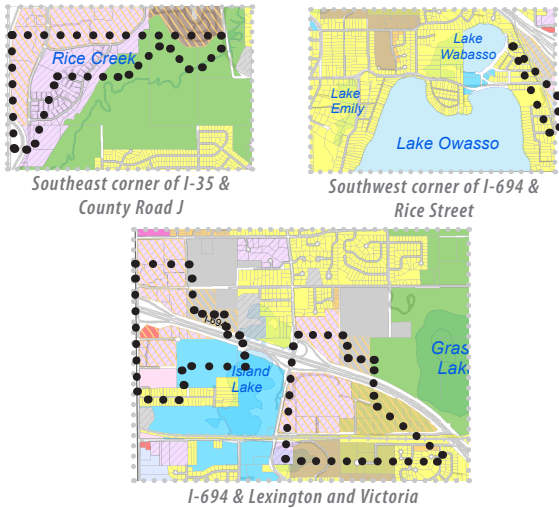


ZONING DISTRICTS

The proposed zoning map divides the city into 17 base districts, four (4) overlay districts, and two (2) special districts. Allowable uses and dimensional standards are established for each zoning district to ensure compatibility between various uses throughout the City.

ARTERIAL DEVELOPMENT OVERLAY DISTRICT

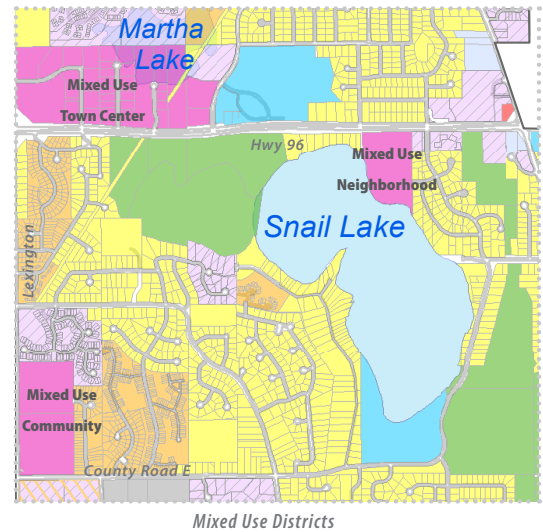
As part of this Code update, an Arterial Development Overlay District was created. This district was established to regulate the bulk requirements of structures in areas adjacent to identified arterial roadways where taller buildings would be in character with the area. This district allows buildings up to 75 feet in height and establishes protections for abutting residential districts. The map(s) included here show the extent of this district.



? In areas along busy roadways (I-694, I-35W, etc.), taller buildings may make more sense. As with all overlay districts, the underlying zoning requirements still apply.

MIXED USE DISTRICTS

To support the direction from the City's Comprehensive Plan, the Code update developed three mixed-use districts: Mixed Use Town Center (MU-TC), Mixed Use Community (MU-C), and Mixed Use Neighborhood (MU-N). These districts are meant to accommodate several Policy Development Areas (PDAs) specified within the Destination Shoreview 2040 Comprehensive Plan. The locations of the new mixed-use districts are shown below:



? The new Mixed-Use districts will provide flexibility in the mix and design of uses so as to reduce the need for Planned Unit Developments (PUDs).

ZONING DISTRICT USES TABLE & USE SPECIFIC STANDARDS

- » Uses will now be consolidated into tables - two for principal uses and two for accessory uses
- » Uses will be identified as permitted, permitted with standards, or conditional
- » Use Specific Standards, which are located in Part 206, are those standards that only apply to a specific use. They are organized in one section to eliminate repetition in the code. Examples of uses being newly addressed through the code update include senior living, public assembly, makerspace, and self-service storage.

DISTRICT SHEETS

A district sheet was created for each zoning district. This sheet includes the district's purpose, a lot and site dimensional table, additional standards specific to the district if needed, and references to frequently used standards that property owners may want to review. Some of the standards in the table include:

- » Minimums for lot area and width
- » Minimums for front yard, side yard and rear yard setbacks
- » Maximums for building height and lot coverage

R1A DISTRICT

In response to the Comprehensive Plan's goals of increased housing choice and affordability, the R1A Mixed Detached and Attached Residential District was created. This district is intended to allow a mixture of housing types on smaller lots in specific areas of the City, such as adjacent to larger roads or on the perimeter of existing residential neighborhoods.

The R1A district is not currently applied on the zoning map. Interested property owners would need to request to rezone their property to this district.

Uses permitted, some with additional standards, include:

- » Single-family detached
- » Twinhome
- » Two-Family
- » Three-Family

? A Use that is permitted with standards is a use that can be allowed administratively as long as specific standards are met. Uses are also subject to all other requirements in the code.

? Having all the requirements for a district in one table makes it easier for users to find what they need in one location