

Subject Multifamily and mixed-use development zoning reform

Authors Kozlowski and others

Analyst Chelsea Griffin

Date March 11, 2025

Overview

This bill establishes land use requirements and procedures for municipalities relating to multifamily and mixed-use development. Comprehensive plan provisions are also modified.

Summary

Section	Description
1	<p>Comprehensive plan amendment exemption.</p> <p>Provides that comprehensive plan amendments are not required before December 31, 2029, for changes to municipal zoning controls articulated in section 3.</p>
2	<p>Adoption by governing body.</p> <p>Requires a resolution to amend or adopt a comprehensive plan to be approved by a simple majority of all the members of the governing body of a municipality. Current law requires a supermajority vote of 2/3 of the members, except for amendments permitting affordable housing developments.</p> <p>Conforming change removing language requiring a simple majority vote threshold for affordable housing development.</p>
3	<p>[462.3572] Multifamily and mixed-use developments.</p> <p>Subd. 1. Definitions. Defines the following terms for the purposes of the section: “affordable housing development,” “applicant,” “minimum parking mandate,” “multifamily residential development,” “request,” and “residential unit.”</p> <p>Subd. 2. Multifamily and mixed-use development permitted. Authorizes a multifamily residential development as a permitted use in any zoning district that authorizes commercial uses, except if the zoning district also authorizes heavy industrial uses.</p> <p>Requires a multifamily residential development to comply with requirements imposed by a municipality for the general welfare. Clarifies that the section does</p>

Section **Description**

not authorize a multifamily residential development prohibited by state, federal, or local regulations related to certain environmental and historic areas.

Authorizes a city to establish local controls or ordinances to require multifamily residential developments that are replacing existing commercial or industrial structures to be mixed use.

Clarifies that public health, safety, and general welfare does not include traffic, noise, or nuisance concerns for developments with less than 300 units.

Subd. 3. Required standards. Provides a number of standards and limitations to the multifamily residential developments permitted under subdivision 2, including requirements for floor area ratios, building height, setback and lot coverage, aesthetics, and parking. Clarifies that a municipality may use official controls that result in increased density.

Subd. 4. Administrative approval process. Requires a municipality to establish and follow an administrative process in accordance with the procedures of the 60-day rule. Authorizes an applicant to provide written authorization to the municipality to toll or resume the review time limit. The municipality must provide all application form requirements in writing. Authorizes requirements for approval of a request, including alignment with land use plans and regulations, mitigation of health and safety risks, and holding a community meeting. A municipality must provide a development agreement to the applicant no less than three days in advance of a final plat approval or approval of a request.

Subd. 5. Affordable housing density bonus. Requires a municipality to permit an affordable housing development to exceed one or more maximum dimensional standards.

Subd. 6. Official controls; limitations. Prohibits a municipality from using official controls to prohibit the application of the section.

Subd. 7. Interim ordinance. Prohibits a municipality from enacting an interim ordinance to delay or prohibit the application of the section.

Effective January 1, 2026.



Minnesota House Research Department provides nonpartisan legislative, legal, and information services to the Minnesota House of Representatives. This document can be made available in alternative formats.

www.house.mn.gov/hrd | 651-296-6753 | Third Floor, Centennial Office Building | St. Paul, MN 55155