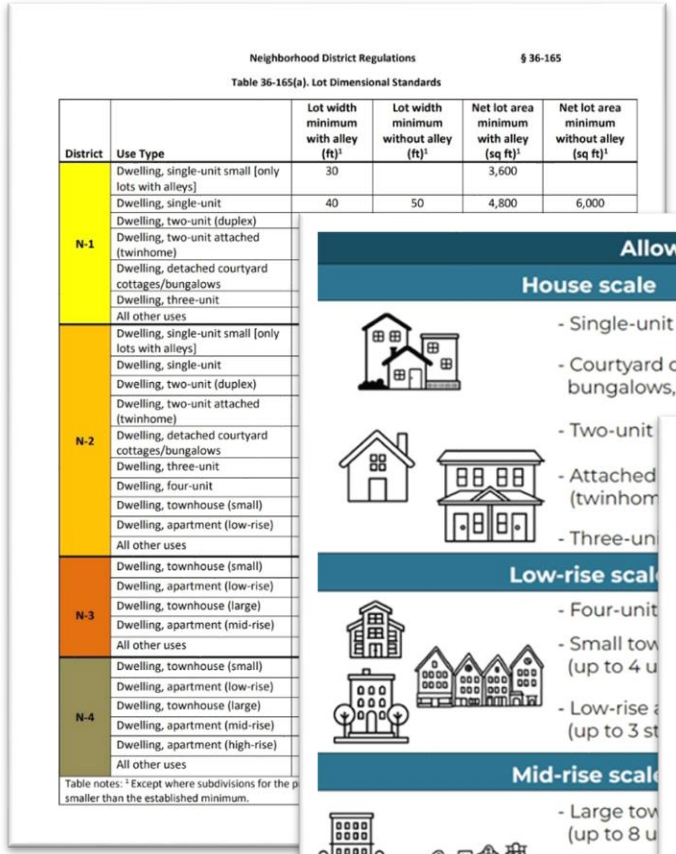
Planning commission and board of zoning appeals

2025 highlights

- Housing reforms!
  - Neighborhood districts
  - More housing types
  - Smaller lots
- Early successes
  - 7 lot splits
    - 6 new single-unit lots
    - Existing duplex, now eligible for-sale units
  - 3 ADUs

