

DRAFT

**City of Maple Plain – Ordinance Amendment: ‘Office
Campus’ Definition**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 10 (“LAND USAGE”), ARTICLE 4
 (“ZONING”), SECTION 10-453 (“DEFINITIONS”) OF THE MAPLE PLAIN
 CITY CODE TO ADD A DEFINITION FOR “OFFICE CAMPUS”; AND
 MAKING A CONFORMING REFERENCE IN
 THE I-INDUSTRIAL ZONING DISTRICT.**

WHEREAS, pursuant to Minnesota Statutes § 462.357, the City of Maple Plain is authorized to adopt and amend zoning regulations to promote the public health, safety, and general welfare; and

WHEREAS, Article 4 of the Maple Plain City Code contains the City’s zoning regulations, including citywide definitions used to interpret permitted and conditional uses across all zoning districts; and

WHEREAS, “Office Campus” is referenced in the I-Industrial district as a permitted use but has not been defined in § 10-453 (“Definitions”), creating ambiguity for applicants, staff, and the public; and

WHEREAS, the City Council finds that establishing a clear, flexible, and modern definition of “Office Campus” will promote orderly, compatible employment development and allow limited on-site amenities and services that primarily support the campus population;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN ORDAINS:

Section 1. Maple Plain City Code § 10-453 (“Definitions”) is amended to add the following definition in alphabetical order:

“Office Campus.” A master-planned or unified development, under single ownership or coordinated ownership/control, that is principally comprised of office uses (including general office, professional office, and medical office) within two or more buildings or within a single building designed to function as a multi-tenant campus, together with on-site circulation, shared parking, and common open space or amenities.

An Office Campus may include the following accessory uses that primarily serve employees, tenants, and campus visitors:

- (1) Office and medical: general administrative offices; professional services (e.g., legal, accounting, architecture, engineering, technology); medical, dental, pet care and allied health clinics.
- (2) Boutique retail and personal service: small-format retail and personal service uses such as jewelry sales, specialty goods, spa and wellness services, and similar shops oriented toward the day-to-day needs of campus users.
- (3) Childcare: daycare or early childhood facilities sized to serve campus users and the immediate area.
- (4) Recreation and fitness: indoor, low-impact recreational and training facilities, such as golf simulators, indoor sports training facilities, and fitness/weight training clubs.
- (5) Food and amenity services: cafés, coffee shops, small eateries, and shared meeting, conferencing, or co-working amenities intended to support the campus.

(a) Accessory Floor Area Limits.

Ancillary and accessory uses listed above may occupy up to 50 percent of the total gross floor area of the Office Campus, unless a higher percentage is approved by the City through a conditional use permit

(b) Operational Standards.

Accessory retail, personal service, childcare, food, and recreational facilities shall be configured and signed so as to primarily serve the campus population; outdoor storage is prohibited; any manufacturing or industrial activity is limited to incidental prototype or lab functions customary to office or medical users.

(c) Site Planning and Mitigation.

Office Campus developments shall provide shared parking and internal pedestrian connectivity between buildings and amenities. Recreation and childcare uses shall submit circulation, parking, and noise-mitigation plans as part of the building permit review process, consistent with Article 4's application, interpretation, and performance-enforcement provisions of the Zoning Code.

Section 3. Severability.

If any section or portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions.

Section 4. Effective Date.

This ordinance shall take effect upon adoption and publication as provided by law.

Adopted by the Maple Plain City Council this ___ day of _____, 2026.