2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 520.160 of the above-titled ordinance be amended to read as follows:

520.160 Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

Entertainment, limited. Entertainment limited to literary readings, story telling, ~~or live music by not more than three (3) persons, using nonamplified musical instruments,~~ live solo comedians, electronically reproduced music, karaoke, jukebox, amplified or nonamplified music by five (5) or fewer musicians and group singing participated in by patrons of the establishment, with no patron dancing.

Golf course. A tract of land laid out for at least (9) nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse, shelter or other appurtenant structures. Practice driving ranges may also be located on the golf course. Miniature golf courses shall not be included in this definition.

Primary building wall. For the purpose of applying on-premise sign regulations, a primary building wall is an exterior building wall that faces a street or an exterior building wall that faces an on-site accessory parking area ~~and contains a public entrance~~. When the exterior building walls are not parallel to a street, they shall be assigned to the street frontage to which they are most oriented.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.10(4) of the above-titled ordinance be amended to read as follows:

521.10. Establishment of zoning districts. In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

(4) Industrial Districts.
I1 ~~Limited~~ Light Industrial District
I2 Medium Industrial District
I3 General Industrial District

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 525.90 of the above-titled ordinance be amended to read as follows:

525.90. Zoning administrator. (a) *Establishment.* There is hereby established the office of the zoning administrator. The zoning administrator shall be the planning director or his or her authorized representative.

(b) *Jurisdiction and authority.* The zoning administrator shall have the following powers and duties in connection with the administration of this zoning ordinance:

(1) To interpret and administer the provisions of this zoning ordinance and maintain records of such interpretations.

(2) To issue zoning certificates and maintain records thereof.

(3) To maintain permanent and current records of this zoning ordinance, including but not limited to all maps, amendments, conditional use permits, variances, appeals, site plan reviews and expansions or changes of nonconforming use, and applications therefore.

(4) To provide information relative to all matters arising out of the zoning ordinance.

(5) To receive, review, file and forward all complete land use applications to their respective review bodies, as provided in this zoning ordinance.

(6) To review and make recommendations on proposed amendments to this zoning ordinance.

(7) To issue temporary use permits regulating temporary uses, pursuant to Chapter 535, Regulations of General Applicability.

(8) To issue certificates of nonconforming use for structures, pursuant to Chapter 531, Nonconforming Uses and Structures.

(9) To maintain all zoning records which are a part of the administration of the zoning codes adopted in 1924 and 1963.

(10) To serve as the secretary for the board of adjustment.

(11) To establish and administer rules and regulations relating to the administration of this zoning ordinance, including application forms.

(12) To consult with the city engineer to determine compliance with standards for uses within the FP Floodplain Overlay District, as specified in Chapter 551, Overlay Districts, and maintain records thereof, and notify the Minnesota Commissioner of Natural Resources when the giving of any notice is required by this zoning ordinance.

(13) To perform the ~~administrative~~ review of ~~permitted communication towers, antennas, and base units~~ all administrative zoning applications.

~~(14) To perform administrative site plan review and administrative site plan review of single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units, as specified in Chapter 530, Site Plan Review.~~

(1~~5~~4) To enforce this zoning ordinance by commencement of appropriate administrative and legal remedies, including but not limited to issuance of citation or written orders, or reference to the city attorney for issuance of a formal complaint.

(1~~6~~5) To take such other actions as reasonable and necessary for the administration and enforcement of this zoning ordinance.

~~(17) To perform the administrative review of donation collection bins.~~

Section 2. That Section 525.100(e) of the above-titled ordinance be amended to read as follows:

525.100. City planning commission.

(e) *Compensation of city planning commission members*. The members or the representative of a member of the city planning commission, except those who are paid by the city or any other public body or agency for attending or serving on the commission, shall be paid at the rate of thirty-five dollars ($35.00) for each official meeting attended with a limitation of one (1) meeting per day and four (4) meetings per month.

Section 3. That Section 525.110(h) of the above-titled ordinance be amended to read as follows:

525.110. Board of adjustment.

(h) *Compensation of board of adjustment members*. The members of the board of adjustment shall be paid at the rate of thirty-five dollars ($35.00) for each official meeting attended with a limitation of one (1) meeting per day and four (4) meetings per month.

Section 4. That Section 525.520 of the above-titled ordinance be amended to read as follows:

525.520. *Authorized variances.* Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment, city planning commission, or city council only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

2013-Or-___

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

Amending Title 20, Chapter 527 of the Minneapolis Code of Ordinances relating to Zoning Code: Planned Unit Development.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 527.50 of the above-titled ordinance be amended to read as follows:

527.50. Ownership or control. All parcels proposed for planned unit development shall be under the ownership or control of the applicant at the time of application. Control may include a purchase agreement. Where amendments are necessary and the parcels are under different ownership or control than the original application, the application for an amendment may be made by the owner of the parcel on which the amendment will occur. Where the ownership of the parcel is part of a common interest community, the applicant shall obtain the permission of the association board for the parcel where the amendment will occur. The applicant shall notify in writing all other owners of parcels within the boundary of the original planned unit development, or in the case of a common interest community the association board, and shall submit evidence of such notification to the zoning administrator before any application shall be deemed complete.