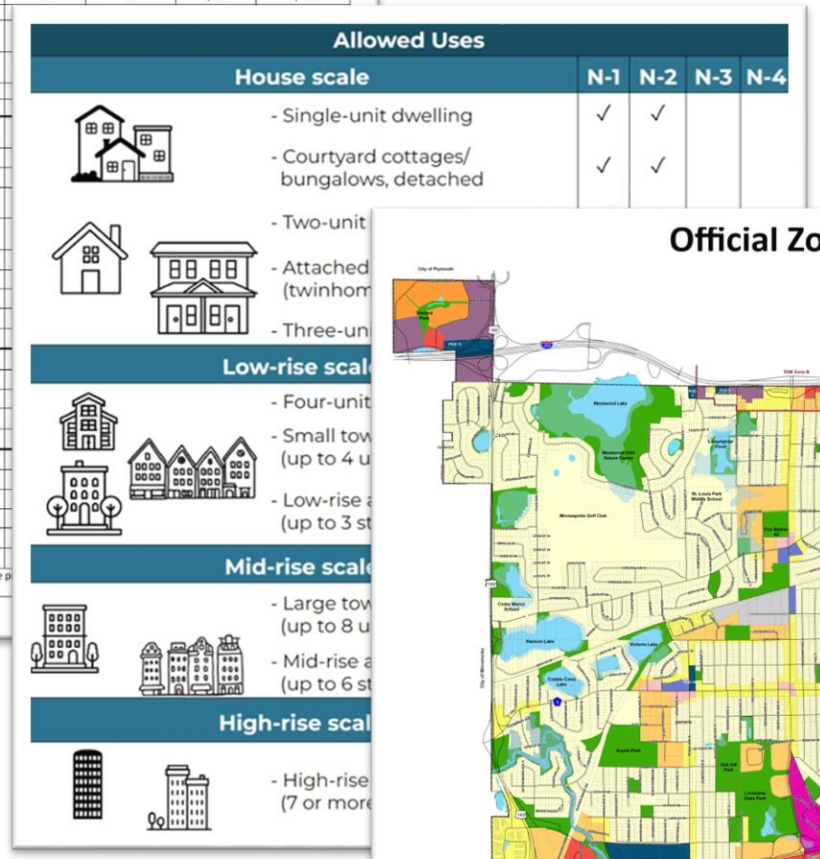


Neighborhood District Regulations § 36-165

Table 36-165(a). Lot Dimensional Standards

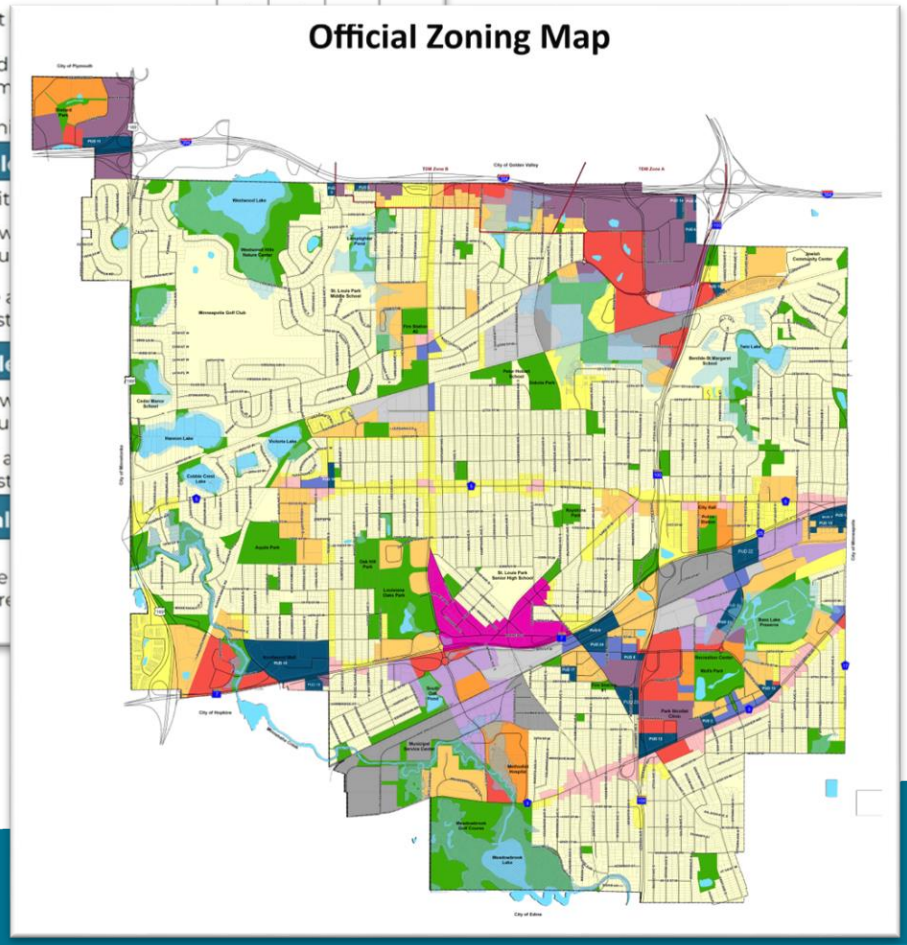
District	Use Type	Lot width minimum with alley (ft)[1]	Lot width minimum without alley (ft)[1]	Net lot area minimum with alley (sq ft)[1]	Net lot area minimum without alley (sq ft)[1]
N-1	Dwelling, single-unit small [only lots with alleys]	30		3,600	
	Dwelling, single-unit	40	50	4,800	6,000
	Dwelling, two-unit (duplex)				
	Dwelling, two-unit attached (twinhome)				
	Dwelling, detached courtyard cottages/bungalows				
	Dwelling, three-unit				
	All other uses				
N-2	Dwelling, single-unit small [only lots with alleys]				
	Dwelling, single-unit				
	Dwelling, two-unit (duplex)				
	Dwelling, two-unit attached (twinhome)				
	Dwelling, detached courtyard cottages/bungalows				
	Dwelling, three-unit				
	Dwelling, four-unit				
	Dwelling, townhouse (small)				
	Dwelling, apartment (low-rise)				
	All other uses				
N-3	Dwelling, townhouse (small)				
	Dwelling, apartment (low-rise)				
	Dwelling, townhouse (large)				
	Dwelling, apartment (mid-rise)				
	All other uses				
N-4	Dwelling, townhouse (small)				
	Dwelling, apartment (low-rise)				
	Dwelling, townhouse (large)				
	Dwelling, apartment (mid-rise)				
	Dwelling, apartment (high-rise)				
	All other uses				

Table notes: [1] Except where subdivisions for the p
smaller than the established minimum.



