



EDINA MINNESOTA

Planning Commission Work Session Meeting Agenda

April 15, 2026, 5:30 PM

Edina City Hall, Mayor's Conference Room, 4801 W.
50th St.



Accessibility Support:

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Meeting Topics**
 - 3.1. Zoning and Subdivision Ordinance Update
- 4. Adjournment**



Item Number: 3.1

Department: Community Development

Item Activity: Discussion

Prepared By: Addison Lewis, Community Development Coordinator

Item Title: Zoning and Subdivision Ordinance Update

Action Requested:

Discussion only

Information/Background:

This work session will continue discussion on the Zoning and Subdivision Ordinance Update. Staff and the consultant will introduce new proposed zoning district names and purpose statements for each district. The table below shows how existing districts would be renamed, with existing districts in bold proposed for consolidation. Proposed purpose statements for each district are below the table.

Existing Zoning District	Proposed Zoning District
Single Dwelling Unit District	Single Dwelling Unit District
Double Dwelling Unit District	Double Dwelling Unit District
Planned Resident District 1	Mixed Middle
Planned Resident District 2	Mixed Middle
Planned Resident District 3	Medium Density Residential
Planned Resident District 4	High Density Residential
Planned Resident District 5	Assisted Residential
Planned Senior Residence 4	Assisted Residential
Mixed Development District 4	Mixed Development District 4
Mixed Development District 5	Mixed Development District 5
Mixed Development District 6	Mixed Development District 6
Planned Commercial District 1	Commercial Mixed Use 1
Planned Commercial District 2	Commercial Mixed Use 2
Planned Commercial District 3	Commercial Mixed Use 3
Planned Commercial District 4	Automotive Commercial
Planned Office District 1	Office

Planned Office District 2	Office
Planned Industrial District	Employment
Regional Medical	Regional Medical

Single Dwelling Unit District (R-1) – The purpose of the Single Dwelling Unit District is to provide a district primarily for detached single dwelling unit buildings and complementary uses. The Single Dwelling Unit District is also used to provide for certain non-residential uses, which have minimal undesirable impacts and are compatible near single dwelling unit neighborhoods. The Single Dwelling Unit District is intended primarily, though not exclusively, for areas guided Low Density Residential in the Comprehensive Plan.

Double Dwelling Unit District (R-2) – The purpose of the Double Dwelling Unit District is to provide a district primarily for buildings containing two dwelling units and other complementary uses. The Double Dwelling Unit District is intended primarily, though not exclusively, for areas guided Low Density Attached Residential in the Comprehensive Plan.

Mixed Middle (MM) – The purpose of the Mixed Middle District is to provide a district allowing a variety of housing types compatible in scale with single dwelling unit buildings. The Mixed Middle District is intended primarily, though not exclusively, for areas guided for Low Density Attached Residential or Medium Density Residential in the Comprehensive Plan.

Medium Density Residential (MDR) – The purpose of the Medium Density Residential District is to provide a district for a variety of housing types at moderate densities. The Medium Density Residential District is intended primarily, though not exclusively, for areas guided Medium Density Residential in the Comprehensive Plan.

High Density Residential (HDR) – The purpose of the High Density Residential District is to provide a district primarily for multi-unit dwellings exceeding a density of 12 units per acre. The High Density Residential District is intended for areas in the Comprehensive Plan where residential densities exceed 12 units per acre.

Assisted Residential (AR) – The purpose of the Assisted Residential District is to provide a district primarily for residential uses where services are commonly provided, such as nursing homes and assisted living facilities, but also including senior independent-living. The Assisted Residential District is intended for areas in the Comprehensive Plan where residential densities exceed 12 units per acre.

Mixed Development District (MDD) – The purpose of the Mixed Development District is to provide a mixed use district primarily for residential buildings containing not fewer than ten dwelling units along with commercial uses with minimal undesirable impacts that are compatible near residential uses. The Mixed Development District is intended for areas guided for mixed use in the Comprehensive Plan.

