



Land Use Rezoning Study

Virtual Public Meeting
February 15, 2023 | 7:00 pm

Presenters:

Jason Wittenberg, Manager
Joe Bernard, Planning Project Manager
Janelle Widmeier, Principal Planner
Andrew Frenz, Principal Planner

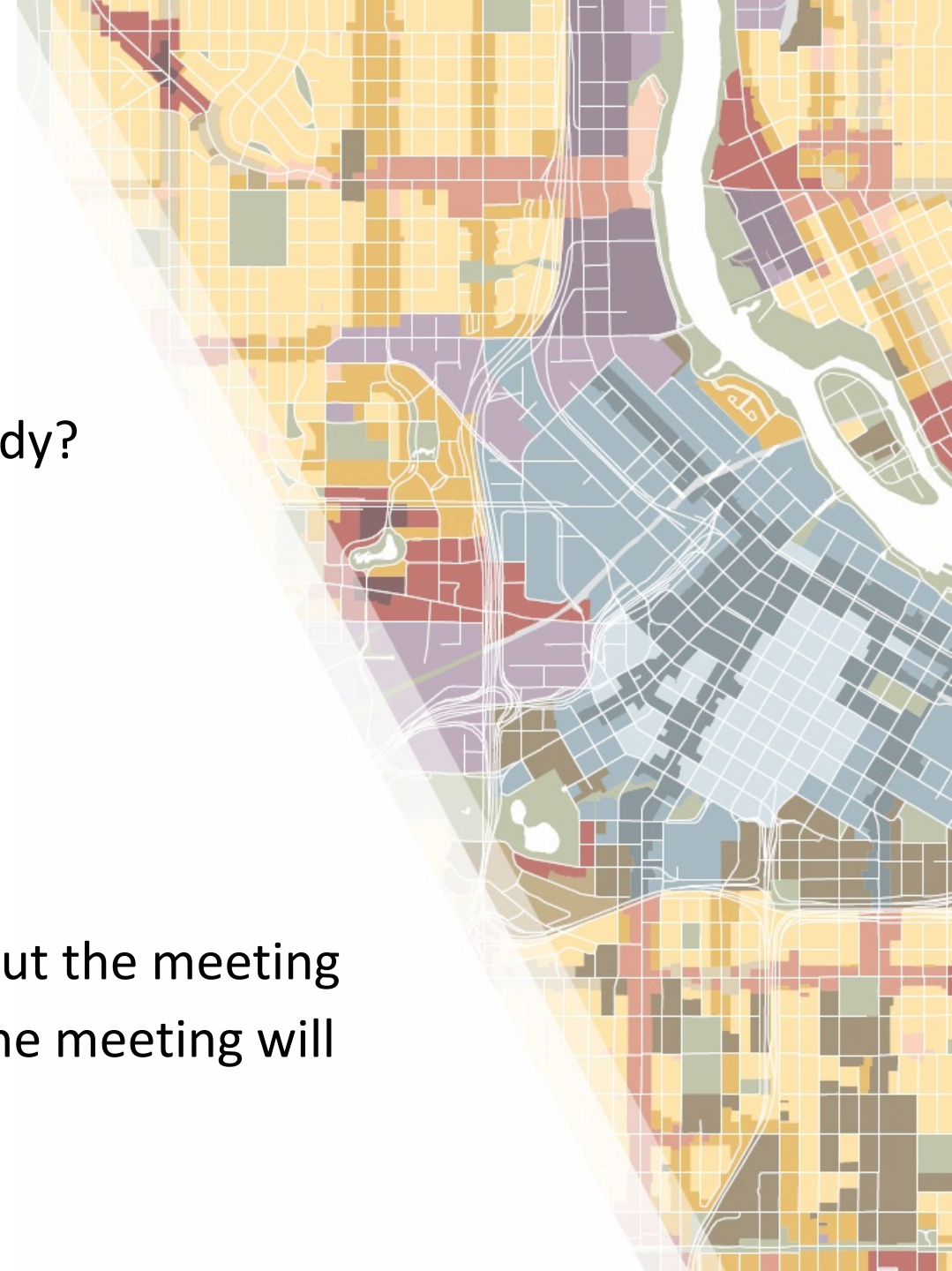
Agenda

Staff Presentation

- Background
 - Timeline and process
 - What is the Land Use Rezoning Study?
- Reading the new code
 - How to navigate content online
 - How to submit feedback
- Summary of proposed changes

Q & A

- Submit questions in the chat throughout the meeting
- Answers to questions not covered in the meeting will be posted online



Timeline

2019

- Minneapolis 2040 Adopted

2020

- Inclusionary Zoning Code Amendment
- Allow 2- and 3-Unit Buildings in Lowest Density Districts

2021

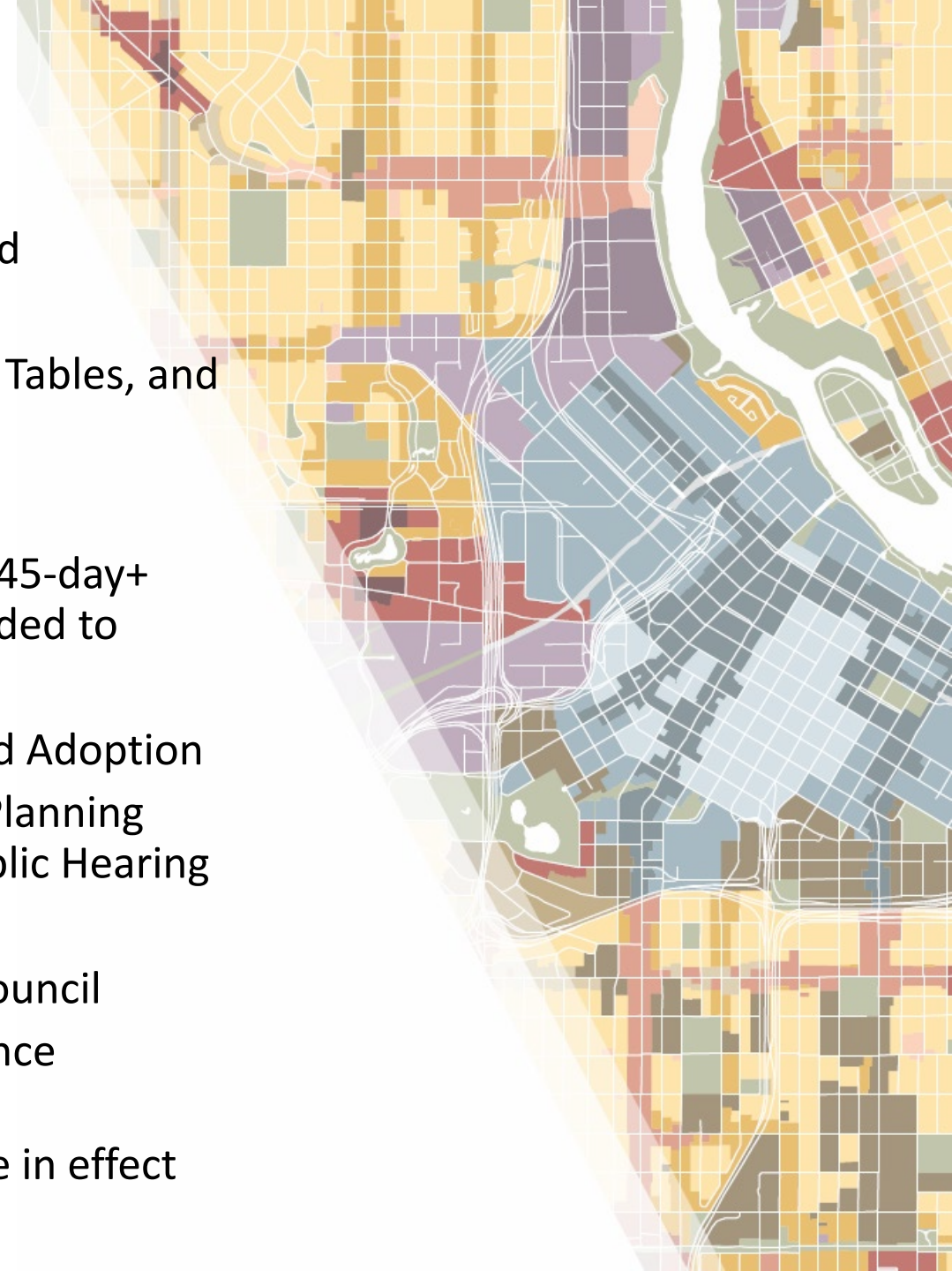
- Built Form Rezoning Study
- Parking and Travel Demand Management
- Work on Land Use Rezoning Study (LURS) Begins
 - Existing land use inventory
 - Best practices research

2022

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

2023

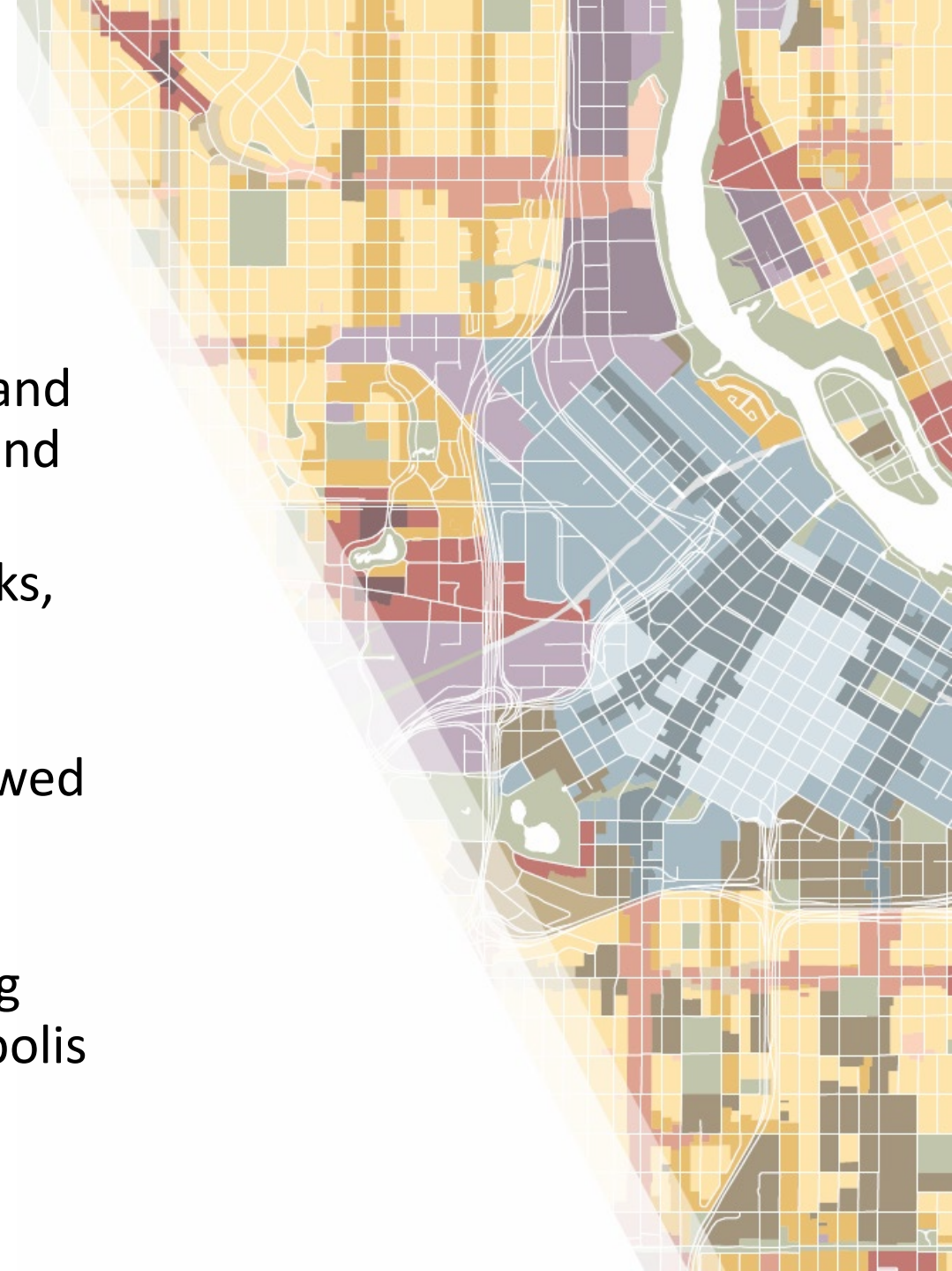
- Public Engagement (45-day+ Review Period extended to March 26th)
- Approval Process and Adoption
 - April 24, 2023, Planning Commission Public Hearing
 - May 16 – BIHZ
 - May 25 – City Council
 - June 5 – Ordinance Publication
 - TBD – Ordinance in effect



Background

What is the Land Use Rezoning Study?

- Minneapolis 2040 includes parcel specific guidance for the size of buildings (Built Form) and the types of uses that can be on a property (Land Use)
 - Built Form includes building height, setbacks, floor area, etc. This work was completed in 2021.
 - Land Use covers which uses should be allowed in which zoning districts – and related guidelines for establishing those uses
- State law requires city's official controls (zoning code) to align with adopted city plan (Minneapolis 2040)



Background

Minneapolis 2040 Engagement

- Three years, 150+ meetings, 20,000+ points of feedback (<https://minneapolis2040.com/planning-process/>)
- 14 Goals guided the creation of the plan, and continue to guide implementation
- Public feedback about uses – such as banning heavy polluters – came from the engagement process and are reflected in policy language that is guiding this work



Eliminate disparities

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



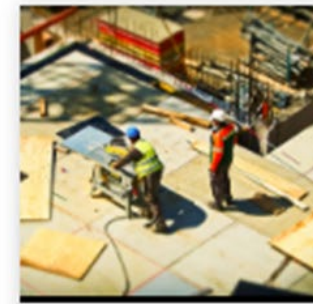
More residents and jobs

In 2040, Minneapolis will have more



Affordable and accessible housing

In 2040, all Minneapolis residents will



Living-wage jobs

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



Healthy, safe, and connected people

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

“This is beautiful, valuable, riverfront property that people should have access to, instead of being used for industrial polluters. (West River Parkway North of Downtown)”



Cultural, and amenities

Minneapolis will have the world's best natural environment and the city a great place to live.



Climate change



Clean environment



Healthy, sustainable

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?



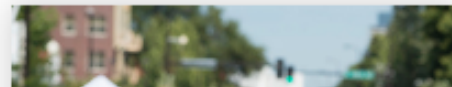
Eliminate disparities

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.



