

# Zoning Map

The Official Zoning Map adopted by the City Council on December 13, 2010 in Ordinance 1402 is the final authority with regard to the zoning status of any property. It is on file in the Community Development Department at City Hall.

The zoning designations shown on this map must be interpreted by the Community Development Department. See Water Management Overlay District Map for additional boundaries.

## Residential

- LDR-1 - Low Density Residential-1
- LDR-2 - Low Density Residential-2
- MDR - Medium Density Residential
- HDR-1 - High Density Residential-1
- HDR-2 - High Density Residential-2

## Commercial

- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business
- RB-2 - Regional Business-2

## Employment

- I - Industrial
- O/BP - Office/Business Park
- O/BP-1 - Office/Business Park-1

## Mixed Use

- CMU-1 - Community Mixed Use-1
- CMU-2 - Community Mixed Use-2
- CMU-3 - Community Mixed Use-3
- CMU-4 - Community Mixed Use-4

## Public / Institutional

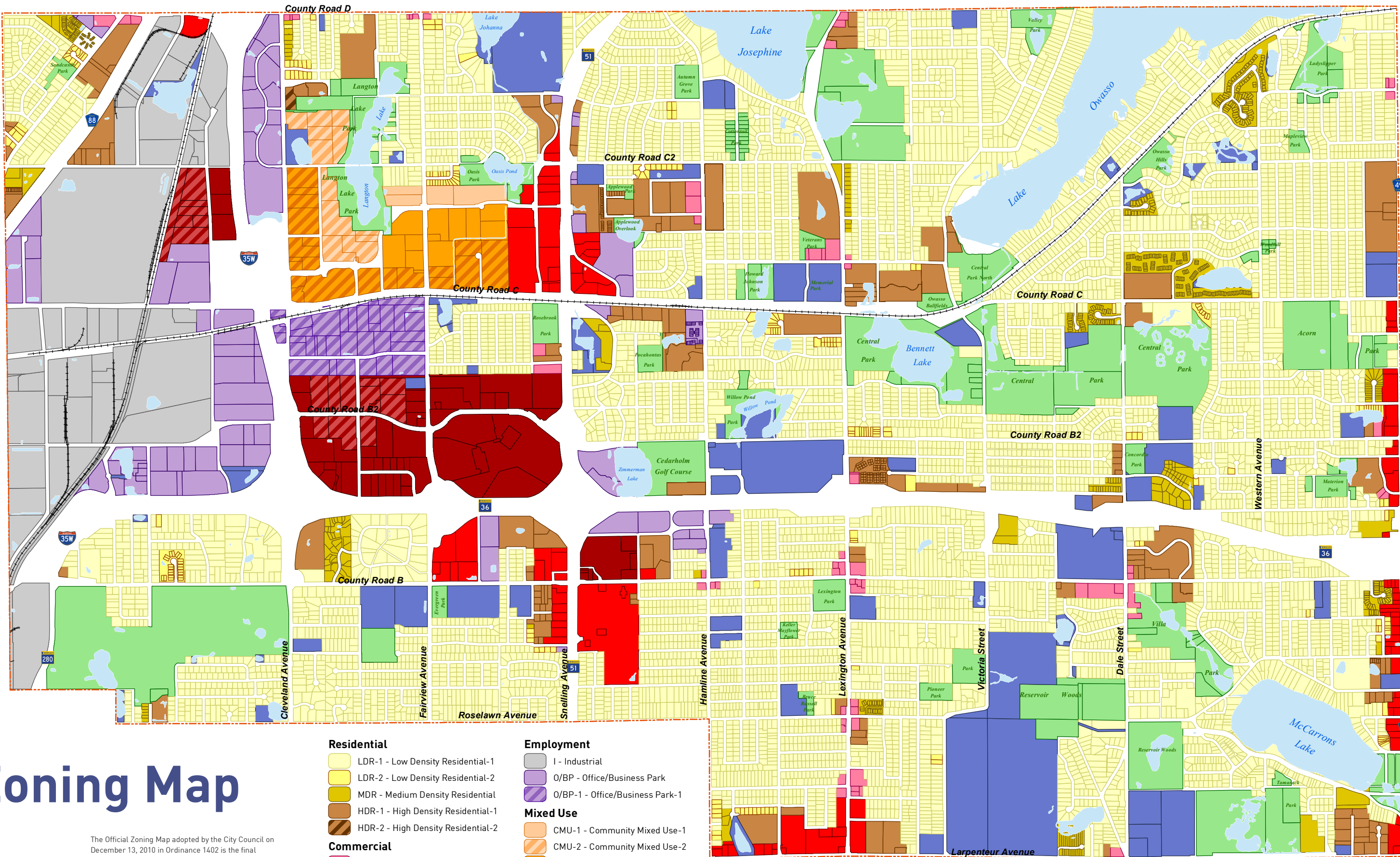
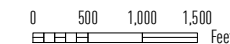
- INST - Institutional
- PR - Park and Recreation

## Data Sources

- \* Ramsey County GIS Base Map (1/31/2018)
- \* City of Roseville Community Development

## Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# Summary of City Zoning Districts

## Residence Districts

### LDR-1 Low Density Residential District

The LDR1 District is designed to be the lowest density residential district. The intent is to provide for a residential environment of predominantly low density, one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is established to stabilize and protect the essential characteristics of existing residential areas to protect, maintain and enhance wooded areas, wetlands, wildlife and plant resources, and other sensitive natural resources.

