

## **Nokomis East LRT Station Area Rezoning Study Frequently Asked Questions**

### **What is zoning?**

Zoning is the basic means of implementing the comprehensive plan and controlling land use throughout the city. The zoning code assigns each property in the city to a primary zoning district: residence, office-residence, commercial, industrial or downtown. There are also overlay zoning districts that may provide more flexibility or impose more restrictions than the primary zoning district. Proposed developments, from new construction to small home additions, must meet the requirements of the zoning code. Within each zoning district, the zoning code imposes land use controls that regulate what can be built on a parcel of land. Such controls include: specifying the allowed uses of land in each zoning district; yard setbacks; building height, bulk, and density; parking requirements; lot coverage; etc. In each zoning district, any particular use is either permitted, conditional, or prohibited. A permitted use is allowed as of right. A conditional use requires a public hearing before the City Planning Commission.

### **What does each of the various zoning districts mean?**

The abbreviations on the list included in this mailing refer to the various existing and proposed zoning districts in the Nokomis East station area. The full title of each of these zoning districts is listed below. For more details about each zoning district, please email or call using the contact information on the other side of this sheet, or attend the open house on January 19. The full text of the zoning code is also available on the city's web site at <http://www.minneapolismn.gov/zoning/>.

#### Primary Zoning Districts

R1/R1A – Single-family District (low density)  
R2B – Two-family District (low density)  
R3 – Multiple-family District (medium density)  
R5 – Multiple-family District (high density)

OR1 – Neighborhood Office Residence District  
OR2 – High Density Office Residence District

C1 – Neighborhood Commercial District  
C2 – Neighborhood Corridor Commercial District

#### Overlay Zoning Districts

PO – Pedestrian Oriented Overlay District  
(requires pedestrian-friendly features in new development)

### **Why is my property on the list of proposed zoning changes?**

The zoning on your property was established prior to the arrival of light rail transit and the associated vision for land use change outlined in the Nokomis East Station Area Plan. One or more characteristics of the existing zoning on your property does not conform to that vision, be it the types of land uses allowed (commercial, residential, industrial), the height and bulk of buildings allowed, or any number of other factors.

### **Why is my property NOT listed for a proposed zoning change?**

There are two potential reasons for this. Most likely, your property is not in the area identified for long-term change in the Nokomis East Station Area Plan. This notice was mailed as a courtesy to all property owners within 350 feet of that area. A second potential reason is that your property is in the change area but the existing zoning designation of your property is already consistent with the goals of the station area plan.

### **What happens if my zoning district is changed?**

When the zoning of a property changes, some uses may no longer be permitted under the new regulations. There are very few instances where this is the case as a result of the proposed changes. When the regulations change and a use is no longer permitted under the zoning code, it does not mean that the use needs to cease immediately. Uses that were established legally prior to a zoning change are called legal nonconforming uses and may continue indefinitely. If your property is one of the few in this category, you will receive a separate letter outlining the implications of the proposed zoning change for your property.

In many cases, the proposed zoning district *adds* new allowed uses, sometimes bringing a previously nonconforming use into conformity.