Navigate Draft Materials

Project Website
(minneapolis2040.com)

Land Use Topics

- Place to review key issues
- Draft Zoning District Chapters
- Place to review specific code text
- Handouts
- Zoning District Summaries
- Draft Use Table
- Draft Map
- Interactive version, or in handout

Land Use Topics

The collage features three main components:

- Navigation Menu:** A vertical sidebar with blue and green sections. The top section is titled "Urban Neighborhood (UN1, UN2, UN3)" and the bottom section is titled "Chapter 520 General Provisions".
- DRAFT PRIMARY ZONING DISTRICT MAP:** A map showing various colored zoning districts overlaid on a street grid.
- DRAFT TABLE 545-1 USES ALLOWED - PAGE 1:** A detailed table with columns for zoning districts (UN1, UN2, UN3, UN4, UN5, UN6, UN7, UN8, UN9, UN10, UN11, UN12, UN13, UN14, UN15, UN16, UN17, UN18, UN19, UN20, UN21, UN22, UN23, UN24, UN25, UN26, UN27, UN28, UN29, UN30, UN31, UN32, UN33, UN34, UN35, UN36, UN37, UN38, UN39, UN40, UN41, UN42, UN43, UN44, UN45, UN46, UN47, UN48, UN49, UN50, UN51, UN52, UN53, UN54, UN55, UN56, UN57, UN58, UN59, UN60, UN61, UN62, UN63, UN64, UN65, UN66, UN67, UN68, UN69, UN70, UN71, UN72, UN73, UN74, UN75, UN76, UN77, UN78, UN79, UN80, UN81, UN82, UN83, UN84, UN85, UN86, UN87, UN88, UN89, UN90, UN91, UN92, UN93, UN94, UN95, UN96, UN97, UN98, UN99, UN100) and rows for various use categories. The categories include: Public Goods and Heavy Equipment Sales, Commercial Agriculture, Commercial Recreation and Assembly, Food and Beverages, General Retail Sales and Services, High Impact Commercial, Lodging, and Medical Facilities. Each cell in the table contains a letter (P, C, X) or is blank, indicating the allowed uses for each district.

CITY OF MINNEAPOLIS
LAND USE REZONING STUDY DRAFT
INFORMATIONAL HANDOUT

FEBRUARY 2023



New Use Table

Table 545-1, Use Regulations Chapter

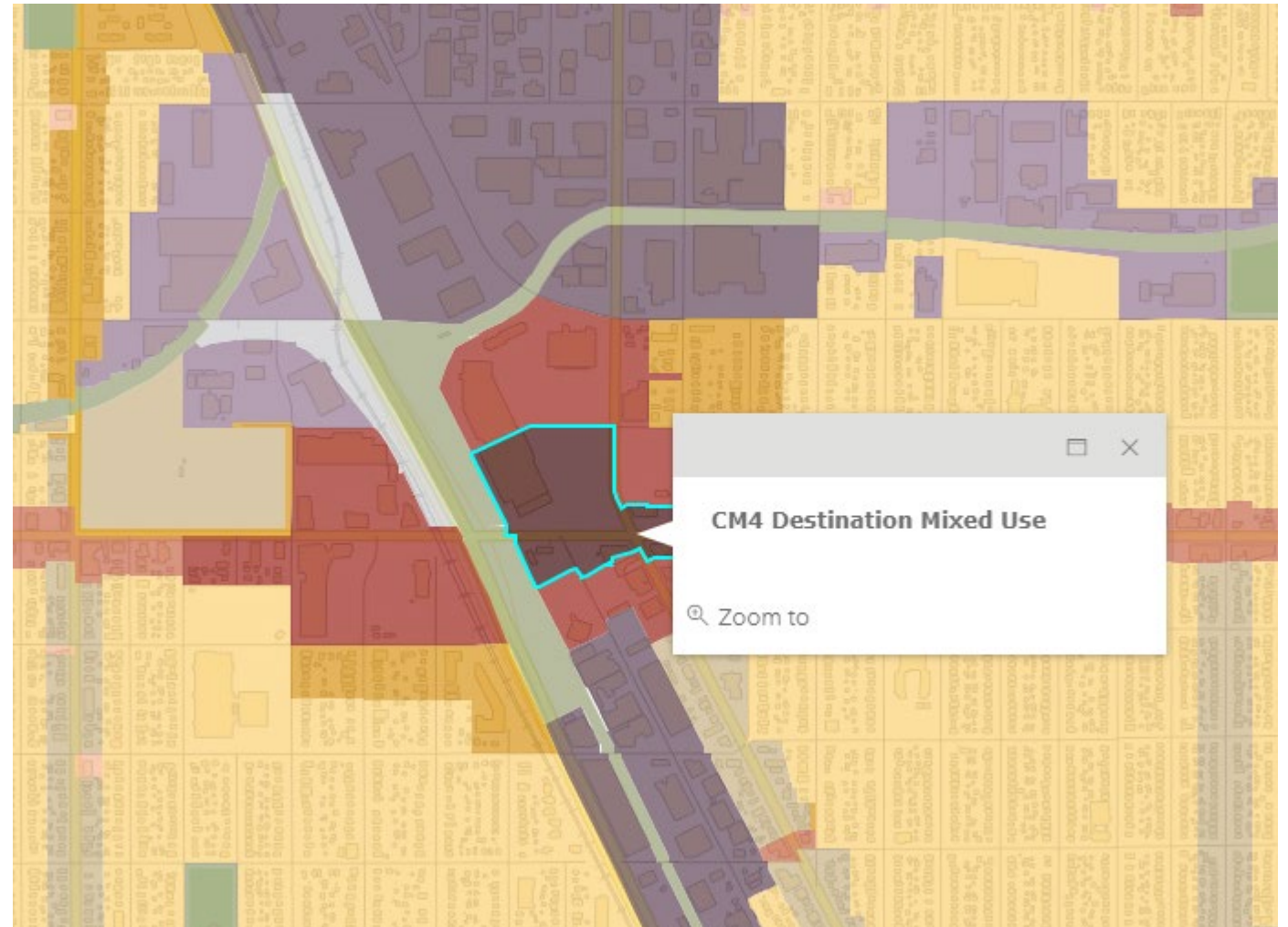
- **GROUP, Category, Specific Use**
- “P” = permitted
- “C” = conditional
- “*” = only as part of residential mixed-use bldg.
- “5” or “10” = max square footage for the use x1000
- Use Standards apply to categories and/or specific uses

| 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 |
| COMMERCIAL | | | | | | | | | | | | | | | | | | |
| Bulk Goods and Heavy Equipment Sales (except as noted below) | | | | | | | | C | | | | | | | P | P | | X |
| Landscaping and material sales | | | | | | | | | | | | | | | P | P | | |
| Commercial Agriculture (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 | P | | | X |
| Lawn and garden supply store | | | | | 10P | 10P | P | 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 |
| Commercial Recreation and Assembly (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 |
| Outdoor recreation area | | | | | 5P* | 10P* | 5P | P | P | P | P | P | P | P | | | | X |
| Nightclub | | | | | | | | 10P | 10P | 10P | P | P | P | 10P | | | | X |
| Reception or meeting hall | | | | | | | | P | P | P | P | P | P | | | | | |
| Regional sports arena | | | | | | | | | | | P | P | P | | | | | X |
| Food and Beverages (except as noted below) | | | | | 5P* | 5P* | 10P* | 5P | P | P | P | P | P | P | 5P | | | X |
| Bar | | | | | | | | | P | P | P | P | P | P | 5P | | | X |
| Restaurant | | | | | 5P* | 5P* | 10P* | 5P | P | P | P | P | P | P | 5P | | | X |
| General Retail Sales and Services (except as noted below) | | | | | 5P* | 10P* | 10P* | 10P | P | P | P | P | P | P | | | | X |
| Animal Boarding | | | | | 5P* | 10P* | 10P* | 10P | P | P | P | P | P | P | | | | X |
| Dry cleaning | | | | | 5P* | 10P* | 10P* | 10P | P | P | P | P | P | P | | | | X |
| Funeral home | | | | | 5P* | 10P* | 10P* | 10P | P | P | P | P | P | P | | | | X |
| Liquor store, off-sale | | | | | | | | 5P | P | P | P | P | P | P | 5P | | | X |

New Primary Zoning Map

Available at project website

- Boundaries for 17 new primary zoning districts
- Look to make sure new zoning district boundaries match Future Land Use guidance from Minneapolis 2040
- Explore interactive map, address search to find specific property quickly



Submit Feedback

Project Website (minneapolis2040.com)

Survey

- Answer questions on specific topics at <https://www.surveymonkey.com/r/FMGPI33>

Email

- Send staff an email with comments or questions at 2040@minneapolismn.gov

Comment form

- Submit comments via the form on the project website

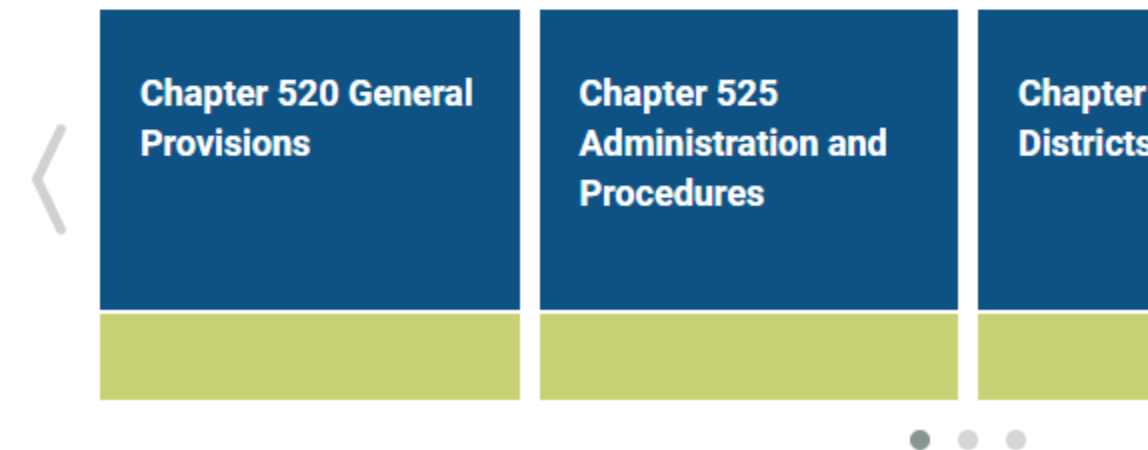
Sign up for the “Zoning Code Updates” email list at <https://public.govdelivery.com/accounts/mpls/subscriber/new>

*All comments received will be included in the public record and submitted to the Planning Commission and City Council

Land Use Topics



Draft Zoning District Chapters



Determining New Primary Districts and Use Regulations

What does Minneapolis 2040 say?

- Future land use designation
- Other related policies, including action steps and built form designations



Urban Neighborhood Districts

What does Minneapolis 2040 say?

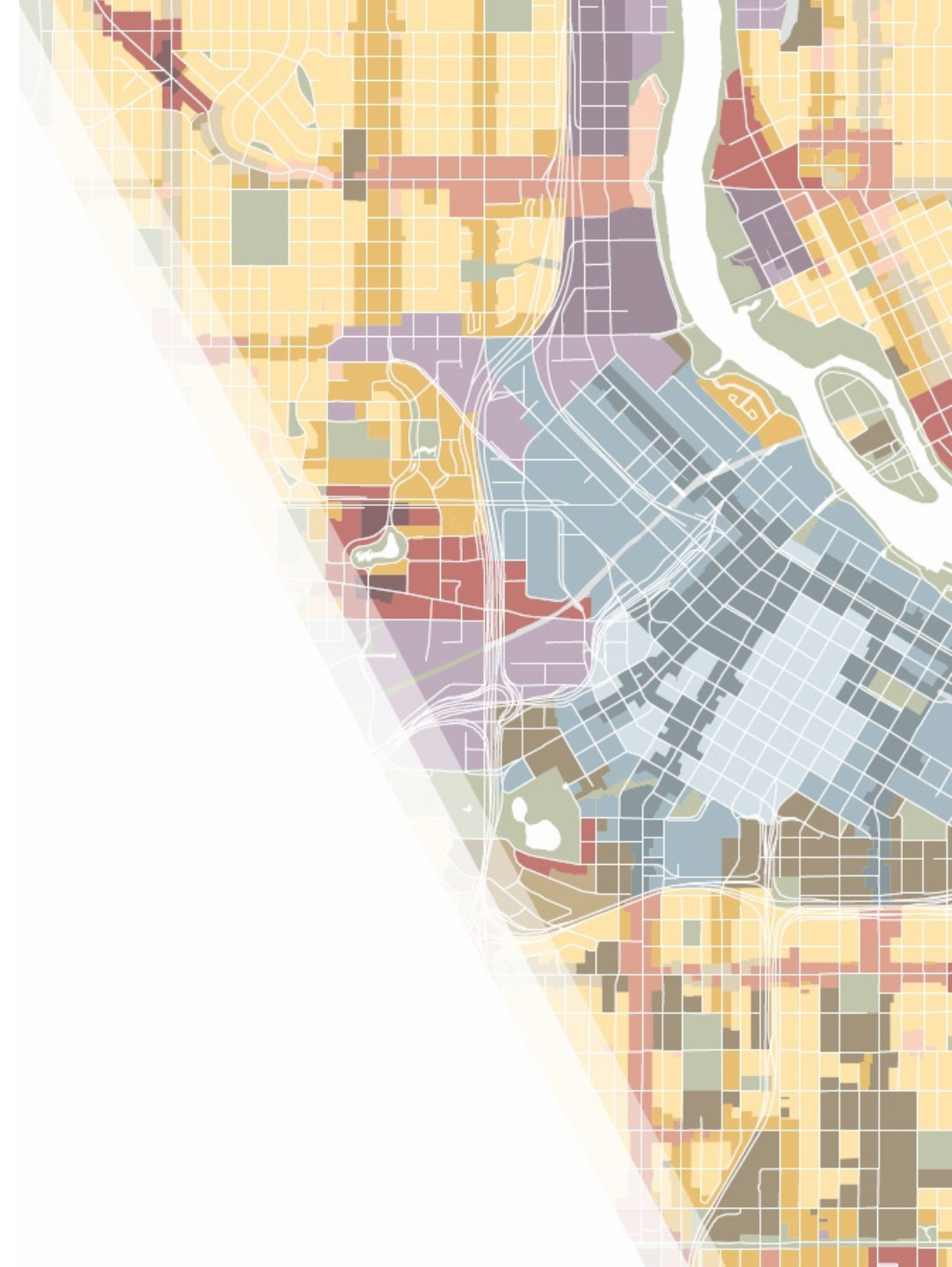
Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.



