
Brooklyn Center Updated Zoning Code

New Zoning Districts – **DRAFT**

Summary Table of New Zoning Districts

District Abbreviation	District Name
Residential Districts	
R1	Single Family Residential
R2	Two Family Residential District
R3	Multiple Family Residential
R4	Multiple Family Residential
R5	Multiple Family Residential High Density
Mixed-Use Districts	
MX-N1	Mixed-Use Residential
MX-N2	Mixed-Use Neighborhood
MX-C	Commercial Mixed Use
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Non-Residential Districts	
C	Commerce - Service/Office
MX-B1	Business Mixed Use
MX-B2	General Industry
Special Purpose Districts	
O	Public Open Space

Residential Districts

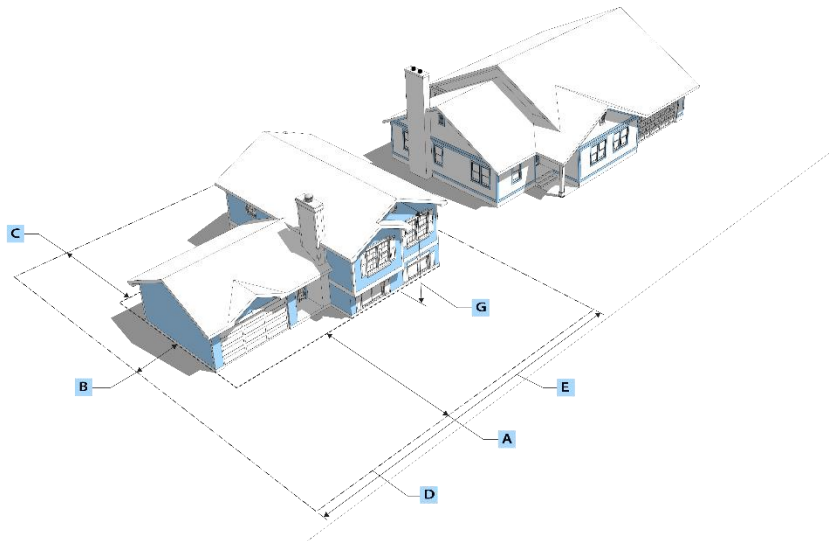
R1 – Single Family Residential District

Purpose

The purpose of the R1 (Single Family Residential) zoning district is to conserve low-density, single-family neighborhoods. This district primarily supports one family dwellings. Some accessory uses and licensed programs or facilities are permitted. Conditional uses, such as places for religious assembly, public and private elementary and secondary schools, golf courses, cemeteries, publicly owned structures, and special home occupations are allowed when approved by the City Council.



R1 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet (interior lot) or 35 feet along primary street and 10 along side street (corner lot)
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	25 feet (interior lot) or N/A (corner lot)
D	Lot area per unit (minimum)	9,500 sq. Ft. (interior lot) or 10,500 sq. Ft. (corner lot)
E	Lot width (minimum)	75 feet (interior lot) or 90 (corner lot)
Other Standards		
	Density (maximum)	5 units/acre
G	Primary structure height (maximum)	34 feet
	Accessory structure height (maximum)	16 feet