### LDR-2 Low Density Residential District

The LDR2 District is designed to provide an environment of one-family dwellings on small lots, family and townhouse dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is established to recognize existing areas with concentrations of family and townhouse dwellings, and for application to areas guided for redevelopment at densities up to 8 units per acre or with a greater diversity of housing types.

### MDR Medium Density Residential District

The MDR District is designed to provide a mix of varied housing types at an overall density of 5 to 12 units per acre, including single-family attached housing, small-multi family buildings, family and small one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

### HDR-1 High Density Residential District

### HDR-2 High Density Residential District

The HDR1 and HDR2 Districts are designed to provide an environment of predominantly high density housing types, including manufactured home communities, large and small multifamily buildings and single-family attached dwellings, at an overall density exceeding 12 units per acre, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

## Business Districts

### NB Neighborhood Business District

The Neighborhood Business District is designed to provide a limited range of neighborhood scale retail, service, and office uses in proximity to residential neighborhoods or integrated with residential uses. The NB district is also intended to:

1. Encourage mixed use at underutilized retail and commercial intersections;
2. Encourage development that creates attractive gateway to City neighborhoods;
3. Encourage pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods;
4. Ensure that buildings and landscapes are appropriately to the surrounding neighborhood; and
5. Provide adequate buffering of surrounding neighborhoods.

### CB Community Business District

The Community Business District is designed for shopping areas with moderately scaled retail and uses, including shopping centers, freestanding businesses, and mixed-use buildings with upper residential uses. CB Districts are intended to be located in areas with visibility and access to the arterial street system. The district is also intended to:

1. Encourage and facilitate pedestrian, bicycle and transit access; and
2. Provide adequate buffering of surrounding neighborhoods.

### RB Regional Business District

### RB-2 Regional Business District

The RB District is designed for businesses that provide goods and services to a regional market area, including regional scale malls, shopping centers, flag stores, multi-story office buildings and automobile dealerships. RB Districts are intended to be located in areas with visibility and access from the regional highway system. The district is also intended to:

1. Encourage a "park once" environment within districts by enhancing pedestrian movement and a pedestrian friendly environment;
2. Encourage high quality building and site design to increase the visual appeal and continuing viability of development in the RB District; and
3. Provide adequate buffering of surrounding neighborhoods.

### CMU-1 Community Mixed Use District

### CMU-2 Community Mixed Use District

### CMU-3 Community Mixed Use District

### CMU-4 Community Mixed Use District

The Community Mixed Use Districts are designed to encourage the development or redevelopment of mixed centers that may include housing, office, commercial, park, civic, institutional, and open space uses. Community Mixed Use Districts should be organized into cohesive districts in which mixed use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian friendly environment. The CMU Districts are intended to be applied to areas of the City guided for redevelopment or intensification.

## Employment Districts

### O/B Office/Business Park District

### O/BP1 Office/Business Park District

The Office/Business Park District is designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment. The district is also intended to:

1. Provide readily accessible services for employees;
2. Provide pedestrian, bicycle, and transit connections to and through the business park;
3. Maintain and improve the quality of the natural landscape within the business park; and
4. Provide appropriate transitions to surrounding neighborhoods and districts.

### I Industrial District

The Industrial District is designed to provide suitable sites for manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals. The district is also designed to:

1. Minimize any external physical effects of such operations on surrounding less intensive uses;
2. Encourage and facilitate pedestrian, bicycle, and transit access throughout the industrial areas of the city; and
3. Encourage development of an attractive and well landscaped physical environment within the industrial areas of the city.

## Institutional District

### INST Institutional District

The Institutional District is designed to:

- A. Permit and regulate a variety of governmental, educational, religious, and cultural uses that provide important services to the community. These uses are not located within a particular geographic area and are often in proximity to low density residential districts.
- B. Require appropriate transitions between higher intensity institutional uses and adjacent low density residential districts.
- C. Encourage sustainable practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

## Park and Recreation District

### PR Park and Recreation District

Park and Recreation District applies to public and private lands oriented toward active and/or passive recreational opportunities that are predominantly outdoors. The purpose of the Parks and Recreation district is to establish regulations that will support the natural and manufactured amenities identified in the Reville Parks and Recreation System Master Plan and Ramsey County Parks and Recreation System Plan, to facilitate high quality recreational experiences elsewhere, and to ensure that such recreational structures and activities are located and arranged to minimize potential negative and maximize positive impacts to surrounding properties.