

CITY OF MINNEAPOLIS

# LAND USE REZONING STUDY DRAFT INFORMATIONAL HANDOUT

FEBRUARY 2023

THE CITY OF MINNEAPOLIS IS UPDATING THE ZONING CODE TO REACH MINNEAPOLIS 2040 GOALS

Minneapolis 2040 went into effect on January 1, 2020, following over two years of engagement with the people of Minneapolis. The plan guides growth and change with fourteen goals in mind, including eliminating racial disparities, slowing climate change, and increasing access to jobs and housing. *To learn more about the adopted Minneapolis 2040 policies and action steps, please visit [www.minneapolis2040.com](http://www.minneapolis2040.com).*

As required by state law, the City is updating its zoning rules to match the development guidelines that the City Council already approved with Minneapolis 2040. Since 2020, the City has worked to meet this requirement by adopting inclusionary zoning, eliminating single-family exclusive zoning, adopting new built form districts and regulations, and eliminating minimum parking requirements. The Land Use Rezoning Study is the next major update to zoning regulations that will create consistency between the zoning code and the comprehensive plan. The comprehensive plan's 12 Future Land Use categories will guide the development of new land use regulations, governing issues such as:

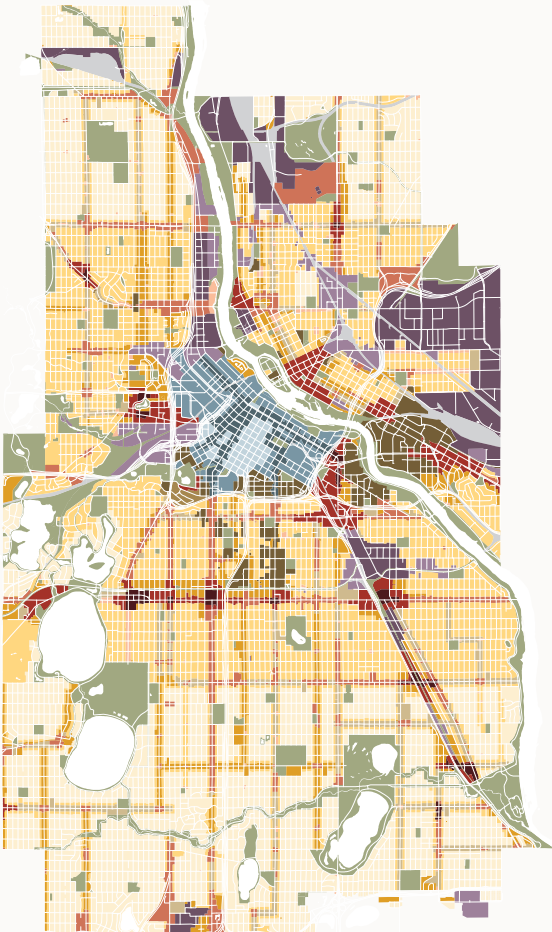
- » Uses allowed in each zoning district
- » Development standards that apply to uses allowed by zoning district (size of individual uses, where retail mixed-use is required, etc.)
- » Creation and mapping of new zoning districts to be consistent with the Future Land Use Map in Minneapolis 2040

This amendment also provides the opportunity to make the zoning ordinance easier for users to navigate, and easier for staff to administer. Special attention will be paid to the structure of the ordinance with an eye toward making it a more user-friendly tool.

This document highlights how Minneapolis 2040 policies and action steps influenced the Draft Primary Zoning District Map and the Draft Uses Allowed Table. *To read all the proposed changes, click on the link below.*

DRAFT PRIMARY ZONING DISTRICT MAP

- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4
- DC
- DS
- DD
- PR1
- PR2
- TR1
- PK1



DRAFT TABLE 545-1 USES ALLOWED

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>COMMERCIAL</b>																			
Bulk Goods and Heavy Equipment Sales (except as noted below)										C					P	P		X	
Landscaping and material sales															P	P			
<b>Commercial Agriculture</b> (except as noted below)																			
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	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				X	
Amphitheater										C	C	C	C	C			C	X	
Convention center, public																		X	
Entertainment venue								5P	10P	5P	P	P	P	P				X	
Indoor recreation area						5P+	10P+	5P	P	P	P	P	P	P				X	
Outdoor recreation area						5P+	10P+	5P	P	P	P	P	P	P				X	
Nightclub								10P	10P	P	P	P	P	P	10P			X	
Reception or meeting hall								P	P	P	P	P	P	P				X	
Regional sports arena																		X	
<b>Food and Beverages</b> (except as noted below)						5P+	10P+	5P+	10P+	5P	P	P	P	P	P	SP		X	
Bar										P	P	P	P	P	P	SP		X	
Restaurant						5P+	10P+	5P+	10P+	P	P	P	P	P	P	SP		X	
<b>General Retail Sales and Services</b> (except as noted below)						5P+	10P+	10P+	10P+	P	P	P	P	P				X	
Animal Boarding						5P+	10P+	10P+	10P+	P	P	P	P	P	P	P		X	
Dry cleaning						10P+	10P+	10P+	10P+	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+	10P+	P	P	P	P	P	P	SP		X	
Package delivery service, no on-site vehicle fleet						5P+	10P+	10P+	10P+	P	P	P	P	P	P			X	
Secondhand goods store						5P+	10P+	10P+	10P+	P	P	P	P	P	P			X	
Shopping center						5P+	10P+	10P+	10P+	P	P	P	P	P	P			X	
Small engine repair										P								X	
Tobacco shop										P	P	P	P	P	P			X	
Veterinary clinic						5P+	10P+	10P+	10P+	P	P	P	P	P	P			X	
<b>High-Impact Commercial</b> (except as noted below)										SC			5P	SP				X	
Alternative financial establishment													5P	SP				X	
Firearms dealer													SC					X	
Pawnshop										SC			5P	SP				X	
<b>Lodging</b> (except as noted below)								P	P	P	P	P	P	P	P	P		X	
Bed and breakfast home		C	C	C	C	G	P	C	C	C	C	C	P	P	P	P		X	
Hospitality residence						C	C	C	C	C	C	C	P	P	P	P		X	
Hotel, 5-20 rooms							P	P	P	P	P	P	P	P	P	P		X	
Hotel, 21 rooms or more																		X	
<b>Medical Facilities</b> (except as noted below)						5P	P	P	10P	P	P	P	P	P	P	P		X	
Blood/plasma collection facility										P	P	P	P	P	P	P		X	
Hospital								C				C	C	C				X	
<b>Office</b> (except as noted below)						5P	P	P	P	P	P	P	P	P	P	P		X	
Contractor's office										P	P	P	P	P	P	P		X	
<b>Sexually Oriented Uses</b>													5P	SP				X	
<b>INSTITUTIONAL AND CIVIC</b>																			
Community Services (except as noted below)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

WE WANT YOUR FEEDBACK ON THE PROPOSED CHANGES TO THE CODE!

You can do this by clicking on the survey links throughout this document. We want to know if the proposed changes will help achieve the Minneapolis 2040 Goals that were adopted.



