

CHANGES TO PRODUCTION/INDUSTRIAL USES & DISTRICTS



TIMELINE

Adoption Process:

- » Planning Commission Public Hearing – April 24, 2023
- » Business, Inspections, Housing, and Zoning Committee – May 16, 2023 (Tentative)
- » City Council – May 25, 2023 (Tentative)
- » Ordinance Publication – June 5, 2023 (Tentative)
- » Effective Date – TBD



Email 2040@minneapolismn.gov
your comments!

MAJOR CHANGES PROPOSED

1. Reduction in number of districts, no heavy industrial district (I3):

- Current zoning code has three primary industrial zoning districts, plus one industrial overlay district:
 - I1 Light Industrial District (Little or no offsite impact.)
 - I2 Medium Industrial District (Some level of offsite impact.)
 - I3 General Industrial District (High level of offsite impact. Likely to have a substantial adverse effect on the environment or on surrounding properties.)
 - IL Industrial Living Overlay District (Established to encourage the rehabilitation and reuse of existing industrial structures and to provide for limited residential and retail uses in the I1 and I2 Industrial Districts.)
- Proposed zoning code would have just two production districts: PR1 Production Mixed Use District (roughly equivalent to the current I1 with the IL Overlay applied), and PR2 Production and Processing District (roughly equivalent to the current I2).
- No I3 General Industrial Districts are proposed because Minneapolis 2040 directs us to limit heavy industrial uses due to the potential for negative impacts on human health and the environment. Instead, most of the uses that are first allowed in the I3 district today are proposed to be banned citywide (see below).

2. Organization of production/industrial uses:

- Current zoning code groups most industrial uses into three broad categories based on character and impacts with some additional industrial uses called out separately:
 1. Light industrial (Little or no offsite impact. Example: clothing manufacturing, electronic assembly, brewery etc.)
 2. Medium industrial (Some level of offsite impacts. Example: metal working and ceramics etc.)
 3. General industrial (High level of offsite impacts. Example: asphalt materials, chemical processing, oil based paints, etc.)
- The proposed zoning code will have five use categories within the production use group:
 1. Lower-impact production and processing
 2. Moderate-impact production and processing
 3. High-impact production and processing
 4. Post-consumer waste processing
 5. Warehousing and storage

2. Moderate-impact production and processing

3. High-impact production and processing

4. Post-consumer waste processing

5. Warehousing and storage

Lower-, moderate- and high-impact production and processing are very similar to the existing light, medium, and general industrial uses, though some specific uses and processes have been moved between categories (most often moving from lower-impact to moderate-impact) based on input from the City's Environmental Health staff.

3. Prohibiting most high polluting uses:

- Current zoning code prohibits very few specific heavy industrial uses. Most heavy industrial uses are conditional uses in the I3 district.
- The proposed zoning code would prohibit all uses that fall into the high-impact production and processing and post-consumer waste processing use categories, except for a list of specifically identified uses which would be conditional uses subject to specific development standards in the PR2 district as identified in the use table. Apart from these specific uses, high-impact production and processing and post-consumer waste processing uses would be prohibited citywide.

4. Environmental justice risk assessment:

- The proposed zoning code would create a new system to consider environmental justice impacts as part of the conditional use permit application for those specific high-impact production and processing uses and post-consumer waste processing uses which would still be allowed.
- The environmental justice risk assessment would consider the emissions of the proposed use in the context of existing air pollution nearby and neighborhood demographics using MPCA data.
- Environmental Health and the City Attorney's Office are assisting staff in crafting these standards.
- The State retains all authority to directly regulate emissions and set requirements for environmental review. We must be careful in how we write these standards in order to remain within the City's jurisdiction and not conflict with the State.

PUBLIC FEEDBACK

The land use rezoning study is implementing the adopted land use policy from Minneapolis 2040.

