

Rights, Responsibilities, and Preemption in Minnesota

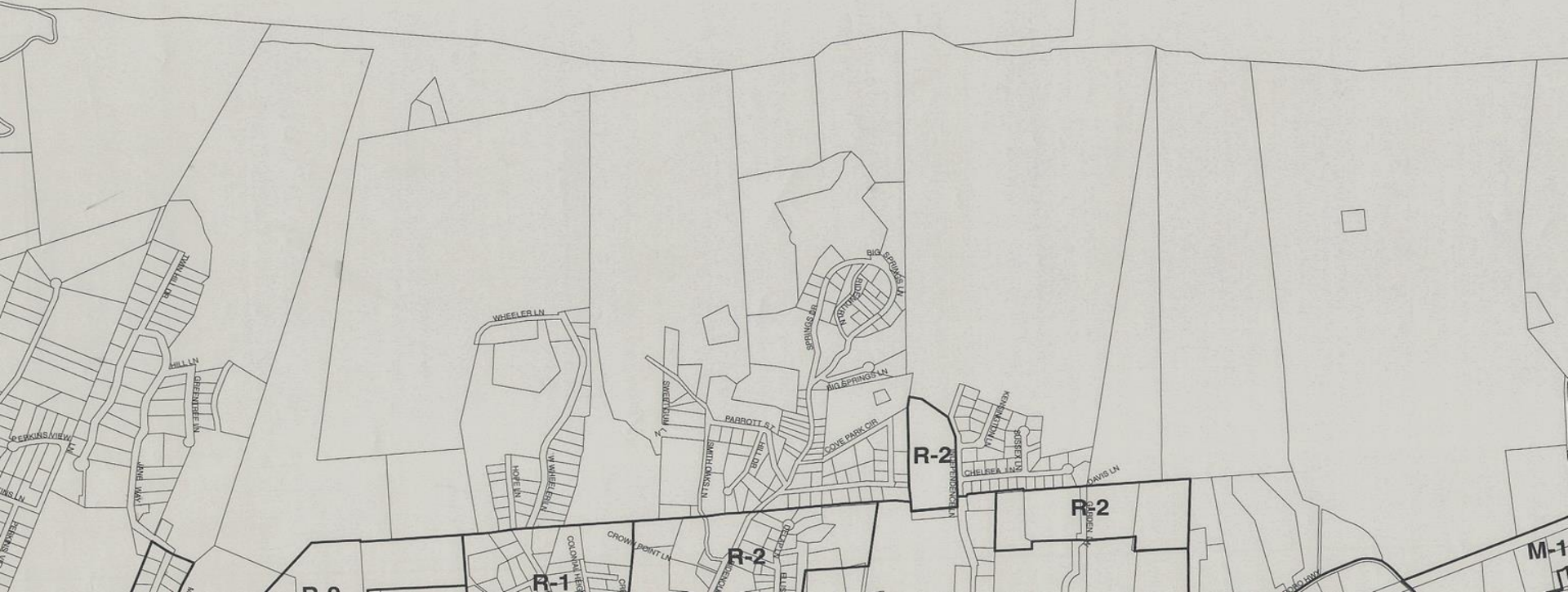
Salim Furth

February 23, 2022



Land of 10,000 PUDs

★ PUD = Planned Unit Development



Land of 10,000 PUDs

TABLE 1. NUMBER AND SHARE OF 2010S HOUSES IN PUDS

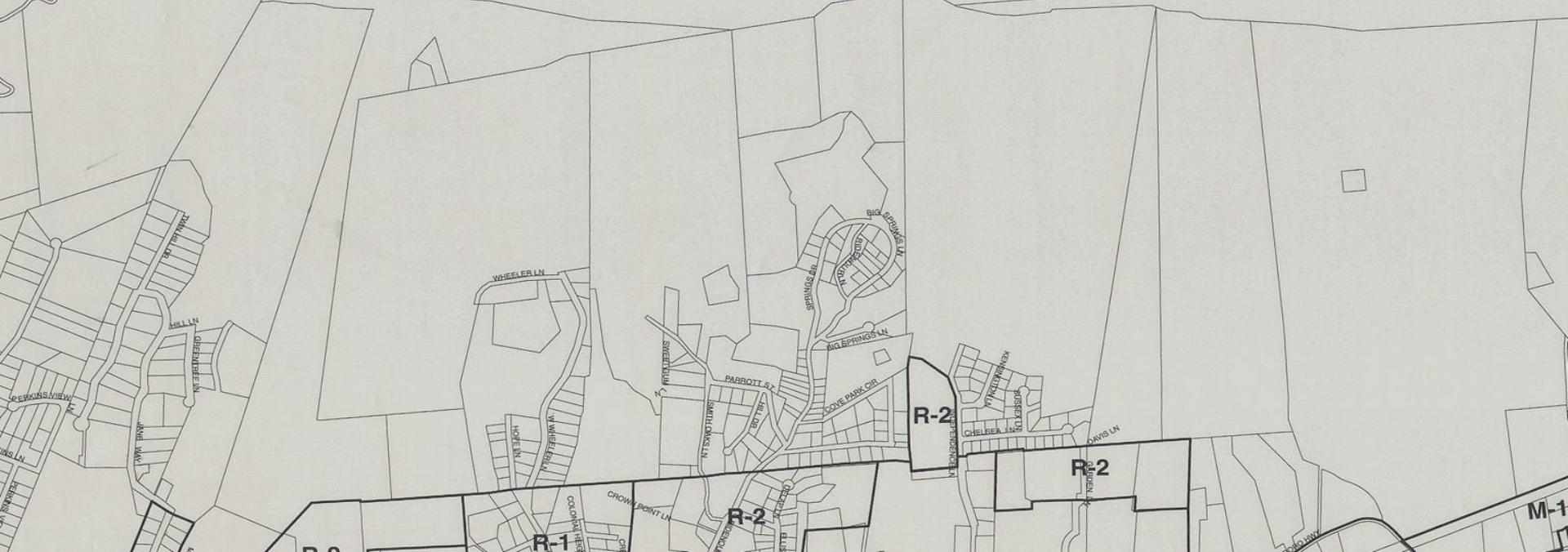
City	Houses	Share of houses in PUDs (percentage)
Chaska	931	97
Maple Grove	1,864	95
Carver	396	93
Blaine	2,935	91
Victoria	983	90
Rosemount	766	86
Savage	1,183	86
Dayton	479	86
Eagan	560	74
Lino Lakes	595	74

Note: This table includes only cities with at least 200 houses built in the 2010s. Data include houses built from 2010 to early 2019 on land zoned for residential use or for PUDs.

Source: Michael Corey and MaryJo Webster, tax appraisal records from metropolitan Minnesota counties and zoning maps from cities (data on file with author, n.d.).

Minimum lot sizes

- ★ Each district has its own minimum
- ★ Larger lots are allowed, smaller lots are (in theory) forbidden



Minimum lot sizes

TABLE 2. CITIES WHERE MINIMUM LOT SIZES ARE TOO TIGHT FOR THE MARKET

City	Share of lots that are tightly zoned (percentage)	Share of lots that are noncompliant (percentage)	Median minimum lot size	Cost of 1,000 sq ft
Edina	14	37	9,000 sq ft	\$29,346
Woodbury	25	42	10,000 sq ft	\$12,907
Eden Prairie	33	19	13,500 sq ft	\$12,070
Minneapolis	55	9	5,000 sq ft	\$10,181
Minnetrista	16	46	14,500 sq ft	\$10,063
Farmington	39	9	10,000 sq ft	\$9,246
St. Paul	59	5	5,000 sq ft	\$7,565
Dayton	17	54	15,000 sq ft	\$7,449
Forest Lake	20	47	15,000 sq ft	\$6,530
Rogers	33	34	15,000 sq ft	\$2,857

Note: Includes only houses built in 2010–2019 for which a minimum lot size can be identified and thus excludes most PUD zones. Tightly zoned lots are those with a lot size between 90 percent and 110 percent of the minimum. Noncompliant lots are those less than 90 percent as large as the published minimum. The fourth column lists the median minimum lot size that applies to recently built houses. The final column shows the median land value, as appraised for tax purposes, on these lots. Data include houses built from 2010 to early 2019 on land zoned for residential use or for PUDs.

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Thank you