[Submit feedback on the Land Use Rezoning Study](#)



[Read the proposed code text: Draft Zoning Code Chapters](#)

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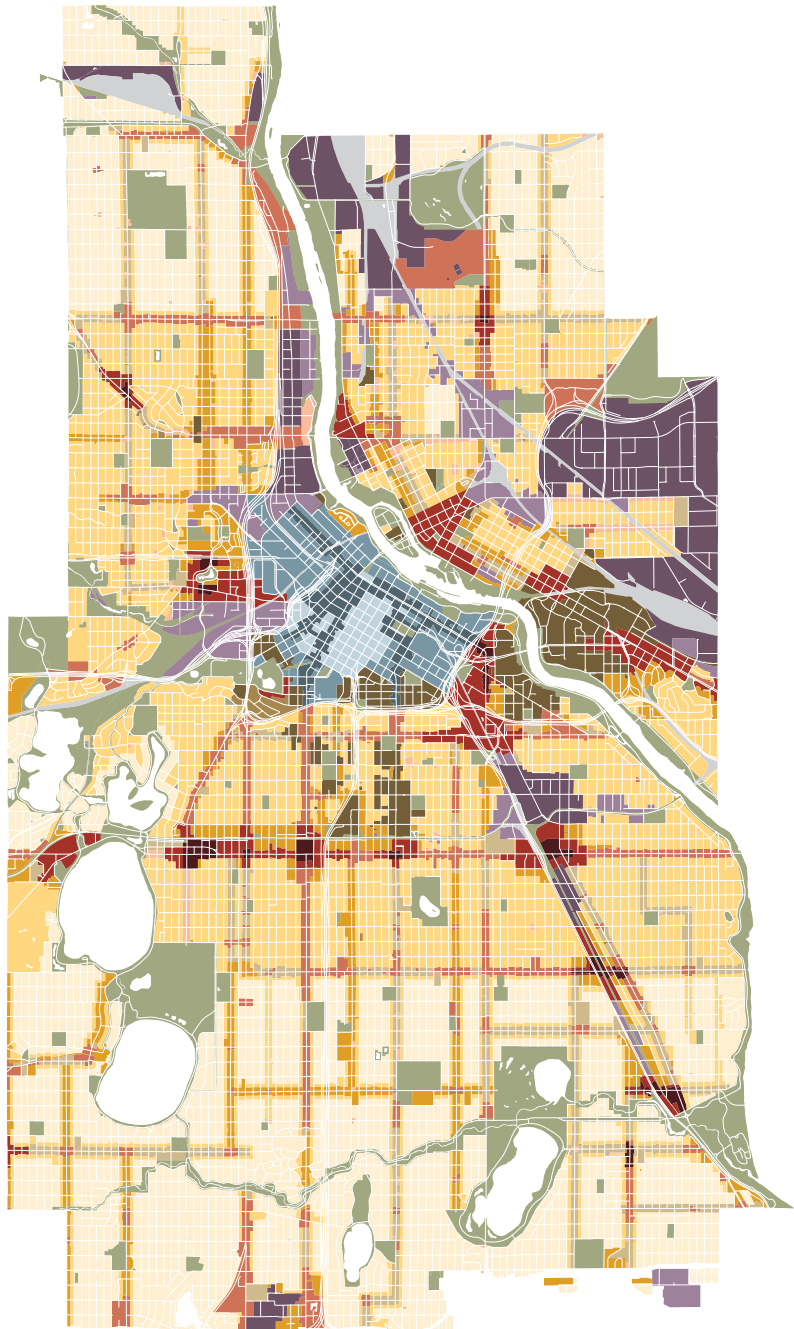
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DRAFT PRIMARY ZONING DISTRICT MAP



DRAFT PRIMARY ZONING DISTRICT MAP LEGEND

**UN1 - Urban Neighborhood**

The UN1 Urban Neighborhood District allows for small-scale residential uses. It is applied in locations with Urban Neighborhood future land use and Interior 1 built form zoning.

**UN2 - Urban Neighborhood**

The UN2 Urban Neighborhood District allows for small to moderate-scale residential uses. It is applied in locations with Urban Neighborhood future land use and Interior 2 and Interior 3 built form zoning.

**UN3 - Urban Neighborhood**

The UN3 Urban Neighborhood District allows for moderate to large-scale residential uses near transit routes and METRO stations. It is applied in locations with Urban Neighborhood future land use and non-Interior built form zoning.

**RM1- Residential Goods & Services**

The RM1 Goods and Services District is established to provide a predominantly residential environment. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in residential multi-story, mixed-use buildings that include a residential use. This district is applied to Goods and Services Corridors where there is Urban Neighborhood future land use.

**RM2 - Residential Office & Services**

The RM2 Neighborhood Office and Services District is established to provide a mixed-use environment of residential uses and low impact, small scale commercial activity. This district is applied to properties with the Neighborhood Offices and Services future land use classification.

**RM3-Residential & Institutional**

The RM3 Residence and Major Institutional District is established to provide a mixed-use environment of large-scale dwellings, large office uses, and major institutions. This district may serve freestanding institutions and employment centers or the downtown periphery residential neighborhoods.

**CM1 - Neighborhood Mixed Use**

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.

**CM2 - Corridor Mixed Use**

The CM2 Corridor Mixed Use District includes small, moderate, and large scale commercial uses. Mixed use multi story development is encouraged.

**CM3 - Community Mixed Use**

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.

**CM4 - Destination Mixed Use**

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. Permitted uses reflect the need to serve the most active commercial areas of the city.

**DC - Downtown Center**

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.

**DS - Downtown Service**

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.

**DD - Downtown Destination**

The DD Downtown Destination District is established to provide a downtown district where commercial uses are required at the street level of all development 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.

**PR1 - Production Mixed Use**

The PR1 Production Mixed Use District includes production, commercial, and warehousing and storage uses. Residential uses are allowed as part of mixed use buildings that provide production space.

**PR2 - Production & Processing**

The PR2 Production and Processing District includes production uses with the intent of protecting them from encroaching non-production uses. Residential uses are not allowed.

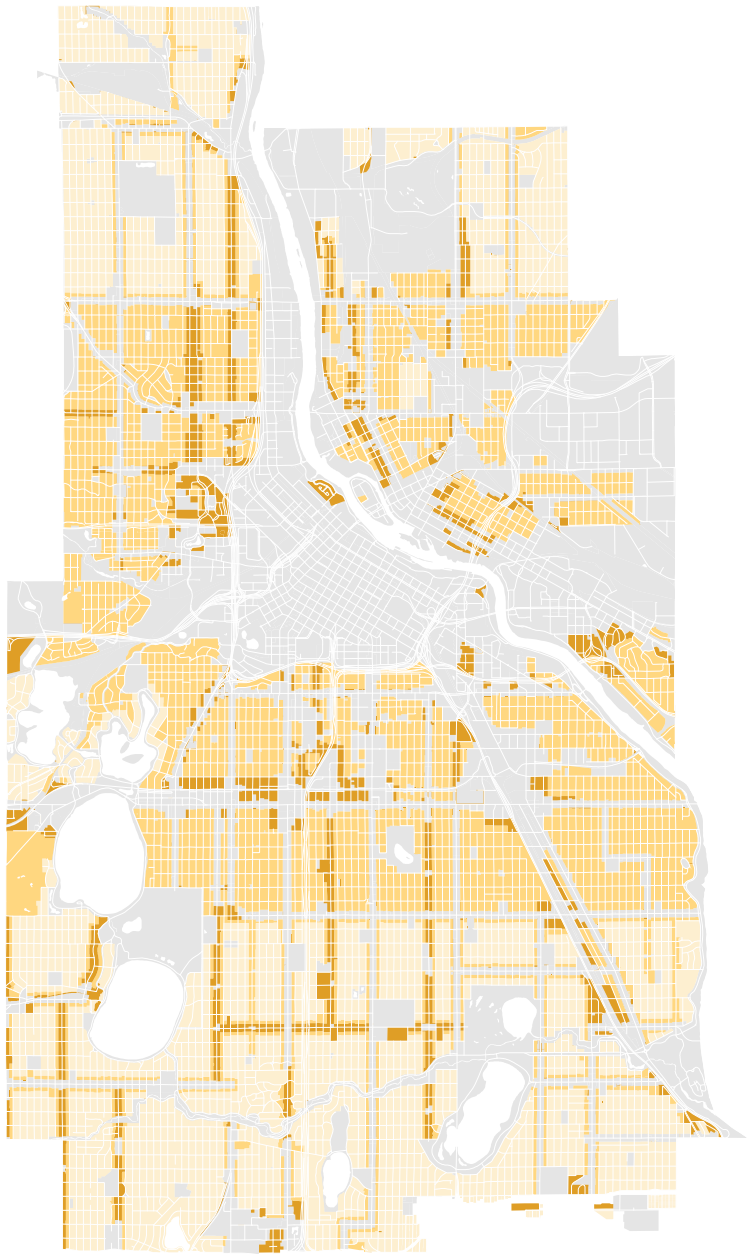
**TR1 - Transportation**

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.

