

CITY OF MINNEAPOLIS

Overnight Shelters Zoning Code Text Amendment

South Community Meeting
Minneapolis American Indian Center
June 22, 2015

Minneapolis Zoning Code

- 1987: Zoning Code is amended to add new residential and social uses
- 1991: Zoning Code adds new use and definition for overnight shelter– requires a CUP accessory to a religious institution
- 2010: Zoning Code adds DS Downtown Shelter Overlay District and allows shelters as a principal use with a CUP



Peer City Research

	St. Paul, MN	San Diego, CA	Denver, CO	Chicago, IL	Portland, OR	St. Louis, MO	Baltimore, MD	Cincinnati, OH
Allowed as a principal use?	Yes; Conditional Use Permit (CUP) is required	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required	Yes, CUP is required	Yes; requires 50% consent from owners within 500' + ½ lot width	Yes; CUP is required	Yes, special assistance shelter – requires a CUP
Zoning Districts allowed?	Downtown (B5) and Industrial (I1 and I2) Districts	Conditional in multiple-family, commercial, industrial districts and accessory to religious institutions and organizations	High-density residential, most commercial, and most industrial districts	High-density residential, most commercial, downtown and most industrial districts	All districts except Industrial - # of beds allowed/ district	High-density residential, all commercial, industrial and downtown districts	Non-profits: high-density and most commercial districts. For-profit: most commercial districts	High-density residential, all downtown and light industrial districts
Spacing requirement?	600 feet from other CRFs	No	500 feet from schools, 950 beds max/ council district	No	No	500 feet + ½ lot width from churches or schools	No	No
Licensing required?	Yes, for 4 people or more	No	Yes, licensed as a residential care unit	No	Annual inspection and certification	Yes	No	No

Small Group Discussion



Discussion Questions

- How do you envision the ideal shelter environment to better serve those in need?
- What types of locations do you see as most appropriate for overnight shelters, both to best serve those in need and to ensure compatibility of uses?
- If an overnight shelter were to locate near your home or business, what would be your primary concerns, and what suggestions would you have to mitigate those concerns?

Next Steps

North Community Meeting

July 27, 5:30-7:30 PM

North Regional Library

1315 Lowry Avenue North

Minneapolis, MN 55411

