



# Land Use Rezoning Study

Green Zone Meeting  
March 6, 2023 | 5:00 pm

## Source materials:

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# Timeline

## 2019

- Minneapolis 2040 Adopted

## 2020

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

## 2021

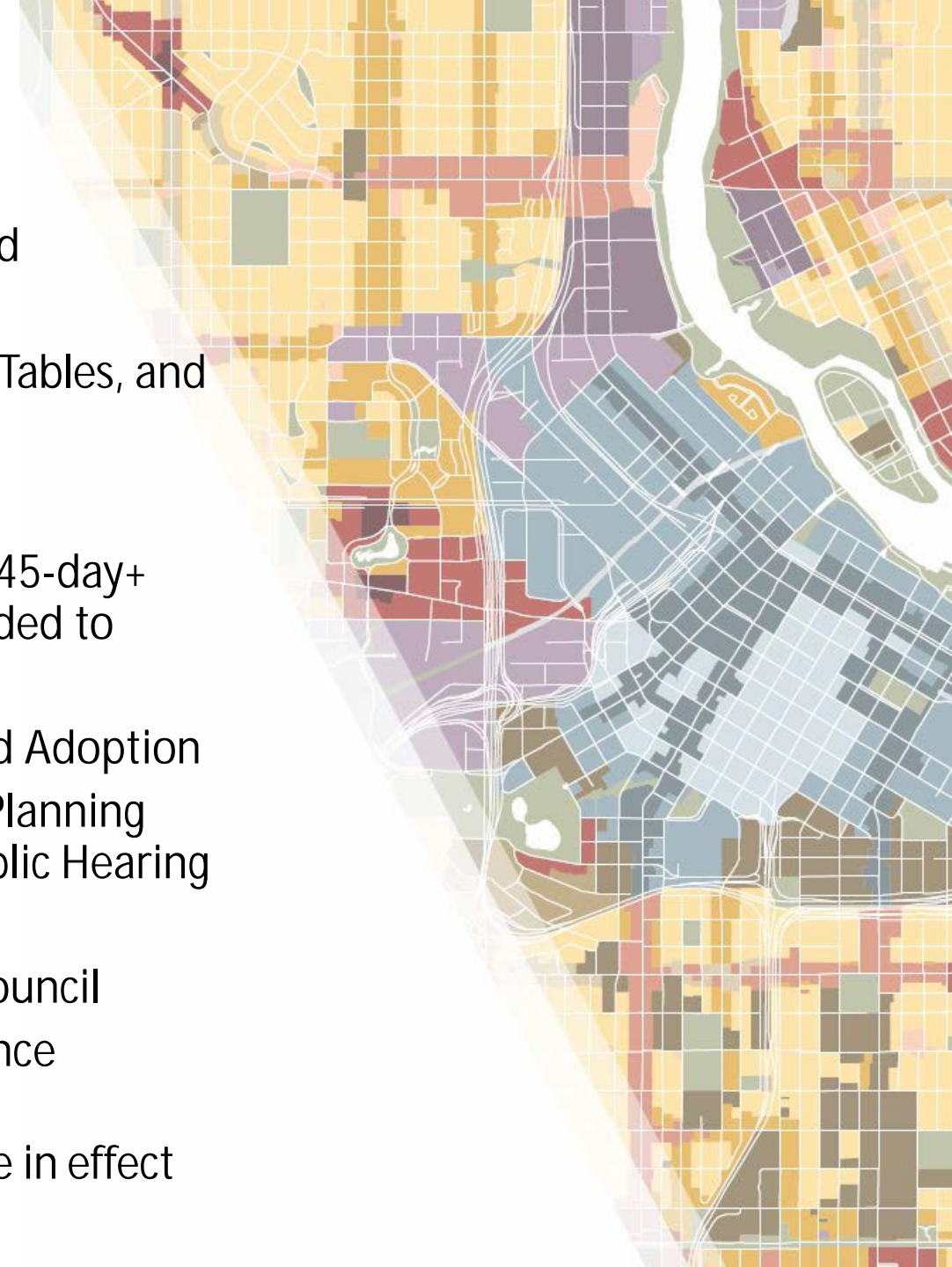
- Built Form Rezoning Study
- Parking and Travel Demand Management
- Work on Land Use Rezoning Study (LURS) Begins
  - Existing land use inventory
  - Best practices research

## 2022

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

## 2023

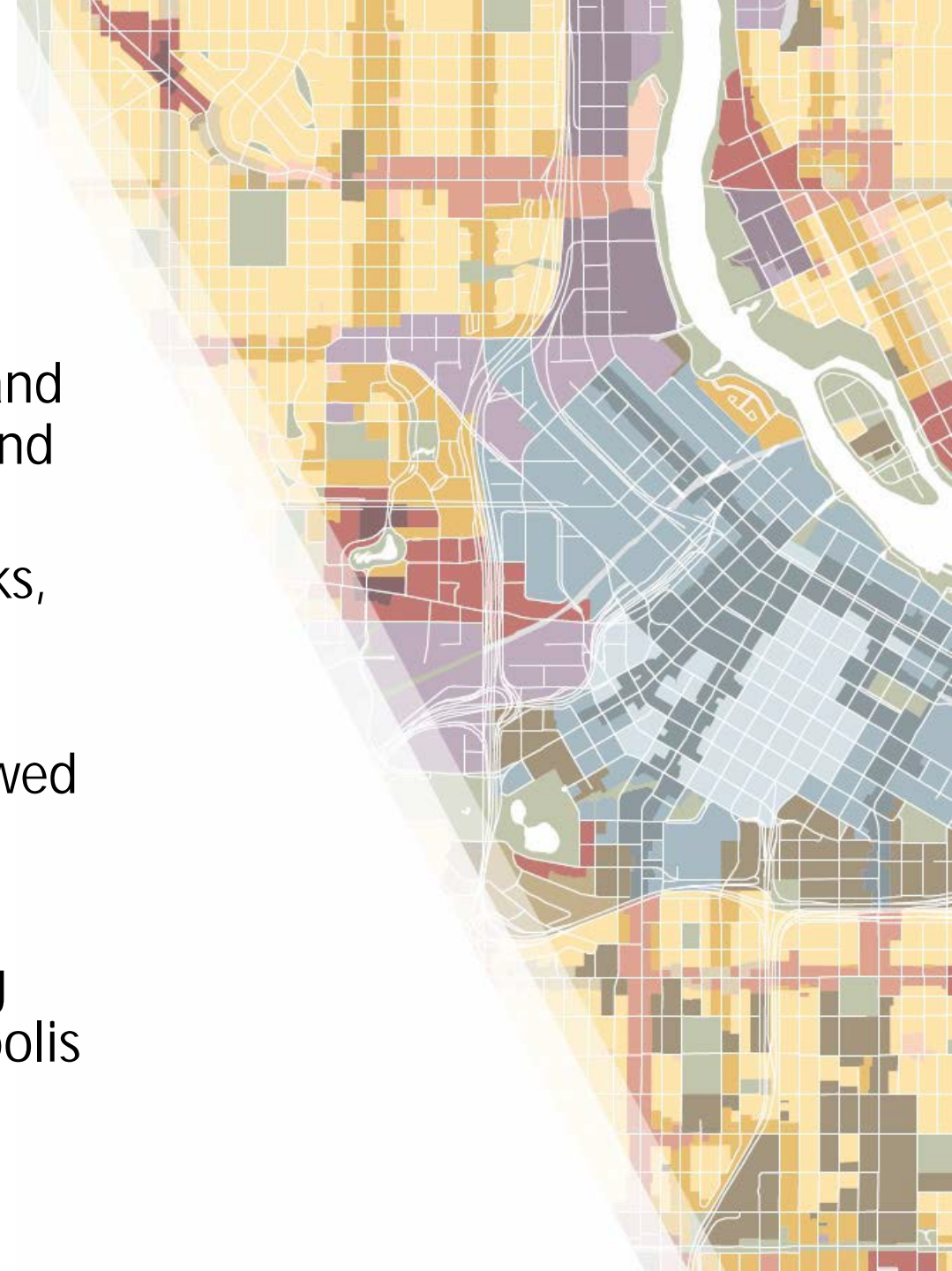
- Public Engagement (45-day+ Review Period extended to March 26<sup>th</sup>)
- Approval Process and Adoption
  - April 24, 2023, Planning Commission Public Hearing
  - May 16 – BIHZ
  - May 25 – City Council
  - June 5 – Ordinance Publication
  - TBD – Ordinance in effect