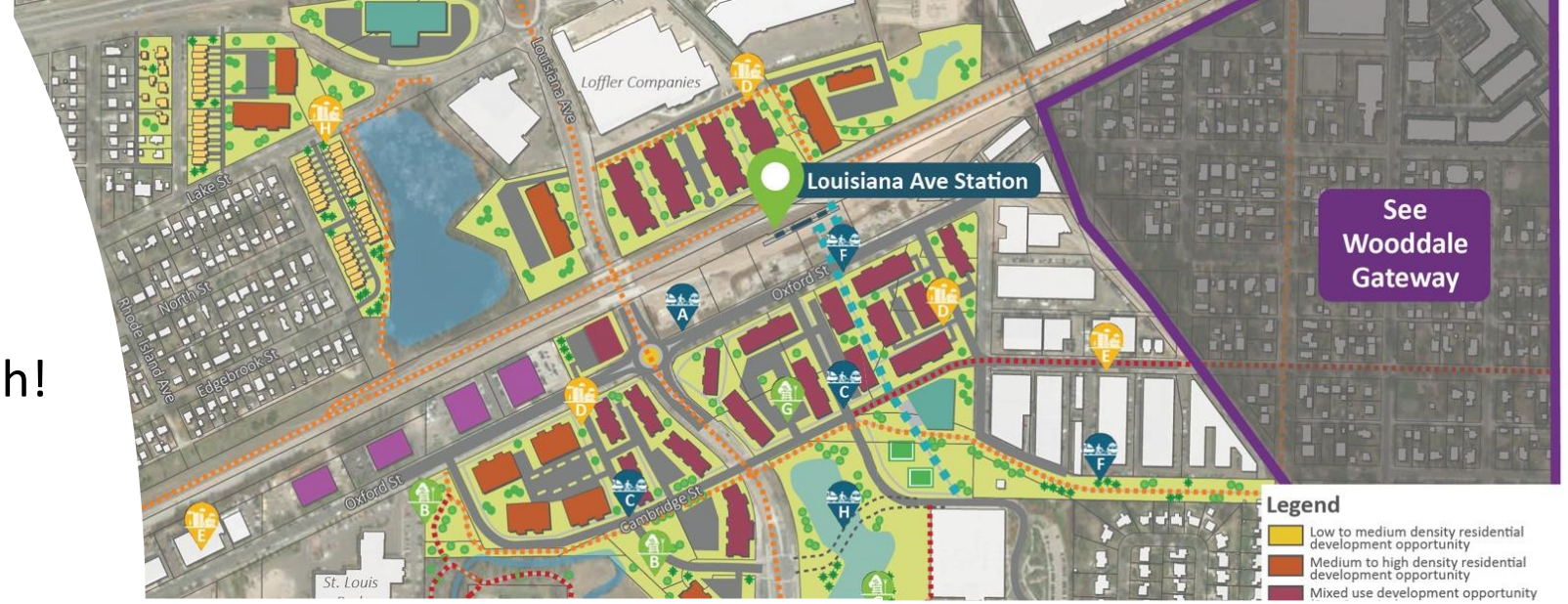
Allowed Uses

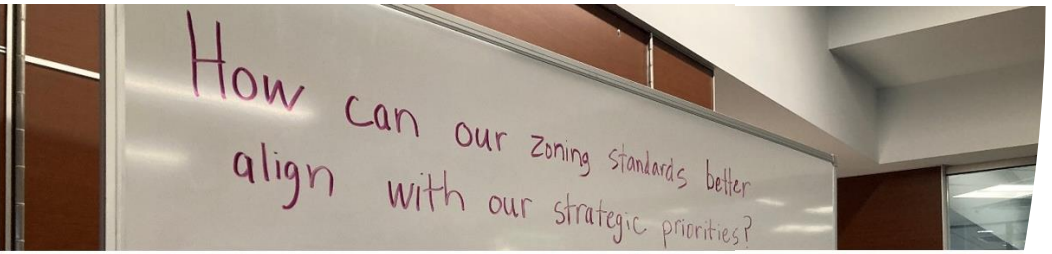
House scale	N-1	N-2	N-3	N-4
- Single-unit dwelling	✓	✓		
- Courtyard cottages/ bungalows, detached	✓	✓		
- Two-unit				
- Attached (twinhom				
- Three-un				
Low-rise scal				
- Four-unit				
- Small tow (up to 4 u				
- Low-rise a (up to 3 st				
Mid-rise scal				
- Large tow (up to 8 u				
- Mid-rise a (up to 6 st				
High-rise scal				
- High-rise (7 or more				



2025 highlights

- Arrive + Thrive plan approved!
- Zoning code update phase 2 launch!
  - Consensus workshop
  - Analysis study sessions





Redevelopment along 36th Street

This outcome identifies continued redevelopment to be oriented to 36th Street and the Wooddale transit station, creating an active and vibrant corridor.

Redevelopment west of Wooddale should provide a transition in intensity

Outcome features

The 2003 station-area plan focused redevelopment along 36th Street, resulting in the successful redevelopments of TowerLight, Hoigaard Village, and The Elmwood. 36th Street also recently underwent a roadway transformation which reduced driving lanes, added a cycle track, and provided enhanced crossings for pedestrians. This outcome seeks to continue that success by directing redevelopment along the

What is the impact?

The redevelopment of properties along 36th Street will bring additional investment to the gateway and continue to create a vibrant transit-oriented neighborhood.

Race + equity impact

- Redevelopment will support a range of housing style varieties in the gateway.

Environmental impact

- Redevelopment will reduce hardcover and increase landscaping to manage stormwater and increase tree canopy.

Public infrastructure impact

- Increased utility needs with the potential for new residential units. TOD density of 50 - 125 units per acre was assumed in the 2040 Comprehensive Plan utility calculations.