Urban Neighborhood Districts

Minneapolis 2040 related action steps

- Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- Allow the highest-density housing in and near Downtown.
- Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
- In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures with up to three dwelling units on an individual lot.
- Establish minimum development densities for downtown and areas served by regional transit lines to ensure that enough land is available to accommodate projected employment growth.



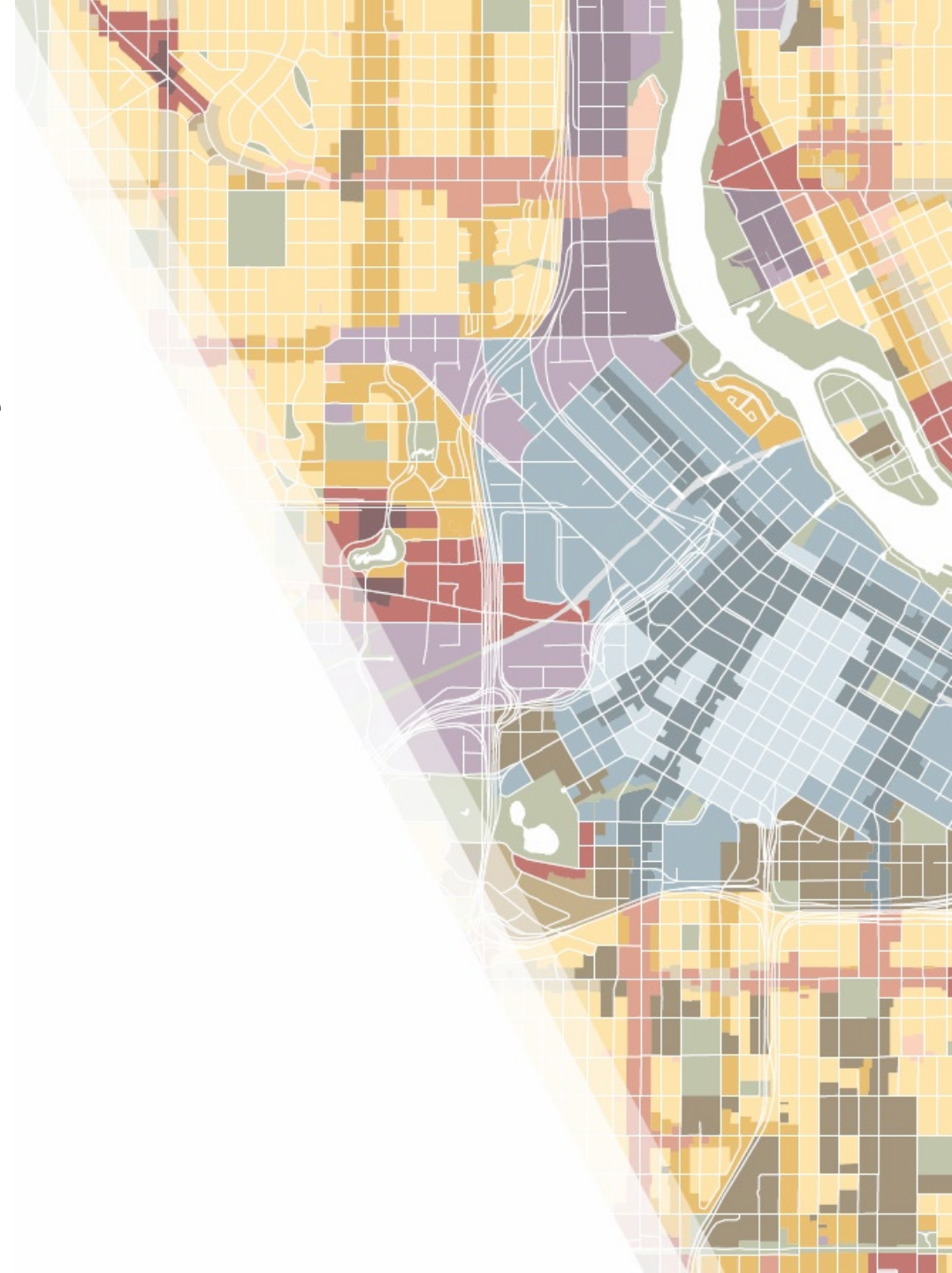
Urban Neighborhood Districts

Minneapolis 2040 built form guidance

- Urban Neighborhood Future Land Use guidance is applied in areas with Built Form guidance ranging from Interior 1 to Transit 30.
- Interior 1 guidance includes "Individual lots are permitted to have up to three dwelling units."
- Interior 2 guidance includes "Multifamily buildings with more than three units are permitted on larger lots."

Key Questions

- How many districts are needed?
- What institutional and civic uses will be allowed?



Urban Neighborhood Districts

Proposal

UN1 – Applied to areas with Interior 1

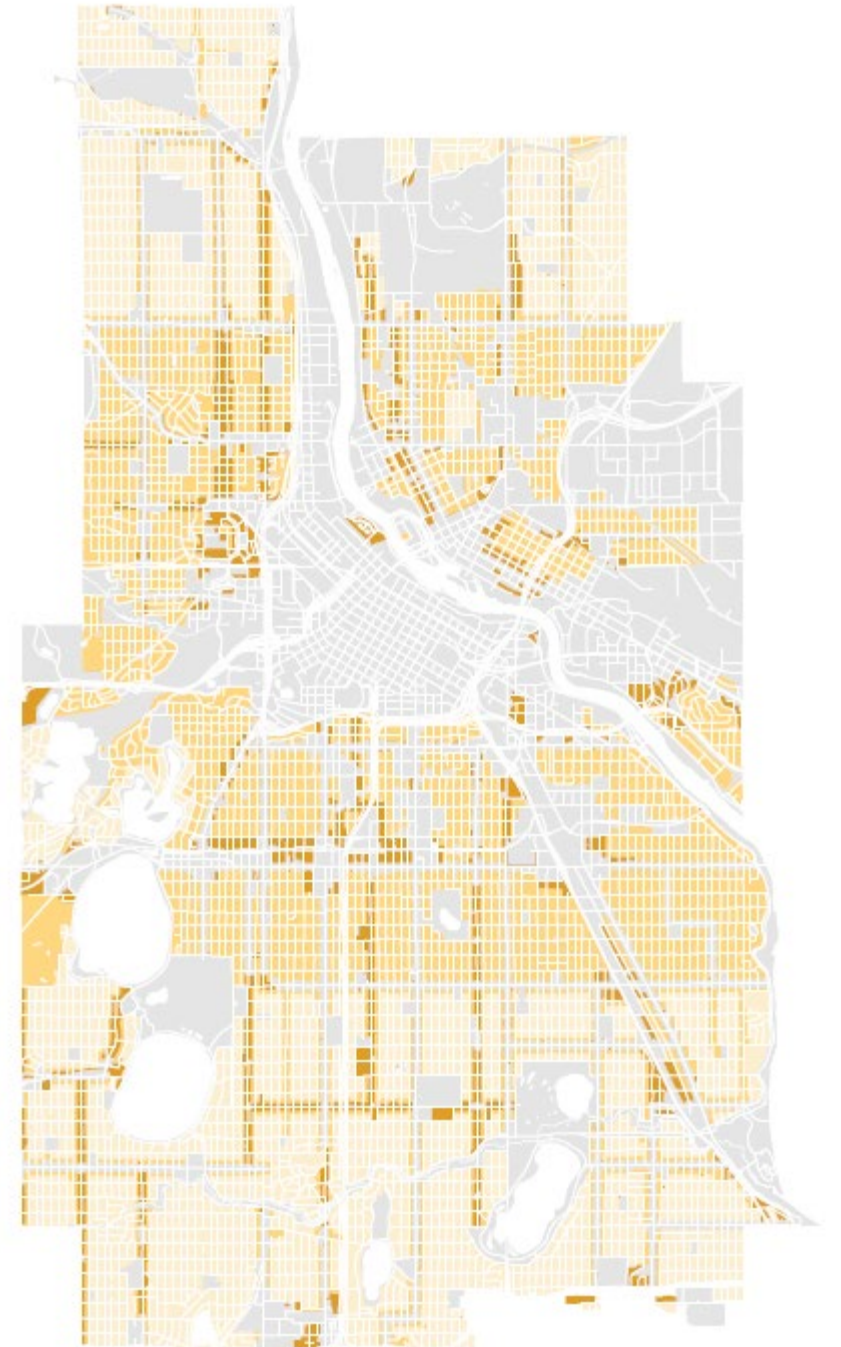
- Up to 3 dwelling units are permitted

UN2 – Applied to areas with Interior 2 and 3

- Dwellings with 4+ units are also permitted

UN3 – Applied to areas with any other built form designation

- Also permits uses like fraternities, sororities, etc.
- Small-scale institutional and semi-public uses (schools, community centers, religious institutions, public safety facilities, etc.)



Residential Mixed-Use Districts

What does Minneapolis 2040 say?

Goods and Services Corridors.

The guidance for goods and services corridors includes the following: "*...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"

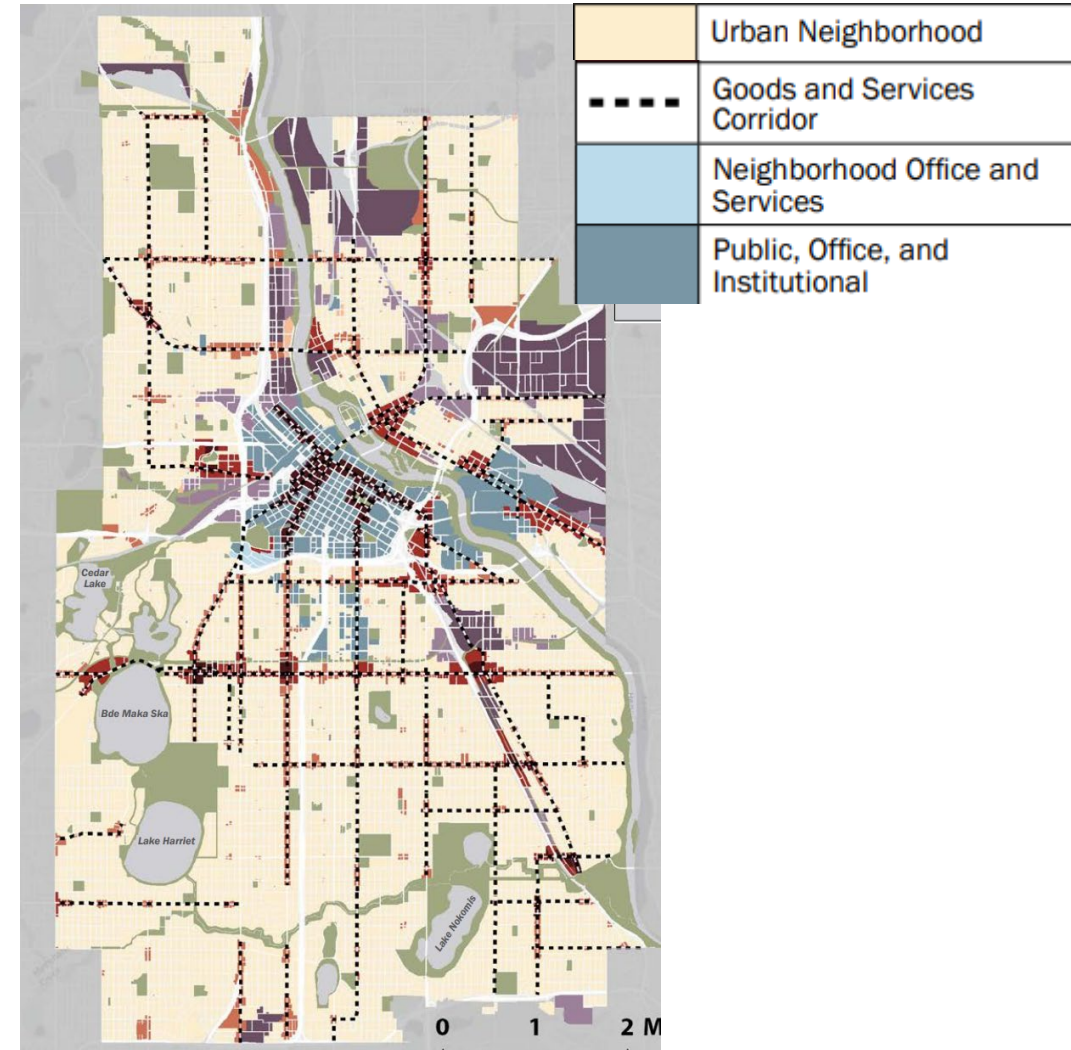
Neighborhood Office and Services.

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.

Public, Office, and Institutional.

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.