**PK1 - Parks**

The PK1 Parks and Open Space District is a residential district that serves primarily to support the public park system by allowing typical parks uses and related accessory uses. Residential, commercial, and production activity is conditionally allowed via a planned unit development when determined to not be an accessory use to a park.

DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- UN1 - Urban Neighborhood
- UN2 - Urban Neighborhood
- UN3 - Urban Neighborhood

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.

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.

PROPOSED ZONING CODE

Three Urban Neighborhood districts are proposed to primarily implement Minneapolis 2040 policies around housing diversity – both in location and type. Select institutional and public uses are also allowed, while new regulations around the adaptive reuse of older non-residential structures are intended to also improve access to a diversity of housing opportunities.

UN1 - Urban Neighborhood

The UN1 Urban Neighborhood District allows for small-scale residential uses and is applied in locations with Urban Neighborhood future land use guidance and Interior 1 built form zoning. These are areas that are limited by policy to allow up to three dwelling units on an individual property.

UN2 - Urban Neighborhood

The UN2 Urban Neighborhood District allows for small to moderate-scale residential uses. It is applied in locations with Urban Neighborhood future land use and Interior 2 and Interior 3 built form zoning. These areas allow a wider variety of housing types, as outlined by Minneapolis 2040 policy, and therefore need to be in a separate zoning district from UN1 properties.

UN3 - Urban Neighborhood

The UN3 Urban Neighborhood District allows for moderate to large-scale residential uses near transit routes and METRO stations. It is applied in locations with Urban Neighborhood future land use and non-Interior built form zoning. UN3 areas include some locations where underdevelopment is a concern, so the applicable built form overlay district will prevent small scale residential uses in those situations. Additionally, more intense residential uses like fraternities and sororities are first allowed in this district when near universities.



Read the Zoning Districts Chapter:  
[Chapter 530 Zoning Districts](#) (PDF)

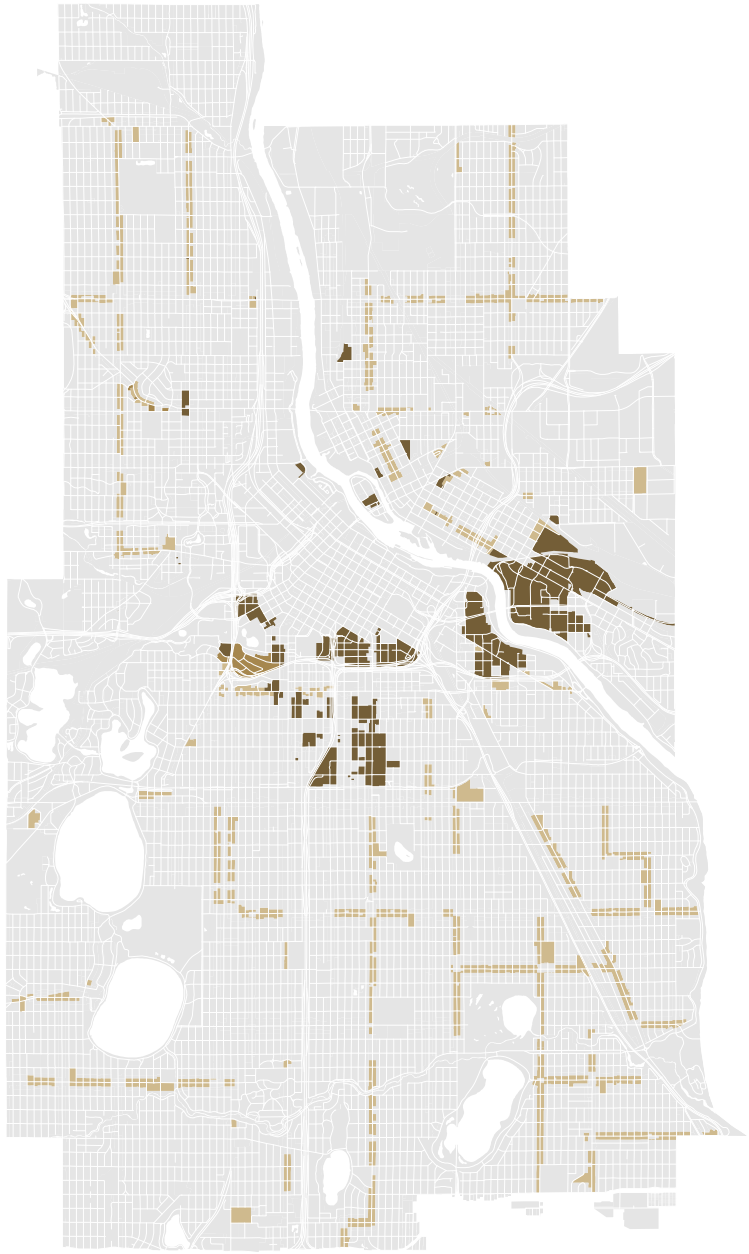


Read which uses are allowed in the districts:  
[Uses Allowed Table](#) (PDF)



[Submit feedback on the Land Use Rezoning Study](#)

DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- RM1- Residential Goods & Services
- RM2 - Residential Office & Services
- RM3- Residential & Institutional

WHAT DOES MINNEAPOLIS 2040 SAY?

- » **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.
- » **Goods and Services Corridors** serve two purposes:
  - › To indicate where commercial uses should front in relation to properties guided for commercial future land uses.
  - › 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

MINNEAPOLIS 2040 RELATED ACTION STEPS

- » Continue to allow office and institutional uses where they currently exist throughout the city.
- » Guide new office and institutional uses to locations well-served by public transportation.
- » Encourage large medical, educational, and cultural institutions to grow within their existing footprint, especially where territorial expansion would result in a reduction of housing stock.

PROPOSED ZONING CODE

Three residential mixed use zoning districts are proposed to primarily allow for residential uses, while also accommodating some commercial uses and large institutions.

RM1- Residential Goods & Services

The RM1 Goods and Services District allows uses similar to the proposed Urban Neighborhood zoning districts, with the caveat that additional commercial uses are allowed when part of a residential mixed use development. This district is largely applied to Goods and Services Corridors with Urban Neighborhood future land use guidance.

RM2 - Residential Office & Services

The RM2 Neighborhood Office and Services District allows residential uses and low impact, small scale commercial activity. This district is applied to properties with the Neighborhood Offices and Services future land use classification.

RM3- Residential & Institutional

The RM3 Residence and Major Institutional District allows large-scale dwellings, large office uses, and major institutions. This district may serve freestanding institutions and employment centers or the downtown periphery residential neighborhoods. The RM districts operate in a manner similar to the existing Office Residence (OR) districts in the zoning code.



