

Save This Packet For Your Information

AMENDMENTS TO THE ZONING ORDINANCE

**Application Information
Land Use Administration**

**City of Shakopee
129 Holmes Street South
Shakopee, MN 55379
(952) 233-9300**

ZONING MAP AND TEXT AMENDMENTS

CITY OF SHAKOPEE INFORMATIONAL HANDOUT

Zoning regulates the use and development of land within a community. Zoning is intended to promote and protect the health, safety, and welfare of the community and its residents. A zoning ordinance has been adopted by the Shakopee City Council. This ordinance consists of two parts, the regulations established in the form of text and a map illustrating the various zoning district locations within the city.

A zoning district is an area within a community in which regulations governing the use of land, building standards, and development standards are established. In each district (residential, commercial, or industrial) the City allows certain uses and imposes certain requirements.

A zoning amendment is a change authorized by the City either in the district boundaries (a map amendment) or a change in the regulations established in the Zoning Ordinance (a text amendment). All amendments must promote the public health, safety, and welfare and must be consistent with the comprehensive plan adopted by the city.

In granting a zoning map or a zoning text amendment, the Planning Commission and/or City Council must find that one or more of the following criteria exist:

1. that the original Zoning Ordinance is in error;
2. that significant changes in community goals and policies have taken place;
3. that significant changes in City-wide or neighborhood development patterns have occurred; or
4. that the comprehensive plan requires a different provision.

Additional criteria must be met for zoning amendments involving a floodplain overlay zone or a planned unit development. These criteria are listed in Section 11.83 of the Shakopee City Code.