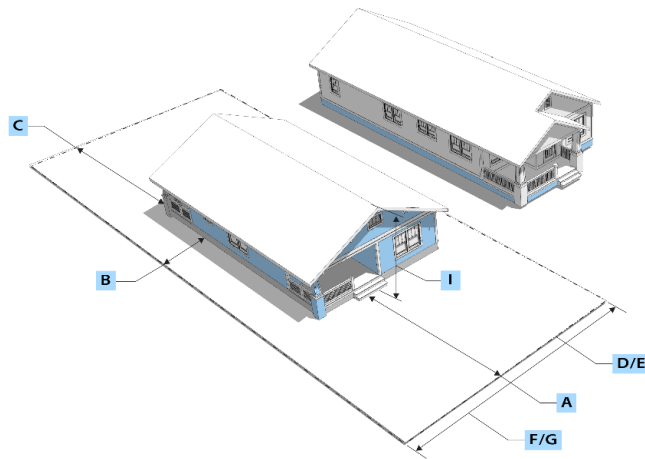
R2 – Two Family Residence District

Purpose

The purpose of the R2 (Two Family Residence) zoning district is to allow for smaller lot sizes or two-family dwellings in residential neighborhoods. This district primarily supports one- and two-family dwellings. Some accessory uses and licensed programs or facilities are permitted. Conditional uses, such as places for religious assembly, public and private elementary and secondary schools, golf courses, nursing homes, cemeteries, publicly owned structures, and special home occupations are allowed when approved by the City Council.



R2 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet
B	Side building setback (minimum)	8 feet
C	Rear building setback (minimum)	20 feet
D	Lot area – one family per unit (minimum)	7,600 sq. Ft. (interior lot) or 8,500 sq. Ft. (corner lot)
E	Lot area – two family (minimum)	10,000 sq. Ft. (interior and corner lot)
F	Lot width – one family (minimum)	60 feet (interior lot) or 75 feet (corner lot)
G	Lot width – two family (minimum)	75 feet (interior lot) or 90 feet (corner lot)
Other Standards		
	Density (maximum)	10 units/acre
I	Primary structure height (maximum)	34 feet
	Accessory structure height (maximum)	16 feet

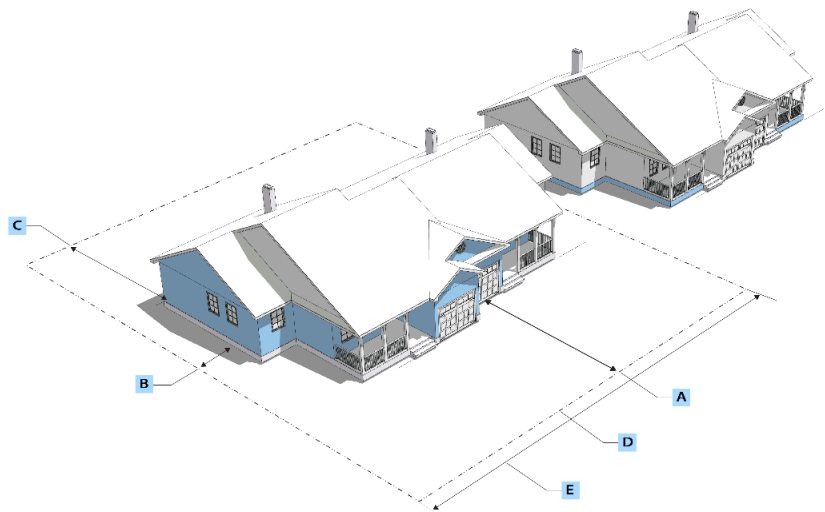
R3 – Multiple Family Residential District

Purpose

The purpose of the R3 (Multiple Family Residential) zoning district is to provide medium-density housing in townhouses, or condominium single family attached dwelling units. This district primarily supports attached single-family dwellings, but small lot, detached single-family dwellings are permitted as well. Other permitted uses include parks, directly related accessory uses, and some licensed programs or facilities.



R3 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	40 feet
D	Lot area per unit (minimum)	4,000 sq. Ft.
E	Lot width (minimum)	100 feet
Other Standards		
	Density (maximum)	10 units/acre
	Primary structure height (maximum)	48 feet
	Accessory structure height (maximum)	16 feet