Commercial Mixed Use 1 (CMU-1) – The purpose of the Commercial Mixed Use 1 District is to provide a mixed use district primarily for neighborhood serving businesses. These businesses are typically small to moderate in size, associated with minimal undesirable impacts and are compatible near single dwelling unit neighborhoods. Multi-dwelling unit buildings are also allowed if located above a ground floor commercial use. The Commercial Mixed Use 1 District is intended primarily, though not exclusively, for areas guided Neighborhood Node in the Comprehensive Plan.

Commercial Mixed Use 2 (CMU-2) – The purpose of the Commercial Mixed Use 2 District is to provide a mixed use district primarily for businesses serving areas larger than one neighborhood and beyond city boundaries. These uses may be slightly larger and have additional impacts than uses allowed in Commercial Mixed Use 1. Multi-dwelling unit buildings are also allowed if located above a ground floor commercial use. The Commercial Mixed Use 2 District is intended primarily, though not exclusively, for areas guided Mixed Use Center in the Comprehensive Plan.

Commercial Mixed Use 3 (CMU-3) – The purpose of the Commercial Mixed Use 3 District is to provide a mixed use district for large scale commercial uses, which may attract visitors from the broader metropolitan area. Multi-dwelling unit buildings are also allowed. These uses may be larger and have more impacts than uses allowed in Commercial Mixed Use 2. The Commercial Mixed Use 3 District is intended primarily, though not exclusively, for areas guided Community Activity Center in the Comprehensive Plan.

Automotive Commercial (AC) – The purpose of the Automotive Commercial District is to provide a district for automotive convenience uses, such as sale of motor fuels and automotive parts, carwashes, and minor servicing of vehicles. These uses are generally small in scale. The district is not intended for the sale of automobiles. The Automotive Commercial District is intended for areas guided for commercial use in the Comprehensive Plan and where impacts to residential uses are minimal.

Office (O) – The purpose of the Office District is to provide a district for office and limited service uses. The Office District is intended primarily, though not exclusively, for areas guided Office or Office Residential in the Comprehensive Plan.

Employment (EMP) – The purpose of the Employment District is to provide a district for a variety of office, industrial, and limited service uses. Some uses may include a small accessory retail or customer serving space if complementary to the principal use. The Employment District is intended primarily, though not exclusively, for areas guided Industrial in the Comprehensive Plan.

Regional Medical (RM) – The purpose of the Regional Medical District is to provide a district for more intensive healthcare services, such as a hospital or clinics with inpatient care. The Regional Medical District is intended primarily, though not exclusively, for areas guided Regional Medical in the Comprehensive Plan.

The table below shows which proposed districts would generally be compatible with each future land use designation from the Comprehensive Plan. When redevelopment occurs, this table shows which districts would generally be appropriate for rezoning requests.

Comprehensive Plan Future Land Use Designation	Proposed Zoning District
Low Density Residential	Single Dwelling Unit District
Low Density Attached	Single Dwelling Unit District
	Double Dwelling Unit District
	Mixed Middle
Medium Density Residential	Mixed Middle
	Medium Density Residential
High Density Residential	High Density Residential
	Assisted Residential
Greater Southdale District Residential	High Density Residential
	Assisted Residential
	Mixed Development District
Neighborhood Node	Commercial Mixed Use 1
	Medium Density Residential
	High Density Residential
	Assisted Residential
	Automotive Commercial
	Office
Office Residential	Office
	Mixed Development District 4 or 5
	High Density Residential
	Assisted Residential
Office	Office
Mixed-Use Center	Commercial Mixed Use 2
	High Density Residential
	Assisted Residential

	Automotive Commercial
Community Activity Center	Commercial Mixed Use 3
	High Density Residential
	Assisted Residential
	Automotive Commercial
Industrial	Employment
Regional Medical	Regional Medical
	Assisted Residential
	Office

A draft zoning map with the proposed districts is attached, as well as a draft use table to assist with the discussion. The use table as presented here is not intended to be staff and the consultants' final recommendation. It is provided here to give Commissioners a general understanding of the uses allowed in each district. An in-depth discussion on permitted uses in each district is anticipated for a future meeting.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Use Table (Board Portal)
2. Zoning Map (Board Portal)