# 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)

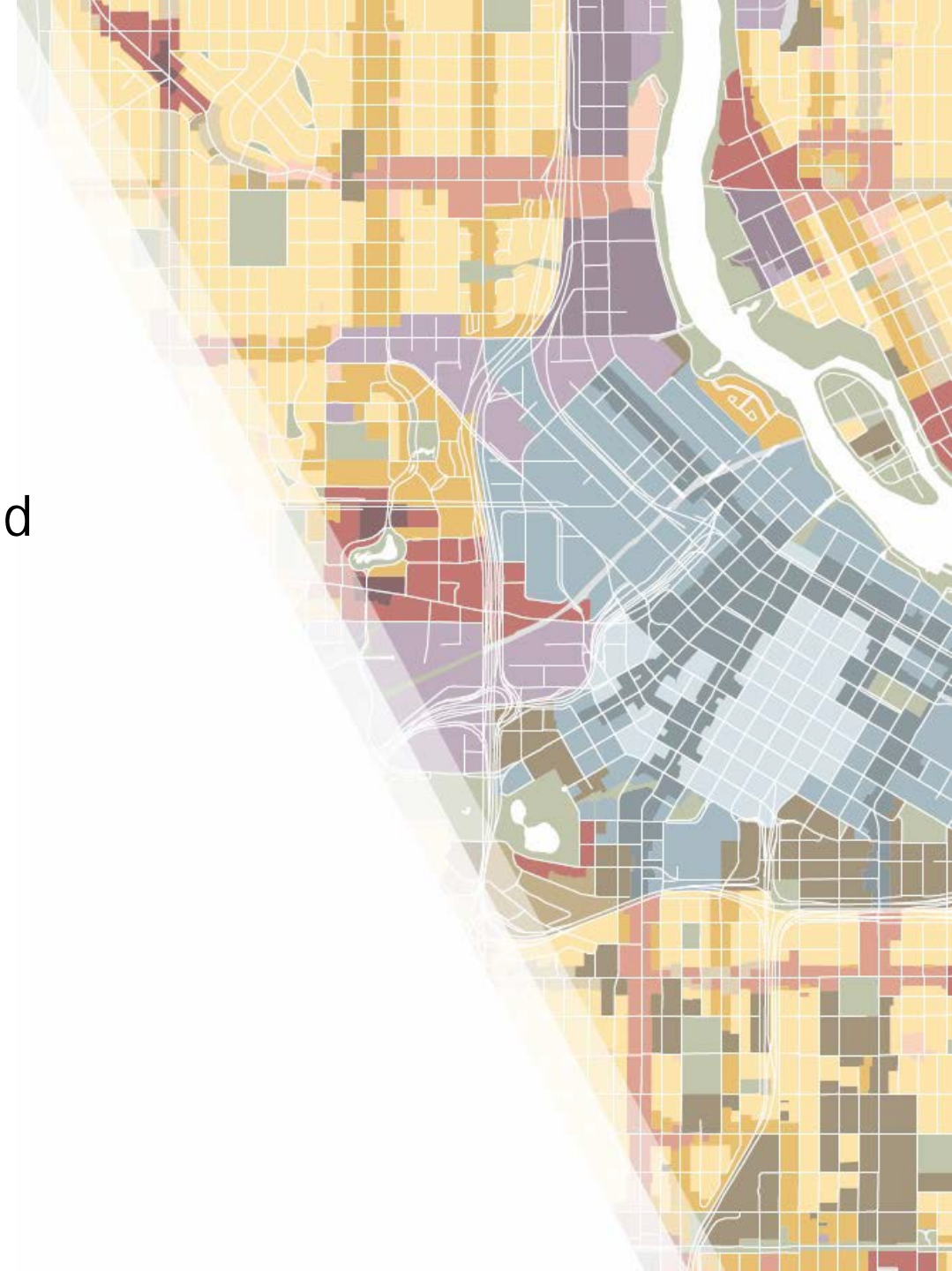




# Determining New Primary Districts and Use Regulations

## What does Minneapolis 2040 say?

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



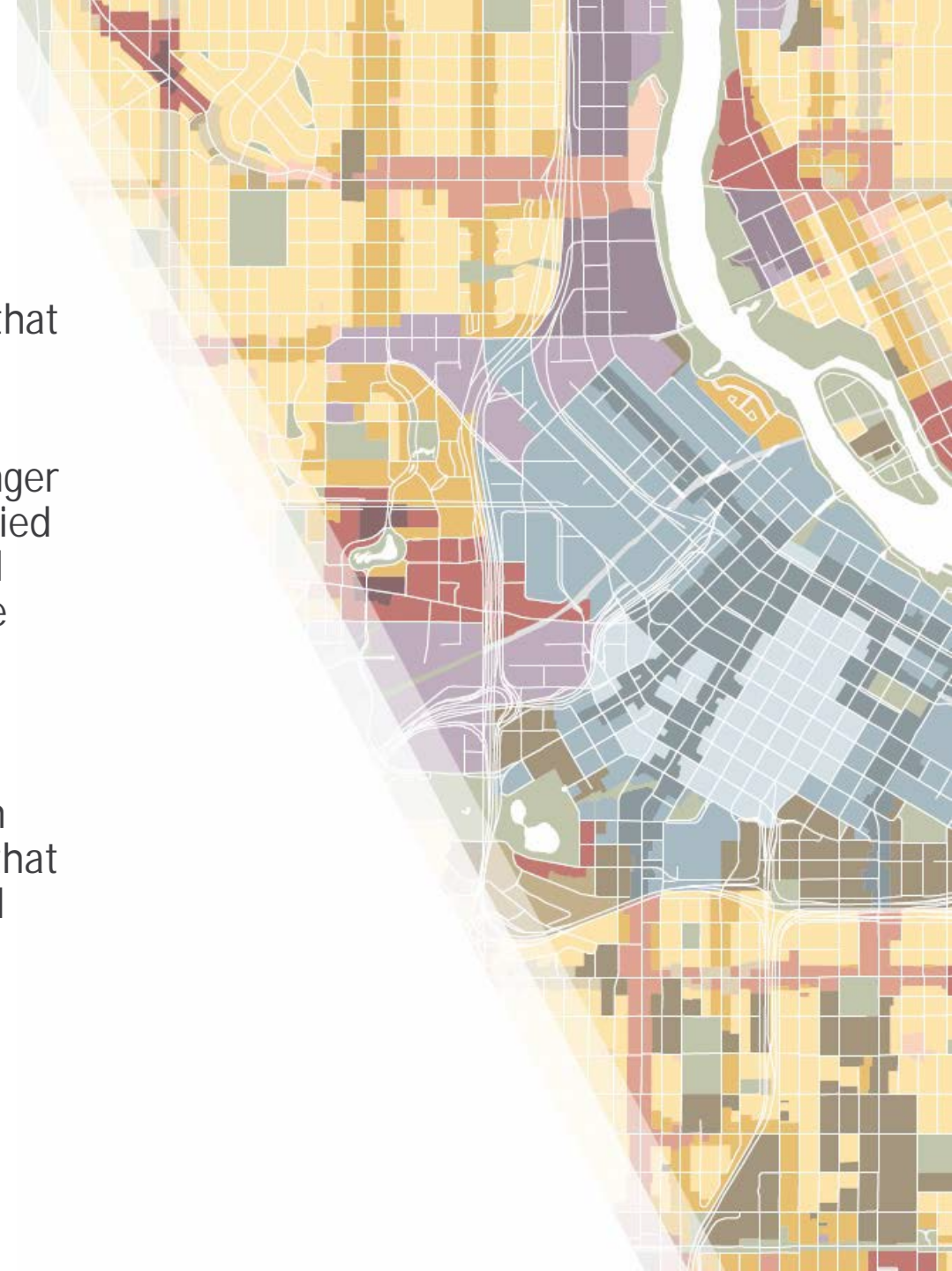
# Production Districts

## 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.

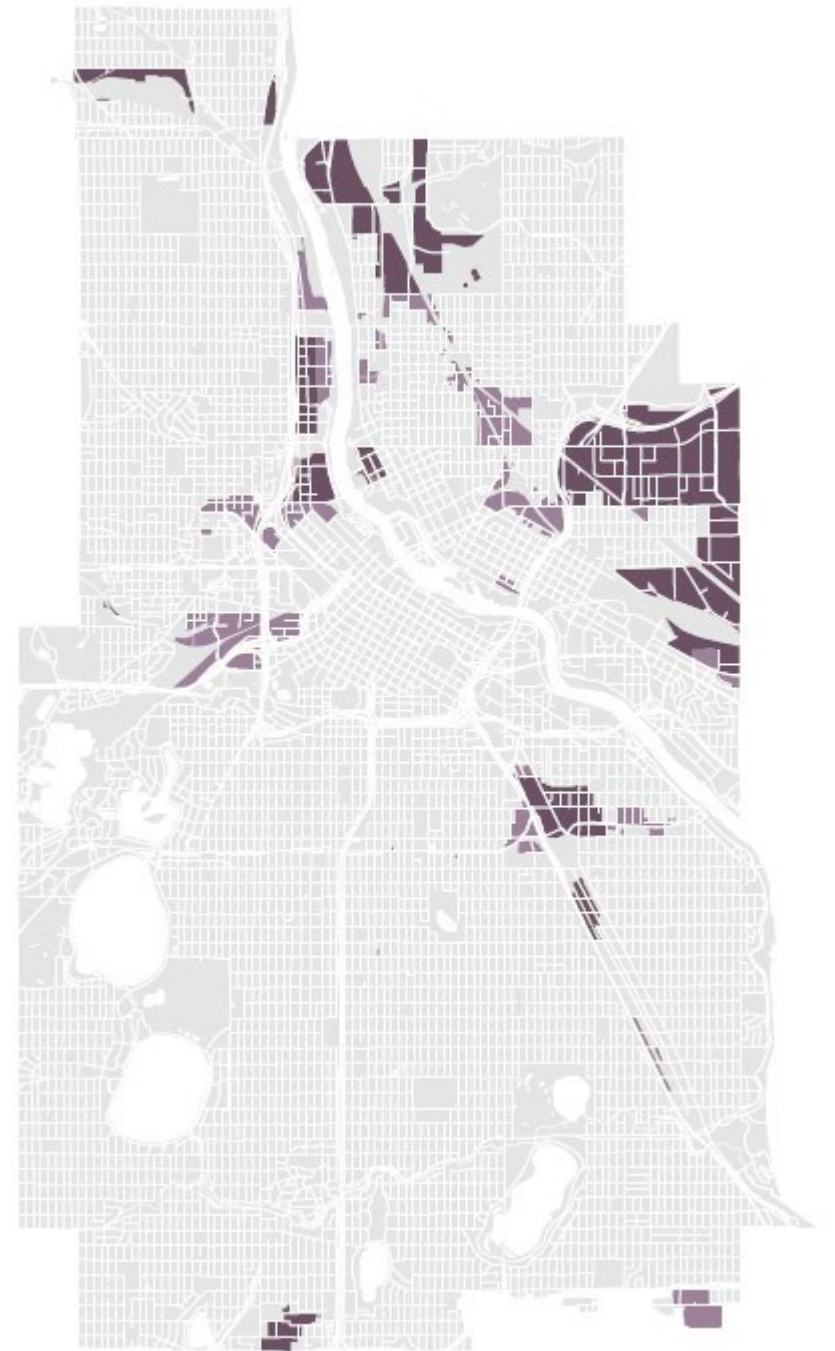


# Production Districts

## 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.

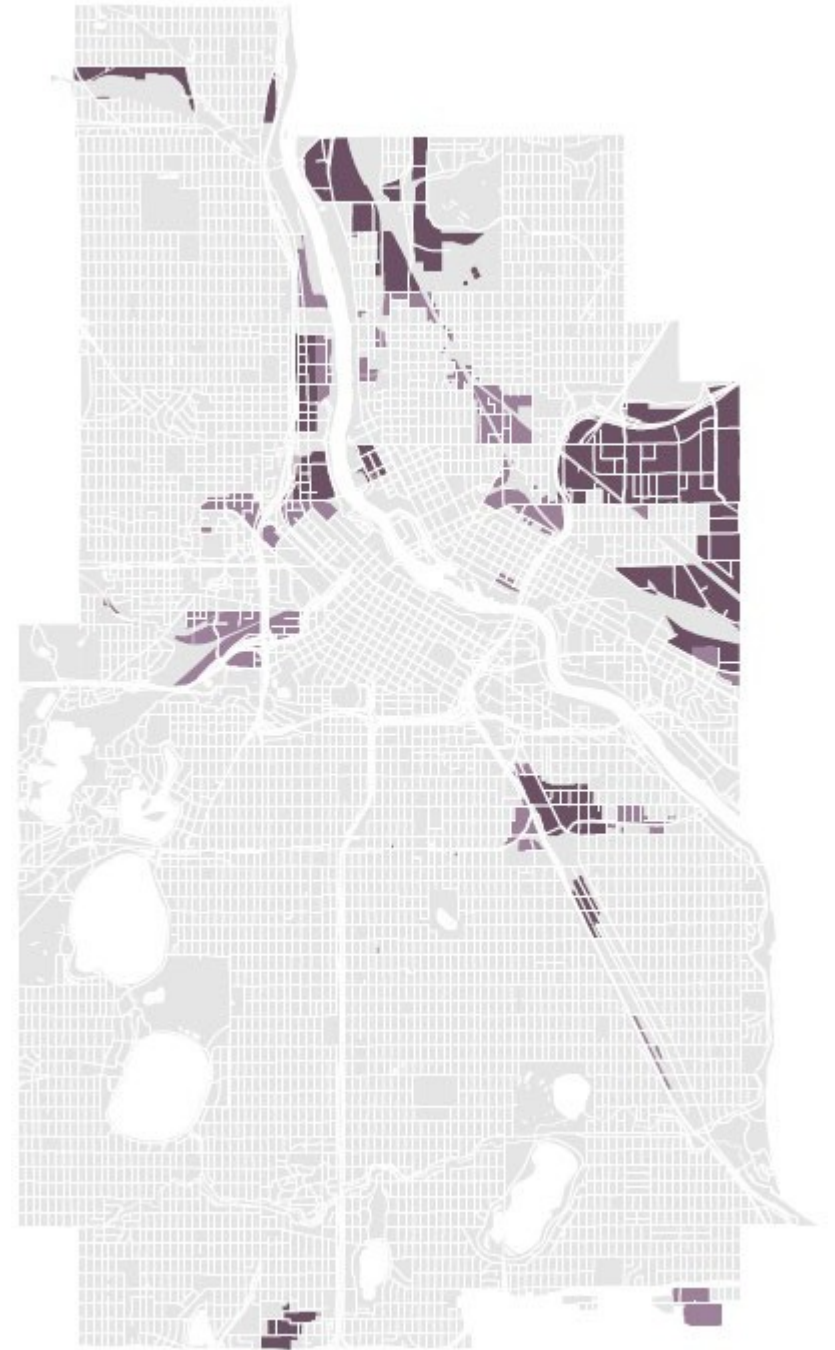