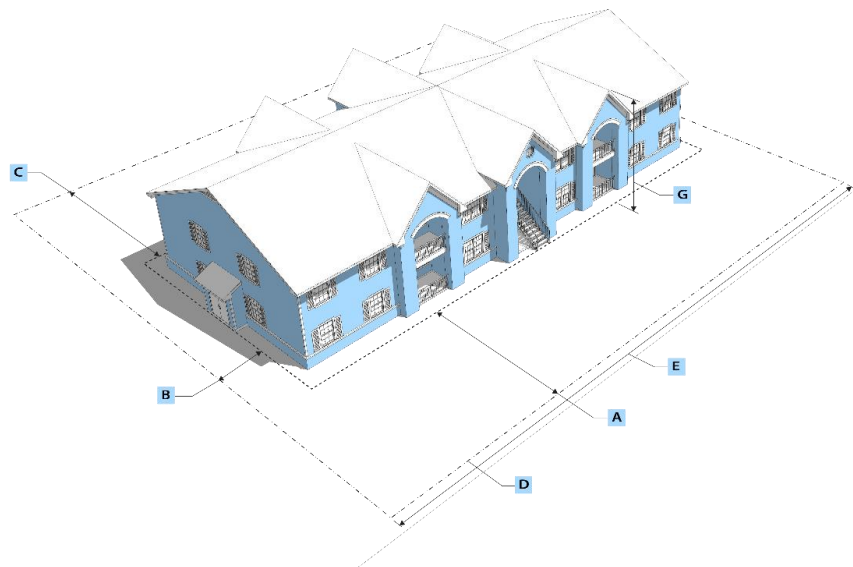
R4 – Multiple Family Residential District

Purpose

The purpose of the R4 (Multiple Family Residential) zoning district is to provide medium- to high-density housing in multiple family dwellings. This district primarily supports multi-family dwellings, but some attached single-family dwellings may also be permitted. Nursing care homes, certain service-office uses, places for religious assembly, and public and private elementary and secondary schools are allowed as conditional uses.



R4 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	40 feet
D	Lot area per unit (minimum)	2,200 sq. Ft.
E	Lot width (minimum)	100 feet
Other Standards		
	Density (minimum - maximum)	10 – 20 units/acre
G	Primary structure height (maximum)	48 feet
	Accessory structure height (maximum)	16 feet

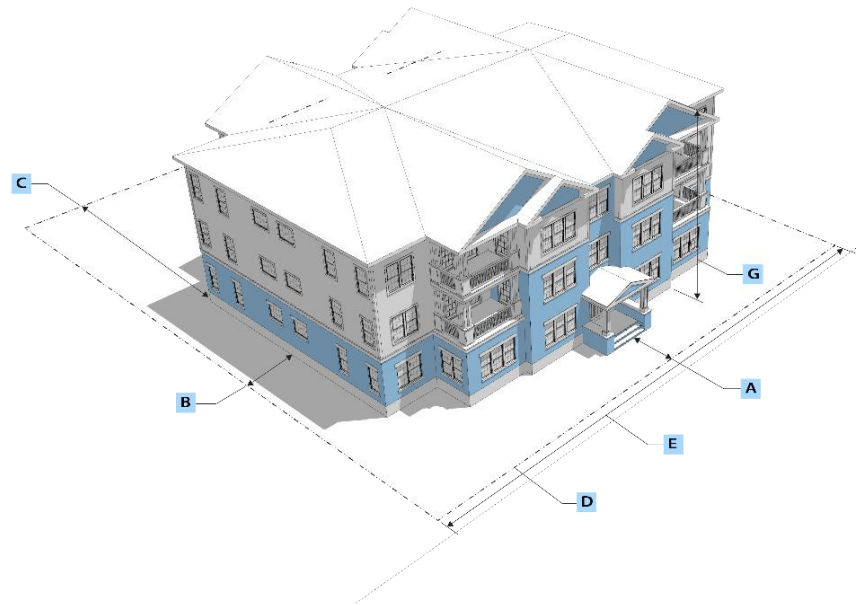
R5 – Multiple Family Residential District

Purpose

The purpose of the R5 (Multiple Family Residential) zoning district is to provide high-density housing in multiple family dwellings. This district is mostly developed with townhomes, apartments, and condominiums. Accessory uses including, but not limited to, neighborhood amenities, parks and open spaces are a part of this designation. Future development or redevelopment of HDR land is planned to be consistent with this land use designation and compatible with surrounding and adjacent land uses.



