

# Green Zone

1/11/2023

## Comprehensive plan - Minneapolis 2040

- The City's Comprehensive Plan, Minneapolis 2040, took effect Jan. 1, 2020.
- Adopted policy for the City.
- Can be viewed at [minneapolis2040.com](https://www.minneapolis2040.com)
- Explore by Goals, Topics, Policies.

## Comprehensive plan and zoning code

- Comprehensive plan is the adopted policy for the City.
- Zoning code regulations implement the policy.
- Zoning code is required to match or implement the comprehensive plan – can't change the policy through the zoning code, need to amend the comprehensive plan first.
- Zoning code and other zoning information can be viewed at the City's webpage: <https://www2.minneapolismn.gov/business-services/planning-zoning/>
- Since the adoption of the comprehensive plan staff has been updating the zoning code.

## City-wide rezoning studies

- Implementation of the comprehensive plan includes two major rezoning studies.
- The first addressed built form through new Built Form (height, bulk, setbacks) Overlay Districts and took effect Jan. 1, 2021.
- The **land use rezoning study** will comprehensively examine the primary zoning districts (and some overlay districts), with a focus on allowed uses and related development standards.
- Entirely new land use zoning districts will be introduced.

# Comprehensive Plan policies – Production and Processing

## POLICY 3

**Production and Processing: Expand and maintain areas for production, processing, and distribution of products, services, and ideas.**

### Production and Processing

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.

#### Related policies:

- [Policy 3: Production and Processing](#)

#### Map color:



### Production Mixed Use

Production Mixed Use is a land use designation that 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 and must incorporate mitigation strategies to address potential conflicts between existing production uses and new residences. Adaptive re-use of older industrial property is encouraged.

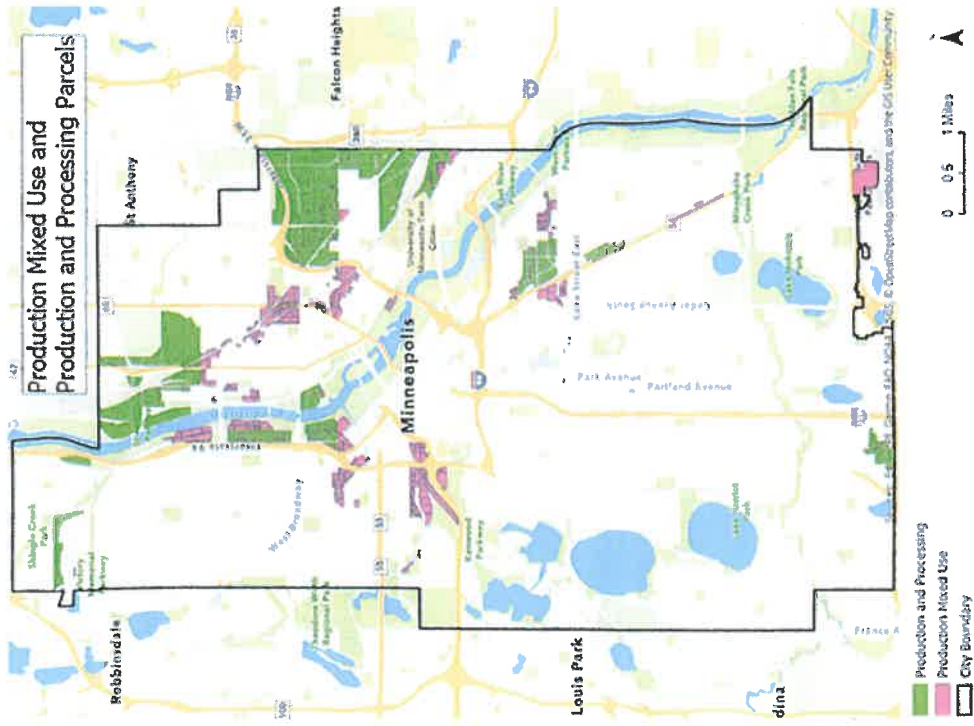
#### Related policies:

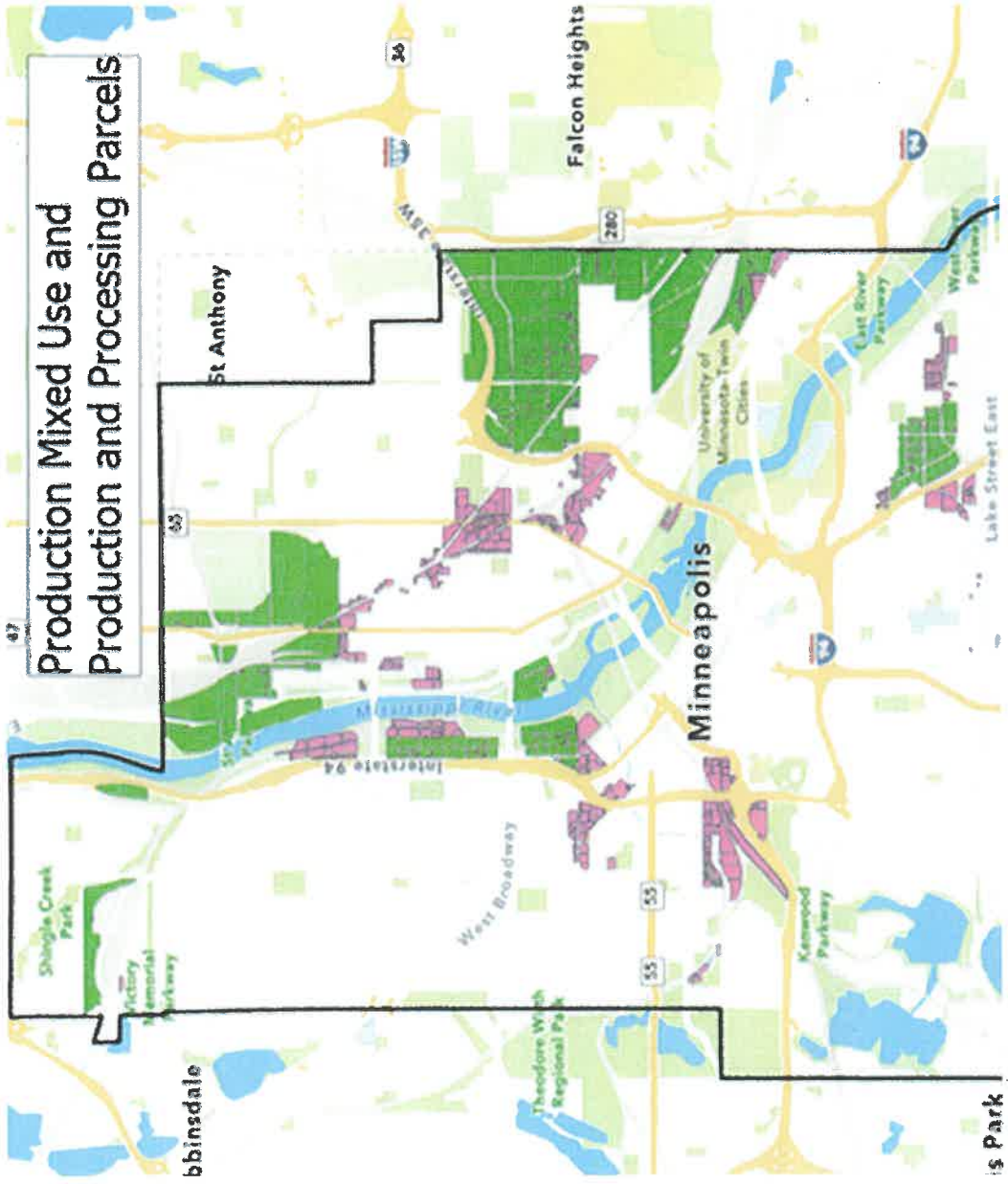
- [Policy 3: Production and Processing](#)
- [Policy 1: Access to Housing](#)
- [Policy 4: Access to Commercial Goods and Services](#)
- [Policy 2: Access to Employment](#)

#### Map color:



This map and following slide shows the comprehensive plan designations, not zoning districts.