- Regulations which interpret and implement adopted policy are the focus of the project.
- As a result, feedback related to what districts are mapped where or which is contrary to adopted policy is less impactful. Feedback related to which specific uses should be allowed in which specific districts and to proposed specific development standards is the most impactful. In particular, staff appreciates feedback on the following:
 - The limited higher-impact production and processing uses which could continue to be allowed under strict specific use standards
 - The use categorization of specific uses and processes (lower-impact, moderate-impact, and high-impact)
 - The proposed specific use standards
 - Policies which were already established by Minneapolis 2040 are not a part of this study including:
 - The future land use designation of each property
 - The purpose and intent of each future land use designation
 - Minneapolis 2040 adopted policies and action steps

COMMENTS

Comments can be submitted via both a survey and a comment box on the project website (minneapolis2040.com) or emailed to minneapolis2040@minneapolismn.gov

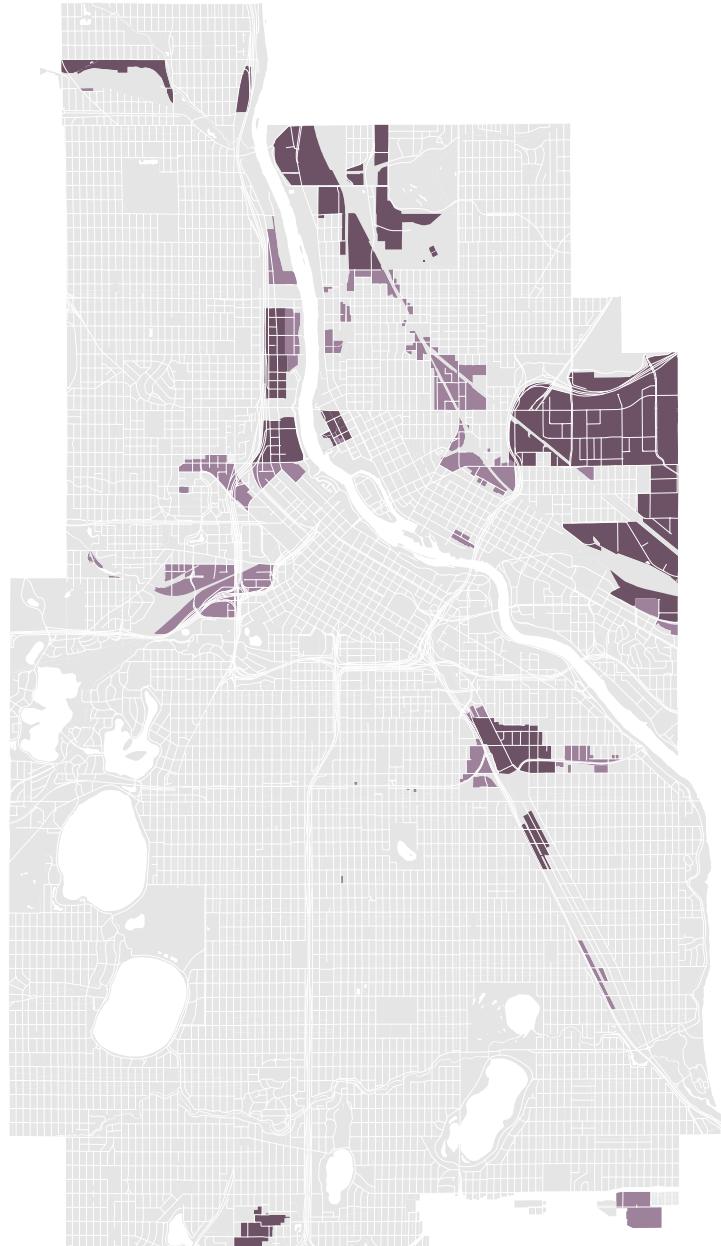
The comment period has been extended an additional 30 days to March 26.

Comments must be received by March 26 to be included in the updated draft submitted by staff.

Comments received after March 26 will be included in the record and may inform action taken by the Planning Commission and City Council.

In-person verbal testimony on the ordinance can be made at the public hearing before the Planning Commission, tentatively scheduled for April 24.

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.