R5 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	10 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	40 feet
D	Lot area per unit (minimum)	1,400 sq. Ft.
E	Lot width (minimum)	100 feet
Other Standards		
	Density (minimum)	20 – 31 units/acre
	Impervious Surface Coverage (maximum)	80%
G	Primary structure height (maximum)	No limit
	Accessory structure height (maximum)	16 feet

Mixed-Use Districts

MX-N1 Mixed-Use Residential

Purpose

This district accommodates low to medium density residential and multi-family residential development, with or without small scale ground floor non-residential uses, up to three stories in height. In addition, it accommodates the reuse of residential structure with frontage on an arterial street for a wide variety of residential and non-residential uses. It is intended primarily for use along arterial corridors in between areas zoned MX-N2 or otherwise designated for higher density development at major intersections.



MX-N1 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum-maximum) [1]	0-20 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	20 feet
D	Minimum lot size	N/A
Other Standards		
	Maximum size of individual non-residential use [2]	7,500 sq. ft.
	Residential Density (maximum)	31 units/acre
	Impervious surface coverage (maximum)	80%
E	Structure height (maximum)	48 feet

[1] At least 75 percent of primary building frontage shall be no more than 30 feet from front property line.

[2] Maximum size of non-residential uses only applies to new development. Buildings existing on the effective date of this UDO do not have a maximum square footage for non-residential uses.

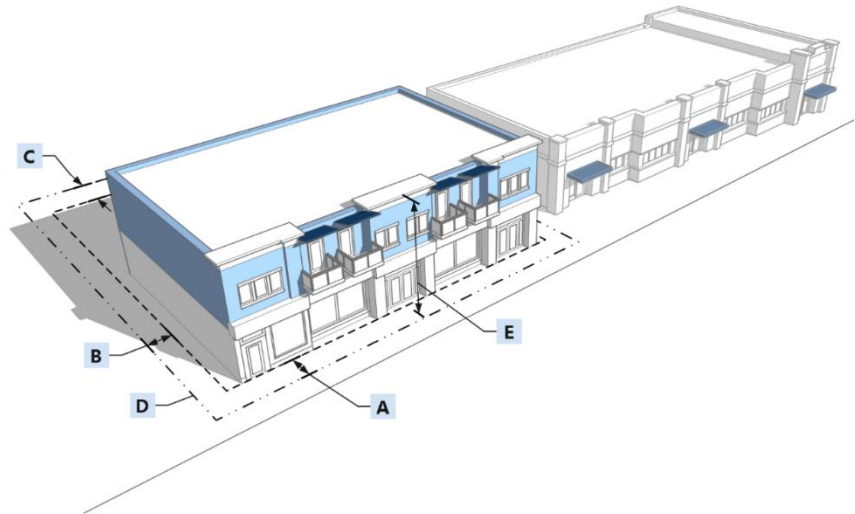
MX-N2 Mixed-Use Neighborhood

Purpose

This district supports small-scale, mixed-use neighborhood activity centers with comfortable gathering places that are located and scaled to provide minor/convenience services near low density residential neighborhoods. Requirements for this zoning district avoid strip development patterns and the creation of destination retail or business uses serving areas beyond the immediate neighborhood.



MX-N2 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum-maximum) [1]	0-10 feet
B	Side building setback (minimum)	5 feet
C	Rear building setback (minimum)	10 feet
D	Maximum area of contiguous land	1 acre
Other Standards		
	Maximum size of individual non-residential use [2]	7,500 sq. ft.
	Residential Density (maximum)	25 units/acre
	Impervious surface coverage (maximum)	80%
E	Structure height (maximum)	38 feet

NOTES:

[1] At least 75 percent of primary building frontage shall be no more than 10 feet from front property line.

[2] Maximum size of non-residential uses only applies to new development. Buildings existing on the effective date of this UDO do not have a maximum square footage for non-residential uses.