# Production Districts

## 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



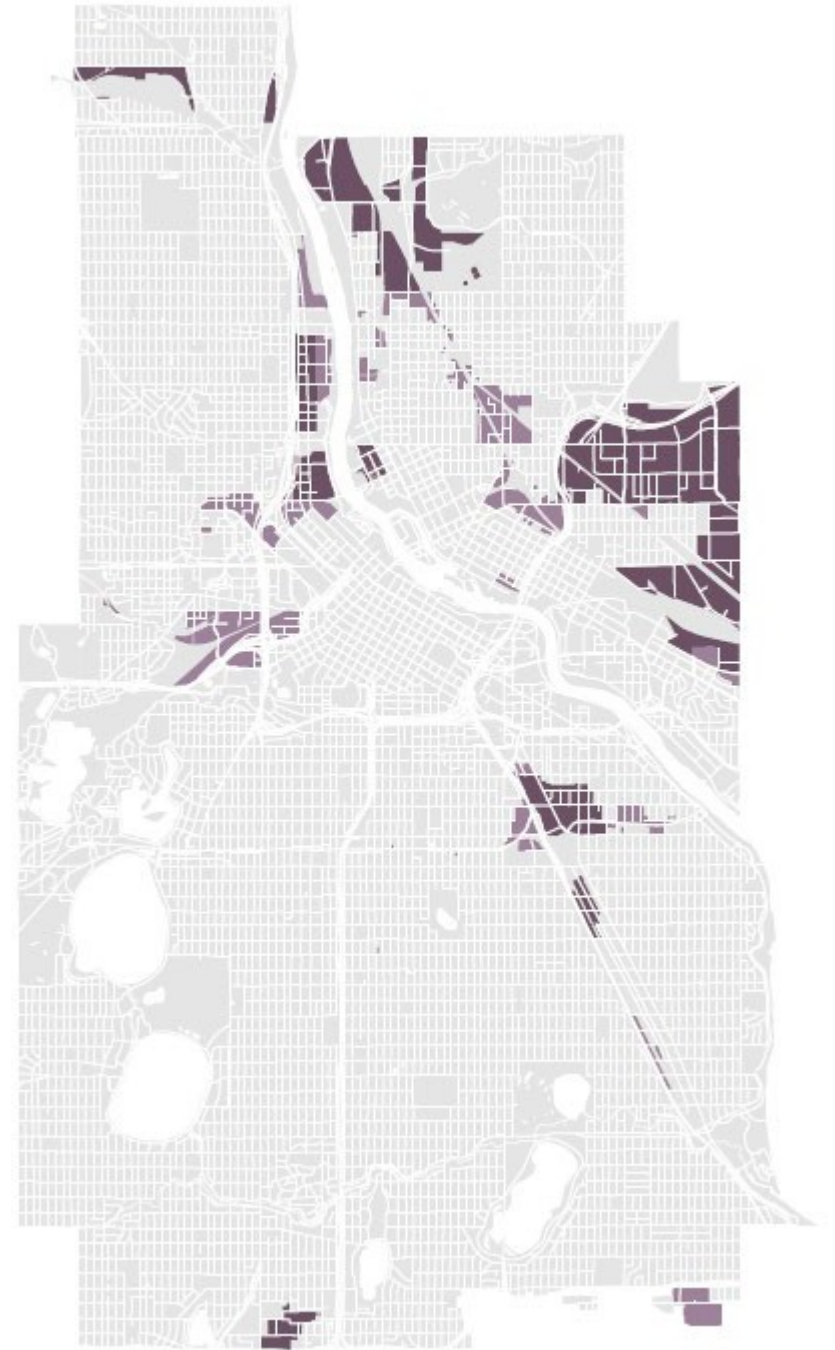


# Production Districts

## Proposed Zoning Code

### (a) Lower-impact production and processing uses.

- (1) General standards
- (2) Brewery or distillery
- (3) Film, video, and audio production
- (4) Glass, ceramics, and earthenware production, small scale
- (5) Grain mill, small scale
- (6) Limited production and processing

