



Senate Committee Advances Omnibus Zoning Package; Includes Language That Would Restrict City Authority

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The omnibus zoning package awaits action by the Senate State and Local Government and Veterans Committee.

On March 12, the Senate Housing and Homelessness Prevention Committee advanced a zoning omnibus bill, SF 1370, that is comprised of several problematic zoning and land use provisions, including language from the “Missing Middle Housing Bill.” Sponsored by the Housing committee Chair Sen. Lindsey Port (DFL-Burnsville), the proposed legislation would broadly limit local decision-making authority. The committee unanimously advanced SF 1370 as amended, sending the bill on for further consideration by the Senate State and Local Government and Veterans Committee.

Testimony on the bill

During the hearing, City of Eagan Director of Community Development Jill Hutmacher, and City of Marshall City Administrator Sharon Hanson testified on behalf of the League and provided important city perspectives regarding the negative implications provisions in the bill would have on cities. The League, along with other city associations provided written testimony highlighting numerous concerns that remain in the bill despite several amendments.

[Read the letter from LMC and partner organizations regarding SF 1370 \(pdf\).](#)

Adopted amendments

While several amendments were adopted and various sections of the Missing Middle Housing Bill (SF 3964) were removed from the bill in response to the League’s continuous advocacy efforts, including the prohibition on public hearings, the bill still includes provisions that would:

- Subject all building permits for both residential and commercial/industrial property to the 60-day rule, which could result in building permits being granted without sufficient review.
- Bar a city from enforcing zoning ordinances that prohibit emergency shelter facilities in commercial or industrial areas.
- Require that multifamily developments with at least 8 units be permitted by right in any mixed-use, multifamily, or commercial zoning districts. It would also limit restrictions on height and setback requirements for those developments, and allow affordable multifamily units to exceed or match a city’s tallest height requirement.

- Prohibit a city from requiring more than one off-street parking space per residential unit.
- Require cities to authorize six types of middle housing from duplexes to 6 unit buildings and sets minimum levels of density at 4 units per lot for first class cities and 2 units per lot for second, third, and fourth class cities.
- Broadly limit city official controls for most types of development and imposes restrictions on minimum lot sizes to 2,500 square feet for first class cities and 4,000 square feet for all other cities.
- Broadly limit architectural and material design standards for all residential buildings.

Provide feedback to legislators

Cities, especially cities with members on the [Senate State and Local Government and Veterans Committee](#) are encouraged to reach out to their legislators with concerns regarding these three bills.

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Your LMC Resource

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