Future land use map

Residential Mixed-Use Districts

Key Info

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

Key Questions

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



Public, office and institutional contexts

Residential Mixed-Use Districts

Proposal

RM1 – Goods and Services District

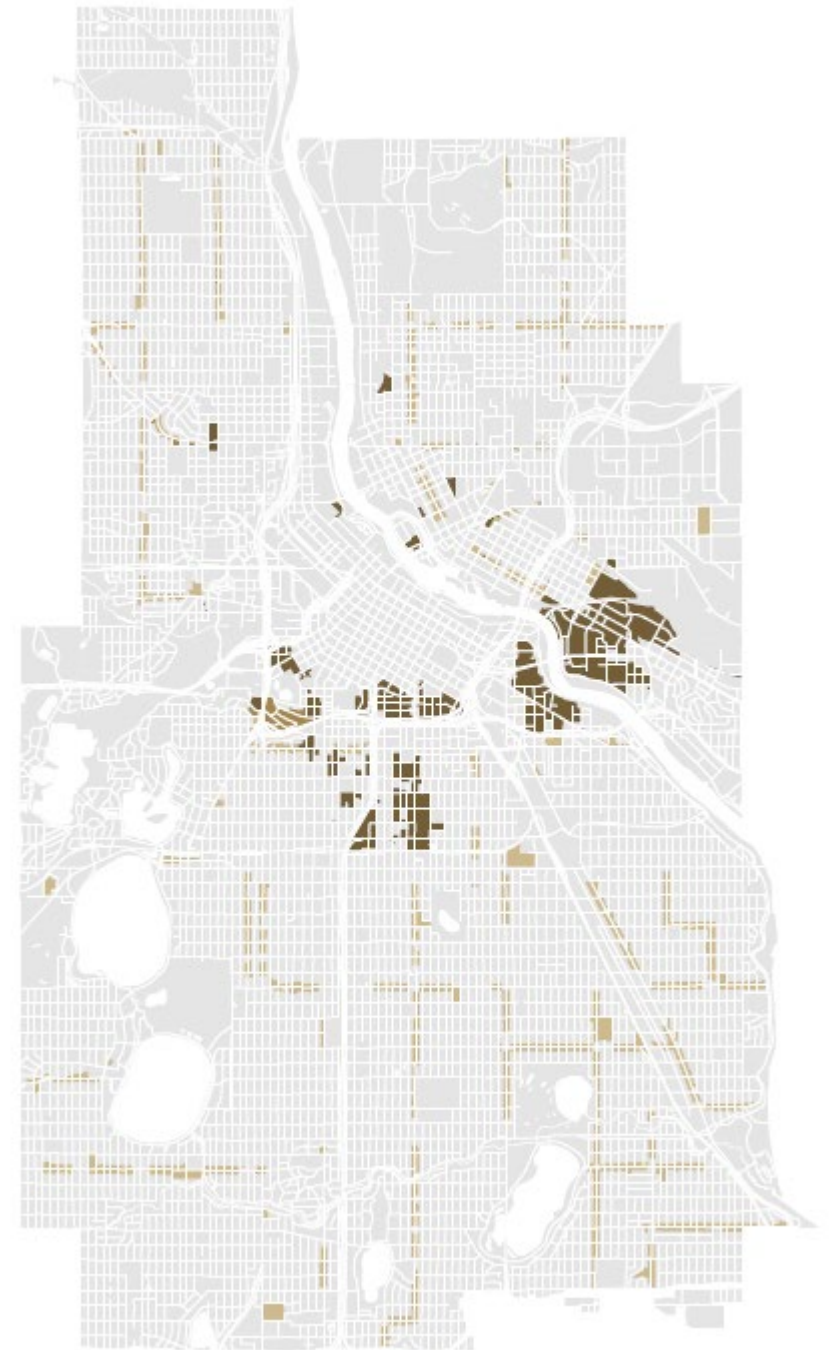
- *Boundaries:* Applied to Goods and Services Corridors where there is Urban Neighborhood future land use.
- *Allowed uses:* Similar to UN3 *and* small scale commercial activity when part of mixed-use, multi-story development that includes a residential use

RM2 – Neighborhood Office and Services District

- *Boundaries:* Applied to Neighborhood Offices and Services future land use.
- *Allowed uses:* Some additional commercial uses

RM3 – Residence and Major Institutional District

- *Boundaries:* Applied roughly to 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
- *Allowed uses:* Large campus uses such as hospitals and universities



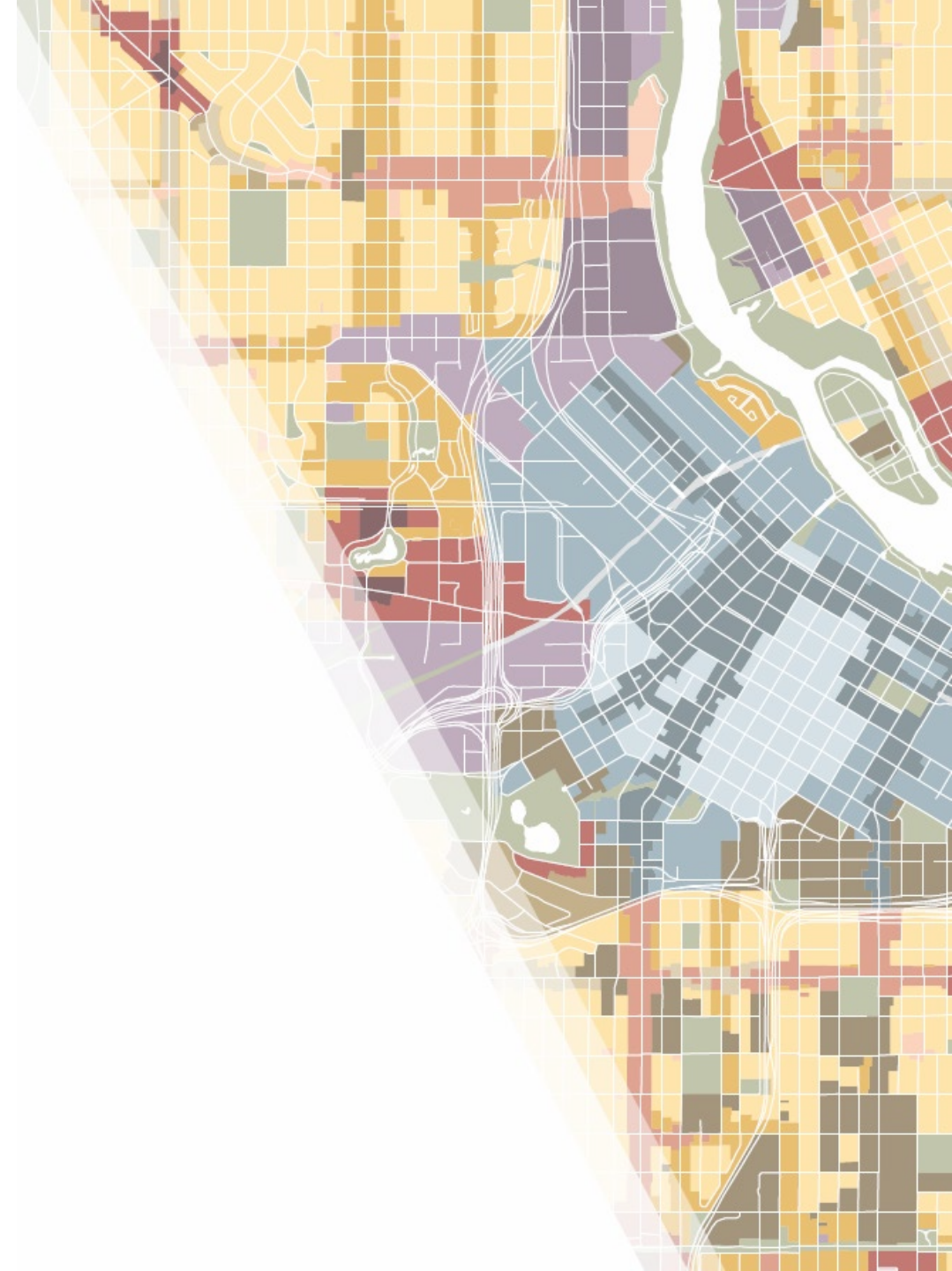
Commercial Mixed-Use Districts

Key Questions

- What are the distinguishing features between districts?
- How many districts do we need?
- What is the best way to address Community and Destination Mixed Use requirements for commercial activity?

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

Approach

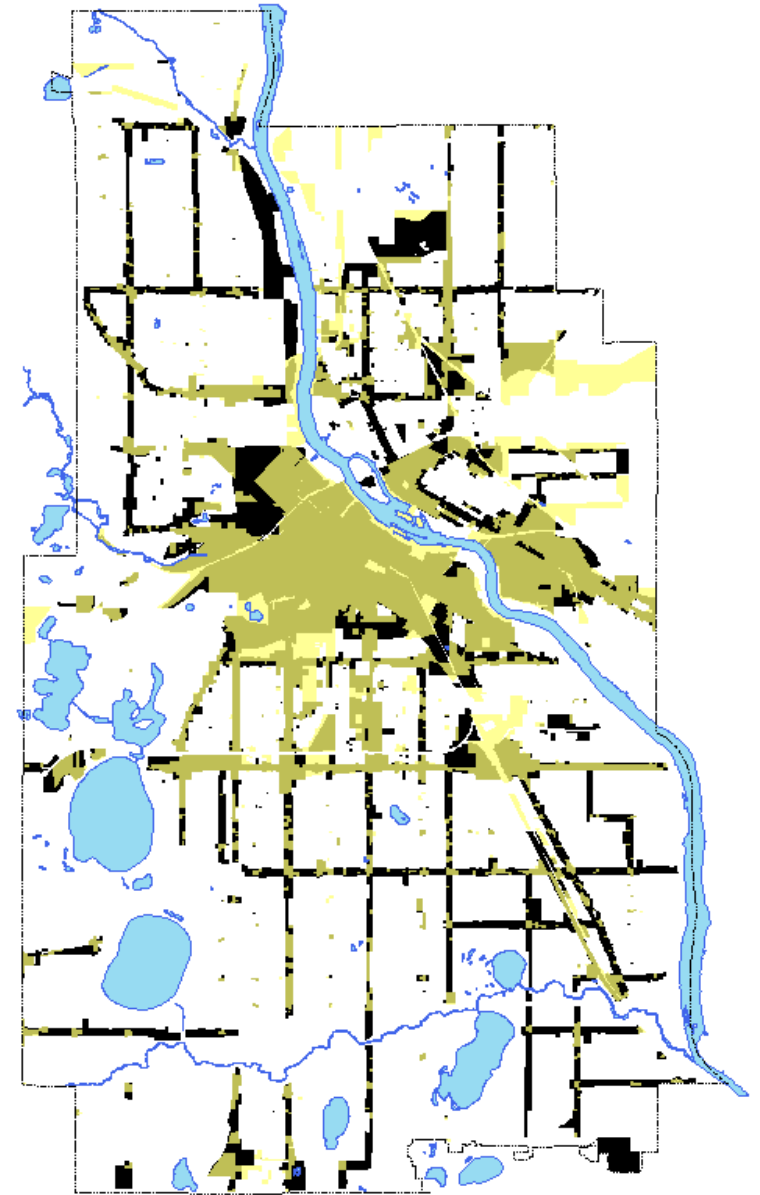
- Increase in areas zoned for commercial use by over 50%

Related 2040 Goals

- Complete communities
- Climate change resilience
- More residents and jobs



Proposed zoning that allows commercial uses w/.25 mile buffer



Proposed zoning that allows commercial uses (black)
Current zoning that allows commercial uses (yellow)

Commercial Mixed-Use Districts

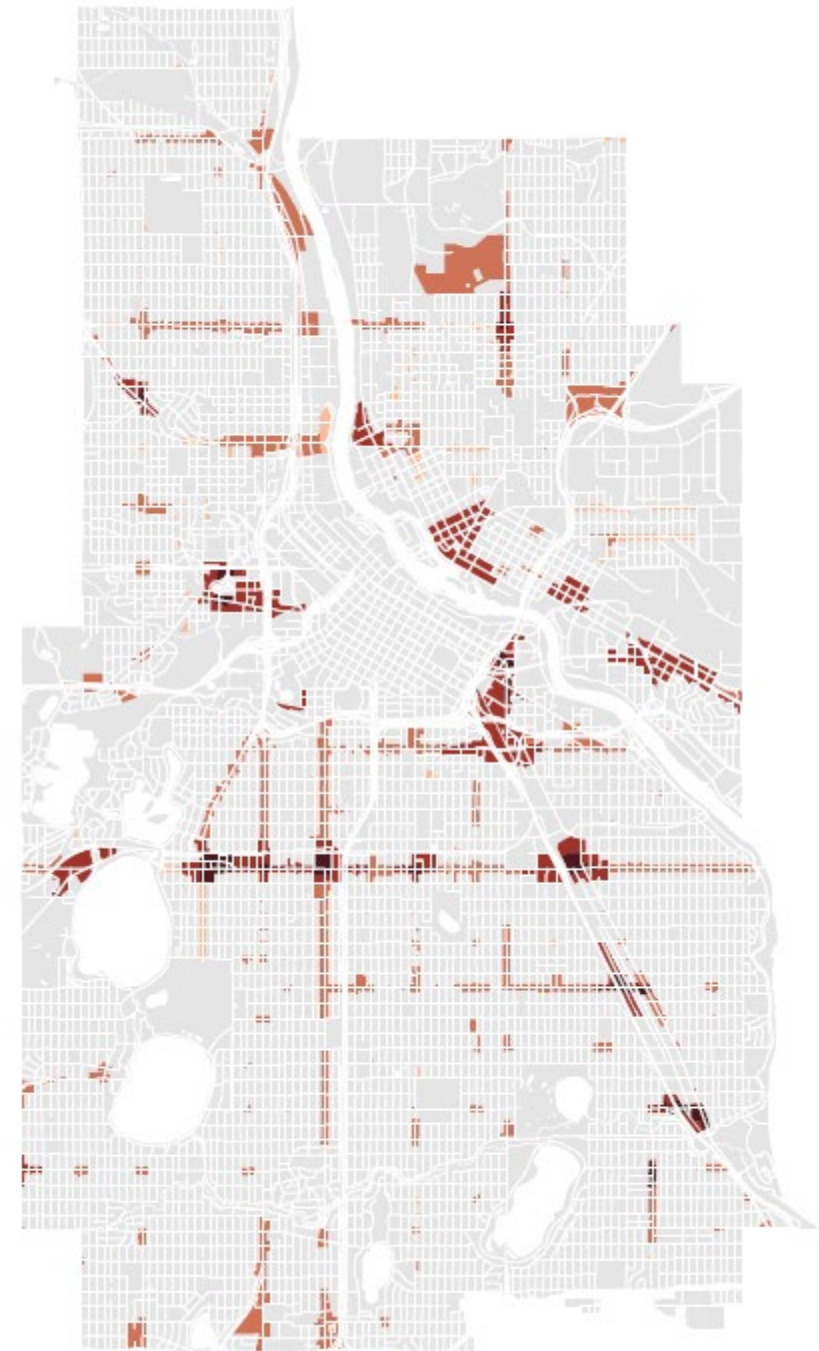
What does Minneapolis 2040 say?

Neighborhood Mixed Use includes individual commercial uses and small collections of commercial uses, located primarily away from major streets, that should continue to serve their existing commercial function. Commercial zoning is appropriate, while expansion of commercial uses and zoning into surrounding areas is not encouraged. Semi-permanent or temporary commercial retail establishments such as farmer's markets are also appropriate in this category.

Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

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.