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



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

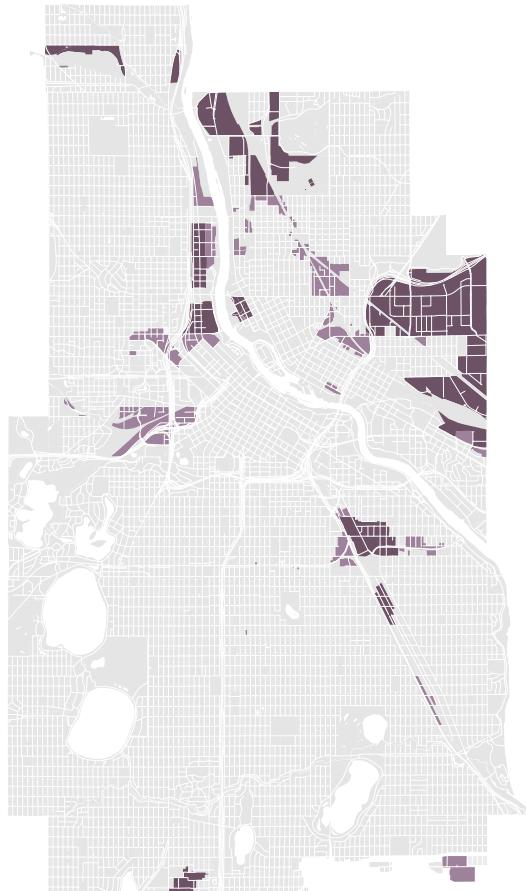


Submit feedback on the
[Land Use Rezoning Study](#)

DRAFT USES TABLE

PR1 & PR2

DRAFT PR1 & PR2 ZONING DISTRICT MAP



LEGEND

PR1 - Production Mixed Use

PR2 - Production & Processing



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



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[Land Use Rezoning Study](#)

DRAFT TABLE 545-1 USES ALLOWED - PR1 & PR2

Uses by GROUP, Category, and Specific use	Zoning District		Use Standard
	PR1	PR2	
COMMERCIAL			
Bulk Goods and Heavy Equipment Sales (except as noted below)	P	P	X
Landscaping and material sales	P	P	
Commercial Agriculture (except as noted below)			
Farmer's market	P	P	X
Lawn and garden supply store	P	P	X
Market Garden	P		X
Urban Farm	P	P	X
Commercial Recreation and Assembly (except as noted below)			
Amphitheater	C		X
Convention center, public			
Entertainment venue	P		X
Indoor recreation area	P		X
Outdoor recreation area	P		X
Nightclub	10P		X
Reception or meeting hall			
Regional sports arena			X
Food and Beverages (except as noted below)			
Bar	5P		X
Restaurant	5P		X
General Retail Sales and Services (except as noted below)			
Animal Boarding	P		X
Dry cleaning	P		X
Funeral home	P		X
Liquor store, off-sale	5P		X
Package delivery service, no on-site vehicle fleet	P		X
Secondhand goods store	P		X
Shopping center	P		X
Small engine repair	P		
Tobacco shop	P		X
Veterinary clinic	P		X
High-Impact Commercial (except as noted below)			
Alternative financial establishment			X
Firearms dealer			X
Pawnshop			X
Lodging (except as noted below)			
Bed and breakfast home	P		X
Hospitality residence			X
Hotel, 5-20 rooms	P		X
Hotel, 21 rooms or more	P		X
Medical Facilities (except as noted below)			
Blood/plasma collection facility	P		X
Hospital			X
Office (except as noted below)			
Contractor's office	P	P	X
Sexually Oriented Uses			
INSTITUTIONAL AND CIVIC			
Community Services (except as noted below)	P		
Cemetery			
Child care center	P		X
Community center	P		
Community garden	P		X
Community provisions facility	P	P	X

