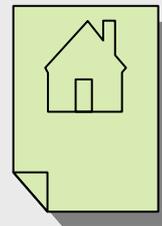


ZONING 101



What is zoning?

- ❑ Municipal ordinance that implements the policies of the Comprehensive Plan through the regulation of land use and development within the City.
- ❑ The zoning ordinance regulates the size, type, structure, placement, spacing and use of land and structures
- ❑ Zoning also regulates such things as parking and signage.



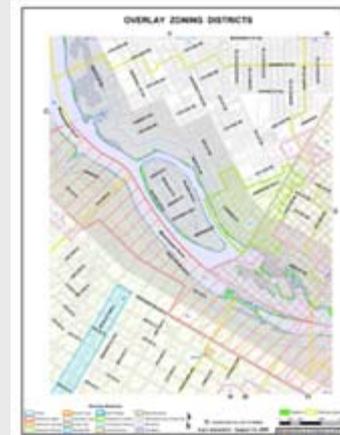
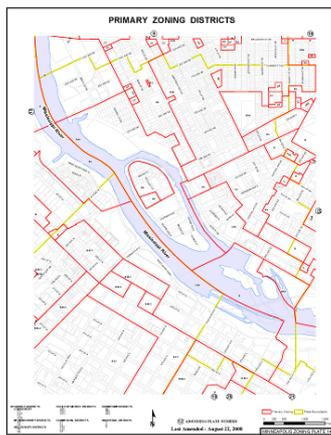


What is the purpose of zoning?

- To protect the general health, safety and welfare of our citizens.
- To create stability and predictability within zoning districts that each allow a range of compatible uses and building types.
- To establish the uses and allowable size of a structure within a zoning district so that they do not negatively impact the parcels in an adjacent zoning district.

Zoning Map vs. Zoning Text

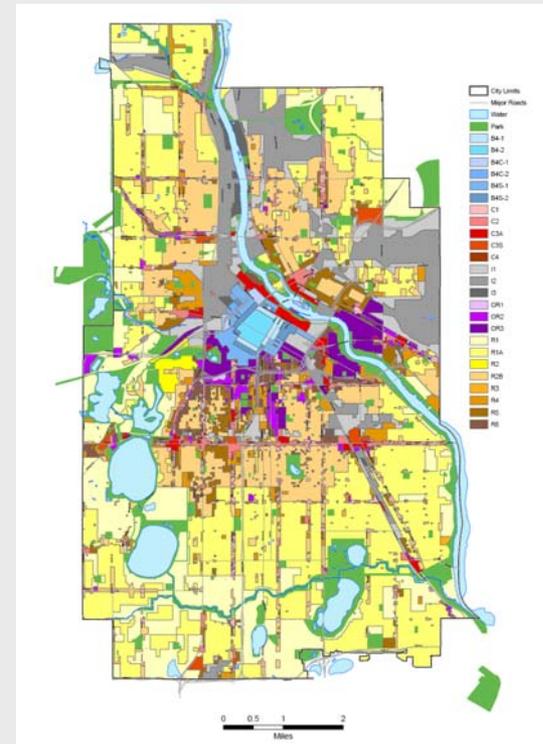
- Zoning Map:
Defines where specific regulations apply



- Zoning Text:
Defines what those regulations consist of

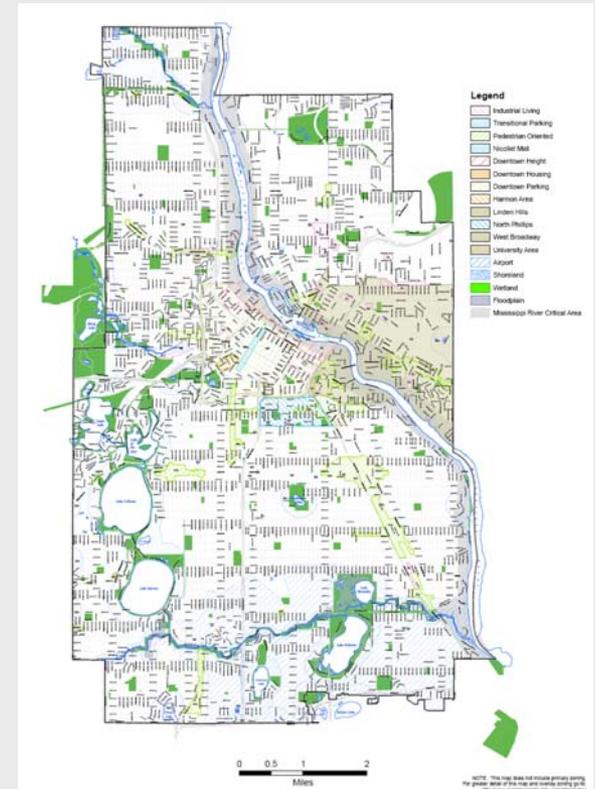
Primary Zoning

- All land in the city is assigned a zoning classification in one of the following categories:
 - Residence Districts
 - Office Residence Districts
 - Commercial Districts
 - Downtown Districts
 - Industrial Districts