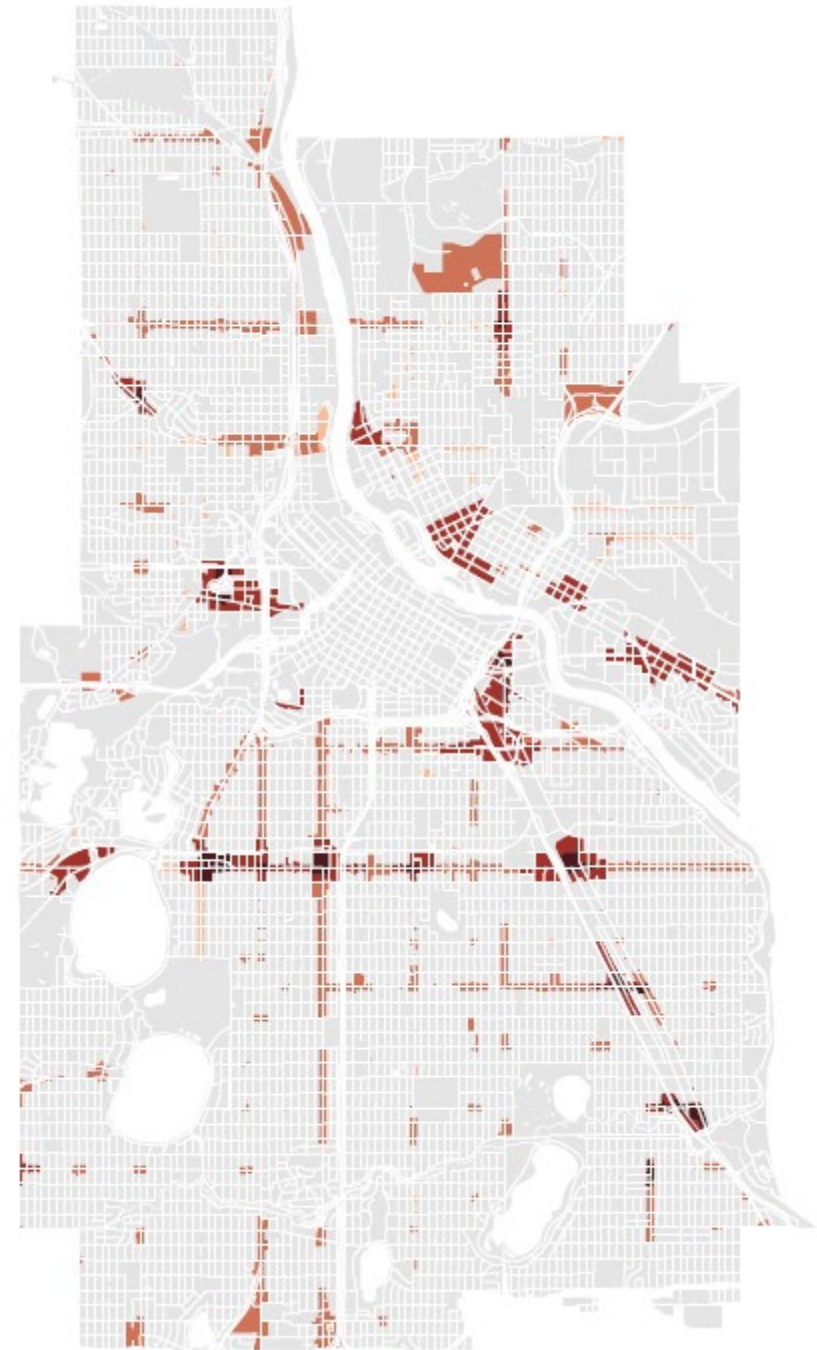
Destination Mixed Use. Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Multi-story development is required. Contiguous expansion of commercial zoning is allowed.



Commercial Mixed-Use Districts

Minneapolis 2040 Related Action Steps

- Allow commercial uses where they currently exist throughout the city.
- Designate additional areas for commercial uses in parts of the city where demand for retail goods and services exceeds the supply, and that are well-served by public transportation.
- Require commercial retail to be incorporated into new buildings in select areas of the city with the highest residential densities, highest pedestrian traffic, and most frequent transit service.
- Allow a full range of uses in Commercial areas intended to provide goods and services to surrounding communities.
- Utilize regulatory tools to minimize the impacts that commercial uses have on nearby residential uses.
- Allow production and processing uses in Commercial Mixed Use areas while controlling for potential negative externalities through building and site design.



Commercial Mixed-Use Districts

Proposed Zoning Code

The draft zoning code includes a recommendation for four commercial mixed use zoning districts aimed at increasing access to goods and services, jobs, transit, and housing. The Minneapolis 2040 future land use map show a 50% increase in land area guided for commercial uses – most of which is found in the application of these four proposed districts.

- The **CM1 Neighborhood Mixed Use District** includes individual commercial uses and small collections of commercial uses that are typically small in scale and serve a local market. The CM1 district is usually found at small commercial nodes, or applied to individual commercial properties scattered throughout the city.
- The **CM2 Corridor Mixed Use District** includes small, moderate, and large scale commercial uses. Mixed use multi story development is encouraged. The CM2 district is applied along major corridors and is the only district where select auto-focused uses are proposed to be allowed (with design constraints).
- The **CM3 Community Mixed Use District** includes large-scale mixed use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Active uses that are accessible to the general public are required at the street level – this means single-use residential development is not allowed, it must be accompanied by another non-residential use. The CM3 district is applied in areas where higher levels of pedestrian activity are already established or envisioned.
- The **CM4 Destination Mixed Use District** includes multi-story mixed use development. 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 – this means mixed use development is required. Permitted uses reflect the need to serve the most active commercial areas of the city. The CM4 district is applied in locations where a loss of consistent commercial street frontage would be damaging to the commercial district – usually at the intersection of major corridors.

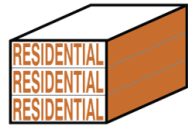
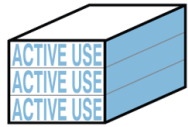





Commercial Mixed-Use Districts

Proposed Zoning Code

Use Categories

- Bulk goods and heavy equipment sales
- Commercial agriculture
- Commercial recreation and assembly
- Food and beverages
- General retail sales and services
- High-impact commercial
- Lodging
- Medical facilities
- Office
- Sexually oriented uses

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

○ Allowed

× Not Allowed

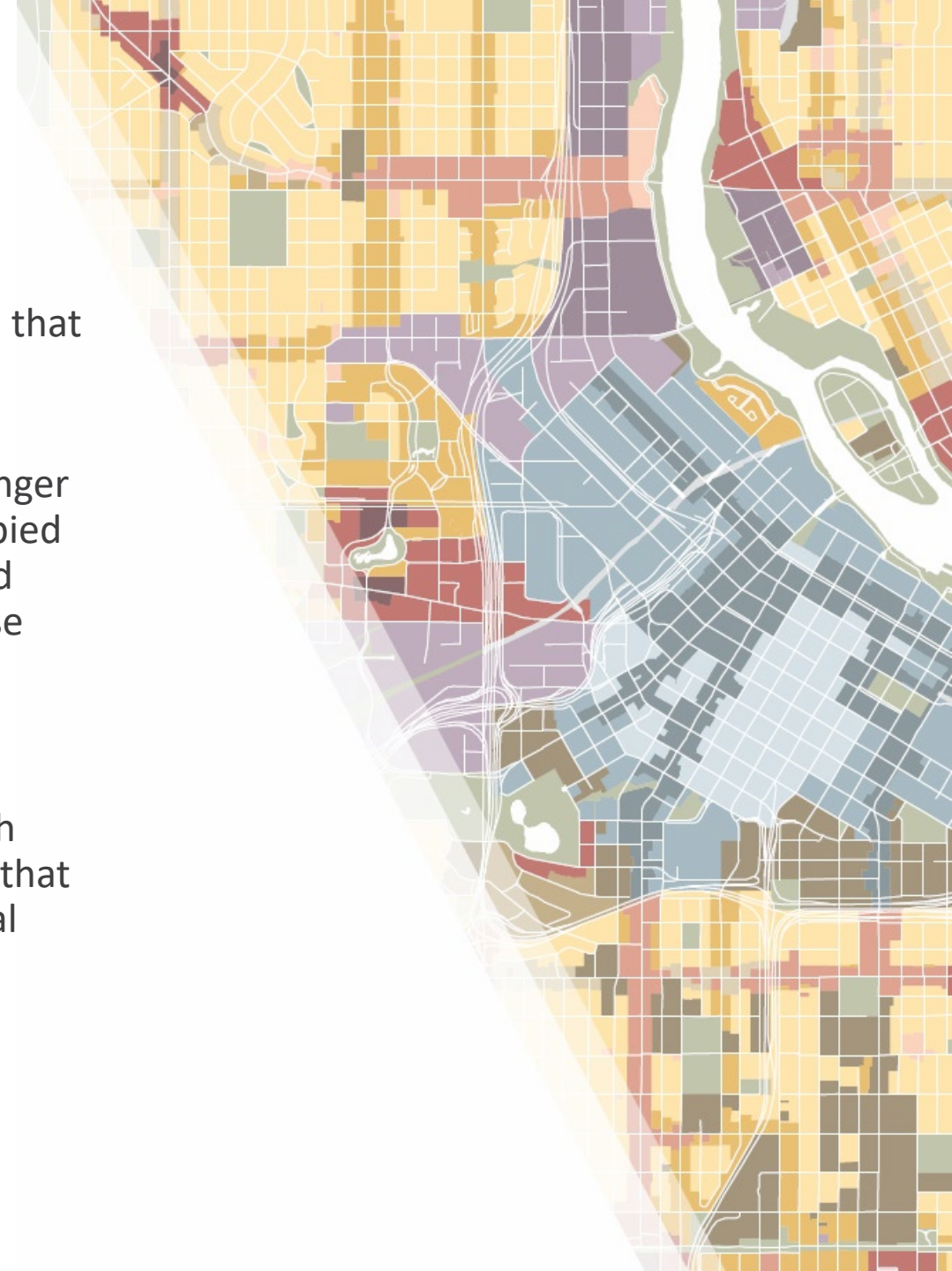
Production Districts

What does Minneapolis 2040 say?

Minneapolis 2040 has two policy layers on the future land use map that address industrial areas.

Production Mixed Use allows both production and non-production uses, recognizing that while many buildings in these areas are no longer viable for modern production industries, they are increasingly occupied by a wide variety of uses that contribute to the economic health and diversity of the city. Residential uses are allowed as part of mixed use buildings that provide production space. Adaptive re-use of older industrial property is encouraged.

Production and Processing areas are suitable for a wide range of employment-focused development. These areas are designated with the intent of protecting them from encroaching non-industrial uses that could erode the diverse job base that these uses provide. Residential uses are strictly prohibited.



Production Districts

Minneapolis 2040 related action steps

- 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.

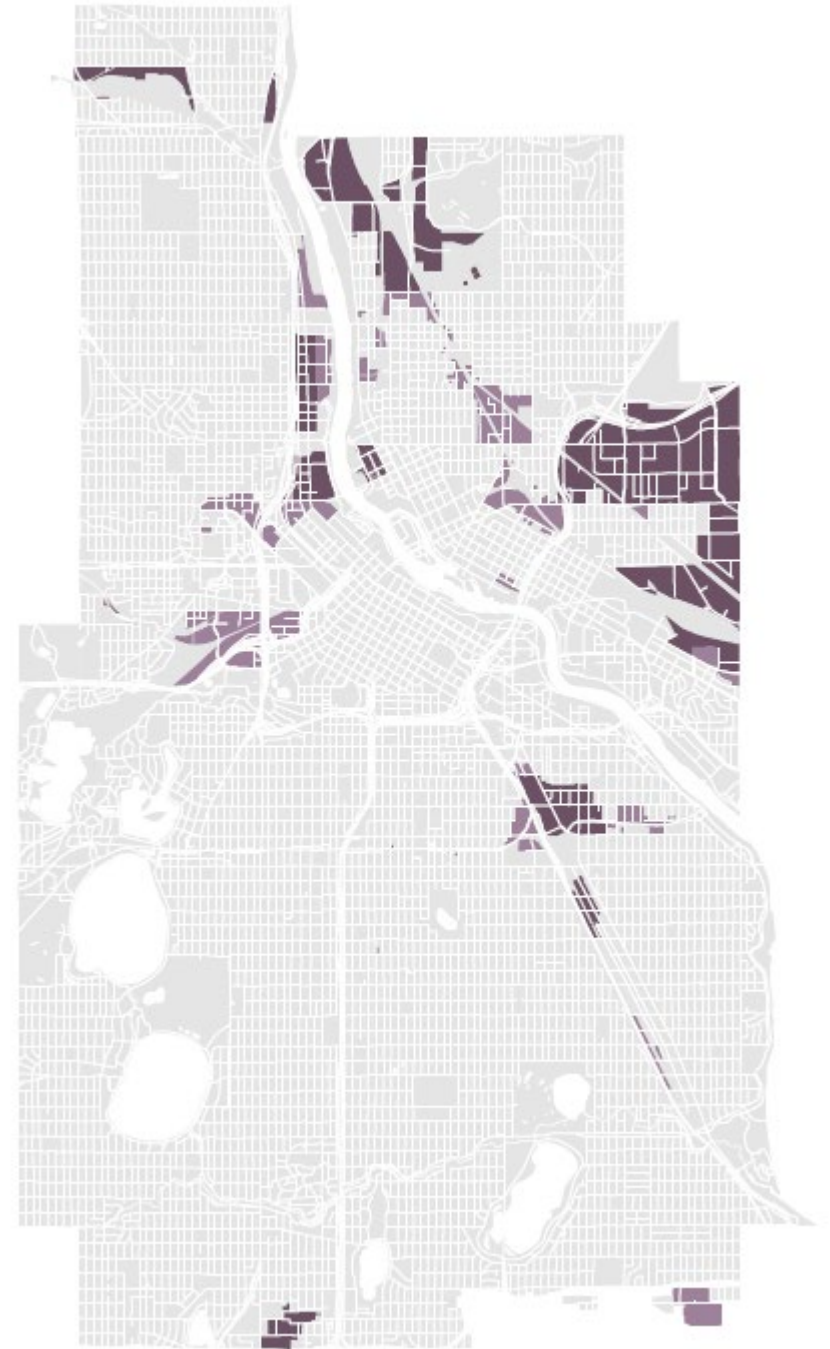


Production Districts

Proposed Zoning Code

The draft zoning code includes a recommendation for two industrial/production focused districts called PR1 Production Mixed Use and PR2 Production.

- The **PR1 district** is proposed to allow for residential uses and a wider range of commercial uses in addition to the industrial uses allowed in today's I1 district. Allowing for residential uses in these locations means that the Industrial Living Overlay District (ILOD) can be eliminated from the zoning code. New residential uses with 20 or more units are required to provide production space.
- The **PR2 district** does not allow for residential uses while allowing industrial and production uses that are greater in intensity than those allowed in the PR1 district. Most high-impact production uses first allowed in today's I3 district are now prohibited entirely in the city and are not permitted uses in the draft production districts. Specific use standards are proposed for industrial and production uses intended to address off-site impacts related to noise, odor, and pollution – as well as limitations on outdoor storage.