Uses by GROUP, Category, and Specific use	Zoning District		Use Standard
	PR1	PR2	
Developmental achievement center			
Educational Facilities (except as noted below)	P	P	X
College or university			X
Educational arts center			X
School, grades K-12			X
School, vocational or business	P	P	
Parks and Public Open Spaces			
Recreational Facilities (except as noted below)			
Athletic field			X
Golf course			X
Social and Cultural Assembly (except as noted below)			
Club or lodge	P		X
Convent, monastery or religious retreat center	P		X
Religious place of assembly	P	P	
PRODUCTION			
Lower-Impact Production and Processing (except as noted below)	P	P	
Art studio	P	P	X
Brewery or distillery	P	P	X
Film, video, and audio production	P	P	X
Glass, ceramics, and earthenware production, small scale	P	P	X
Grain mill, small scale	P	P	X
Limited production and processing	P	P	X
Research, development, and testing laboratory	P	P	
Moderate-Impact Production and Processing			
High-Impact Production and Processing (prohibited except as noted below)		P	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		
Post-Consumer Waste Processing (prohibited except as noted below)			
Recycling facility	C		X
Waste transfer facility	C		X
Warehousing and Storage (except as noted below)			
Contractor yard	P	P	X
Self-service storage facility	P	P	X
Snow storage site		C	X
PUBLIC SERVICES AND UTILITIES			
Basic Utilities (except as noted below)	C	C	
Communication exchange	C	C	
Heating or cooling facility	C	C	
Passenger transit station	C	C	
Principal Electricity Generation (except as noted below)			
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			
Public Safety and Welfare (except as noted below)			

Uses by GROUP, Category, and Specific use	Zoning District		Use Standard
	PR1	PR2	
Animal shelter			
Garage for public vehicles	C	C	
Mounted patrol stable	C	C	
Pre-trial detention facility, existing on the effective date of this ordinance			X
Street and equipment maintenance facility	C	C	
RESIDENTIAL			
Cluster Development			X
Congregate Living (as noted below)			
Community correctional facility serving up to (32) persons		C	X
Dormitory			X
Emergency shelter	C	C	X
Fraternity or sorority, existing on the effective date of this ordinance			X
Fraternity or sorority			X
Inebriate housing			X
Intentional community	C		X
Overnight shelter	C		X
Residential hospice			X
Single room occupancy housing	C		
State credentialed care facility, serving six (6) or fewer persons			X
State credentialed care facility, serving seven (7) to sixteen (16) persons			X
State credentialed care facility, serving seventeen (17) or greater persons			X
Supportive housing	C		X
Dwellings (as noted below)			
Single-, two- or three-family dwelling			
Single-, two- or three-family dwelling existing on the effective date of this ordinance			
One (1) to three (3) dwelling units, as part of a mixed-use building	C		
Multiple-family dwelling, four (4) units or more	C		X
Common lot development			X
TRANSPORTATION, VEHICLE SERVICES, AND PARKING			
Automobile Services (except as noted below)	C	C	X
Automobile repair, major		C	X
Automobile sales, enclosed		C	X
Car washes	C	C	X
Electric vehicle charging hubs	C	C	X
Gas stations existing on the effective date of this ordinance	C	C	X
Industrial Transportation Services (except as noted below)			
Waste hauler		C	X
Principal Parking (except as noted below)			
Off-site parking lots serving multiple-family residential uses and congregate living uses	C	C	
Off-site parking lots serving institutional and public uses	C	C	
Vehicle Fleet-Oriented Services (except as noted below)			
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)			
Public impound lot	C	C	

USES TABLE DESCRIPTION

Table 545-1 Uses Allowed, identifies the principal uses allowed in the PR1 and PR2 zoning districts.

Permitted uses. Uses specified with a "P" are permitted as of right in the district or districts where designated

Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated

Maximum gross floor area of specific uses. The number preceding a "P" or "C" in the use table indicates the maximum gross floor area for that use in that district in multiples of one thousand (1,000) square feet. For example, a use identified with a "10P" means the use is permitted in that district and is allowed a maximum gross floor area of ten thousand (10,000) square feet. These limits apply to individual uses, including individual uses within shopping centers. In the residential mixed use districts, floor area limits shall apply to the entire shopping center.

Multi-story mixed use buildings. An asterisk "*" following a "P" or "C" in the use table indicates that the use is only permitted in a multi-story mixed use building

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

Uses existing on the effective date of this ordinance. A use that is classified as permitted or conditional on the effective date of the ordinance shall not be expanded beyond the boundaries of the existing zoning lot. Such use may be expanded or reconstructed on the existing zoning lot in accordance with the regulations of the zoning district.

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