Mobility impact

- Change and intensification of use will increase vehicle traffic in the area. Opportunities for multimodal transportation may help address this change, with opportunities for varied modal use with access to transit and multimodal infrastructure.

Land use + development impact

- TOD development aligns with the land use guidance of the 2040 Comprehensive Plan.

Volo Development - Texa-Tonka

Implementation actions

Action	Action type	Timeline	Complexity	Benefit	Community partners
Rezone properties on 36th Street east of Wooddale to a district that promotes TOD development	Regulatory	Near term	●○○	●○○	Property owner(s)

Wooddale Gateway: outcomes

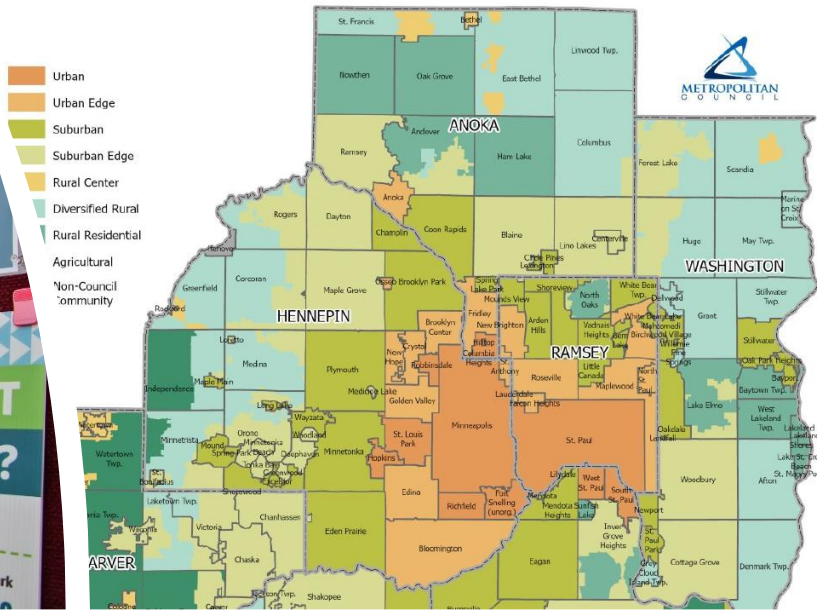
St. Louis Park MINNESOTA

2025 highlights

- Terasă mixed-use development
- Minnetonka Blvd Twin Homes
- Knollwood Chipotle
- Bickham Court community building
- Union Park Flats tour and remote meeting

2026 work plan

- Zoning code update phase 2
- Arrive + Thrive implementation
- 2050 comprehensive plan



	Connected Outcome	Action type	Timeline	Complexity	Benefit	Community partners
dal id through	Bike + pedestrian connections	Policy	Near term	●○○	●●●	Engineering
rict that	Redevelopment along 36th St.	Regulatory	Near term	●○○	●●○	Property owner(s)
d-rise and low-	Redevelopment along 36th St.	Regulatory	Near term	●○○	●●○	Property owner(s)
tment in the	MicroCenter + Burlington Coat Factory redevelopment	Regulatory	Near term	●○○	●●○	Property owner(s)
icroCenter site manner that	Roadway connections	Planning	Near term	●○○	●○○	Engineering, Property owner(s)
. bike + pedestrian	Bike + pedestrian connections	Planning	Mid term	●●○	●●○	MnDOT, Community
ways within a se tree canopy cover	Public realm enhancements	Policy	Mid term	●●○	●●●	Communit
water management, al amenities to the	New park + open spaces	Policy	Mid term	●○○	●●●	Parks an recreati Potent devel
of the MicroCenter site to from Xenwood Avenue to	MicroCenter + Burlington Coat Factory redevelopment; Roadway connections	Regulatory	Mid term	●●○	●●○	Eng Po d
ision of the MicroCenter site to ned or privately owned but open	MicroCenter + Burlington Coat Factory redevelopment	Regulatory	Mid term	●●○	●●○	