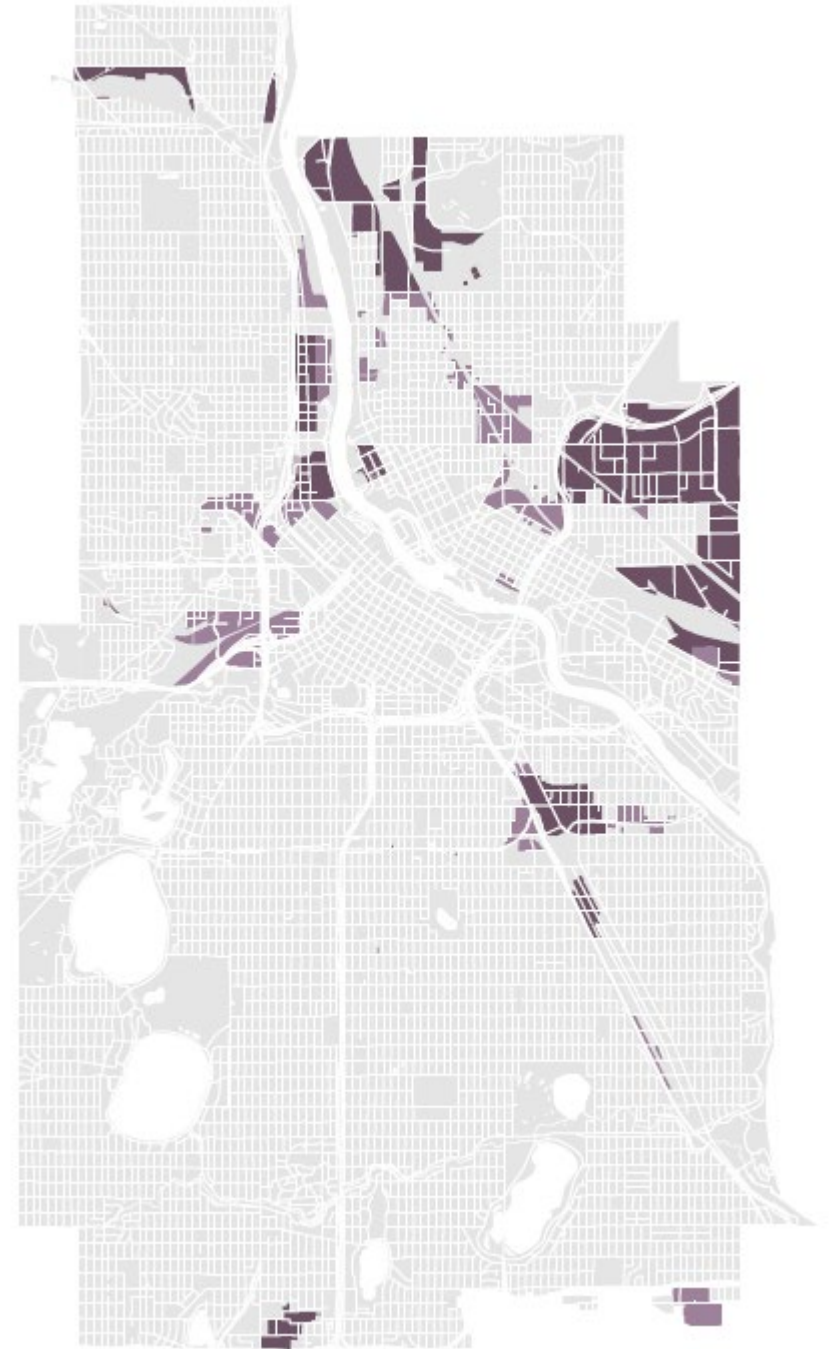


Production Districts

Proposed Zoning Code

Use Categories

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

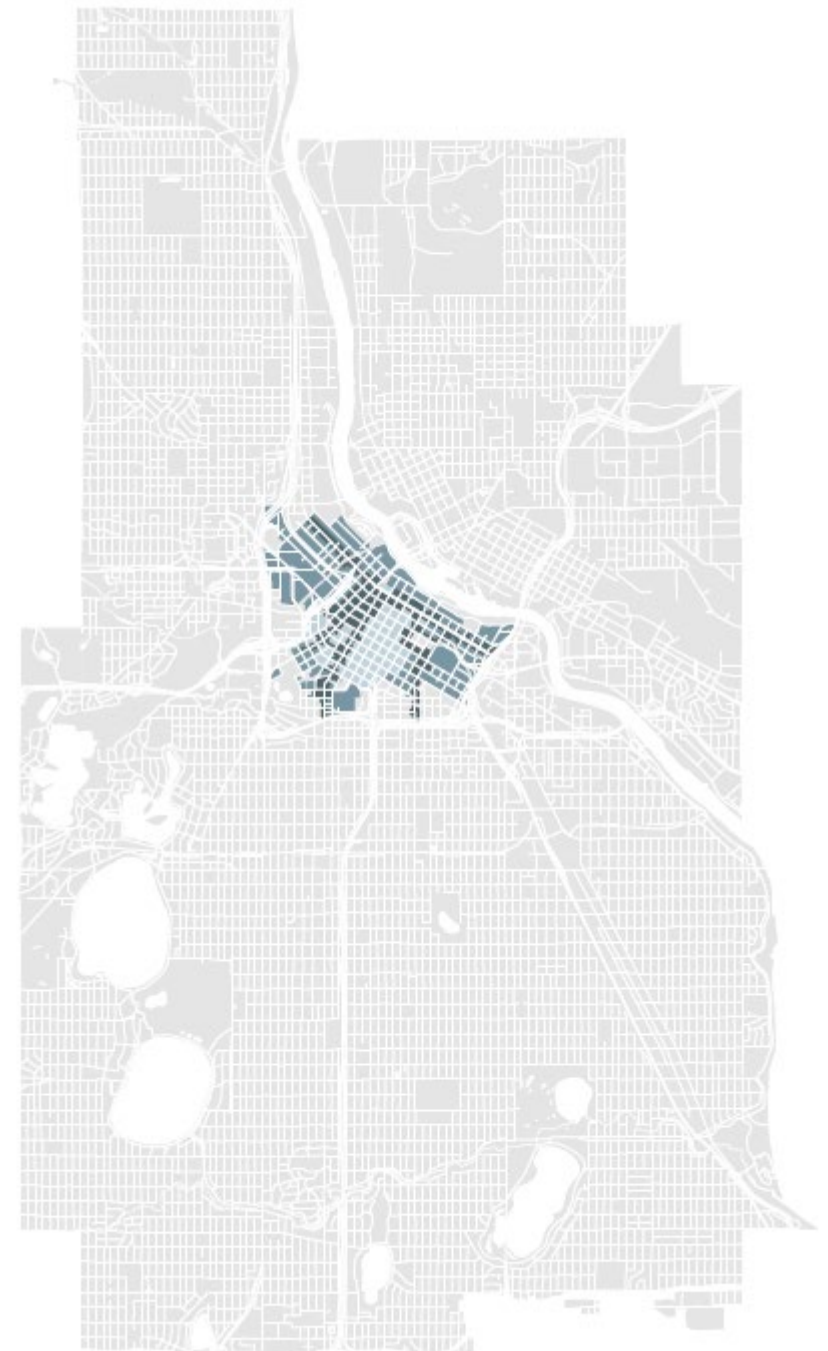


Downtown Districts

What does Minneapolis 2040 say?

Downtown: Strengthen Downtown's position as a regional commercial, cultural and entertainment center that serves residents, employees, and visitors.

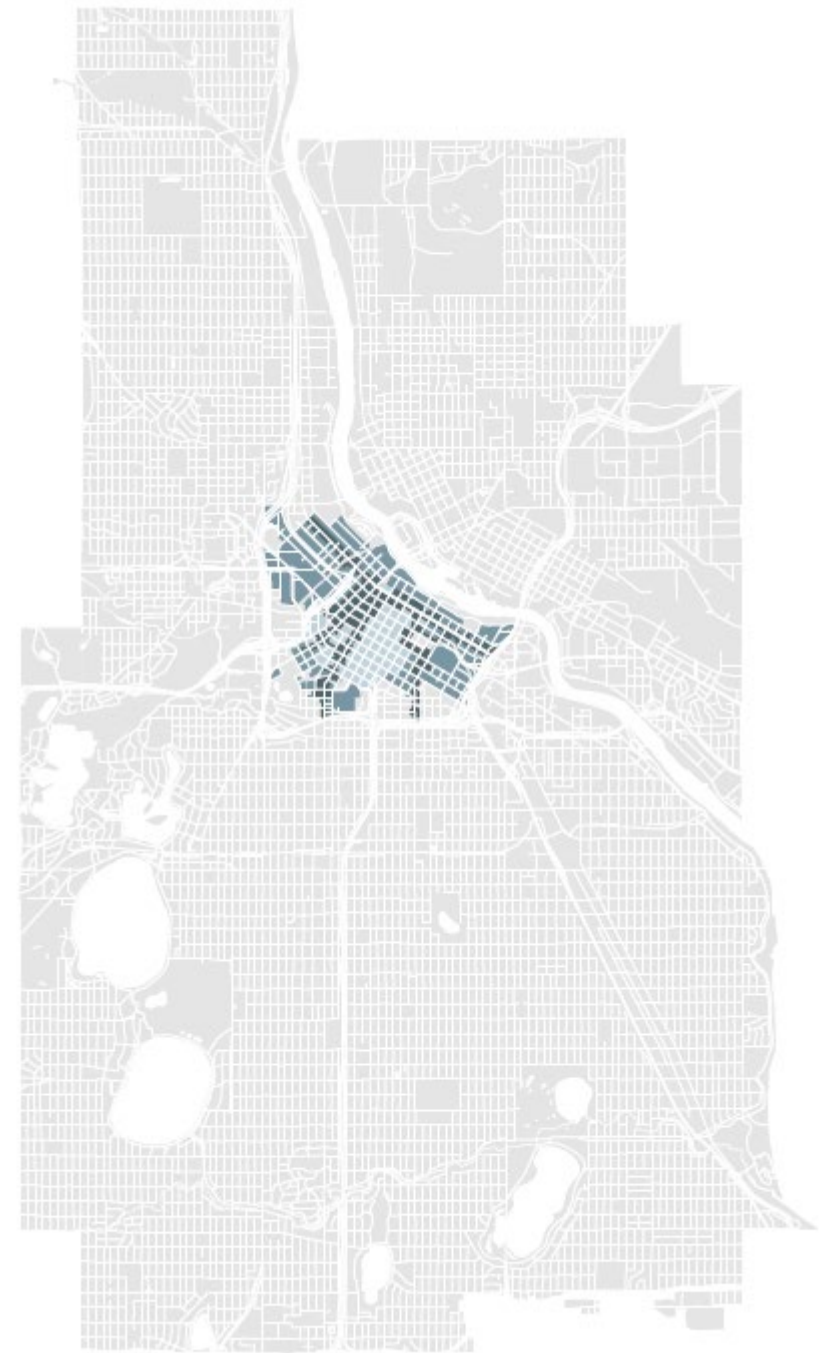
Downtown Minneapolis continues to attract and retain companies, employees, residents, commercial options and regional destinations. This growth can be attributed to a variety of investments, but ultimately Downtown offers an experience and a bundle of goods and services that give it a competitive advantage over other areas in the region. This doesn't mean the City can be complacent with Downtown's current successes and not continue to make improvements. The City needs to help strengthen Downtown's competitive advantage and provide additional attention and support to areas where it's challenged.



Downtown Districts

Minneapolis 2040 related action steps

- Promote the growth and retention of businesses and office space Downtown.
- Encourage the recruitment and retention of retailers in Downtown that help office workers and residents fulfill daily needs.
- Continue to support a growing residential population Downtown.
- Support Downtown as a unique regional destination for tourism with activities during the day, evening, and weekends.



Downtown Districts

Proposed Zoning Code

The draft zoning code recommends **three new zoning districts** intended to meet the unique needs of Downtown. The downtown districts allow a wider range of uses than any other district in the city, recognizing the importance of downtown as a regional center for commerce, entertainment, tourism, and everyday living.

The DC Downtown Center District, DS Downtown Service District, and DD Downtown Destination District are distinguished from each other by two traits. The DS district allows for some production uses that are not allowed in the other two downtown districts, and the DD district requires commercial mixed use in the same way that the CM4 commercial mixed use district does. The DD district replaces the NM Nicollet Mall overlay downtown, with slightly different requirements, and a geographic application that expands to other important corridors like Chicago, Washington, Hennepin, and 1st Avenues.

The DC Downtown Center District is established to provide an environment for retail and office activities of citywide and regional significance at the center of downtown. The district also allows entertainment, residential and public uses, which complete the mixed-use core of the city.

The DS Downtown Service District is established to provide an environment that promotes the development of mixed-use neighborhoods in a higher density, transit-and pedestrian-oriented, urban environment with a wide range of retail and office activities and residential uses and hotels. The DS District also allows supportive goods and services not allowed in the DC District.

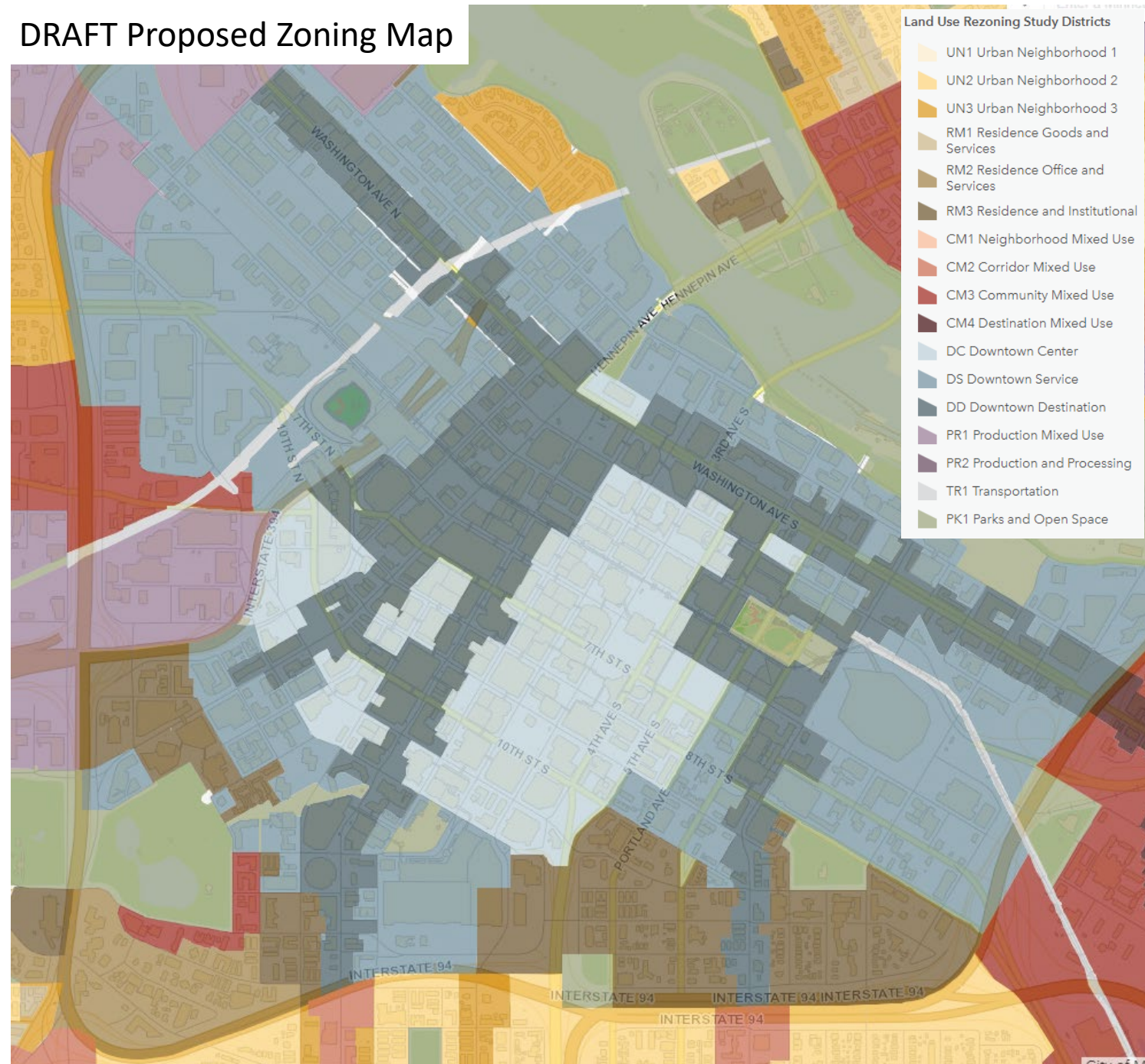
The DD Downtown Destination District is established provide a downtown district where commercial uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Permitted uses reflect the need to serve the most active commercial areas of the city.

