

SHADOW ANALYSIS

This bulletin offers guidance on how and when a shadow analysis will be required as part of a planning application.

PURPOSE

A shadow analysis provides valuable information about how a project will impact surrounding buildings and uses. The information is used to determine the degree to which a proposed multi-story building will shadow the surrounding properties.

WHEN TO COMPLETE

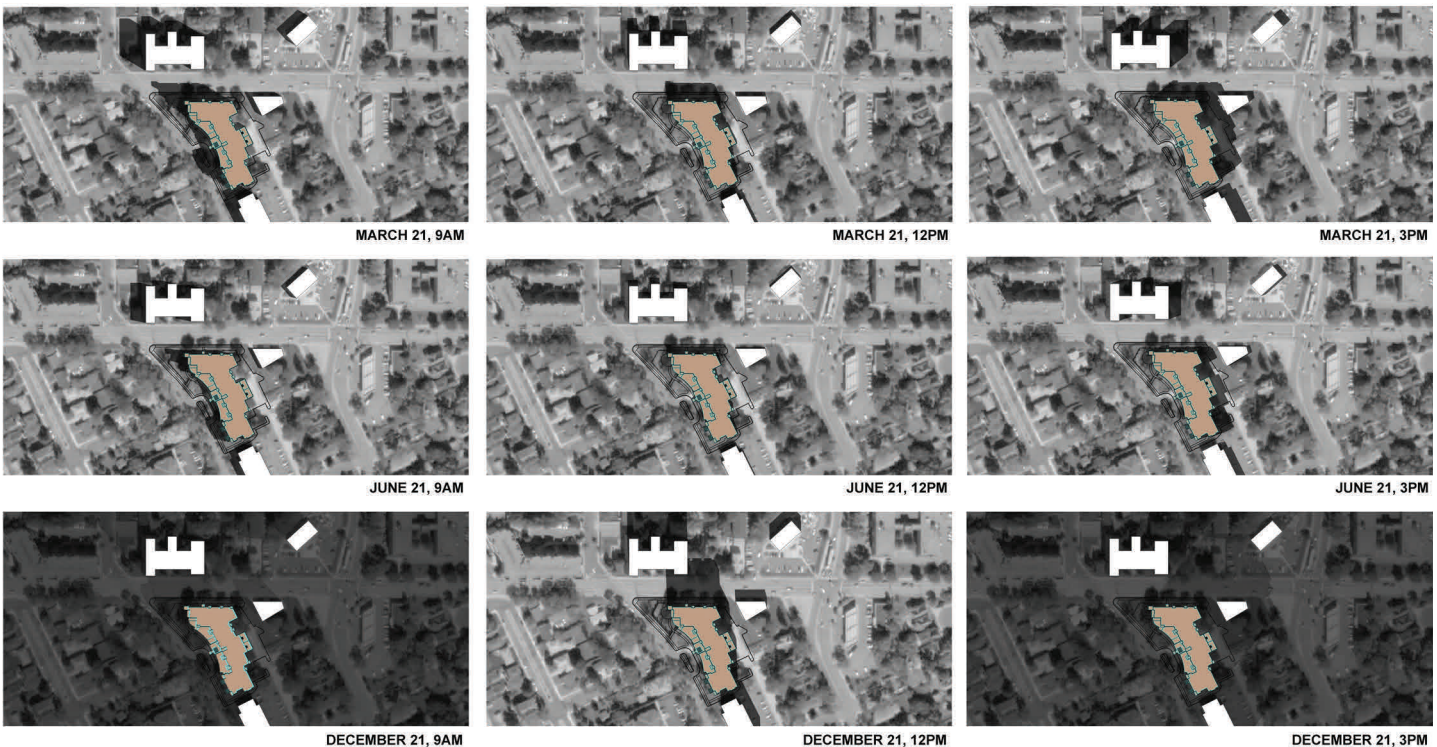
A shadow analysis may be required for site plan review to demonstrate the impact the proposed building would have on shadowing of public spaces and adjacent properties.

In addition, increasing maximum allowable height will require a shadow analysis to determine the effect shadowing will have on residential properties, significant public spaces, or existing solar energy systems.

HOW TO COMPLETE

Information needed as part of a shadow analysis includes:

1. 3 dimensional location of the building on site.
2. Show enough of the surrounding neighborhood to demonstrate all the properties shadowing will reach.
3. Shadow effects demonstrated at least three times per year on March or September 20, June 21, and December 22 (approximate dates of the longest, shortest, and equal days of the year).
4. Each of the above days should show shadowing at an hour after sunrise, noon, and an hour before sunset.



FOR MORE INFORMATION

Consult Chapter 530 of the City's Zoning Ordinance Online at:
<http://www.minneapolismn.gov/zoningmaps/>