St. Louis Park MINNESOTA

Zoning Code Update Phase 2

City Council Study Session

November 10, 2025

St. Louis Park
MINNESOTA

Zoning Code Update – Phase 2

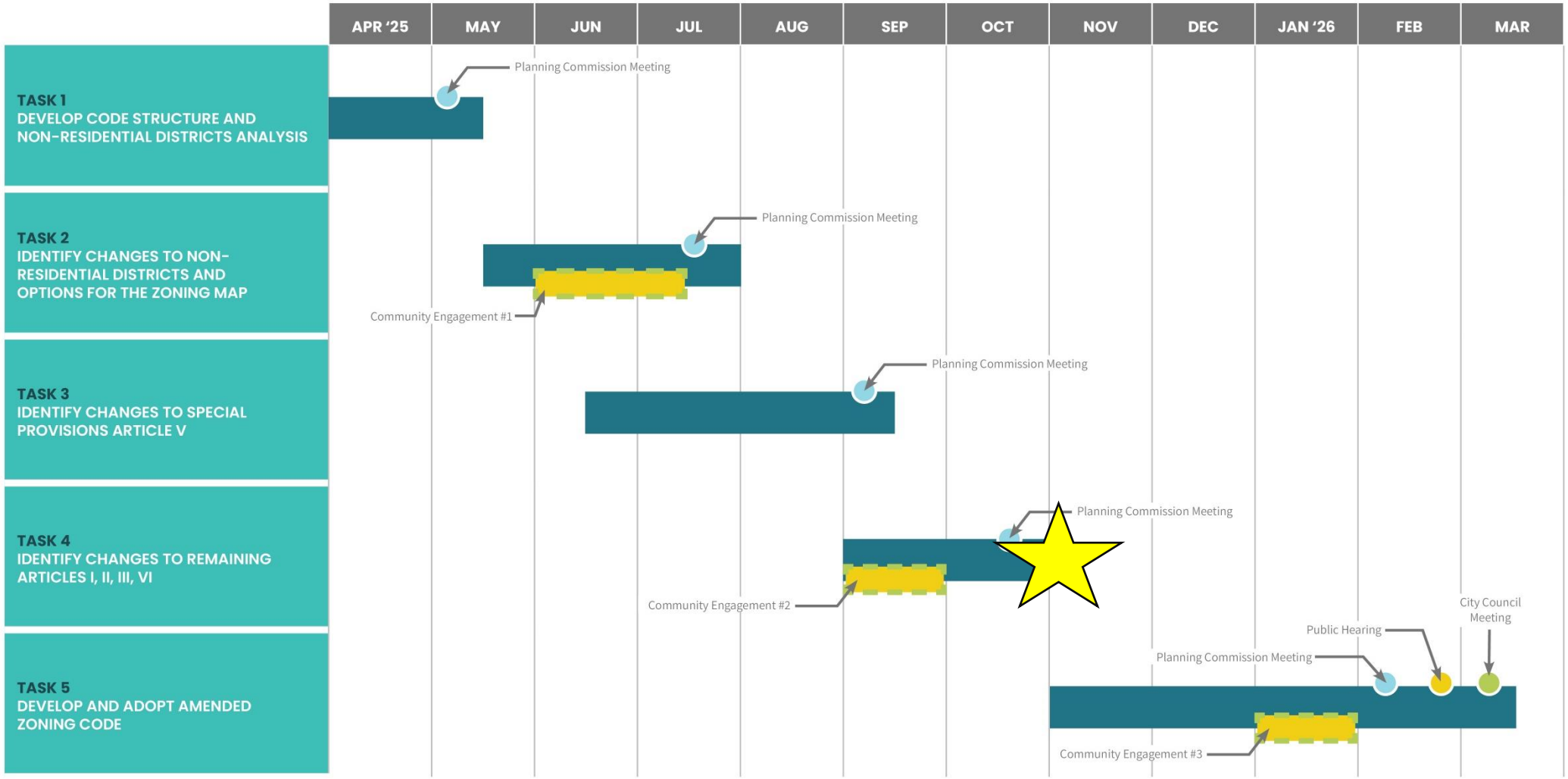
Council direction:

- Consolidating the zoning districts.
- Amending the zoning map.
- Expanding the use of density and height bonuses into other zoning districts.
- Reducing parking minimums.

Comments from council on the following:

- The extent of administrative and conditional approvals.
- Changes to the variance process.

Phase 2 Schedule



St. Louis Park
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PC Meetings & Topics

May 7	Code structure, non-neighborhood districts/place types
July 16	Non-neighborhood districts, zoning map
September 3	Parking, landscaping, screening, signs, architectural design
October 8	Procedures, definitions, general provisions
December 3	Review draft zoning code updates/council reactions
February	Draft zoning code and map updates

Zoning Districts

Proposed business and mixed use districts	Current business and mixed-use districts
MU-1 Neighborhood Mixed Use	MX-2, C-1
MU-2 Community Mixed Use	MX-1, C-2, BP
MU-3 TOD Mixed Use	BP, O, MX-1
B-1 General Business	C-2
I-1 Light Industrial	I-P
I-2 General Industrial	I-G

Zoning Districts

St Louis Park DRAFT Principal Non-Residential Use Table

P = permitted; PS = permitted with standards; C = permitted with CUP; Blank cell = not permitted