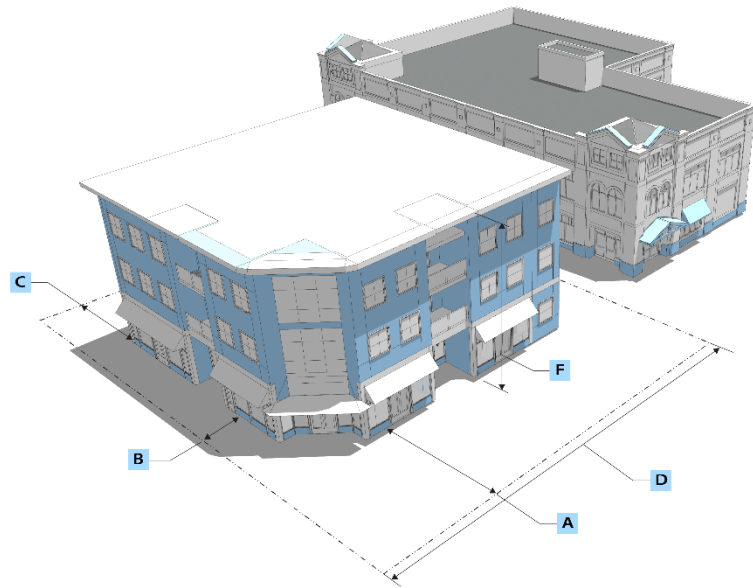
MX-C Commercial Mixed-Use

Purpose

The MX-C designation guides land for a hybrid urban form of commercial, office, retail, service and residential uses. This designation is intended for areas adjacent to TOD and is planned to have a more significant proportion of the land use designated for commercial, office, retail, and service uses with supporting residential use. A minimum of 50% of the land use is planned for residential development at densities slightly lower than the adjacent TOD land use designation. This land use designation will focus on walkable and bikeable connections to adjacent TOD land and selected destination nodes along transit corridors.



MX-C Dimensional Standards



Size and Scale of Development		
D	Minimum area of contiguous land required for residential use	2 acre
Building Setbacks		
A	Front building setback (minimum)	10 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	40 feet
D	Lot width (minimum)	100 feet
Other Standards		
	Residential Density (maximum)	60 units/acre
	Impervious Surface Coverage (maximum)	80%
F	Primary structure height (maximum)	48 feet
	Accessory structure height (maximum)	16 feet

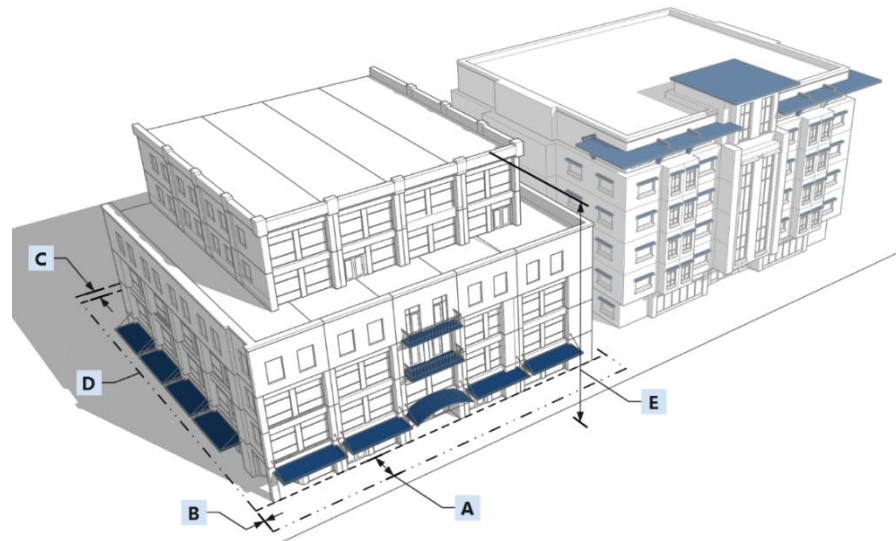
TOD Transit Oriented Development

Purpose

This district supports opportunities for transit-supportive and transit-oriented development. The TOD district requires intensities and patterns of development that support vibrant pedestrian activity, and discourages land uses and development patterns that could decrease walkability or interfere with future growth of transit-oriented development and transit ridership. The district promotes sustainable urban places that include places to live, work, shop, and recreate, reduce reliance on automobiles, and encourage the use of public transit. The district fosters job creation and economic growth in proximity to transit and provides citizens with new housing and lifestyle choices with a high level of amenities and social interaction spaces.