Read the Zoning Districts Chapter:  
[Chapter 530 Zoning Districts](#) (PDF)

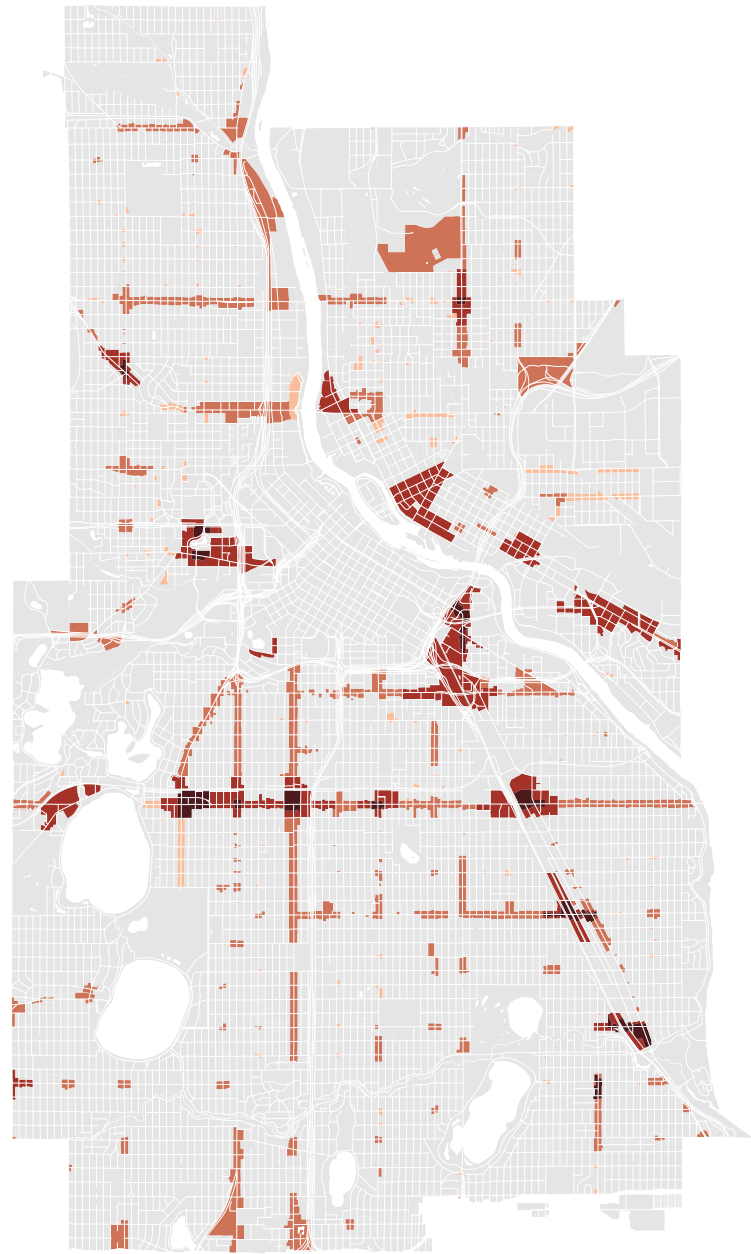


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DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- CM1 - Neighborhood Mixed Use
- CM2 - Corridor Mixed Use
- CM3 - Community Mixed Use
- CM4 - Destination Mixed Use

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.

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.



Read the Zoning Districts Chapter:  
[Chapter 530 Zoning Districts](#) (PDF)



Read which uses are allowed in the districts:  
[Uses Allowed Table](#) (PDF)



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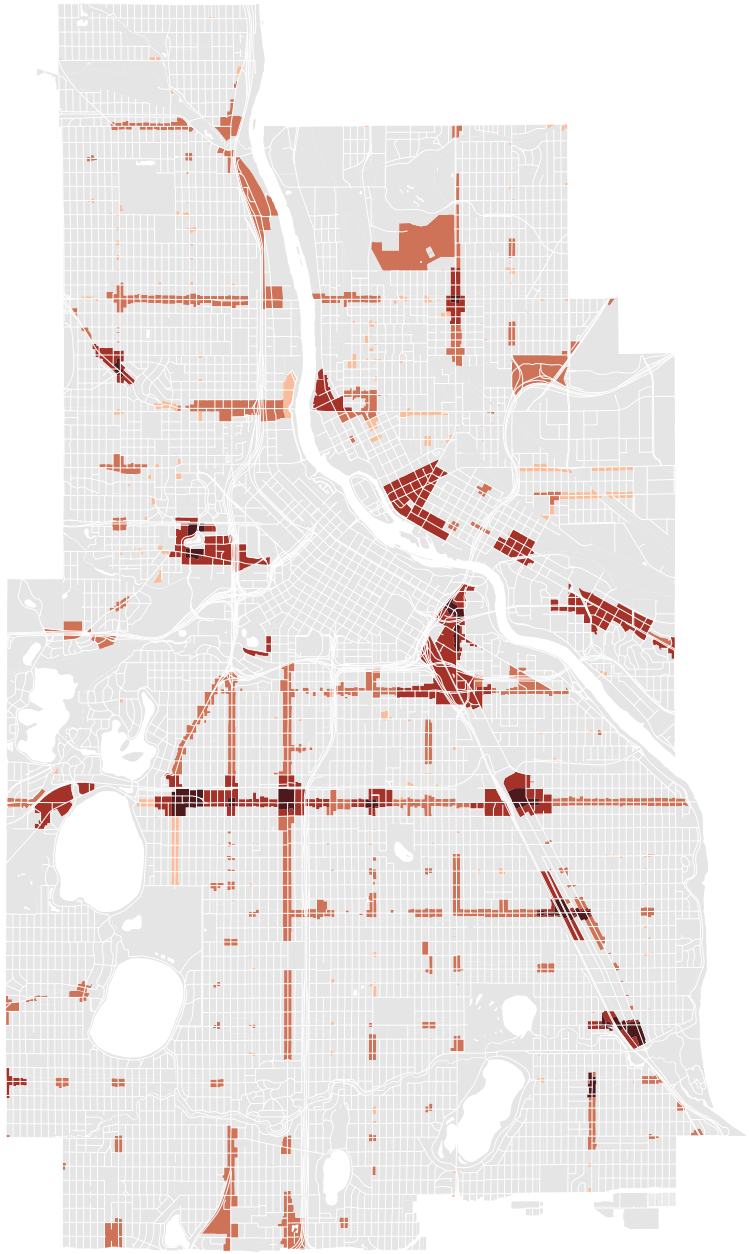
Minneapolis 2040 Mixed Use Diagram

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

○ Allowed

× Not Allowed

DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- CM1 - Neighborhood Mixed Use
- CM2 - Corridor Mixed Use
- CM3 - Community Mixed Use
- CM4 - Destination Mixed Use

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.

CM1 - Neighborhood Mixed Use

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.

CM2 - Corridor Mixed Use

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).

CM3 - Community Mixed Use

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.

CM4 - Destination Mixed Use

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.



