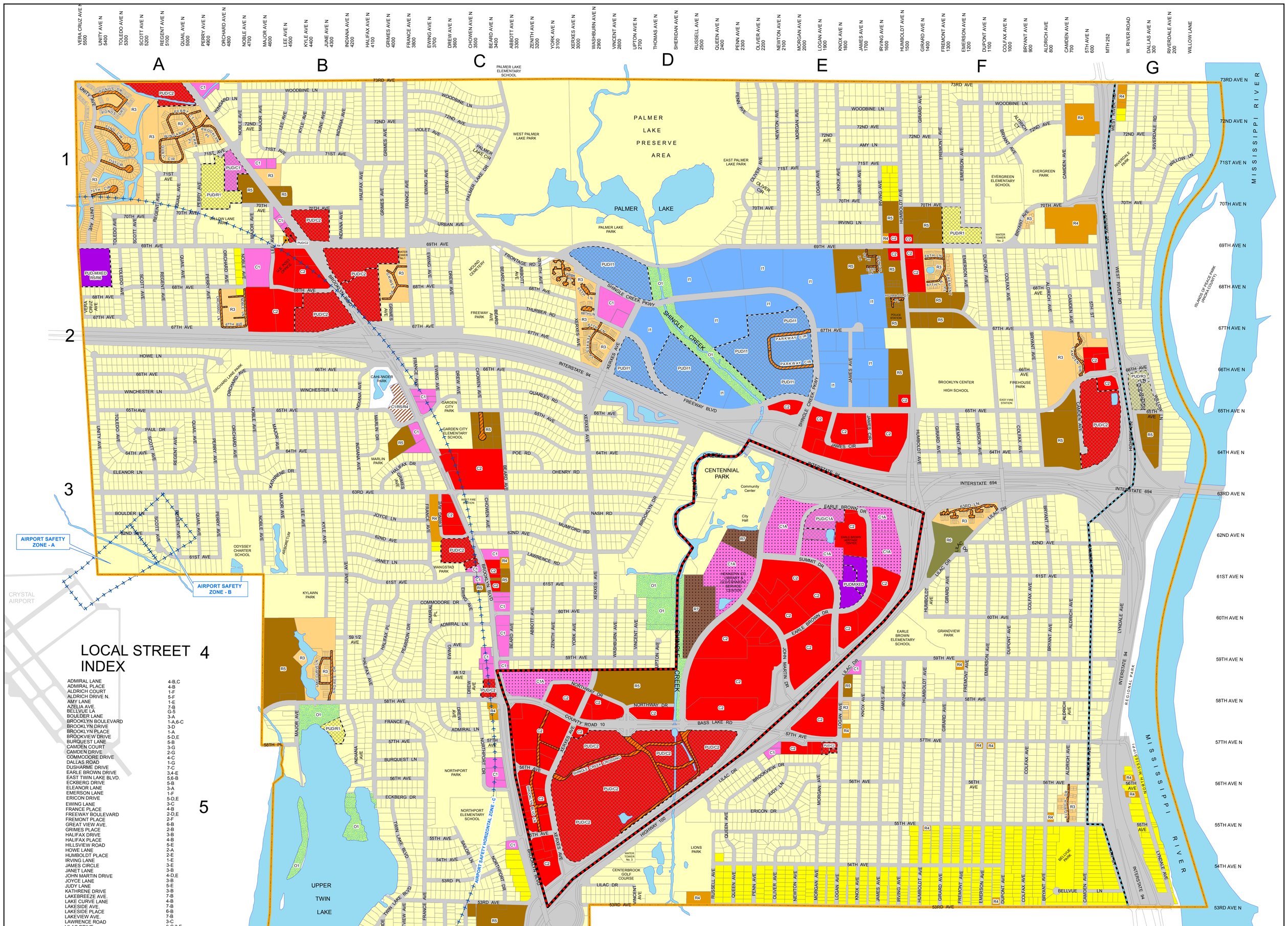

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AMY LANE	1-E
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69TH LANE	2-D
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71ST CIRCLE	1-A
72ND CIRCLE	1-A

