. clinic exam rooms)
- *Destination Mixed Use Requirement* – uses identified in the use table in the Retail Goods and Services use group/category

### Performance Standards

- Open and staffed regular hours
- Minimum size
- Not a residential building code occupancy
- Entrances oriented toward Goods and Services Corridors
- Minimum dimensional standards to ensure long-term usability/flexibility of commercial space (consistent with current premium standard)
- Increase the minimum window requirement to 40% citywide
- Increase the minimum window requirement to 50% in Destination Mixed Use

# Lot Area

## Key Questions

- What lot dimension requirements should apply in Shoreland areas?

## Key Info

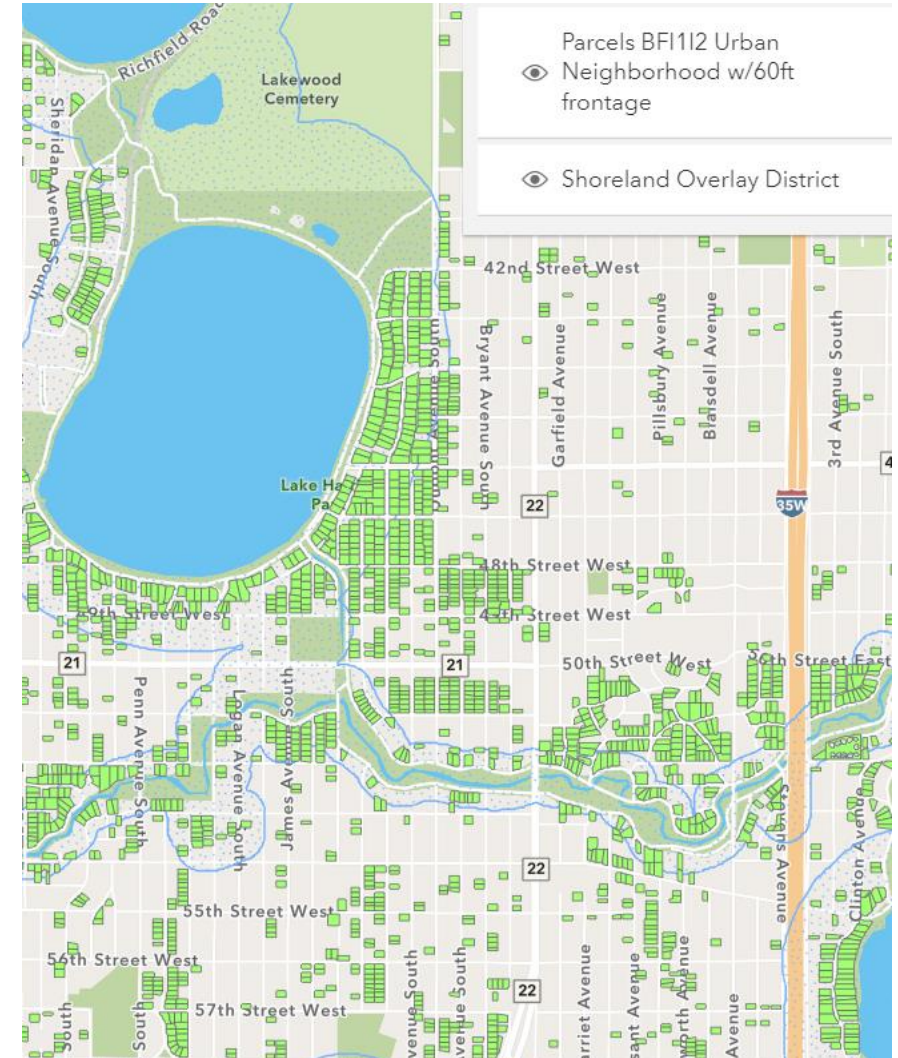
- Updates to lot dimension requirements to align with new districts
  - Moved all requirements to Ch 540 Built Form Overlay Districts
- Current large lot ordinance applies in R1, R1A, R2 districts to preserve patterns of development
- Issues with the current requirement:
  - Not transparent/can't map boundaries for large lot areas
  - Complicated to explain



# Lot Area

## Key Info continued....

- General location of large lot areas
- Comp plan guidance
- State rules require shoreland controls to regulate lot sizes
  - Intent includes manage impacts to surface water, ground water and natural features
  - State lot minimums not tailored to an urban built environment
  - DNR can authorize alternatives



# Lot Area

## Staff proposal—see Chapter 598

- Eliminate the large lot requirements based on average lot area
- Apply larger minimum lot area requirements in shoreland areas

Use	Minimum lot area (sq. ft.)	Minimum lot width (ft.)	Maximum lot area (sq. ft.)
Single-, two- and three-family dwellings Cluster developments	7,500 or 2,500/unit, whichever is greater	60	12,000
Four or more dwelling units in the BF12 Overlay District	10,000	80	As required by the applicable BF overlay district
All other uses	As required by the applicable BF overlay district		