Production Mixed Use and  
Production and Processing Parcels

bbinsdale

is Park

# Production and Processing/Production Mixed Use districts

## **Current zoning districts (to be replaced):**

- I1 – Light Industrial
- I2 – Medium Industrial
- I3 – General Industrial

## **New zoning districts:**

- PR1 = Production Mixed Use property
- PR2 = Production and Processing property



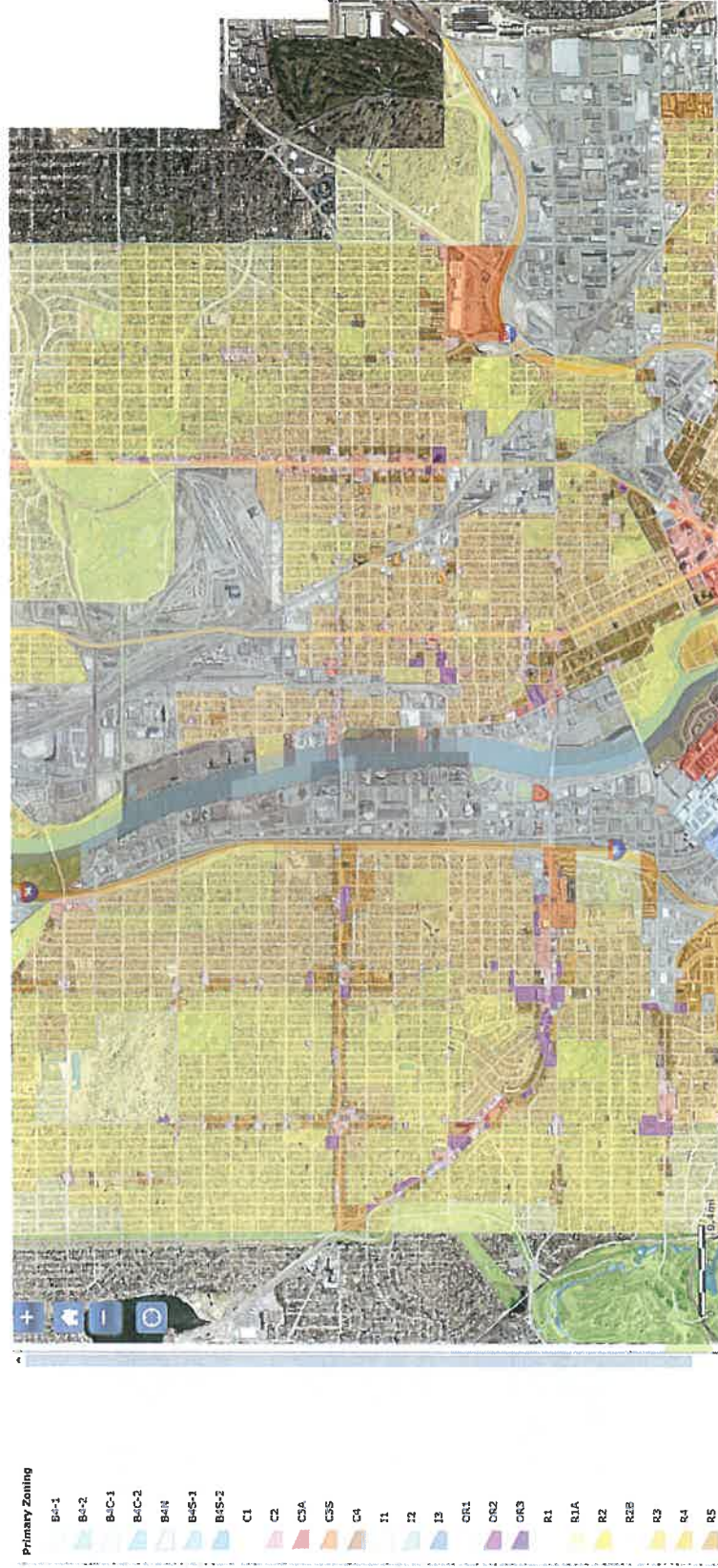
## Current use categories and applicable industrial zoning districts

Light industrial uses (I-1, I-2, & I-3 districts). Light industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials.