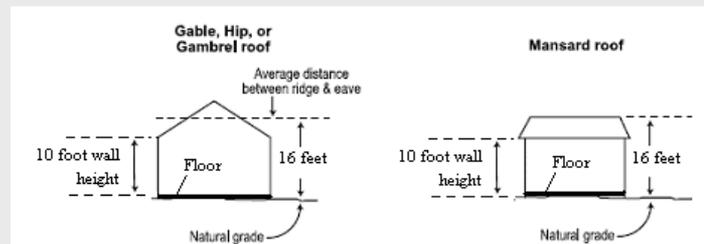
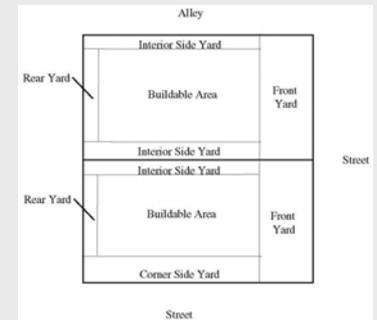
Overlay Zoning

- Some parcels may have additional districts layered on top of the Primary District called an Overlay Zoning District
 - PO Pedestrian Oriented Overlay District
 - LH Linden Hills Overlay District
 - IL Industrial Living Overlay District
 - TP Transitional Parking Overlay District
 - SH Shoreland Overlay District
 - FP Floodplain Overlay District
 - MR Mississippi River Critical Area Overlay District
 - DP Downtown Parking Overlay District
 - B4H Downtown Housing Overlay District
 - DH Downtown Height Overlay District
 - NM Nicollet Mall Overlay District
 - HA Harmon Area Overlay District
 - NP North Phillips Overlay District
 - AP Airport Overlay District
 - WB West Broadway Overlay District
 - UA University Area Overlay District



District Regulations

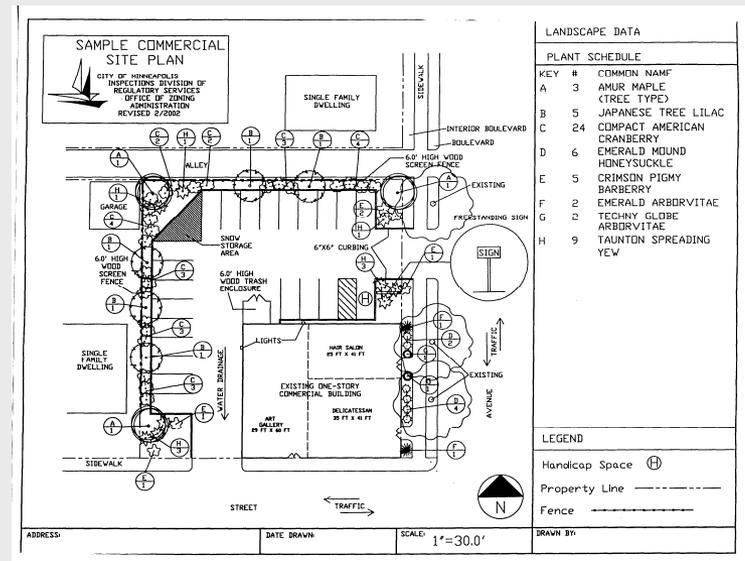
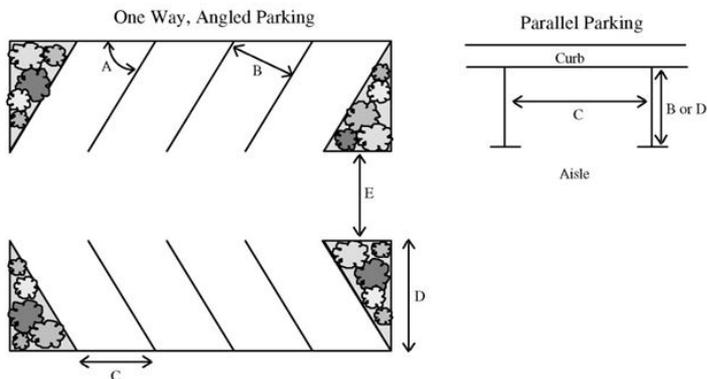
- Each district regulates:
 - Uses (Permitted, Conditional, Prohibited)
 - Residential density
 - Building height, bulk, and setbacks
 - Lot dimensions
 - Signage (Size, type, location and lighting)
 - Hours of operation



City-wide regulations

- Regulations that apply across districts:
 - Parking and loading requirements
 - Spacing requirements
 - Site plan requirements

Figure 541-1 Parking Dimension Diagram



What is the Comprehensive Plan?

- A “Visioning Document” to guide public and private growth and land development decisions
- A “Tool” that addresses land use, transportation, housing, economic development, etc.
- A “Guide” for City’s development that balances opportunities and promotes a high quality of life for residents and visitors
- Legally required per state statute and Metropolitan Council regulation
- Provides long range policy guidance for City
- Guides planning, zoning, and development decisions
- Includes 10 topical chapters, such as Land Use, Transportation, etc.

Resources and Contact Information

- Department of Community Planning and Economic Development:

<http://www.ci.minneapolis.mn.us/cped/>

- General planning and zoning information:

<http://www.ci.minneapolis.mn.us/cped/planning-zoning.asp>

- The Minneapolis zoning code:

<http://www.ci.minneapolis.mn.us/zoning/code/>

- For questions regarding specific zoning issues, please call Minneapolis 311.