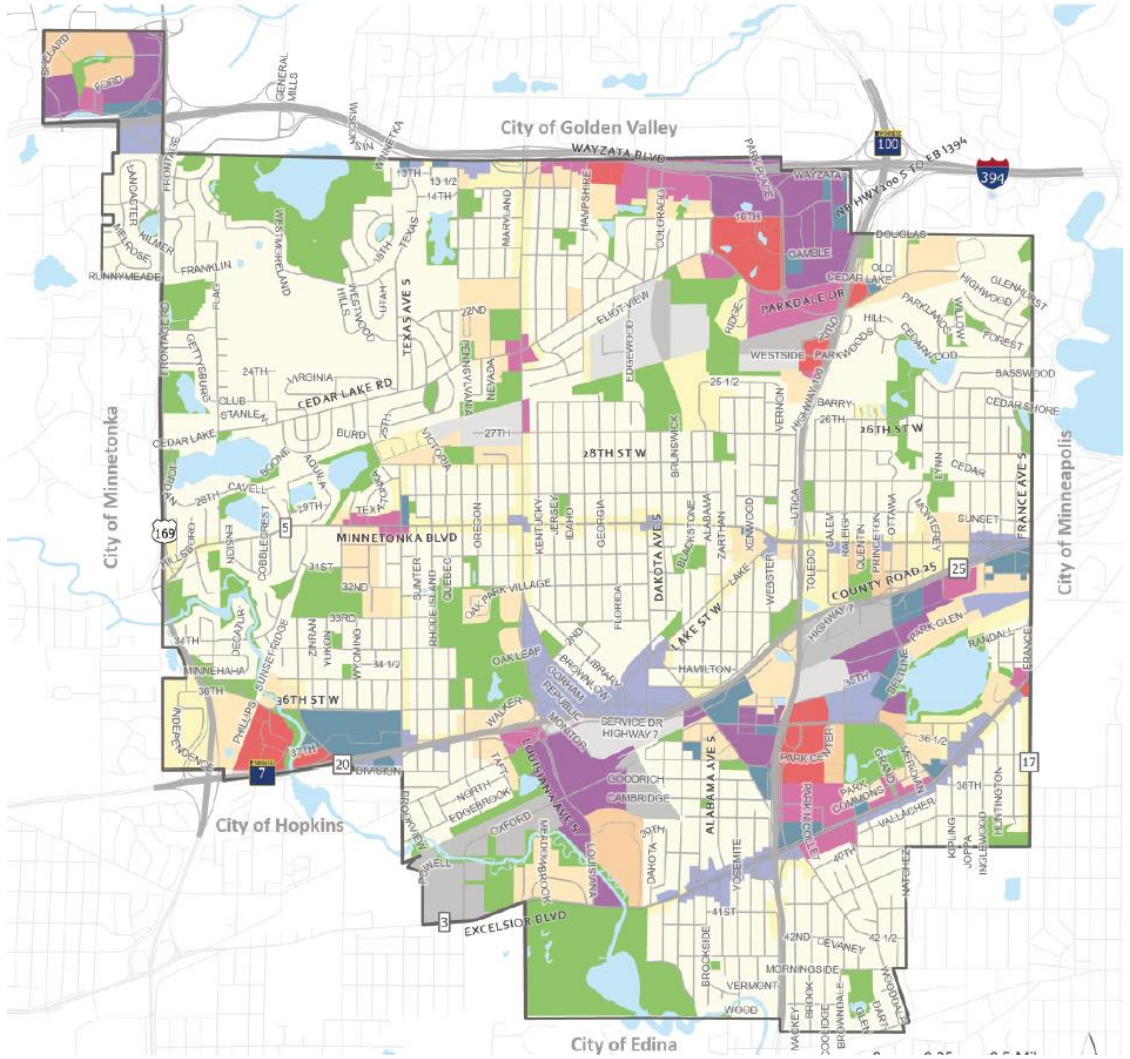
	Mixed Use			Commercial	Industrial		Parks and Open Space
Use Type	**MU-1**	**MU-2**	**MU-3**	**B-1**	**I-1**	**I-2**	**POS**
Commercial Uses							
Personal Services and Businesses							
Uses exceeding intensity classification 4	C						
Animal handling	PS	PS	PS	PS	PS	PS	
Animal handling, limited							
Appliance, small engine and bicycle repair	PS	PS	PS	PS		PS	
Bank	C (I4)	PS	PS	PS			
Cannabis retailer		PS	PS	PS			
Catering	PS				PS	P	
Dry cleaning or laundering facility	PS	PS	PS	PS			
Food service	PS	PS	PS	PS			
Funeral home	PS			P			
In-vehicle sale or service	C	C	C	C			

Planning Commission and staff recommend consolidating the districts as shown. ***Thoughts?***

Zoning Districts-Map

Proposed Zoning Update

Click here to view an interactive map showing both proposed and existing zoning.



Proposed Zoning

- N-1 Neighborhood 1
- N-2 Neighborhood 2
- N-3 Neighborhood 3
- N-4 Neighborhood 4
- POS Park and Open Space
- MU-1 Neighborhood Mixed Use
- MU-2 Community Mixed Use
- MU-3 TOD Mixed Use
- B-1 General Business
- I-1 Light Industrial
- I-2 General Industrial
- PUD Planned Unit Development

Planning Commission and staff recommend zoning map changes as shown. ***Thoughts?***

St. Louis Park MINNESOTA

Density/Height Bonuses

Bonuses can be applied when a development does not utilize TIF.