Downtown Districts

Other Districts applied in Downtown

- **UN3** – applied in areas with Urban Neighborhood future land use guidance (One North Loop Riverfront location)
- **PR1** – applied in areas with Production Mixed-Use future land use guidance
- **RM2** – applied in areas with Neighborhood Office and Services future land use guidance (Loring Park)
- **RM3** – applied in areas of downtown that have residential zoning today, and lower intensity built form districts
- **CM3** – applied in areas with Community Mixed-Use future land use guidance (Loring Park, Glenwood Avenue)

DRAFT Proposed Zoning Map



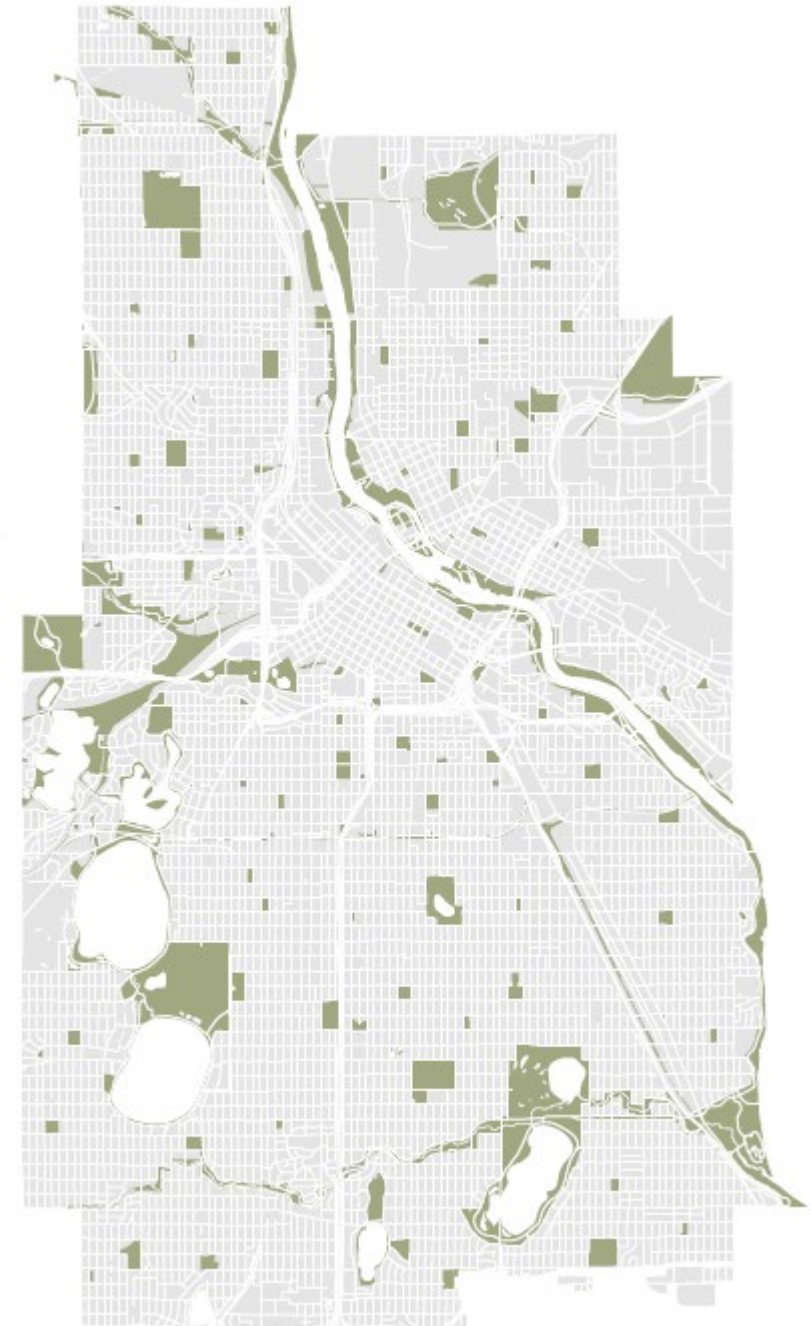
Parks District

What does Minneapolis 2040 say?

Parks and Open Space applies to land or water areas generally free from development. Primarily used for park and recreation, natural resource conservation, transportation, historic, or scenic purposes. Park related uses such as amphitheaters, food service, parkways, and equipment rental are also permitted. This generally does not capture privately-owned and operated open spaces and plazas.

Minneapolis 2040 related action steps

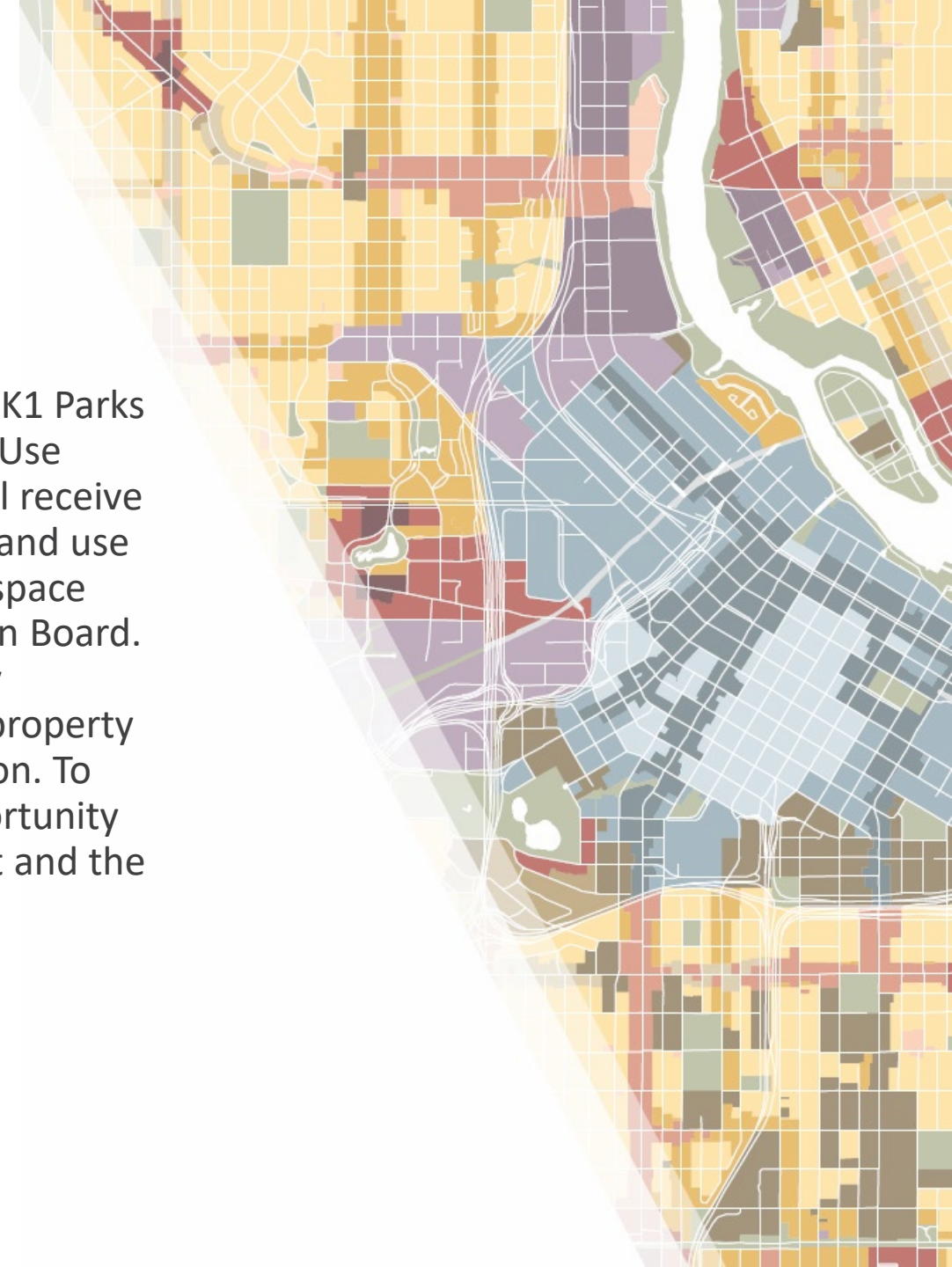
- Identify parts of the city that have long lacked adequate accessibility to parks as well as areas in need of open spaces to support newly-emerging residential neighborhoods and identify new tools to support equitable park access.
- Coordinate with the Park Board on parkland acquisition planning.
- Continue to collaborate with the Minneapolis Park and Recreation Board to eliminate historic park access disparities.
- Enhance coordination with the Park Board at various stages of the development process.
- Continue to utilize Minneapolis Park and Recreation Board planning documents and policies as a guide to determining park access and park location shortcomings.



Parks District

Proposed Zoning Code

The draft zoning code proposes both a new primary zoning district (PK1 Parks and Open Space District) and a new overlay zoning district (PU Parks Use Overlay District). All property with Parks future land use guidance will receive the PK1 primary zoning district. Most properties with a Parks future land use designation in Minneapolis 2040 are existing active or passive parks space owned by a public entity such as the Minneapolis Park and Recreation Board. There are other properties guided for future parks use that are today privately owned. The city cannot use its zoning authority to deprive property owners of all financial viability of their property without compensation. To that end, future park land not in public ownership will have the opportunity to establish non-parks uses through the PU Parks Use Overlay District and the zoning code's Planned Unit Development process.



Other Districts

Parks Use (PU) Overlay District (new)

The PU Parks Use Overlay District is established to encourage unique development outcomes on property zoned for Parks and Open Space by allowing a broader range of uses.

Sub-districts proposed for this new overlay district will allow residential, commercial, and production uses as identified on the proposed map, subject to a conditional use permit application for a planned unit development. Sites with Parks (PK1) zoning are eligible for this district, to allow for flexibility in implementing the long-term future of public parks in Minneapolis.

Transportation (TR1) District (new)

The TR1 Transportation District is an industrial district that includes a limited number of uses that primarily support the movement of industrial and commercial goods and people. Typically applied over transportation infrastructure like rights of way, and rail yards.



Overlay District Changes

Elimination of some Overlay Districts

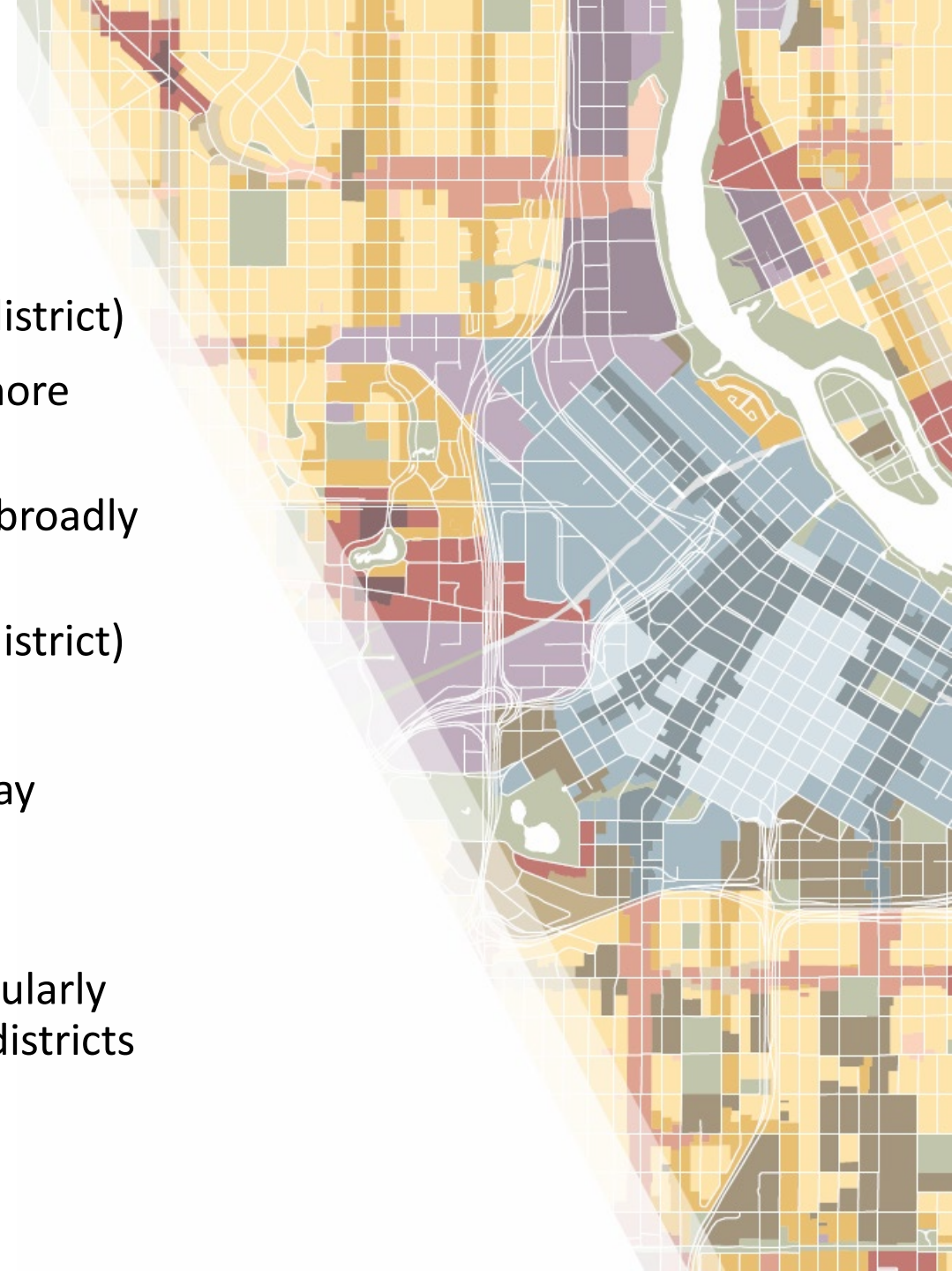
- Industrial Living Overlay District (made redundant by PR1 district)
- Pedestrian Oriented Overlay District (regulations applied more broadly across the city)
- West Broadway Overlay District (regulations applied more broadly across the city)
- Nicollet Mall Overlay District (made redundant by the DD district)