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[Chapter 530 Zoning Districts](#) (PDF)

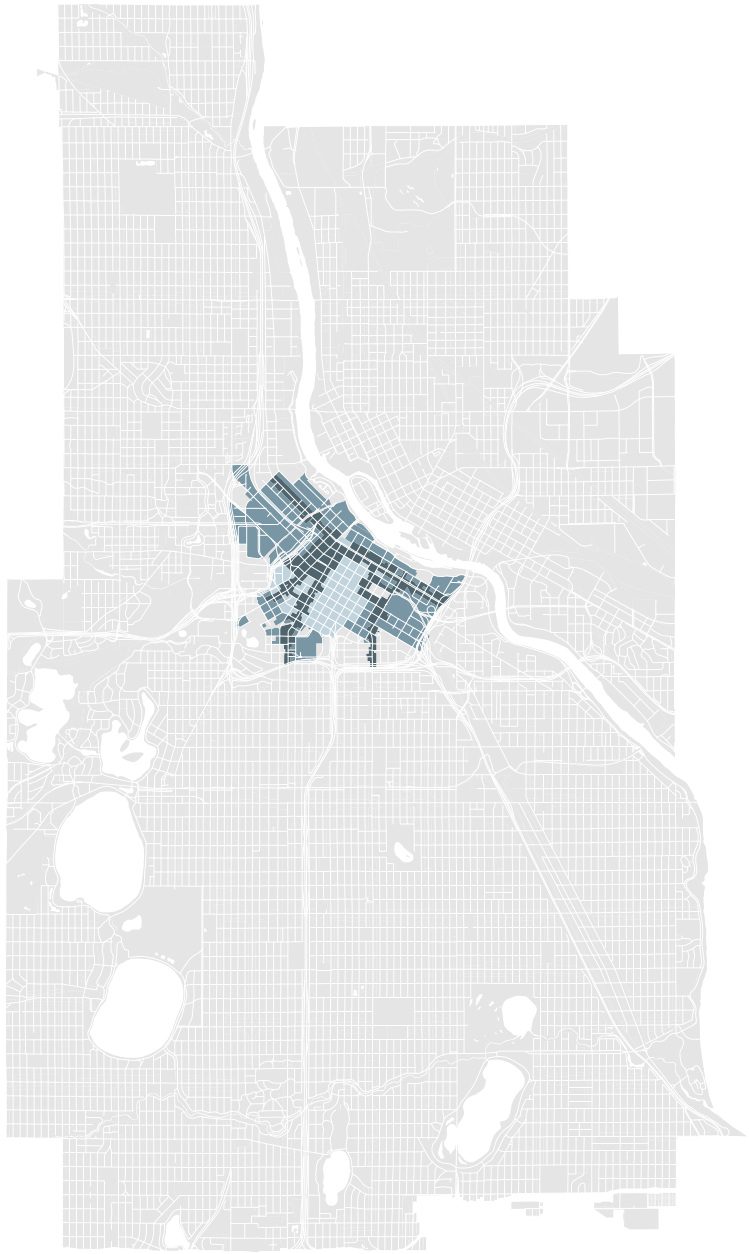


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DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- DC - Downtown Center
- DS - Downtown Service
- DD - Downtown Destination

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.

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.

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.

DC - Downtown Center

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.

DS - Downtown Service

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.

DD - Downtown Destination

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.



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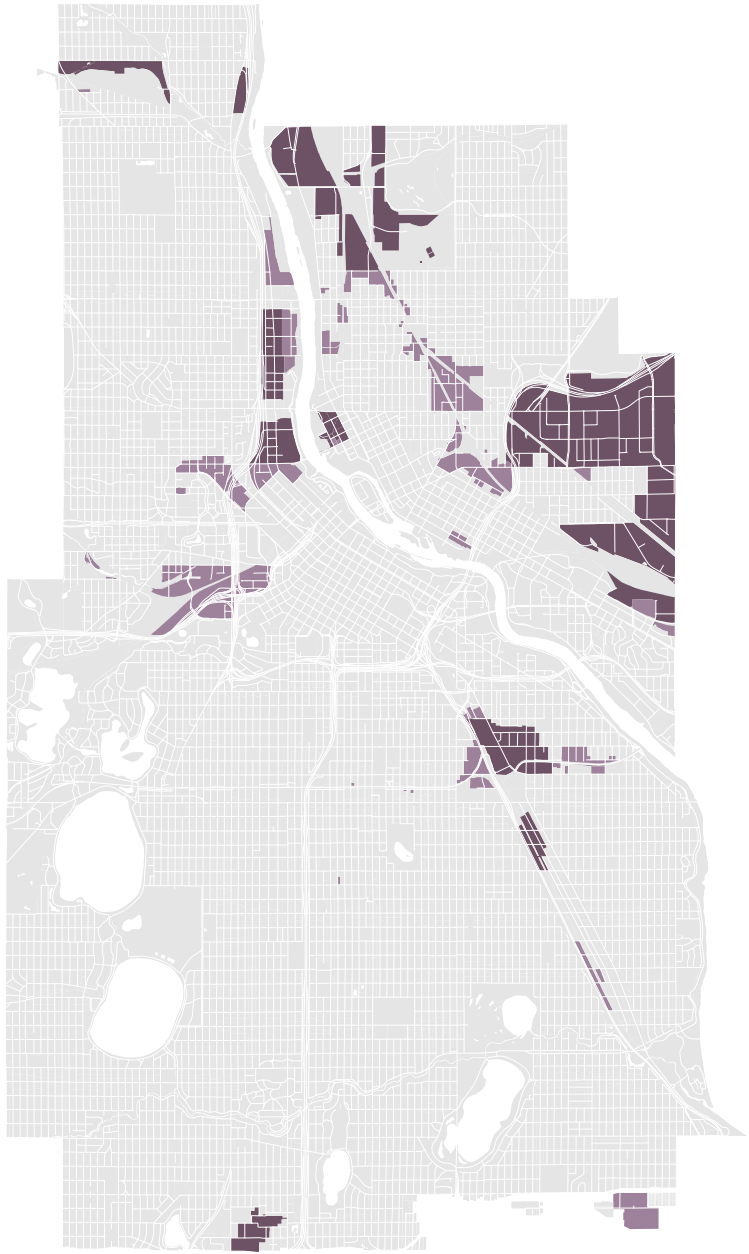


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DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

- PR1 - Production Mixed Use
- PR2 - Production & Processing

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.

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.

PROPOSED ZONING CODE

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

PR1 - Production Mixed Use

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 and I2 districts. 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.

PR2 - Production & Processing

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.



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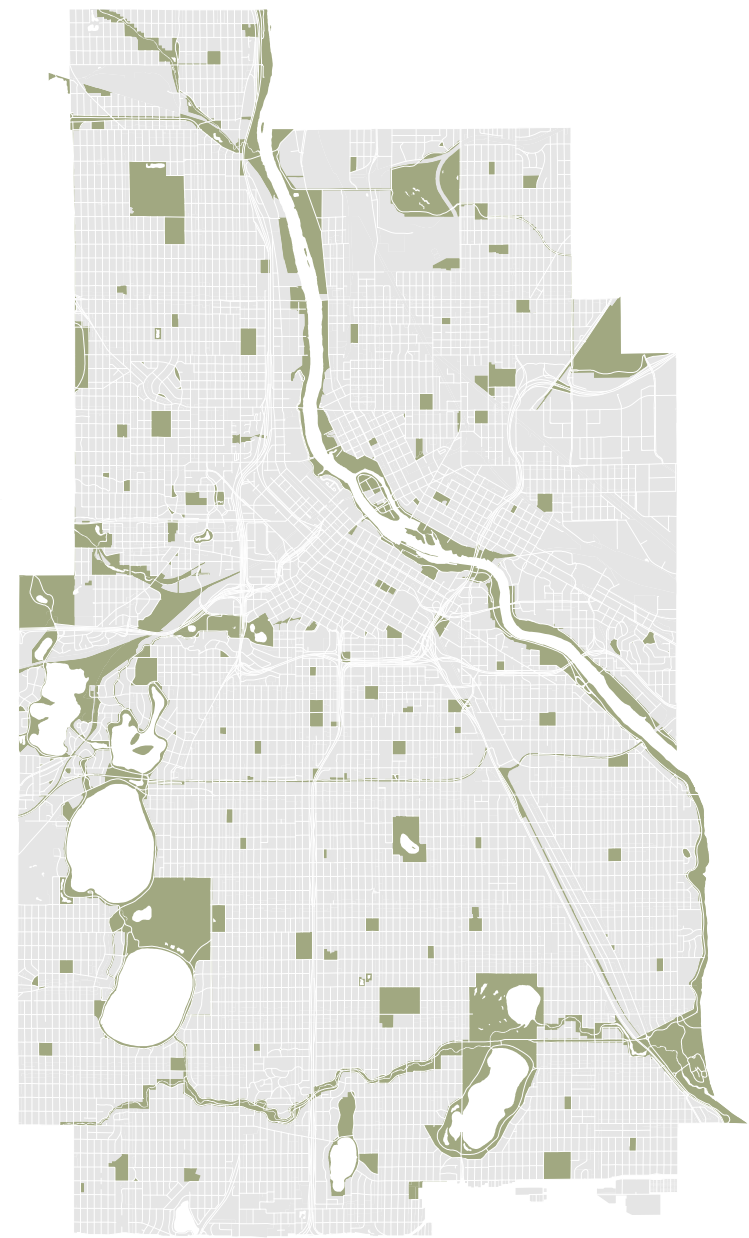


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DRAFT PRIMARY ZONING DISTRICT MAP



LEGEND

PK1 - Parks

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.