TOD Dimensional Standards



Building Setbacks		
A	Front building setback (maximum)	10 feet
B	Side building setback (minimum)	0 feet, or 50 feet if abutting a R1 or R2 district If no alley: 5 feet; If alley: 3 feet
C	Rear building setback (minimum)	Except as required by Fire Code 50 feet if abutting to a R1 or R2 district
Other Standards		
	Density (minimum)	30 units/acre
	Density (maximum)	130 units/acre
E	Primary structure height (maximum)	No Limit 38 feet within 100 feet of a R1 or R2 district

Non-Residential Districts

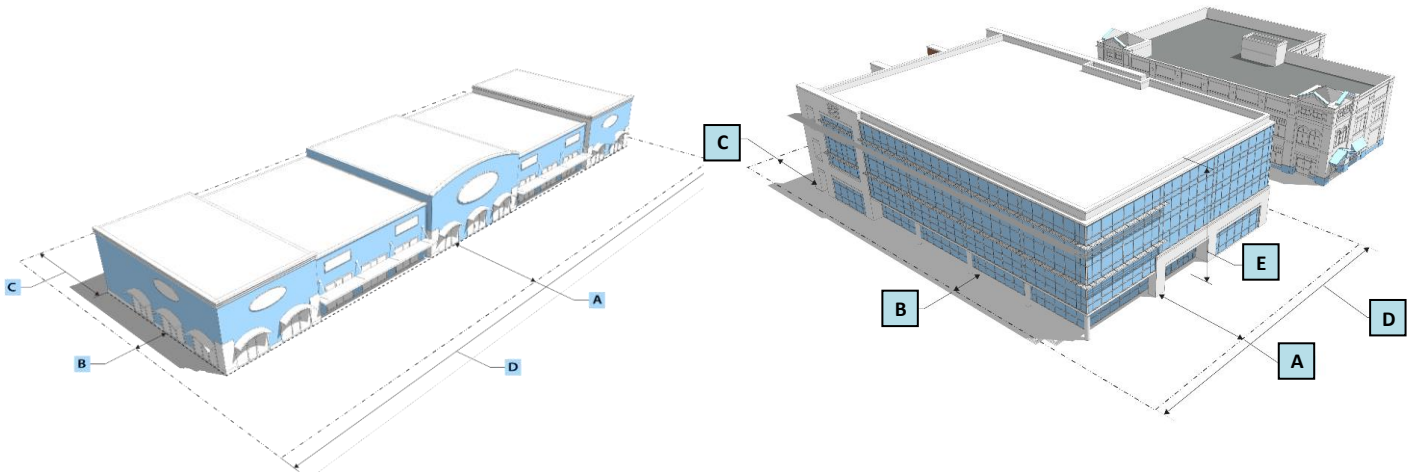
C – Commerce – Service/Office District

Purpose

This district supports commerce activity in the form of the retail sale, eating establishments, service/office uses, repair/service uses, medical and health uses, contract/construction uses, educational uses, and other uses similar in nature, as determined by the City Council. This district supports service and office uses.



C Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	40 feet
D	Lot width (minimum)	100 feet
Other Standards		
E	Impervious surface coverage (maximum)	80 %
	Primary structure height (maximum)	48 feet
	Accessory structure height (maximum)	16 feet

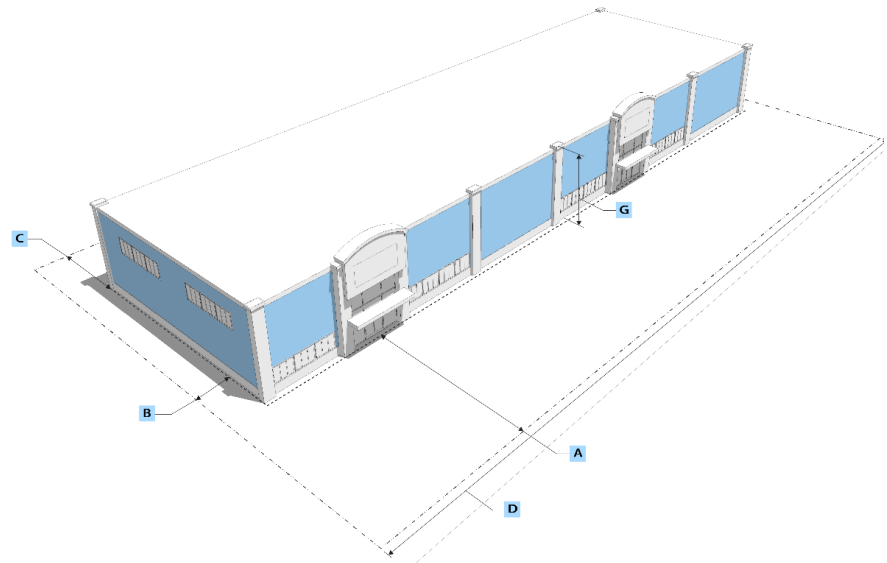
MX-B1 – Business Mixed Use

Purpose

The MX-B1 designation guides land for a mix of business and light industrial uses with allowance for supporting retail/service uses. This designation encourages redevelopment or development of commercial, office, general business and light industrial uses in coordination with supporting retail/commercial uses to encourage a more dynamic and connected experience for workers. This land use does not plan for residential uses but may include limited live-work opportunities as established through supporting official controls.



MX-B1 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	50 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	25 feet
D	Lot width (minimum)	100 feet
Other Standards		
G	Primary structure height (maximum)	48 feet

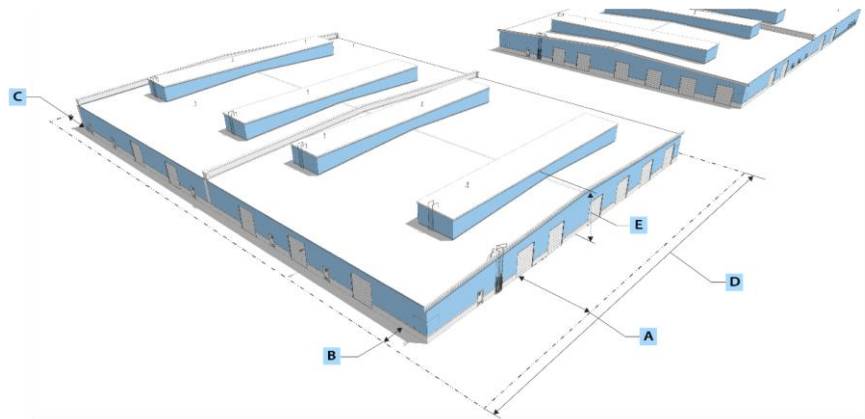
MX-B2 – General Industry

Purpose

This district supports industrial uses such as manufacturing, wholesale trade activities, service activities, truck terminals or exchange stations, public transit terminals, and other uses similar in nature, as determined by the City Council.



MX-B2 Dimensional Standards



Building Setbacks		
A	Front building setback (minimum)	35 feet
B	Side building setback (minimum)	10 feet
C	Rear building setback (minimum)	25 feet
D	Lot width (minimum)	100 feet
Other Standards		
E	Primary structure height (maximum)	48 feet

Special Purpose Districts

O – Public Open Space

Purpose

This district is intended to preserve or encourage the continuation of lands designated for public park and open space use. Permitted uses include public parks, playgrounds, athletic fields, and other recreational uses of a noncommercial nature.