Medium industrial uses (I-2 & I-3 districts). Medium industrial uses include metal working, glass and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. Medium industrial uses may include processing of raw materials or production of primary materials.

General industrial uses (I-3 District; require conditional use permit). General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials and production of primary materials.

Current primary land use districts map (11/21/2022) – this is what the land use rezoning study is updating in addition to the zoning code text.



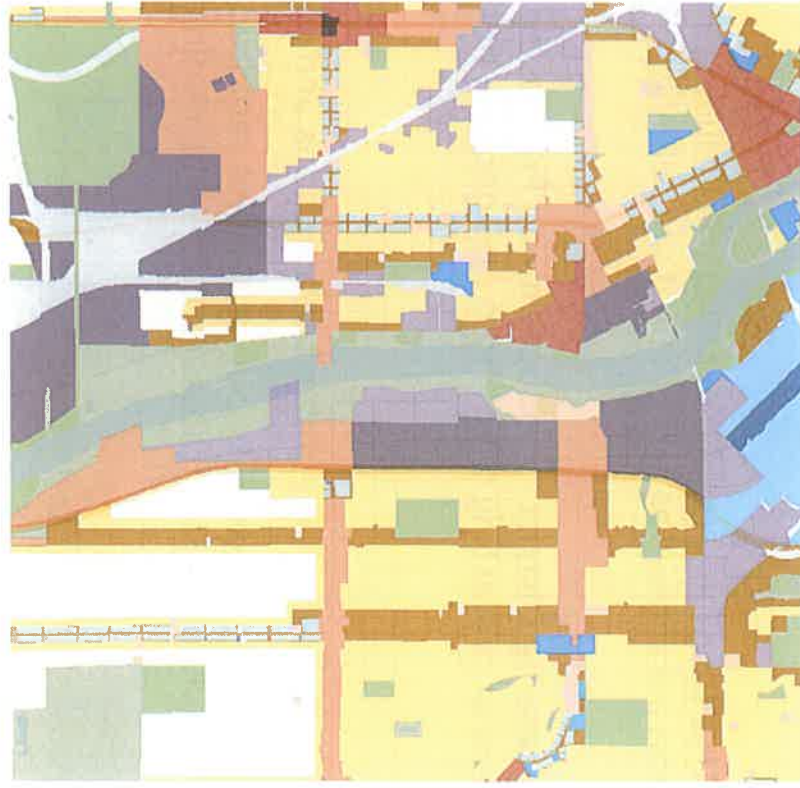
## Proposed production and processing districts and uses

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

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

- Each category above will have a paragraph of descriptions and characteristics, examples, and exceptions.
- Uses listed as “P” permitted, “C” conditional, otherwise required to be substantially similar or will be prohibited. Description will provide a framework for determining if a use is allowed in the category.

# New Primary Zoning Districts map



Land\_Use

Urban Neighborhood 1 (UN1)
Urban Neighborhood 2 (UN2)
Urban Neighborhood 3 (UN3)
Residence Office and Services (Riv2)
Residence and Institutional (RM3)
Neighborhood Mixed Use (CM1)
Corridor Mixed Use (CM2)
Community Mixed Use (CM3)
Destination Mixed Use (CM4)
Downtown Center (DC)
Downtown Service (DS)
Downtown Destination (DD)
Production Mixed Use (PR1)
Production and Processing (PR2)
Transportation (TR1)
Perks and Open Space (PK1)



## Land Use Rezoning Study timeline

45-day Public Review Period.....January 12<sup>th</sup> through Feb 26<sup>th</sup>  
**CPC Public Hearing**.....March 20<sup>th</sup>  
BIHZ Committee and full City Council.....April  
Ordinance Publication.....May  
Effective Date.....TBD

Check for updates, timeline, and materials: <https://minneapolis2040.com/implementation/>