PROPOSED ZONING CODE

**PK1 - Parks**

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.



Read the Zoning Districts Chapter:  
[Chapter 530 Zoning Districts](#) (PDF)

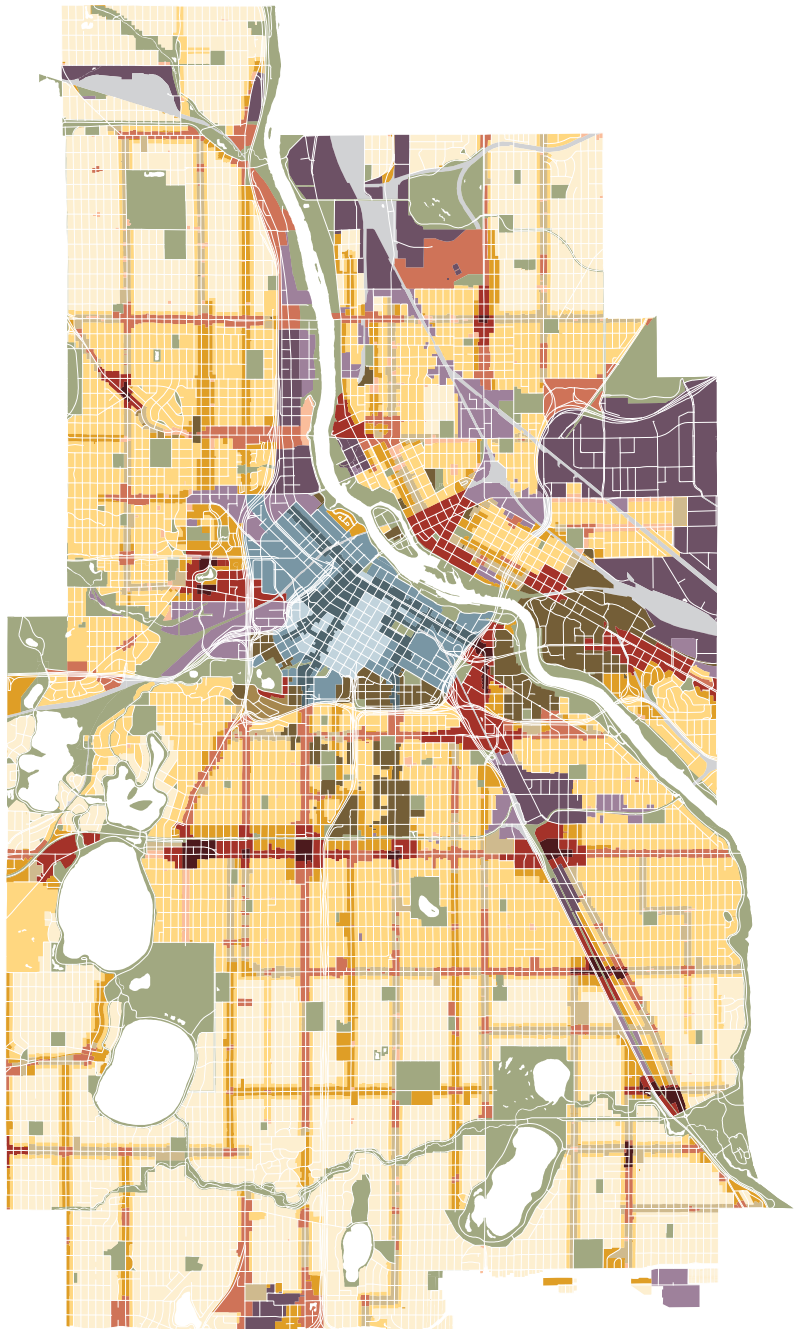


Read which uses are allowed in the districts:  
[Uses Allowed Table](#) (PDF)



[Submit feedback on the Land Use Rezoning Study](#)

DRAFT PRIMARY ZONING DISTRICT MAP



DRAFT TABLE 545-1 USES ALLOWED - PAGE 1

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
COMMERCIAL																		
<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
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
<b>Food and Beverages</b> (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
<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)								5C			5P	5P						
Alternative financial establishment								5C			5P	5P						X
Firearms dealer											5C							X
Pawnshop								5C			5P	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
Hospital						C					C	C	C					X
<b>Office</b> (except as noted below)				5P	P	P	P	P	P	P	P	P	P	P	P			
Contractor's office							P	P	P	P	P	P	P	P	P			X
<b>Sexually Oriented Uses</b>											5P	5P	5P					X

USES TABLE DESCRIPTION

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**Use groups and use categories.** Use groups and use categories are described in this chapter and are accompanied by examples and exceptions. Certain specific uses are enumerated in the use table for two reasons: (1) the districts where the specific use is allowed are different from other uses in the use category; and/or (2) the use is subject to specific use standards that are in addition to use standards applicable to other uses in the same use category. In these situations, the use category includes the reference "except as noted below" in the table below.

**Prohibited uses.** Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district

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**Use standard.** Permitted and conditional uses specified with an "X" under the Use Standard column shall be subject to the specific use standards in Article II of this chapter

