

## Required Updates to Zoning Code

- 1) **New overlay district** – Bus Rapid Transit (BRT) corridor along Snelling Ave, affects mapped Development/ Redevelopment Areas generally within a half-mile of BRT stations
- 2) **Residential districts** - Update allowed housing types and residential density standards
- 3) **Business districts** –
  - a) Convert/rename to mixed use districts
  - b) Update allowed housing types and residential density standards
- 4) **Office and business park districts** –
  - a) Convert/rename to employment districts
  - b) Update scale/intensity standards

## Required Updates to Zoning Map

- 1) Convert current **business districts** to mixed use districts on map
- 2) Convert **office and business park districts** to employment districts on map
- 3) **Rezone 43 individual parcels** to bring Zoning Map into consistency with the 2040 Comprehensive Plan

## Optional Updates to Zoning Code

### 1) Residential districts –

- a) All residential districts – Consider whether specific minimum lot sizes are appropriate
- b) MDR – Consider allowing increased density through conditional use permit
- c) MDR and HDR – Consider increasing green space requirements

### 2) Institutional district – Consider updating allowed housing types

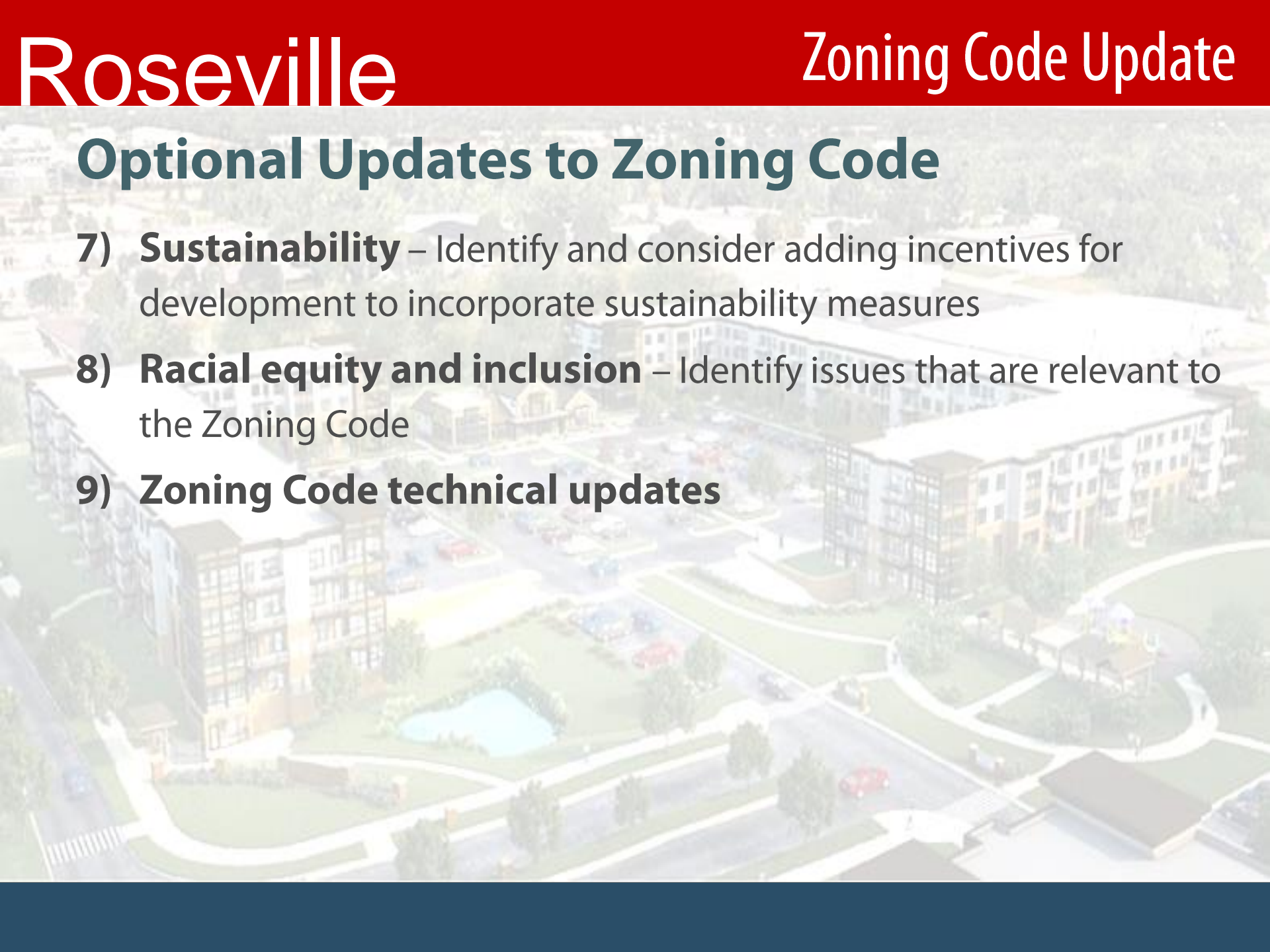
### 3) Community Mixed Use (CMU) districts – Consider increasing the CUP permit threshold, currently 3 units per building



## Optional Updates to Zoning Code

- 4) **Parking standards** – Consider requiring a minimum quantity of covered parking for multi-family housing types
- 5) **Landscaping and screening standards** –
  - a) Multi-family dwellings - Consider reducing the minimum number of trees required per unit
  - b) Solar arrays - Consider adding screening requirements
- 6) **Environmental standards** –
  - a) Wetland – Consider revising setback requirements to align with Rice Creek Watershed District regulations
  - b) Shoreland – Consider updating the current shoreland ordinance to comply with the MN DNR model ordinance

## Optional Updates to Zoning Code

- 7) **Sustainability** – Identify and consider adding incentives for development to incorporate sustainability measures
  - 8) **Racial equity and inclusion** – Identify issues that are relevant to the Zoning Code
  - 9) **Zoning Code technical updates**
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- An aerial rendering of a modern residential development. The scene features several multi-story apartment-style buildings with balconies and large windows. There are green spaces, a small pond, and a playground area. The overall aesthetic is clean and contemporary.