Shoreland Overlay District Change

- Lot dimension requirements added to the Shoreland Overlay District in consideration of state rules

Built Form Overlay Districts

- Largely unchanged, but some updates are proposed, particularly lot dimension and yard regulations tied to primary zoning districts



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 12 districts)

Chapter 540 – Built Form Overlay Districts

Chapter 545 – Use Regulations

Chapter 550 – Development Standards

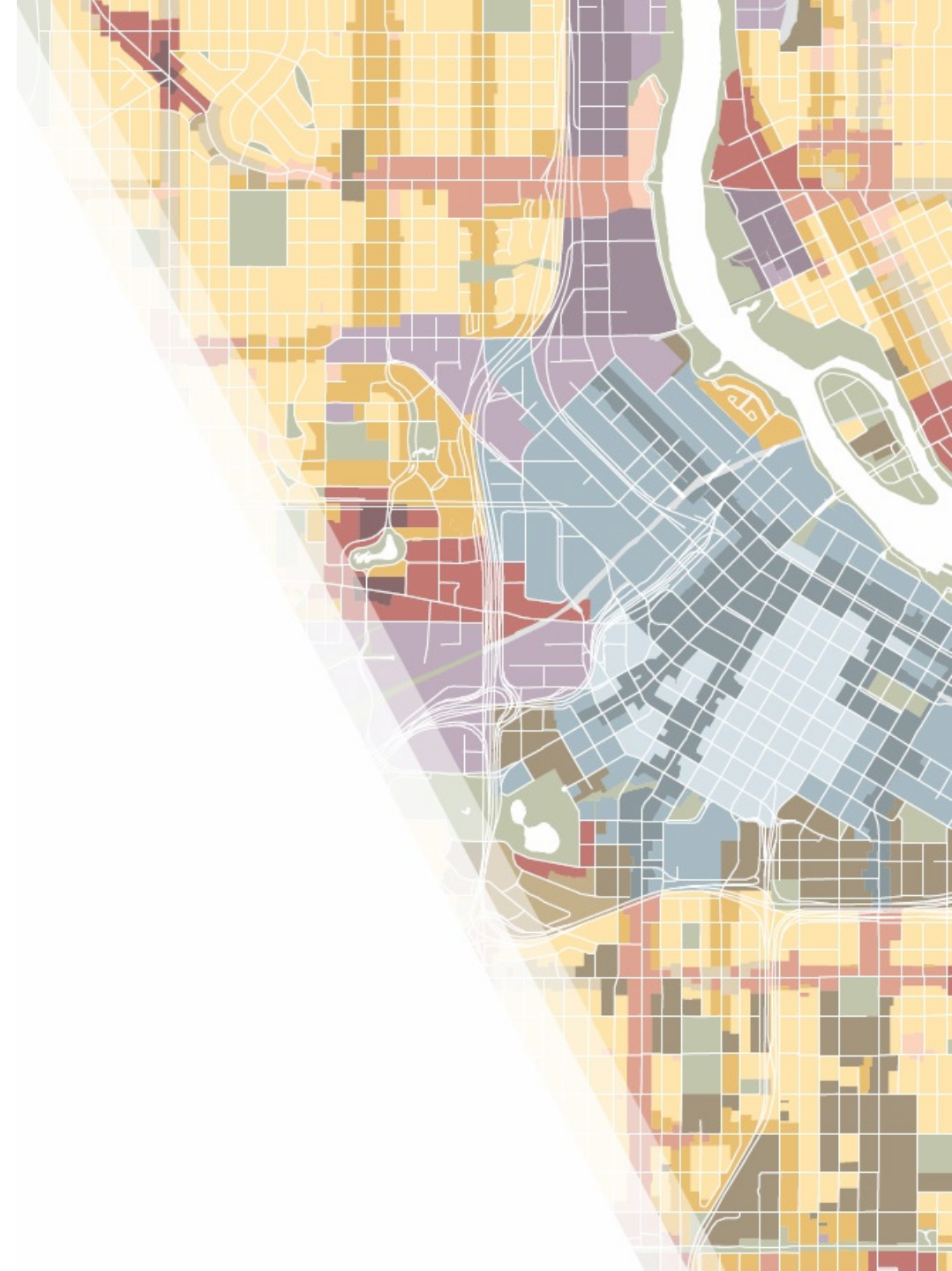
- (Site Plan Review, Planned Unit Development)

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

Chapter 560 – Signs

Chapter 565 – Definitions

Chapter 598 – Land Subdivision Regulations



New Use Table

Table 545-1, Use Regulations Chapter

- **GROUP, Category, Specific Use**
- “P” = permitted
- “C” = conditional
- “*” = only as part of residential mixed-use bldg.
- “5” or “10” = max square footage for the use x1000
- Use Standards apply to categories and/or specific uses

| 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 | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | |
| Bulk Goods and Heavy Equipment Sales (except as noted below) | | | | | | | | C | | | | | | | P | P | | | X |
| Landscaping and material sales | | | | | | | | | | | | | | | P | P | | | |
| Commercial Agriculture (except as noted below) | | | | | | 10P | 10P | P | P | P | P | P | P | P | P | P | | | |
| Farmer's market | | | | | | 10P | 10P | P | P | P | P | P | P | P | P | P | | | X |
| Lawn and garden supply store | | | | | | 10P | 10P | P | 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 |
| Commercial Recreation and Assembly (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 | | | | | | | | | | | | | | | | | | | X |
| Outdoor recreation area | | | | | | | | | | | | | | | | | | | X |
| Nightclub | | | | | | | | | | | | | | | | | | | X |
| Reception or meeting facility | | | | | | | | | | | | | | | | | | | |
| Regional sports arena | | | | | | | | | | | | | | | | | | | X |
| Food and Beverages (except as noted below) | | | | | | | | | | | | | | | | | | | X |
| Bar | | | | | | | | | | | | | | | | | | | X |
| Restaurant | | | | | | | | | | | | | | | | | | | X |
| General Retail Sales (except as noted below) | | | | | | | | | | | | | | | | | | | 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 |

USE GROUP

| | | |
|---|---|---|
| <p>A. Use Category</p> <ol style="list-style-type: none"> 1. Specific Use 2. Specific Use 3. Specific Use | <p>B. Use Category</p> <ol style="list-style-type: none"> 1. Specific Use 2. Specific Use 3. Specific Use | <p>C. Use Category</p> <ol style="list-style-type: none"> 1. Specific Use 2. Specific Use 3. Specific Use |
|---|---|---|

| 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 |
| COMMERCIAL | | | | | | | | | | | | | | | | | | |
| Bulk Goods and Heavy Equipment Sales (except as noted below) | | | | | | | | C | | | | | | P | P | | | X |
| Landscaping and material sales | | | | | | | | | | | | | | P | P | | | |
| Commercial Agriculture (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 |
| Commercial Recreation and Assembly (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 |
| Outdoor recreation area | | | | | 5P* | 10P* | 5P | P | P | P | P | P | P | P | | | | X |
| Nightclub | | | | | | | | 10P | 10P | 10P | P | P | P | 10P | | | | X |
| Reception or meeting hall | | | | | | | | P | P | P | P | P | P | | | | | |
| Regional sports arena | | | | | | | | | | | P | P | P | | | | | X |

| Uses by GROUP, Category, and Use | Zoning Districts | | | | Use Standard |
|--|------------------|-----|-----|-----|--------------|
| | PR1 | PR2 | TR1 | PK1 | |
| COMMERCIAL | | | | | |
| Bulk Goods and Heavy Equipment (except as noted below) | P | P | | | X |
| Landscaping and material sales | P | P | | | |
| Commercial Agriculture (except as noted below) | P | P | | | |
| Farmer's market | P | P | | | X |
| Lawn and garden supply store | P | P | | | X |
| Market Garden | P | | | | X |
| Urban Farm | P | P | | | X |
| Commercial Recreation and Assembly (except as noted below) | P | | | | X |
| Amphitheater | C | | | C | X |
| Convention center, public | | | | | |
| Entertainment venue | P | | | | X |
| Indoor recreation area | P | | | | X |
| Outdoor recreation area | P | | | | X |
| Nightclub | 10P | | | | X |
| Reception or meeting hall | P | P | P | P | P |
| Regional sports arena | | | | P | P |
| | | | | | X |

Category Description Example

(3) *Commercial Recreation and Assembly.*

(A) *Description and characteristics.* Uses are characterized by large gathering spaces, both indoor and outdoor, designed primarily for the purpose of entertainment or recreation.

(B) *Examples.* Examples of commercial recreation and assembly include but are not limited to: amphitheater, convention center (public), entertainment venue, indoor recreation area, outdoor recreation area, nightclub, reception or meeting hall, regional sports arena, sports and health facility, and theater (indoor).

(C) *Exceptions.*

(i) Athletic fields and golf courses are classified as recreational facilities uses.

| Uses by GROUP, Category, and Specific use | Zoning Districts | | | | | | | | | | | | | Use Standard | | | |
|--|------------------|--|--|--|--|-----|------|----|-----|-----|-----|---|-----|--------------|-----|-----|---|
| | | | | | | | | | | | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | PR1 | PR2 | TR1 | PK1 | |
| Bulk Goods and Heavy Equipment (except as noted below) | | | | | | | | | | | | | P | P | | | X |
| Landscaping and material storage | | | | | | | | | | | | | P | P | | | |
| Commercial Agriculture (except as noted below) | | | | | | | | | | | | | P | P | | | |
| Farmer's market | | | | | | | | | | | | | P | P | | | X |
| Lawn and garden supply store | | | | | | | | | | | | | P | P | | | X |
| Market Garden | | | | | | | | | | | | | P | | | | X |
| Urban Farm | | | | | | | | | | | | | P | P | | | X |
| Commercial Recreation and Assembly (except as noted below) | | | | | | | | | | | | | P | | | | X |
| Amphitheater | | | | | | | | | | | | | C | | | C | X |
| Convention center, public | | | | | | | | | | | | | | | | | |
| Entertainment venue | | | | | | | | | | | | | P | | | | X |
| Indoor recreation area | | | | | | | | | | | | | P | | | | X |
| Outdoor recreation area | | | | | | 5P* | 10P* | 5P | P | P | P | P | P | | | | X |
| Nightclub | | | | | | | | | 10P | 10P | 10P | P | P | P | 10P | | X |
| Reception or meeting hall | | | | | | | | | P | P | P | P | P | | | | |
| Regional sports arena | | | | | | | | | | | | P | P | P | | | X |

Use Standards for the Category

(c) *Commercial recreation and assembly uses.* Commercial recreation and assembly uses shall be subject to the following general standards and specific use standards as applicable.

(1) *General standards.*

(A) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(B) In the urban neighborhood and residential mixed use districts, the square footage of unenclosed areas cannot exceed more than half of the allowed square footage for the use in that district.

| Uses by GROUP, Category, and use | Zoning Districts | | | | | | | | | | Use Standard | |
|---|------------------|-----|-----|-----|---|---|---|---|---|---|--------------|---|
| | PR1 | PR2 | TR1 | PK1 | | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | |
| Bulk Goods and Heavy Equipment (except as noted below) | P | P | | | | | | | | | | X |
| Landscaping and material sales | P | P | | | | | | | | | | |
| Commercial Agriculture (except as noted below) | P | P | | | | | | | | | | |
| Farmer's market | P | P | | | | | | | | | | X |
| Lawn and garden supply store | P | P | | | | | | | | | | X |
| Market Garden | P | | | | | | | | | | | X |
| Urban Farm | P | P | | | | | | | | | | X |
| Commercial Recreation and Entertainment (except as noted below) | P | | | | | | | | | | | X |
| Amphitheater | C | | | C | | | | | | | | X |
| Convention center, public | | | | | | | | | | | | |
| Entertainment venue | P | | | | | | | | | | | X |
| Indoor recreation area | P | | | | | | | | | | | X |
| Outdoor recreation area | P | | | | | | | | | | | X |
| Nightclub | 10P | | | | | | | | | | | X |
| Reception or meeting hall | P | P | P | P | P | P | P | P | P | P | P | |
| Regional sports arena | | | | | | | | P | P | P | | X |

Use Standards for specific uses in the Category

(2) *Amphitheater.*
 (A) The amphitheater shall be situated in such a way as to minimize the effects of lighting and noise on surrounding properties.
 (B) The use shall be exempt from the enclosed building requirements of this zoning ordinance.

(3) *Indoor recreation area.*
 (A) In the production districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

(4) *Nightclub.*
 (A) Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from an urban neighborhood or residential mixed use district boundary.

| 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 |
| COMMERCIAL | | | | | | | | | | | | | | | | | | |
| Bulk Goods and Heavy Equipment Sales (except as noted below) | | | | | | | | C | | | | | | P | P | | | X |
| Landscaping and material sales | | | | | | | | | | | | | | P | P | | | |
| Commercial Agriculture (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 |
| Commercial Recreation and Assembly (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 |
| Outdoor recreation area | | | | | 5P* | 10P* | 5P | P | P | P | P | P | P | P | | | | X |
| Nightclub | | | | | | | | 10P | 10P | 10P | P | P | P | 10P | | | | X |
| Reception or meeting hall | | | | | | | | P | P | P | P | P | P | | | | | |
| Regional sports arena | | | | | | | | | | | P | P | P | | | | | X |



Land Use Rezoning Study

Questions and Answers