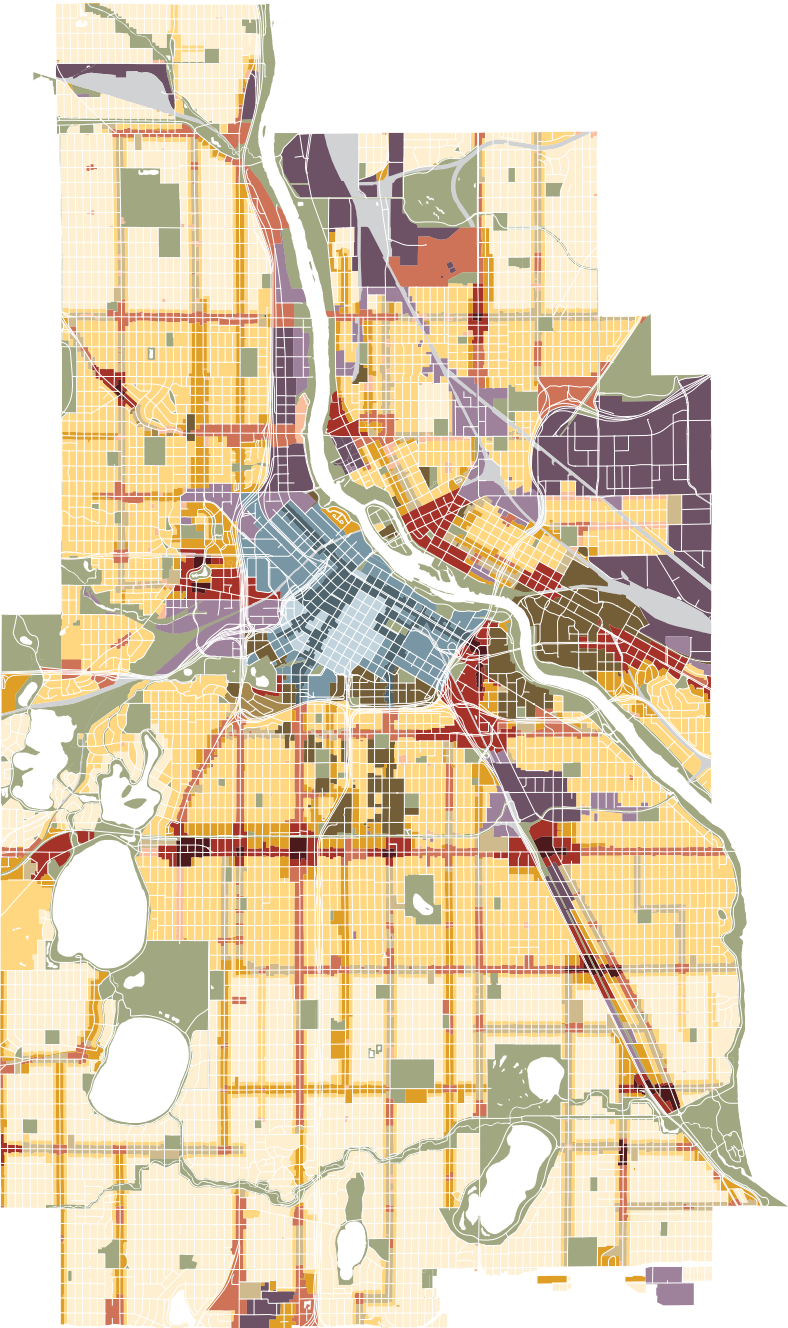


Read the Use Regulations Chapter:  
[Chapter 545 Use Regulations](#) (PDF)



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DRAFT PRIMARY ZONING DISTRICT MAP



DRAFT TABLE 545-1 USES ALLOWED - PAGE 2

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	
<b>INSTITUTIONAL AND CIVIC</b>																	
<b>Community Services</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P				
Cemetery																C	
Child care center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			X
Community center	C	C	P	P	P	P	P	P	P	P	P	P	P	P			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			X
Community provisions facility							P	P	P	P	P	P	P	P	P		X
Developmental achievement center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		X
<b>Educational Facilities</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P				
College or university						C					C	C	C				X
Educational arts center	P	P	P	P	P	P	P	P	P	P	P	P	P				X
School, grades K-12	P	P	P	P	P	P	P	P	P	P	P	P	P				X
School, vocational or business						C		P	P	P	P	P	P	P	P		
<b>Parks and Public Open Spaces</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
<b>Recreational Facilities</b> (except as noted below)	C	C	C	C	C	C											
Athletic field	C	C	C	C	C	C										C	X
Golf course	C	C	C	C	C	C										C	X
<b>Social and Cultural Assembly</b> (except as noted below)				P	P	P	P	P	P	P	P	P	P	P			
Club or lodge				P	P	P	P	P	P	P	P	P	P	P			X
Convent, monastery or religious retreat center				P	P	P	P	P	P	P	P	P	P	P			X
Religious place of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<b>PRODUCTION</b>																	
<b>Lower-Impact Production and Processing</b> (except as noted below)														P	P		
Art studio				P	P	P	P	P	P	P	P	P	P	P	P		X
Brewery or distillery							P	P	P	P	P	P	P	P	P		X
Film, video, and audio production								P	P			P		P	P		X
Glass, ceramics, and earthenware production, small scale														P	P		X
Grain mill, small scale								C	C					P	P		X
Limited production and processing							P	P	P			P		P	P		X
Research, development, and testing laboratory								P	P			P		P	P		
<b>Moderate-Impact Production and Processing</b>															P		X
<b>High-Impact Production and Processing</b> (prohibited except as noted below)																	X
Concrete, asphalt, and rock crushing facility															C		X
Concrete, stone, clay, or tile production															C		X
Forge or foundry, small scale															C		X
Grain elevator or mill															C		
<b>Post-Consumer Waste Processing</b> (prohibited except as noted below)																	
Recycling facility															C		X
Waste transfer facility															C		X
<b>Warehousing and Storage</b> (except as noted below)														P	P		
Contractor yard														C	P		X
Self-service storage facility														P	P		X
Snow storage site															C		X

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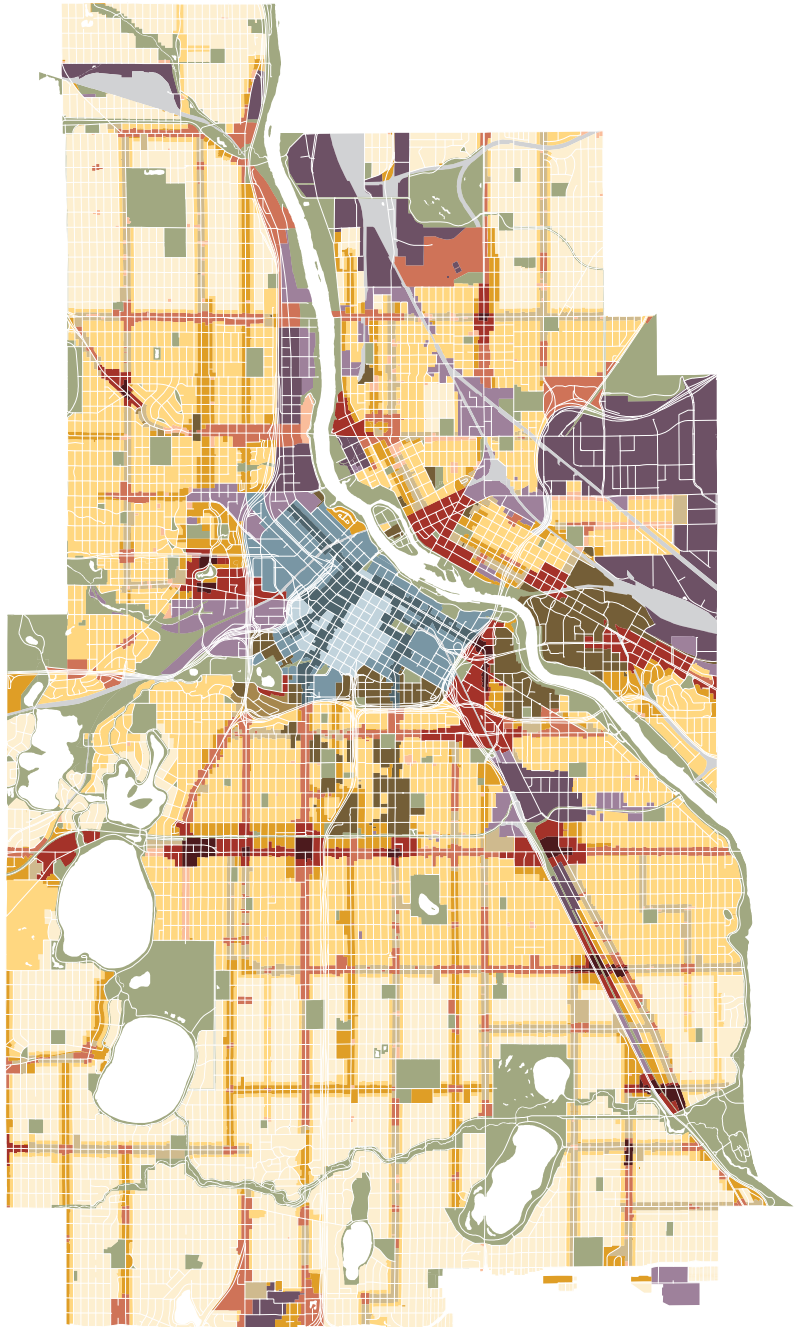