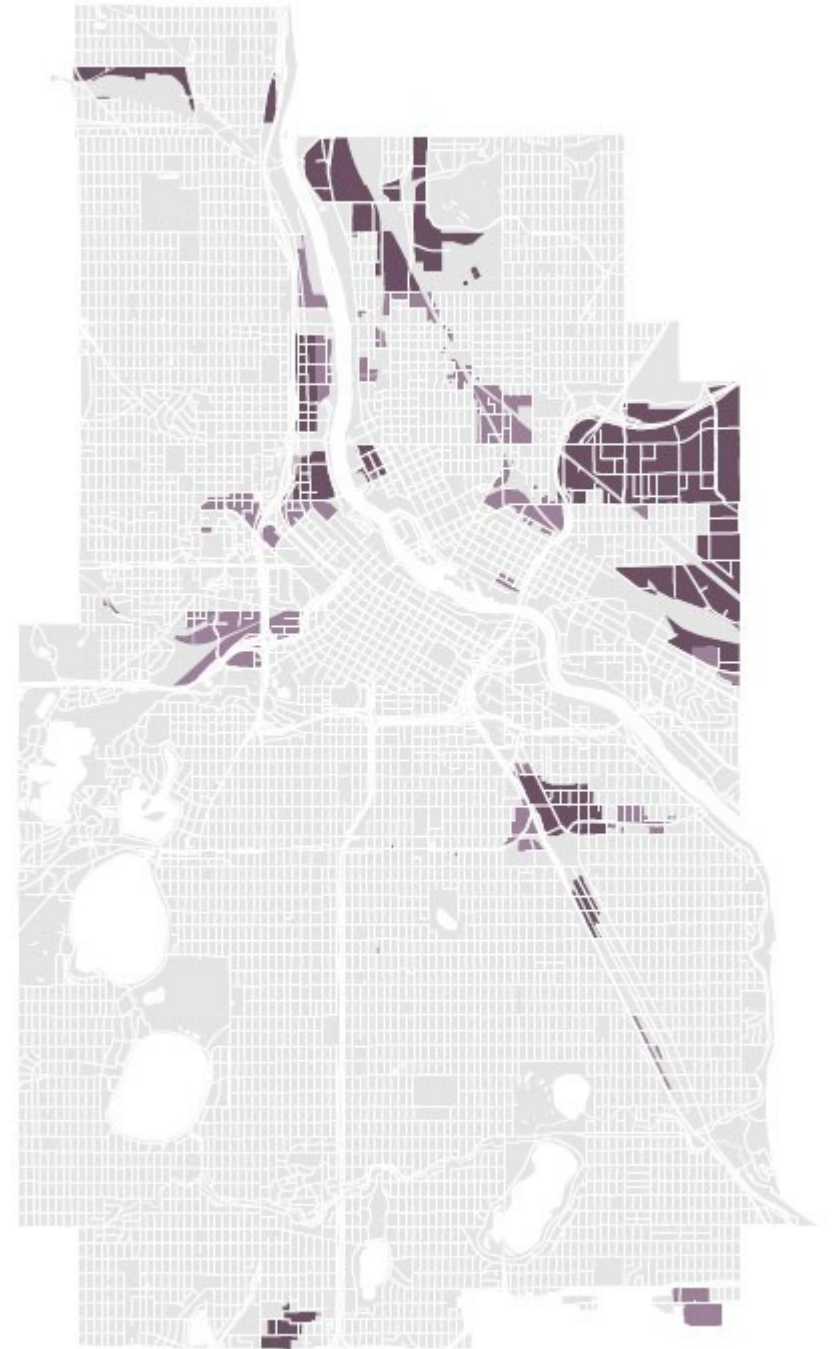


# Production Districts

## Proposed Zoning Code

### (2) Moderate-impact production and processing uses.

- (A) *Description and characteristics.* Moderate-impact production and processing uses include uses which have the potential to produce greater amounts of noise, odor, vibration, glare, or other objectionable influences than lower-impact production and processing uses and which may have some adverse impact on surrounding properties. Moderate-impact production and processing uses may include more intense industrial processes such as **metal working and glass working**. Moderate-impact production and processing uses may involve the **production or processing of finished goods** and may include the **production and processing of raw materials** or production of primary materials.





# Production Districts

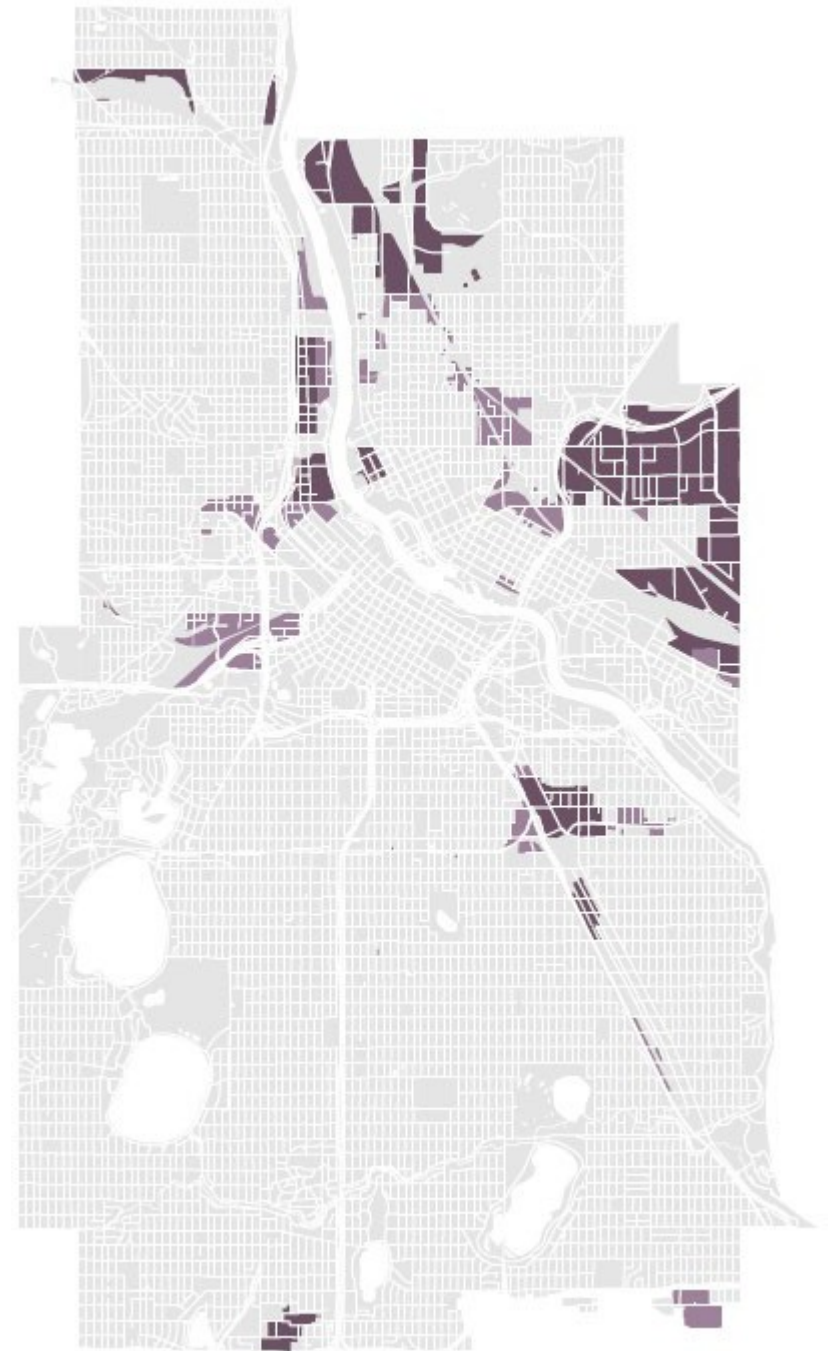
## Proposed Zoning Code

### (2) Moderate-impact production and processing uses.

(B) *Examples.* Production and processing of the following: commercial laundry; electrical equipment such as motors and generators, wiring, and transmission and distribution equipment; fabricated metal products; fabricated plastic and rubber products; glass and glass products, ceramics, and earthenware; gypsum, drywall, and plaster products; latex paints; lumber and wood products, including plywood and other composite wood products; machinery and equipment such as engines and turbines, farm, lawn, and garden equipment, heating, cooling, and refrigeration equipment; metalworking such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning, and heat treating; printing and publishing; textiles and fabrics; transportation equipment.

(C) *Exceptions.*

(i) Production and processing of tires and inner tubes is a high-impact production and processing use.

