

RESOLVING DISAGREEMENTS OVER SYSTEM STATEMENTS

LOCAL PLANNING HANDBOOK

NOTE: The 2025 Generalized Land Use information is anticipated to be available in early Summer 2026. In the meantime, the 2020 Generalized Land Use information is available for use.

Approximately every five years, the Council compiles generalized land use information for the region using aerial photos with additional assistance from county parcel data and assessor's information, field checks, and community review. Providing an existing land use map and table are part of the completeness requirements for the 2050 comprehensive plans. You can use your own community's land use map and information to meet completeness requirements. Or you may use the Council's Generalized Land Use map (JPG or PDF) and associated table to meet this completeness requirement. Your community's existing/generalized land use map and table are available on your Community Page of the Local Planning Handbook under the "Maps" tab. The generalized land use GIS shapefiles and more information on the land use categories are located here: [Generalized Land Use - Resources - Minnesota Geospatial Commons](#)

Below are the Generalized Land Use categories and definitions.

SINGLE FAMILY RESIDENTIAL

Land used exclusively for residential purposes and contains a single dwelling unit. Single-Family residential land uses include the following four categories:

SINGLE-FAMILY DETACHED

Land meeting the general definition of single-family residential and detached from any other residential dwelling unit (for example, with open space on all four sides). Includes detached townhomes.

SEASONAL/VACATION

Land meeting the general definition of single-family residential containing a dwelling unit occupied seasonally or used as vacation property.

MANUFACTURED HOME PARK

Land meeting the general definition of single-Family, Detached dwelling and designated for the placement of multiple manufactured housing structures. This classification is NOT used for an individual manufactured home.

FARMSTEAD

Land that encompasses the single-family residential dwelling and associated buildings of a farm. Associated buildings of a farm may include buildings used for animal husbandry (including barns, chicken coops, and grain solos) along with accessory uses.

MULTIFAMILY RESIDENTIAL

Land Use exclusively for residential purposes and contains multiple-family dwellings within one or more buildings. Multifamily residential land uses include the following two categories:

SINGLE-FAMILY ATTACHED

Land meeting the general definition of multifamily residential containing two or more attached dwelling units (share a common wall, each with primary ground floor access to the outside). Examples: Attached townhome, double bungalow, triplex, and large multi-unit structures where each unit has its own external entrance.

MULTIFAMILY

Land meeting the general definition of residential containing two or more attached dwelling units, one or more unit does not have its own external entrance to the outside. Examples: Apartment building or condominium with a common main entrance(s) for all residents.

RETAIL AND OTHER COMMERCIAL

Land where the majority of businesses are engaged in the general sale of goods or services but can include businesses that may be considered by some to be associated with recreation. This category is used as the default for commercial/retail land uses. Examples include: store, restaurant, hotel, bank, daycare facility, mini-storage facility, Metrodome, Excel Center, Canterbury Downs, YMCA, American Legion, and skeet club/outdoor gun range.

OFFICE

Land used predominantly for administrative, professional, or clerical services. Examples include: law offices, accounting firms, clinics (but not hospitals), and veterinary clinics.

MIXED USE

Land containing a building with mixed uses. Includes the following three categories:

MIXED USE RESIDENTIAL

Land containing a building with multiple uses in combination with residential unit(s). Examples include: Galtier Plaza in St. Paul, a mom & pop bakery with living space above it.

MIXED USE INDUSTRIAL

Land containing a building with multiple uses in combination with industrial uses and NO residential units. An example would be a building containing a warehouse, offices, and stores.

MIXED USE COMMERCIAL AND OTHER

Land containing a building with multiple uses but with NO residential units or industrial uses. An example would be a building containing commercial shops, childcare facility, offices, and/or restaurants. Downtown areas usually have buildings where the first and/or second floor is commercial and the rest are offices, these types of buildings would be included under this category.

EXTRACTIVE

Land containing extractive industry, for example, gravel pits or quarries.

INDUSTRIAL AND UTILITY

Land containing manufacturing, transportation, construction companies, communications, utilities or wholesale trade. This category includes publicly owned industrial lands (for example: wastewater treatment plants, water towers, large transit garages, DOT road sanding stockpiles or maintenance staging areas). Industrial also includes warehouses, some special horticultural uses (for example: large greenhouses that do not sell to the public), landfills, and automotive junk yards. Radio and TV stations are also included in this category.

INSTITUTIONAL

Land used primarily for religious, governmental, educational, social, cultural or major health care facilities (where they have beds for overnight stay). Examples include: schools, synagogues, cemeteries, hospitals, nursing homes, city halls, county and state fairgrounds, and museums.

GOLF COURSE

Land use for golfing, including driving range and practice areas.

PARK, RECREATIONAL OR PRESERVE

Land used for park and recreational sport assembly or passive open space. This may occur at community level fields, regional parks, public parks, private parks, campgrounds, small urban parks, playgrounds, rest areas, and other venues used for indoor and outdoor sporting events or like purposes. This category includes passive recreational activities or areas, such as park preserves, wildlife refuges, habitat areas, public plazas, river walks, Department of Natural Resources or US Fish and Wildlife owned land, greenways and residential common areas with distinguishable walk or bike paths.

MAJOR HIGHWAY

Major roadway strips of land on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with Metropolitan Council functional class designation of "Principal Arterial".

RAILWAY

Land used and occupied or intended to be occupied by multiple railroad track lines or similar uses. This includes railroad classification, storage and repair yards; intermodal containerized freight and transload facilities; and railroad depots that might otherwise be classified under as industrial. Land used and occupied or intended to be occupied by multiple railroad track lines or similar uses. This includes railroad classification, storage and repair yards; intermodal containerized freight and transload facilities; and railroad depots that might otherwise be classified under as industrial.

AIRPORT

Land used for the operation of aircraft and any related uses (for example: parking lot or car rental) that are on the airport property.

AGRICULTURAL

Land used for agricultural purposes. Includes discernable cultivation (ground tillage or crop rows) horticulture, floriculture (exotic flowers), viticulture (grapes) activities, pasture, and a broad range of other agricultural activities such as horse boarding and training, kennels, sod farms, tree farms, fish production and processing, storage areas or buildings.

UNDEVELOPED

Land not currently used for any defined purpose or have a discernable use based on aerial imagery or available data that may or may not contain buildings or other structures Undeveloped may include natural areas such as wetlands and woodlots or lands currently under development. Note: lands with this designation DOES NOT necessarily indicate the land is available for development.

WATER

A body of open water or flowing waterway inclusive within a discernable shoreline. This typically does not include wetlands or periodically flooded areas. Generally, only features three acres or greater in size were delineated. Areas definable as another land use type will not be depicted as in the Water category (e.g. major highway bridge over a river and marina).

FOR MORE INFORMATION

For more information on this report contact your Sector Representative. You can find your Sector Representative information on our site [here](#).

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