Bonuses retain the flexibility to be used as an option by the developer.

Density bonuses are currently utilized in the MX-1 district to further meet the following council strategic priorities:

a. **The inclusionary housing policy.**
b. **Green building policy.**
c. Provide on-site renewable energy facilities.
d. Inclusionary commercial space.
e. Travel demand management.
f. Publicly accessible gathering spaces.

Density bonuses could be utilized in all MU and B districts.

Utilizing bonuses would require a conditional use permit.

Planning Commission and staff recommend utilizing bonuses as discussed. ***Thoughts?***

Parking Minimums

- No changes proposed to residential parking minimums
- Expand use of Walker/Lake parking minimums:
  - Apply Walker/Lake parking standards to MU districts
    - Allow any permitted use to occupy building regardless of available on-site parking.
    - Must continue to maintain existing on-site parking.
    - Additions to existing buildings have to meet the minimum parking space requirement.
  - Remove parking minimums for the Walker/Lake area.
    - Allow additions without requiring additional parking.
    - Don’t have to maintain existing on-site parking.

Planning Commission and staff recommend expanding use of Walker/Lake parking minimums. ***Thoughts?***

Other Items For Comment:

Planning Commission recommendation (CUPs):

- Some uses that may have off-site impacts will remain conditional uses.
- If we incorporate bonuses, then they would be allowed as conditional uses.
- If there are other factors we want to trigger as conditional use permits, then they are stated specifically in the permitted with standards.

Other Items For Comment:

Planning Commission recommendation (variances):

- Simplify variance process.
  - Eliminate requirement to publish in news paper.
  - Reduce number of mailings to immediately surrounding neighbors.
- MN Statutes do not require cities to hold public hearings for variances.

Next Steps

- December planning commission meeting
- Finalize draft zoning code, map, and website
- Open house event(s) in January
- Public hearings to follow based on input from open houses.

Table 36-115C

Intensity Class Measures

	Maximum Density Factor (DU / Acre)	*Maximum Impervious Surface Ratio*	*Maximum Floor Area Ratio*	*Maximum Height (in feet)*	*Maximum Trips/ AC./Day**	*Gross Building Area*	*Hours of Operation*	*Resultant Land Use Intensity Class*
Residential uses	9	--	--	30	100	2,000		Class 1
All other uses	--	0.30	0.15	30	100	2,000	6:00 am/ 6:00 pm	
Residential uses	15	--	--	35	300	5,000	--	Class 2
All uses	--	0.40	0.25	35	300	5,000	6:00 am/ 10:00 pm	
All uses	20	0.60	0.50	40	650	10,000	6:00 am/ 12:00 pm	Class 3
All uses	30	0.70	0.80	50	1,000	20,000	6:00 am/ 12:00 pm	Class 4
All uses	40	0.80	1.00	75	1,500	50,000	24 hours	Class 5
All uses	50	0.90	1.40	150	2,500	100,000	24 hours	Class 6
All uses	50+	0.90+	1.40+	150+	2,500+	100,000+		Class 7

Parking Minimums

:

Use	Citywide Standard	Mixed Use Districts Standards	
	Minimum Standard	Minimum Standard	Maximum Standard
Residential Uses			
Dwelling, single-unit	2 spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit.		
Dwelling, two-unit	2 spaces per dwelling unit. Additional spaces are not required for a boarder or an accessory dwelling unit		
Dwelling, detached courtyard cottage/bungalow	1.5 spaces per dwelling unit.		
Dwelling, three-unit; Dwelling, four-unit; Dwelling, townhouse; Dwelling, apartment	Per unit: • Studio - 1 space • One bedroom – 1 space • Two bedroom – 1.5 spaces • Three bedroom – 2 spaces • Four bedroom – 2 spaces An additional 5% of the required parking shall be provided for guest parking.		

Parking Minimums

Expand use of Walker/Lake parking minimums:

Use	Citywide Standard	Mixed Use Districts Standards	
Retail or service establishment	1 space per each 300 square feet of gross floor area Maximum: One space per each 200 square feet floor area. 1 space per each 500 square feet floor area. (large merchandise)	1 space per each 400 square feet of gross floor area	1 space per each 300 square feet of gross floor area
Restaurant	1 space per 4 persons of the maximum occupancy	1 space per 4 persons of the maximum occupancy	1 space per 6 persons of the maximum occupancy

- Apply Walker/Lake parking standards to MU districts
  - Allow any permitted use to occupy building regardless of available on-site parking.
  - Must continue to maintain existing on-site parking.
  - Additions to existing buildings have to meet the minimum parking space requirement.
- Remove parking minimums for the Walker/Lake area.
  - Allow additions without requiring additional parking.
  - Don’t have to maintain existing on-site parking.