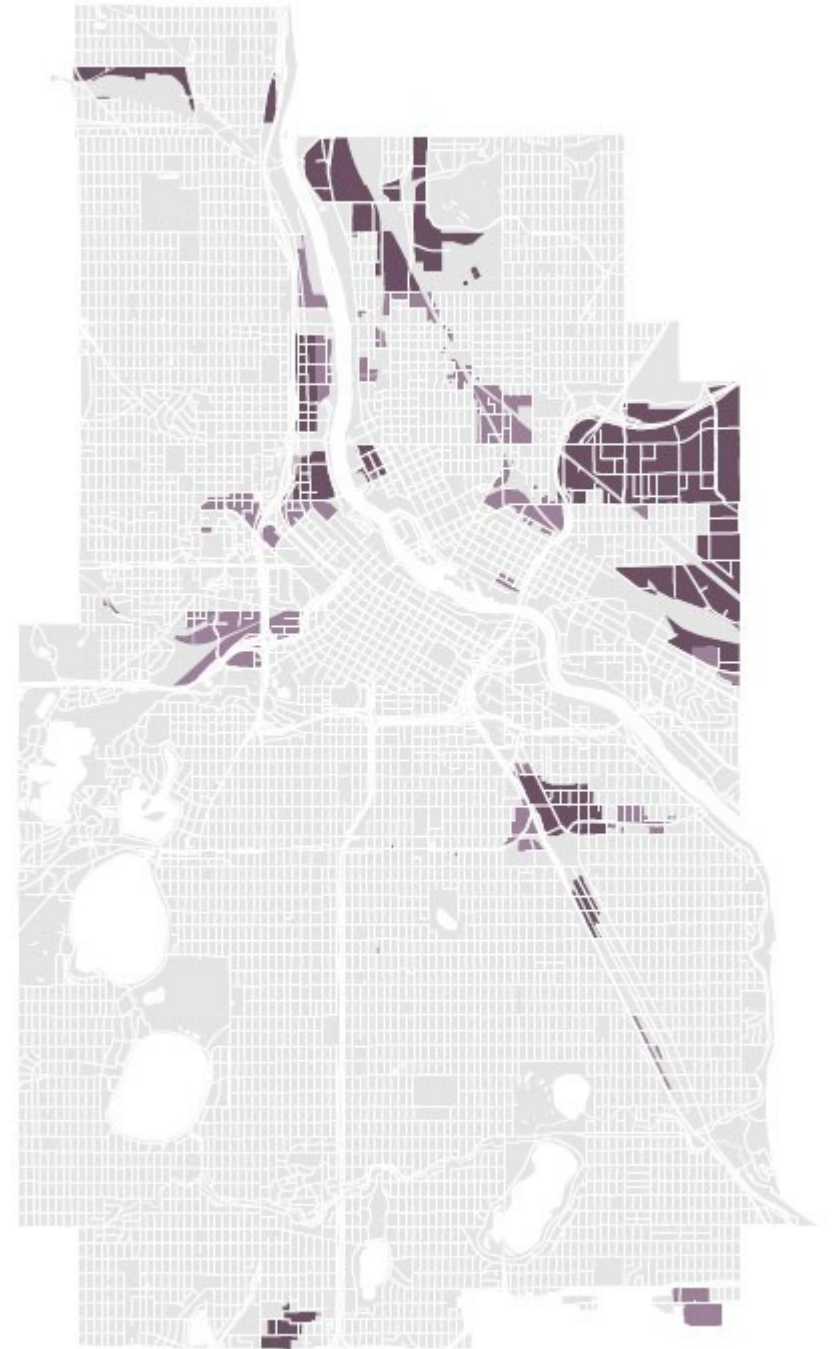


# Production Districts

## Proposed Zoning Code

### (b) Moderate-impact production and processing uses.

- (1) General standards. (A) **As part of the application for any conditional use permit** for a new moderate-impact production and processing use or for an expansion or intensification of an existing moderate-impact production and processing use, the applicant shall prepare and submit an **environmental justice risk assessment**. The risk assessment shall include the following: (i) If the use is located in a census block group with air pollutants above health benchmarks as determined by the Minnesota Pollution Control Agency, the risk assessment shall consider whether the proposed use would contribute to those specific pollutants, as demonstrated through emissions modeling or another approved method. (ii) If the use is located in a census block group identified by the Minnesota Pollution Control Agency as an area of concern for environmental justice, the risk assessment shall consider whether the proposed use would contribute to the top emissions from Minnesota Pollution Control Agency-permitted facilities, as demonstrated through emissions modeling or another approved method.



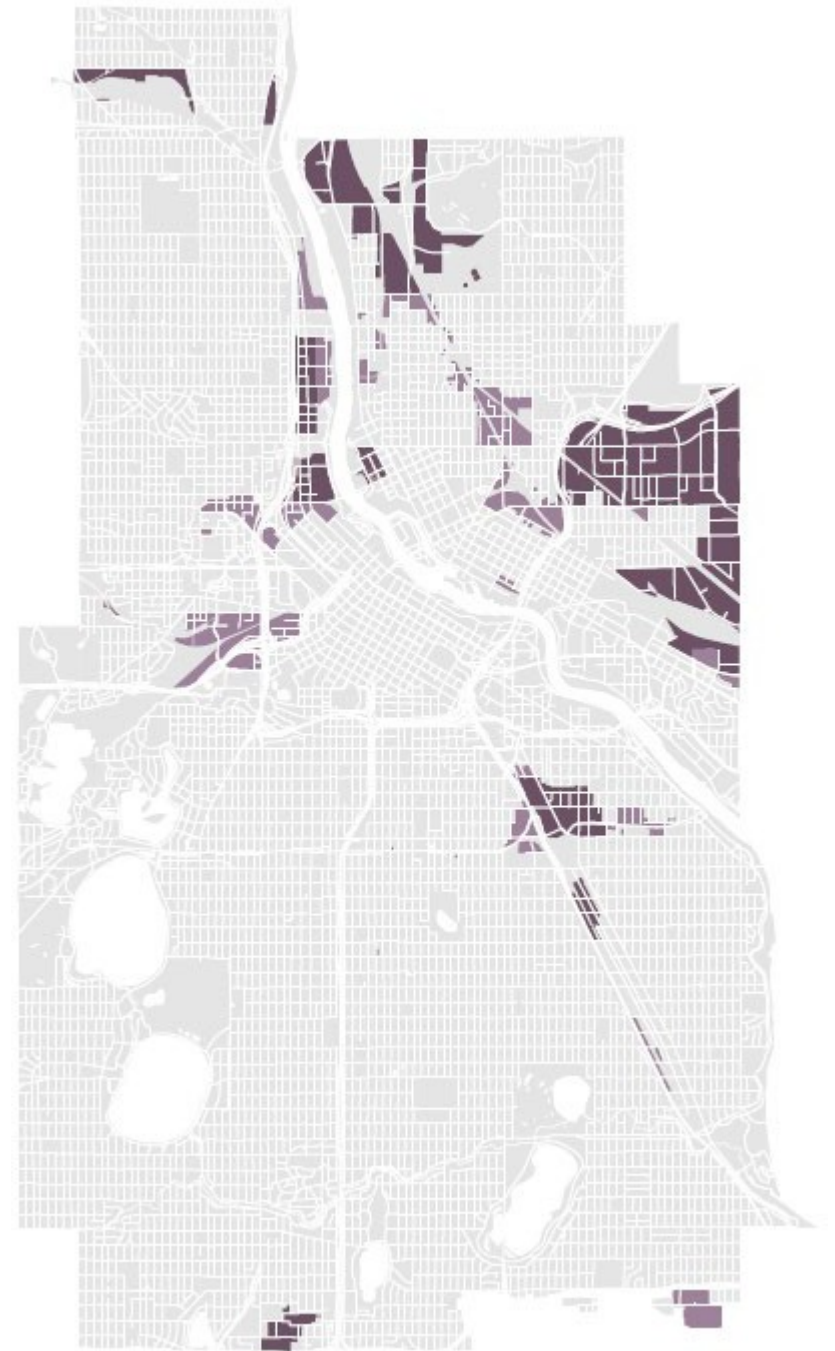


# Production Districts

## Proposed Zoning Code

### (c) High-impact production and processing uses.

- (A) *Description and characteristics.* High-impact production and processing uses include uses which are likely to have a substantial adverse impact on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. Some high-impact production and processing uses have the potential for significant adverse impact on human health and are thus not appropriate uses for a developed urban environment. High-impact production and processing uses often include processing of raw materials and production of primary materials.