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DRAFT PRIMARY ZONING DISTRICT MAP



DRAFT TABLE 545-1 USES ALLOWED - PAGE 3

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	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DC	DS	DD	PR1	PR2	TR1	
<b>PUBLIC SERVICES AND UTILITIES</b>																	
<b>Basic Utilities</b> (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication exchange					C	C	C	C	C	C	C	C	C	C	C		
Heating or cooling facility					C	C	C	C	C	C	C	C	C	C	C		
Passenger transit station	C	C	C	C	C	C	C	C	C	C	P	P	P	C	C	P	C
<b>Principal Electricity Generation</b> (except as noted below)														C	C		X
Electricity generation plant, natural gas, existing on the effective date of this ordinance															C		
Municipal waste to energy plant, existing on the effective date of this ordinance												C					
<b>Public Safety and Welfare</b> (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Animal shelter															C	C	X
Garage for public vehicles												C			C	C	
Mounted patrol stable												C			C	C	
Pre-trial detention facility, existing on the effective date of this ordinance											P	P	P				X
Street and equipment maintenance facility															C	C	
<b>RESIDENTIAL</b>																	
<b>Cluster Development</b>	C	C	C	C	C	C	C	C	C	C							X
<b>Congregate Living</b> (as noted below)																	
Community correctional facility serving up to (32) persons															C		X
Dormitory						C					C	C	C				X
Emergency shelter	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		X
Fraternity or sorority, existing on the effective date of this ordinance		C	C	C	C	C											X
Fraternity or sorority			C	C	C	C											X
Inebriate housing												C					X
Intentional community	P	P	P	P	P	P	P	P	P	P	P	P	P	C			X
Overnight shelter										C	C	C	C	C			X
Residential hospice			C	C	C	C		C	C	C	C	C	C				X
Single room occupancy housing		P	P	P	P	P	P	P	P	P	P	P	P	C			
State credentialed care facility, serving six (6) or fewer persons	P	P	P	P	P		P	P	P								X
State credentialed care facility, serving seven (7) to sixteen (16) persons	C	C	P	C	C	P	C	C	P	P	P	P	P				X
State credentialed care facility, serving seventeen (17) or greater persons			C	C	C	C			C	P	P	P	P				X
Supportive housing			C	C	C	C			C	C	P	P	P	C			X
<b>Dwellings</b> (as noted below)																	
Single-, two- or three-family dwelling	P	P	P	P	P		P	P									
Single-, two- or three-family dwelling existing on the effective date of this ordinance						P			P	P						P	
One (1) to three (3) dwelling units, as part of a mixed-use building						P			P	P	P	P	P	C			
Multiple-family dwelling, four (4) units or more		P	P	P	P	P	P	P	P	P	P	P	P	C		C	X
Common lot development	P	P	P	P	P	P	P	P									X

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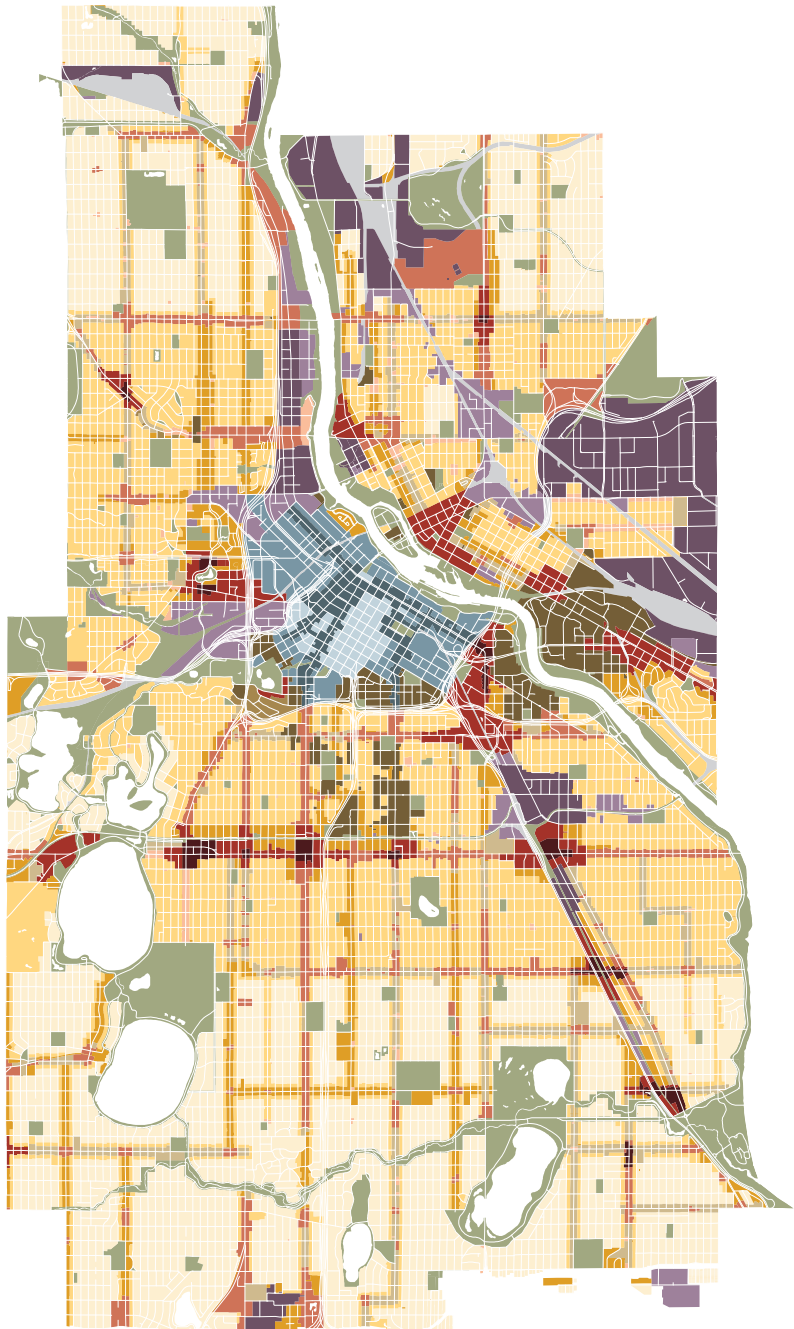


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	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DC	DS	DD	PR1	PR2	TR1		PK1
TRANSPORTATION, VEHICLE SERVICES, AND PARKING																		
Automobile Services (except as noted below)								C			C	C	C	C	C			X
Automobile repair, major															C			X
Automobile sales, enclosed											C	C	C		C	C		X
Car washes								C						C	C			X
Electric vehicle charging hubs								C			C	C	C	C	C	C		X
Gas stations existing on the effective date of this ordinance								C	C	C		C	C	C	C			X
Industrial Transportation Services (except as noted below)															C	C		X
Waste hauler															C			X
Principal Parking (except as noted below)							C	C	C	C	C	C	C	C	C	C	C	X
Off-site parking lots serving multiple-family residential uses and congregate living uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Off-site parking lots serving institutional and public uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Vehicle Fleet-Oriented Services (except as noted below)															C			X
Horse and carriage assembly/transfer sites														C	C			X
Rental of trucks, trailers, boats, and recreational vehicles														C	C			X
Vehicle Storage (except as noted below)															C	C		
Public impound lot														C	C	C		

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