City of BROOKLYN CENTER

Brooklyn Center Zoning Map

ZONING DISTRICTS

- R1 One Family Residence
- R2 Two Family Residence
- R3 Multiple Family Residence
- R4 Multiple Family Residence
- R5 Multiple Family Residence
- R6 Multiple Family Residence
- R7 Multiple Family Residence
- C1 Service/Office
- C1A Sevice/Office
- C2 Commerce
- I-1 Industrial Park
- I-2 General Industry
- O1 Public Open Space
- O2 Public & Private Open Space
- C1/R5/R4 Office/Service & Multiple Family Residence
- PUD/R1 Planned Unit Development/One Family Res.
- PUD/R3 Planned Unit Development/Multi-Family
- PUD/C1 Planned Unit Development/Office-Service
- PUD/C1A Planned Unit Development/Office-Service
- PUD/C2 Planned Unit Development/Commerce
- PUD/I1 Planned Unit Development/Industrial Park
- PUD-MIXED
- Central Commerce Overlay District

- Airport Safety Zones (refer to Minn. Rules 8800.2400)
- Mississippi River Corridor Critical Area Boundary Line
- *Private Roads*

0 0.25 0.5 1 Miles

ZONING DISTRICT NOTES

ALL DISTRICT BOUNDARIES EXTEND TO THE CENTERLINE OF STREETS

RESIDENTIAL
R1 - ONE FAMILY RESIDENCE (One Family Dwellings)
R2 - TWO FAMILY RESIDENCE (One and Two-Family Dwellings)
R3 - MULTIPLE FAMILY RESIDENCE (Townhouse/Garden Apts./Condos
R4 - MULTIPLE FAMILY RESIDENCE (1-1/2 & 2-Story Dwellings)
R5 - MULTIPLE FAMILY RESIDENCE (2-1/2 & 3 Story Dwellings)
R6 - MULTIPLE FAMILY RESIDENCE (4 or 5 Story Dwellings)
R7 - MULTIPLE FAMILY RESIDENCE (6+ Story Dwellings)

COMMERCIAL
C1 - SERVICE / OFFICE (Min. 1-ac. lots/3-story max.)
C1A - SERVICE / OFFICE (Min. 1-ac. lots/No Height Limitations)
C2 - COMMERCE

INDUSTRIAL
I-1 - INDUSTRIAL PARK
I-2 - GENERAL INDUSTRY

OPEN SPACE
O1 - PUBLIC OPEN SPACE
O2 - PUBLIC AND PRIVATE OPEN SPACE

CC - CENTRAL COMMERCE OVERLAY
(Refer to City Code Sect. 35-2240 for allowable uses and prohibited uses)

PLANNED UNIT DEVELOPMENT
The underlying zoning is designated after the "PUD/____" (e.g. "PUD/C2" equals Planned Unit Development/Commerce)

100 YEAR FLOOD ELEVATIONS AT SELECTED LOCATIONS

WATERWAY	LOCATION	ELEVATION (FT. NGVD)
SHINGLE CREEK	AT 53RD AVE N	842
	AT 69TH AVE N	846
	AT BROOKLYN BLVD	859
MISSISSIPPI RIVER	AT 53RD AVE N	816
	AT 73RD AVE N	820
TWIN LAKES	SHORELINE	856
RYAN LAKE	SHORELINE	856

NOTE: SEE FEMA/FIA FLOOD INSURANCE STUDY DATED SEPT. 2004 AND FLOODWAY MAPS AND FIRM MAPS DATED SEPT 2004 FOR DETAILED INFORMATION ON FLOODWAY LIMITS AND PROFILES

This Zoning Map reflects council-approved zoning changes up to its effective date of September 5, 2015. The zoning designations shown on this map must be interpreted by the City's Zoning Code and policies. These zoning designations are subject to change as part of the City's ongoing planning process.

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map is error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact (763) 569-3335. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2013), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

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