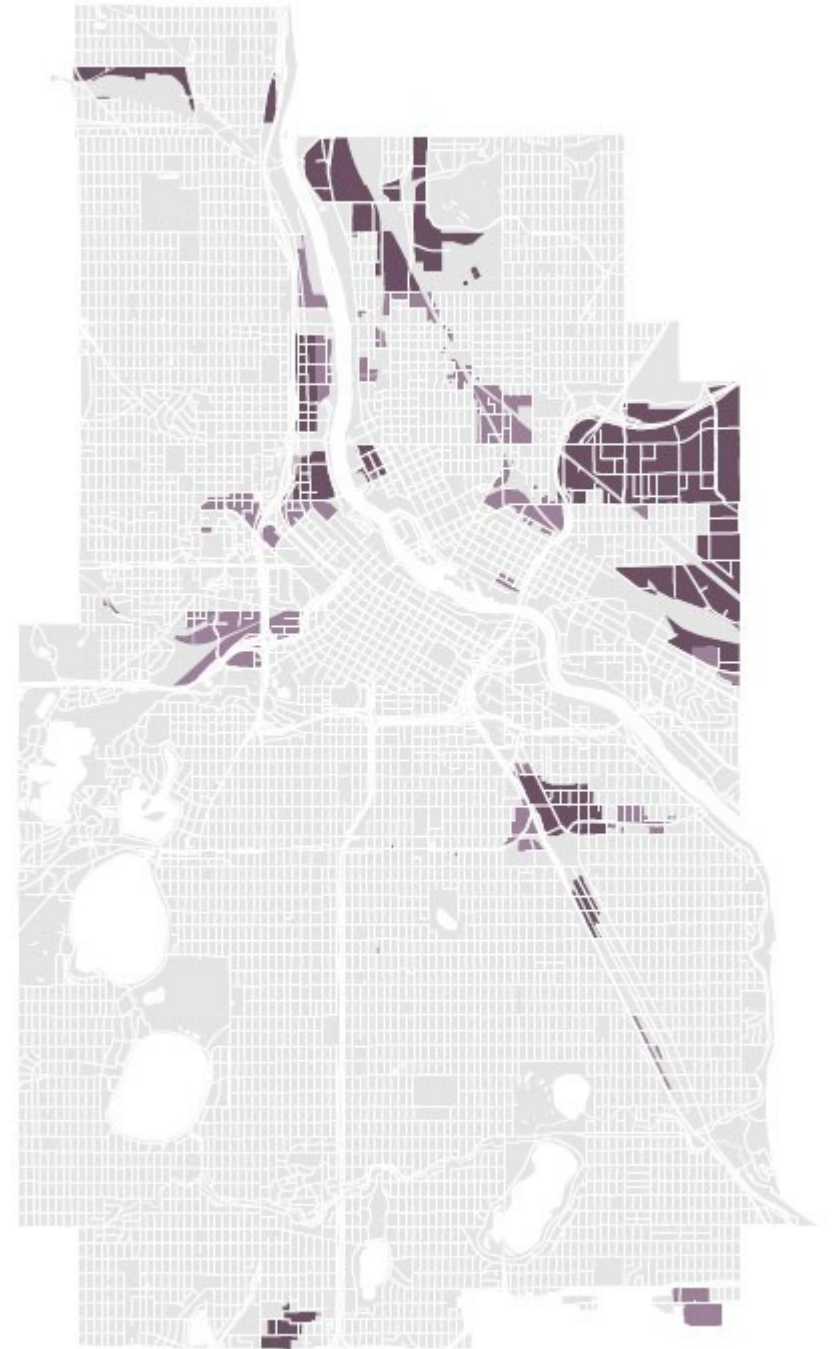


# Production Districts

## Proposed Zoning Code

### (c) High-impact production and processing uses.

- (B) *Examples.* Production and processing of the following: asphalt and asphalt-based products such as shingles; battery manufacture and reprocessing; chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals; oil-based paints, varnishes, lacquers, and enamels; petroleum and coal products; plastics and synthetic resins and fibers; primary metals, including steelworks, rolling and finishing mills, forge, or foundry; sand and gravel; tanned hides and leather; tires and inner tubes. Crushing and processing for recycling or disposal of concrete, asphalt, and rock; concrete, stone, clay, or tile production, grain elevator or mill, small scale forge or foundry.



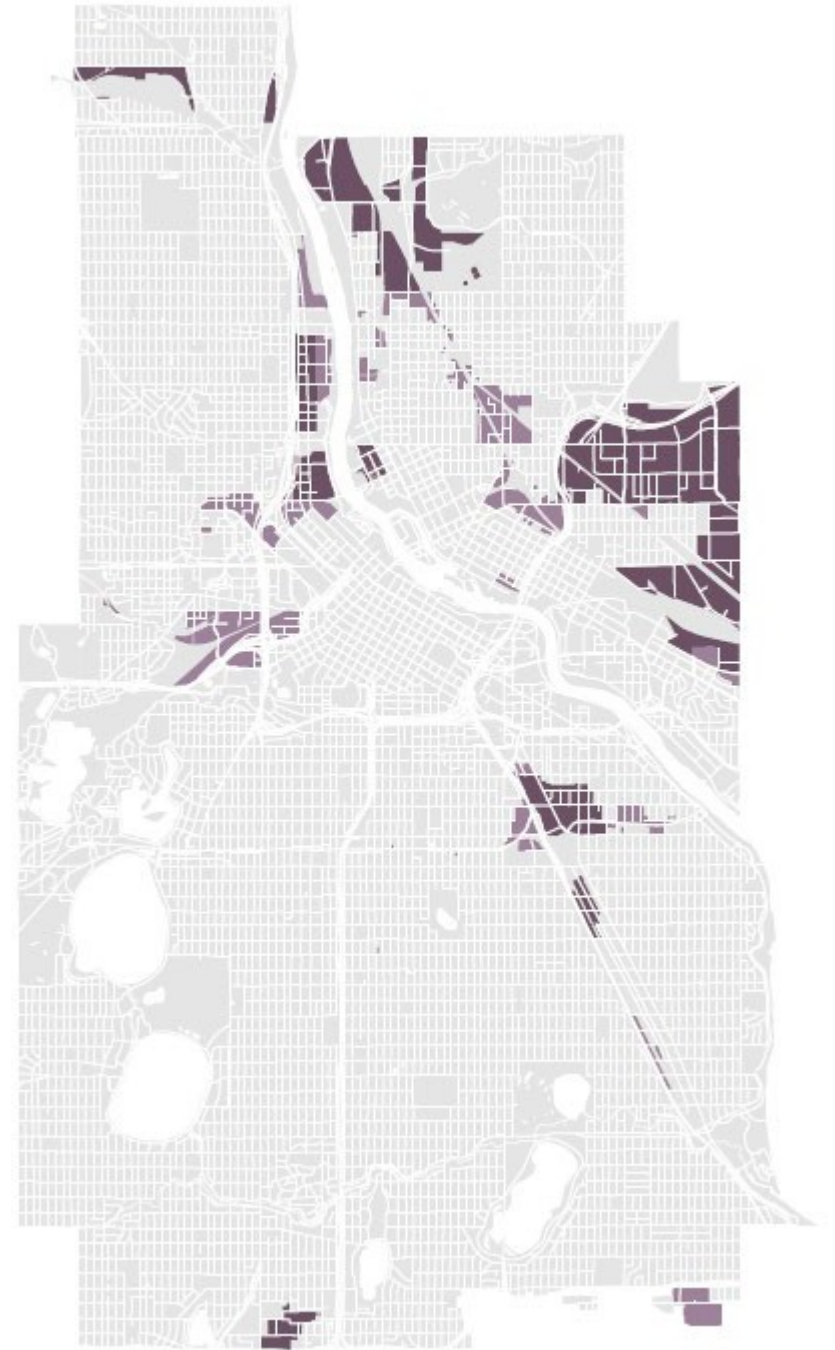


# Production Districts

## Proposed Zoning Code

### (d) Post-consumer waste processing uses.

- (1) General standards
- (2) Recycling facility
- (3) Scrap or salvage yard, no metal shredding
- (4) Waste transfer facility

