

S.F. No. 915 – Limiting Municipal Planning and Zoning Controls (First Engrossment)

Author: Senator Rich Draheim
Prepared by: Joan White, Senate Counsel
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Section 1 (462.352, subd. 5) amends the comprehensive municipal plan, by adding a new paragraph encouraging municipalities to enact public policy to facilitate the development of unsubsidized affordable housing.

Section 2 (462.3575) is a new section of law that limits regulations on residential development.

Subdivision 1 provides that these restrictions are applicable to zoning ordinances, subdivision regulations, and conditional use permits.

Subdivision 2 relates to planned unit developments (PUD).

Paragraph (a) prohibits a municipality from requiring a planned unit development agreement in lieu of a proposed residential development if the proposed residential development complies with existing ordinances.

Paragraph (b) prohibits a municipality from requiring a PUD agreement conditions that exceed requirements in the State Building Code.

Paragraph (c) requires a PUD agreement to be made available to the public at least seven days prior to the governing body's review of the agreement.

Subdivision 3 prohibits a municipality from conditioning approval of a building permit, subdivision development, or planned unit development on the use of specific materials, design, or other aesthetic conditions not required by the State Building Code.

Subdivision 4 exempts from this section a proposed residential development that is to be developed by the municipality.