Building Height Limits Table

District	Building Height Maximum	Additional Height Conditions
N-1 Neighborhood	30 ft. (3 stories)	
N-2 Neighborhood	40 ft. (4 stories)	
MU-1 Neighborhood Mixed Use	3 stories max; 2 stories min	
N-3 Neighborhood	75 ft. (6 stories)	
B-1 Commercial	75 ft. or 6 stories	"The height limit may be increased by 50 percent to permit buildings nine stories or 112.5 feet in height, whichever is the lesser. This greater building height shall only be permitted for buildings which meet the following conditions: a. The building shall be at least 200 feet from any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers. (Ord. No. 2248-03, 8-18-03) b. The building shall not cast a shadow on residential structures between the hours of 9:00 a.m. and 3:00 p.m. c. The building shall be located within travel demand management zones A or B as defined in section 36-322. "
MU-2 Community Mixed Use	75 ft. or 6 stories max; 2 stories min	Sites adjacent to N-1 or N-2 zoned and used districts shall be limited to 40', although buildings may exceed 40' if the portion of the building above 40' is stepped back a distance equal to the additional height

Park

Building Height Limits Table

I-1 Industrial Park	75 ft. or 6 stories	1. For properties abutting any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional use, height is modified: Within 100 feet of said parcel, the building heights shall not penetrate a line commencing at a point 15 feet above the ground level at the required yard depth and sloping upward at a rate of one vertical foot for each two feet of horizontal distance. Structures further than 100 feet from said parcel are subject to the general height limitations in this district.
I-2 General Industrial	75 ft. or 6 stories	1. For properties abutting any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional use, height is modified: Within 100 feet of said parcel, the building heights shall not penetrate a line commencing at a point 15 feet above the ground level at the required yard depth and sloping upward at a rate of one vertical foot for each two feet of horizontal distance. Structures further than 100 feet from said parcel are subject to the general height limitations in this district.
N-4 Neighborhood	More than 75 ft. (6 stories)	
MU-3 TOD Mixed Use	75 ft. or 6 stories; 2 stories min	Sites adjacent to N-1 or N-2 zoned and used districts shall be limited to 40', although buildings may exceed 40' if the portion of the building above 40' is stepped back a distance equal to the additional height
POS Parks & Open Space	None	

Park

Density Limits Table

District	2040 Comprehensive Plan Density Allowed (dwellilng units/acre)	Related Comp Plan FLU Designations
N-1 Neighborhood	18	RL Low Density Residential: 3-18
N-2 Neighborhood	30	RM Medium Density Residential: 6-30
MU-1 Neighborhood Mixed Use	30	RM Medium Density Residential: 6-30 MX Mixed Use: 20-75 TOD Transit Oriented Development: 50-125
N-3 Neighborhood	75	RH High Density Residential: 30-75
B-1 Commercial	50	COM Commercial: 20-50
MU-2 Community Mixed Use	75	RH High Density Residential: 30-75 MX Mixed Use: 20-75
I-1 Industrial Park	N/A	IND Industrial
I-2 General Industrial	N/A	IND Industrial
N-4 Neighborhood	75	RH High Density Residential: 30-75
MU-3 TOD Mixed Use	75 ft. or 6 stories; 2 stories min	RH High Density Residential: 30-75 MX Mixed Use: 20-75 TOD Transit Oriented Development: 50-125
POS Parks & Open Space	N/A	PRK Park & Open Space

Application	Pre-Application Meeting with Staff Required (Yes/No)	Public Notice Required			Public Hearing		Decision			Appeal		Final Action (Letter, Resolution, Ordinance)
		Published	Mailed	Distance	Planning Commission	Council	Administrative	Planning Commission	City Council	City Council	Courts	
PUD (Prelim)	Optional	X	X	350'	X			Recommend	X			Resolution
PUD (Final)	No								X			Ordinance
PUD (Admin Amend)	No						X					
PUD (Major Amend)	Go through prelim and final process again											
CUP	No	X	X	350'	X			Recommend	X			Resolution
CUP (Minor amend)	No								X			Resolution
CUP (Major Amend)	Same as initial CUP	X	X	350'	X				X			Resolution
CUP (Admin Amend)	No						X					Letter
Variance - with CUP or subdivision	No	X	X	350'	X			Recommend	X (BOZA)			Resolution
Variance (other)	No	X	X	350'	BOZA			X (BOZA)		X		Resolution
Zoning Amendment	No	X	X	350'	X			Recommend	X			Ordinance
Comprehensive Rezoning	No	X			X			Recommend	X			Ordinance
Comprehensive Plan & Amendments	No	X	X (if amendment is related to the map)	500'	X			Recommend	X			Resolution (2/3 vote)
Appeal of Admin Decision	No	X	X	To applicants	BOZA			BOZA				
Appeal of BOZA decision			X	350'		X			X			

Community Engagement Update

- Project webpage
  - Proposed zoning map has been added
  - Proposed changes to districts will be added in late October
- Survey #2 in October/November
  - Oriented to business owners
  - Similar set of questions
  - Staff will reach out to business owners
- Open house event(s) for draft code in January