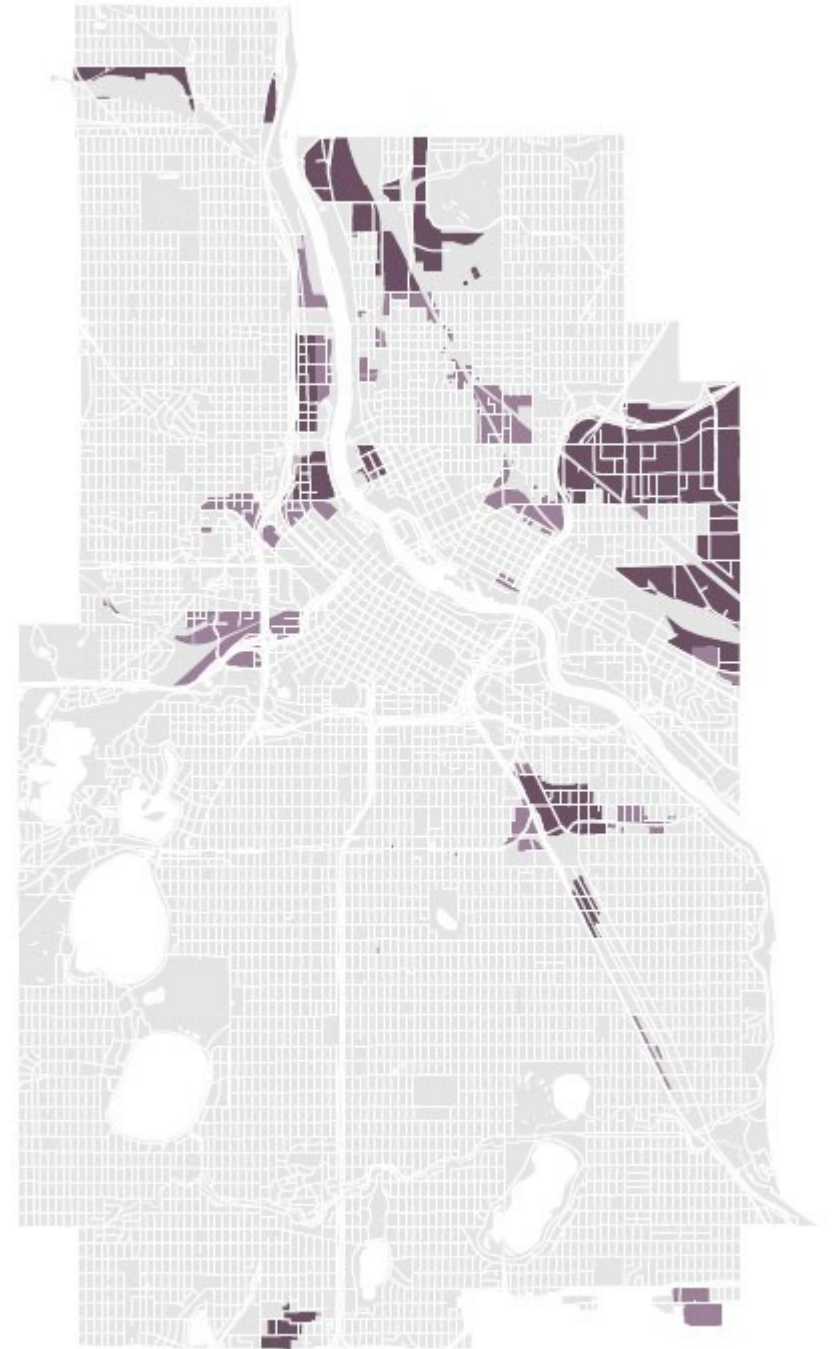


# Production Districts

## Proposed Zoning Code

### (c) High-impact production and processing uses.

- (1) General standards.
- (A) The use shall be located at least three hundred (300) feet from any Urban Neighborhood district or any permitted or conditional residential use, child care center, K-12 school, or public park.
- (B) As part of the application for any conditional use permit for a new high-impact production and processing use or for an expansion or intensification of an existing high-impact production and processing use, the applicant shall prepare and submit an environmental justice risk assessment.



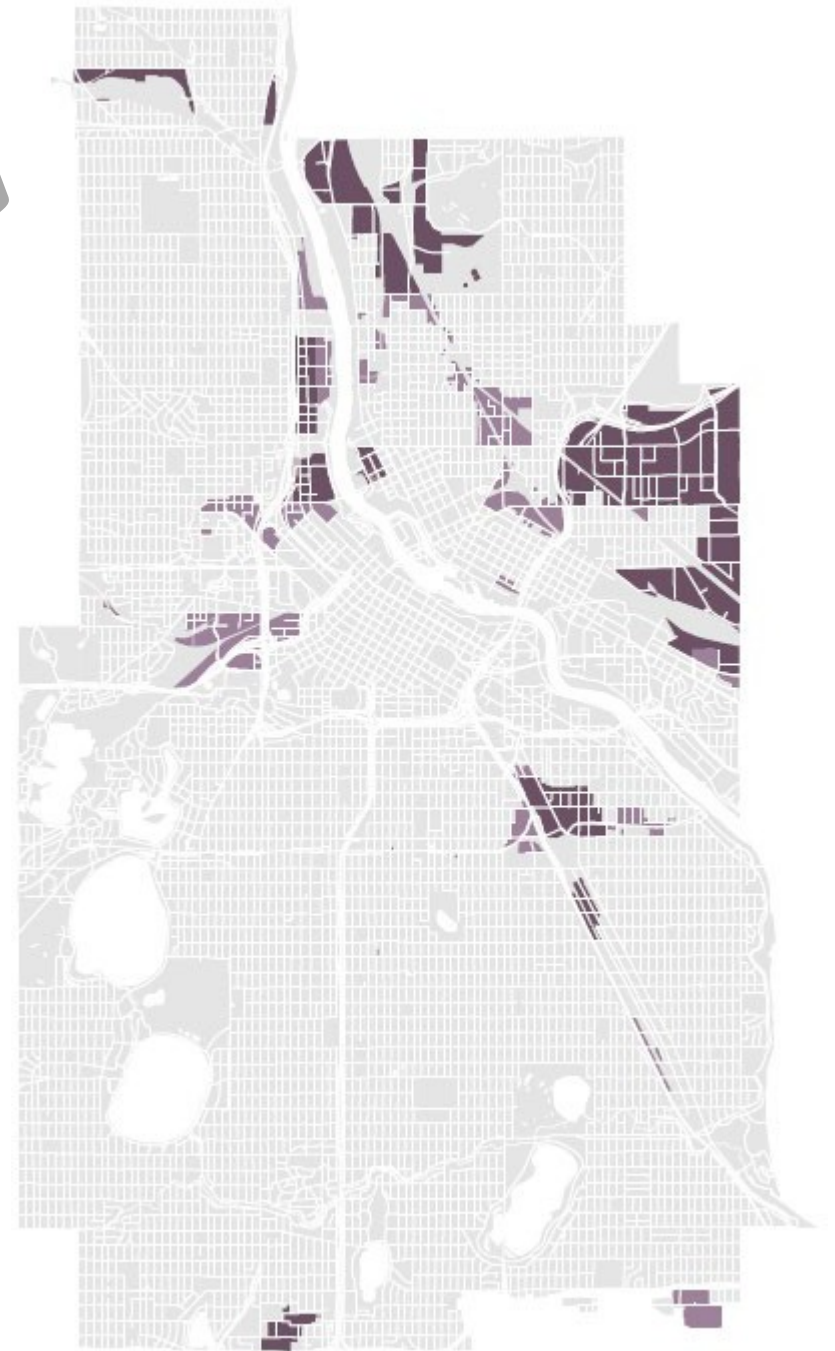


# Production Districts

## Proposed Zoning Code

### (c) High-impact production and processing uses

- (1) General standards.
- (A) The use shall be located at least one thousand two hundred (1,200) feet from any Urban Neighborhood district or any permitted or conditional residential use, child care center, K-12 school, or public park. As part of the application for a conditional use permit for a new high-impact production and processing use or for an expansion or intensification of an existing high-impact production and processing use, this distance may be reduced to not less than three hundred (300) feet, based on the submittal and consideration of an environmental justice risk assessment...

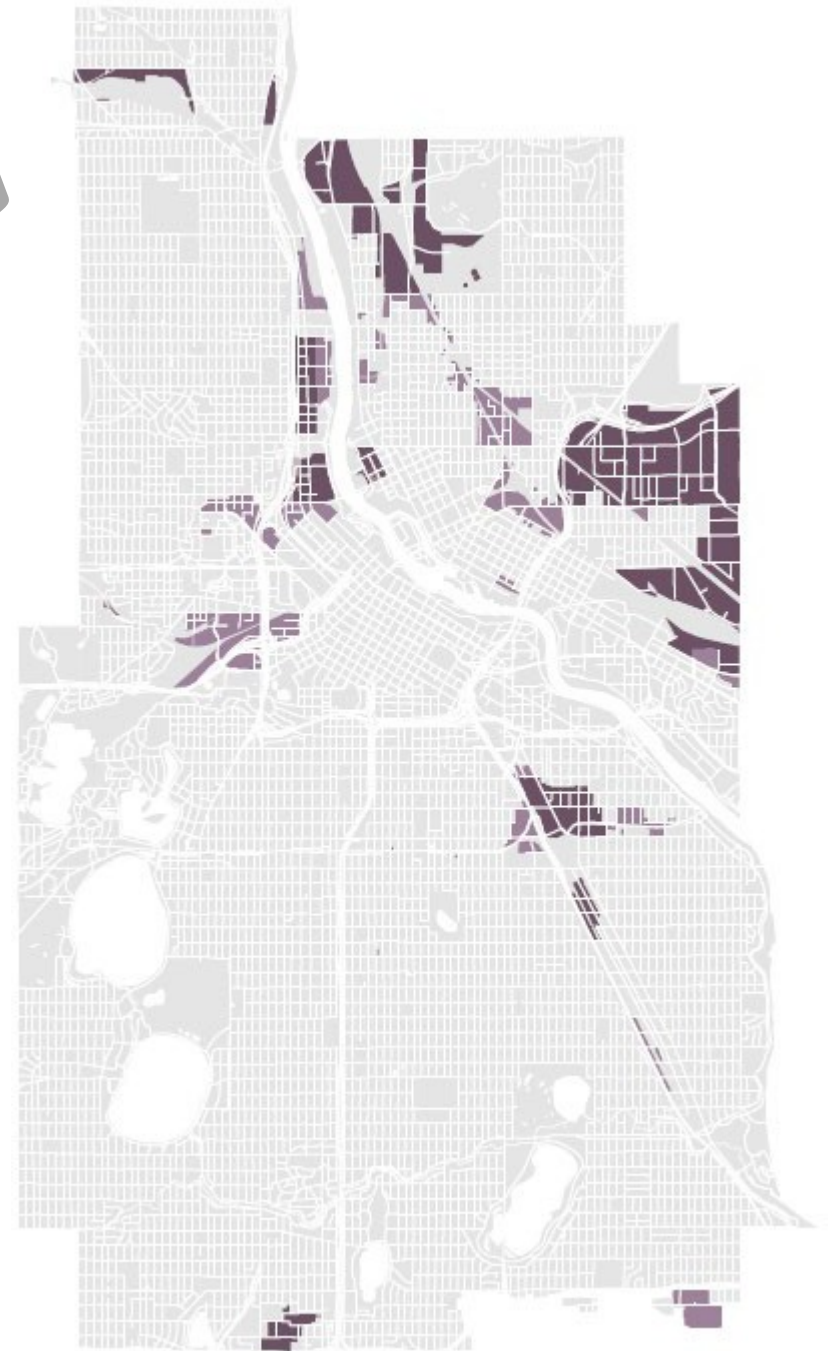


# Production Districts

## Proposed Zoning Code

### (c) High-impact production and processing uses

- (A) continued....
- ... which shall include the following:
- (i) If the use is located in a census block group with air pollutants above health benchmarks as determined by the Minnesota Pollution Control Agency, the risk assessment shall consider whether the proposed use would contribute to those specific pollutants, as demonstrated through emissions modeling or another approved method.
- (ii) If the use is located in a census block group identified by the Minnesota Pollution Control Agency as an area of concern for environmental justice, the risk assessment shall consider whether the proposed use would contribute to the top emissions from Minnesota Pollution Control Agency-permitted facilities, as demonstrated through emissions modeling or another approved method.





# New Use Table

## Table 545-1, Use Regulations Chapter

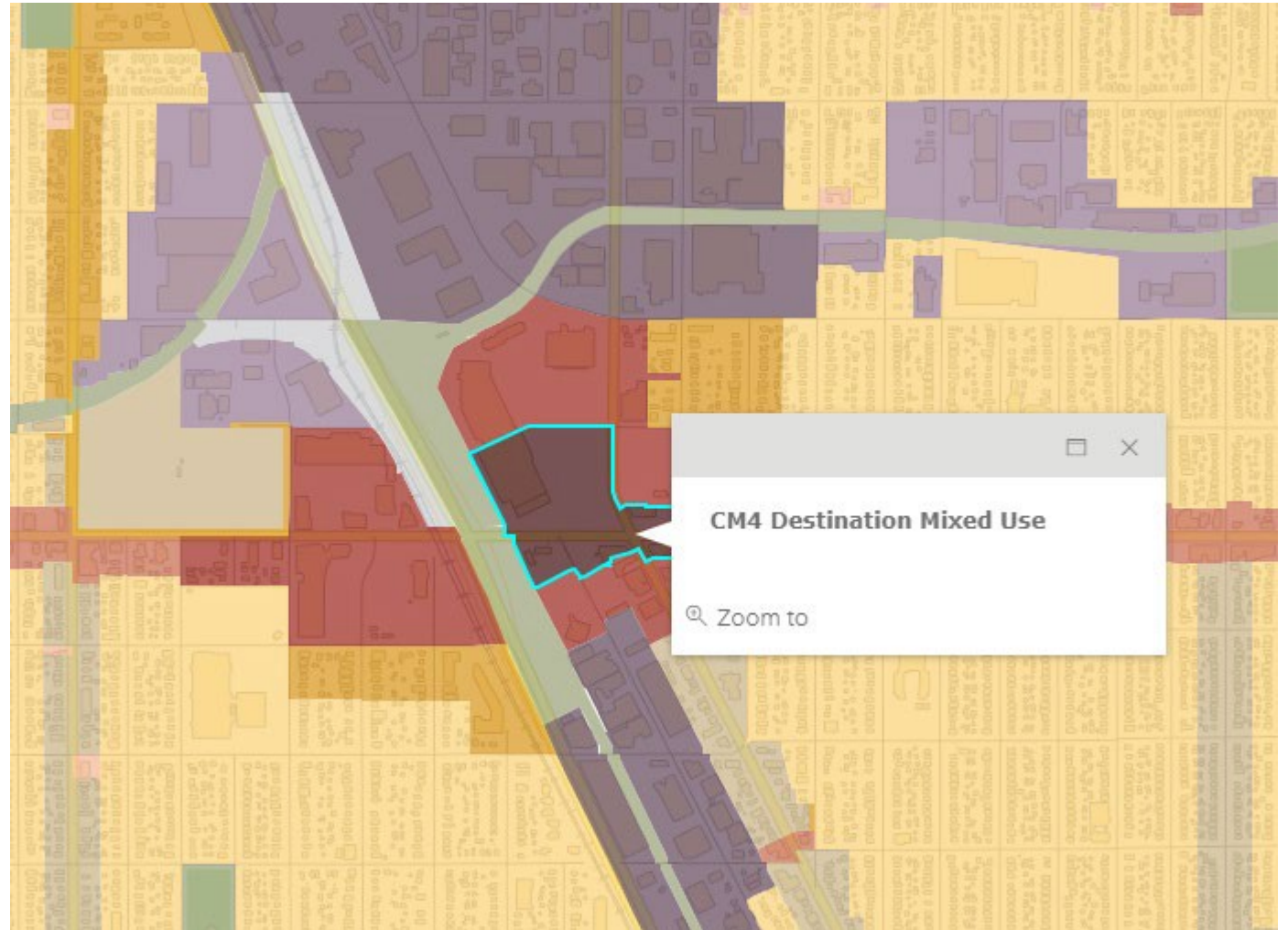
- **GROUP, Category, Specific Use**
- "P" = permitted
- "C" = conditional
- "\*" = only as part of residential mixed-use bldg.
- "5" or "10" = max square footage for the use x1000
- Use Standards apply to categories and/or specific uses

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	
<b>COMMERCIAL</b>																			
<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			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					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](https://minneapolis2040.com))

Survey

- Answer questions on specific topics at <https://www.surveymonkey.com/r/FMGPJ33>

Email

- Send staff an email with comments or questions at [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov)

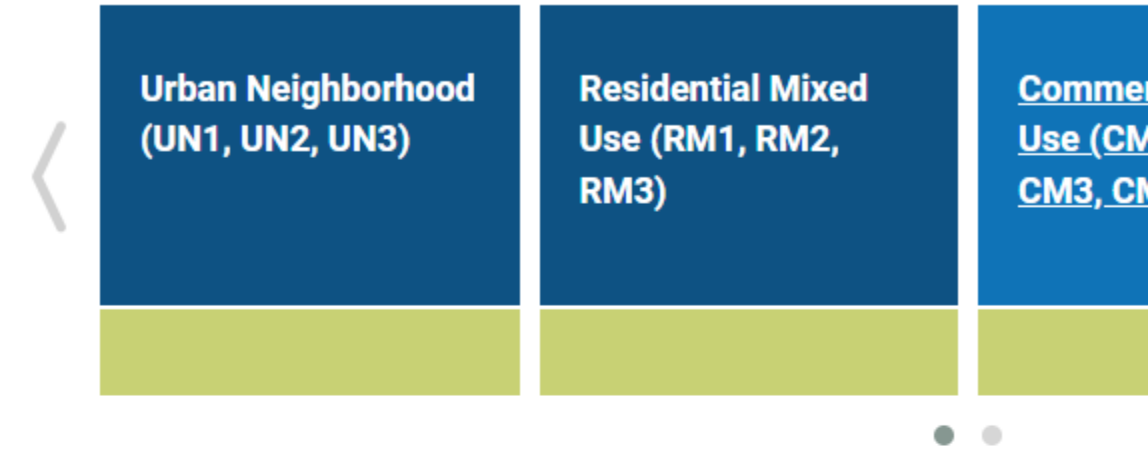
Comment form

- Submit comments via the form on the project website

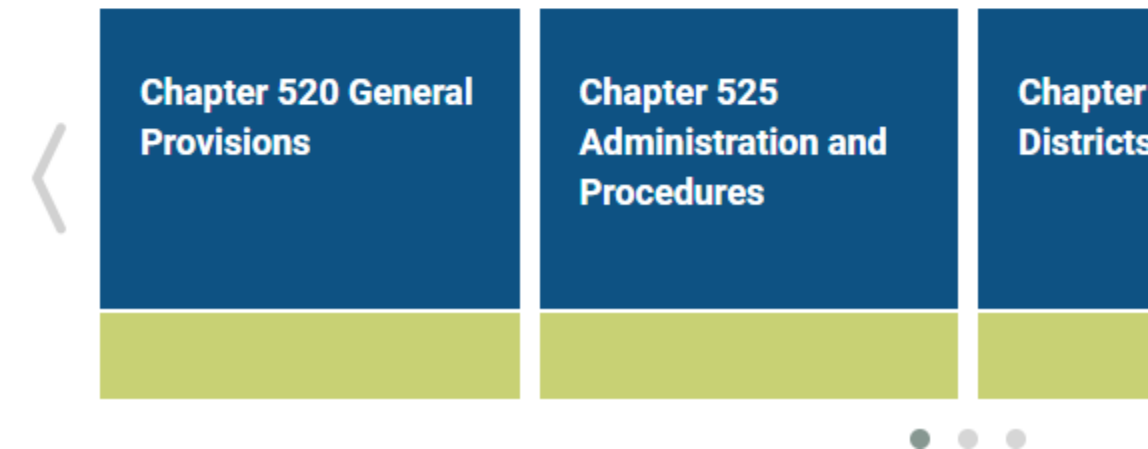
Sign up for the “Zoning Code Updates” email list at <https://public.govdelivery.com/accounts/mpis/subscriber/new>

\*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



A stylized map of a city with various colored zones and a central water body. The map features a grid of streets and is divided into several distinct color-coded areas: a large blue area in the bottom left, a large yellow area in the top right, a large red area in the bottom right, and a large purple area in the top left. A central white area represents a water body, possibly a river or a bay, which is surrounded by green and grey areas. The text "Land Use Rezoning Study" is prominently displayed in the center, with "Discussion" below it.

# Land Use Rezoning Study

## Discussion