Section 2. That Section 527.90 of the above-titled ordinance be amended to read as follows:

527.90. Changes in approved plan. (a) *Minor changes.* Notwithstanding section 527.80, the zoning administrator may authorize minor changes in the placement and size of improvements, or may authorize the substitution of a substantially similar amenity for an approved amenity, within an approved planned unit development if the changes are required because of conditions that were unknown at the time the development plan was approved, and the zoning administrator determines that the changes are consistent with the intent of this chapter and the findings made by the city planning commission in connection with the approval of the planned unit development.

(b) *Other changes.* Changes to the development plan affecting uses, bulk regulations, parking and loading, or components of the site other than minor changes in the placement and size of improvements shall require amendment to the planned unit development by the city planning commission. The elimination of any amenity, or

substitution of any amenity that is not substantially similar to an approved amenity provided for an alternative to the zoning code, as allowed in section 527.120, shall require an amendment to the planned unit development by the city planning commission. The requirements for application and approval of a planned unit development amendment shall be the same as the requirements for original approval. Where only one change to the development is made that is deemed an amendment to the planned unit development, including the addition of a use that is a conditional use permit in the zoning district in which the planned unit development is located, or revisions to the master sign plan, and where staff determines that the change will not require substantial staff time or reevaluation of the planned unit development, then the applicant may be charged the application fee for a conditional use permit, rather than the fee for a conditional use permit for planned unit developments, as listed in Table 525-1, Fees.

Section 3. That Section 527.100 of the above-titled ordinance be amended to read as follows:

527.100. Time of completion. (a) *In general.* All planned unit developments shall be completed within two (2) years of the effective date of the planned unit development approval, or such later date established by the city planning commission unless the building permit is obtained within such period and the erection or alteration of a building is substantially begun and proceeds on a continuous basis toward completion, or the use is established within such period by actual operation pursuant to the applicable conditions and requirements of such approval. The zoning administrator, upon written request, may for good cause shown grant up to a ~~one (1)~~ two (2) year extension to this time limit. If any one phase is deemed expired, then all successive phases not completed or under construction shall be deemed expired.

Section 4. That Section 527.120 of the above-titled ordinance be amended to read as follows:

527.120. Alternatives to zoning ordinance standards. The city planning commission may approve alternatives to the zoning regulations applicable to the zoning district in which the planned unit development is located, as authorized in this chapter and as listed in Table 527-2, Authorized Alternatives, where the planned unit development includes site amenities. Site amenities are listed in Table 527-1, Amenities, and are subject to the following standards:

(1) All planned unit developments shall provide at least one (1) amenity or a combination of amenities that total at least ten (10) points, beyond those required for any alternative(s), and even if no alternative(s) is requested.

(2) For each alternative requested, an amenity or a combination of amenities totaling at least five (5) points, in addition to the amenity(ies) required in section 527.120(1), shall be provided. For multiple requests of the same alternative only one (1) amenity shall be required for those alternatives,

except for revisions made to an already approved planned unit development as an amendment to the planned unit development.

(3) Unless otherwise determined by the city planning commission, each phase of the planned unit development shall include the amenities provided for any alternatives in that phase, as a part of the construction of that phase.

(4) In no case shall any item be counted as an amenity for an alternative if it is utilized to qualify for a density bonus in any zoning district, a floor area ratio premium in the Downtown Districts, or any other amenity in Table 527-1, Amenities.

(5) Where an amenity is provided that meets the standards required in Table 527-1, Amenities, the full point value assigned to said amenity shall be obtained. Where the amenity does not meet all of the standards required in Table 527-1, Amenities, no points shall be awarded. Partial points for alternatives shall not be awarded, except as otherwise allowed in Table 527-1, Amenities.

Nothing in this chapter shall be construed to provide a property owner with any property right or other legal right to compel the city to grant alternatives to this zoning ordinance.

Table 527-1 Amenities

Points	Amenity	Standards
10	Active liner uses as part of a parking garage	Inclusion of housing, office, or other active uses around the perimeter of all floors of a parking garage that face a public street, sidewalk, or pathway. In any district where liner uses are already required on the first floor, points shall only be awarded for liner uses on all other floors above the first where parking is located. False or display windows shall not qualify.
10	Green roof	Installation of an extensive, intensive, semi-intensive, modular or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development.
10	Historic preservation	Preservation, rehabilitation or restoration of designated historic landmarks as a part of the development, subject to the approval of the Minneapolis Heritage Preservation Commission.
10	Leadership in Energy and Environmental Design	The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and

	(LEED)	documentation to the City, approved by a LEED Accredited Professional (LEED-AP), that shows that the project will comply with LEED Silver requirements.
10	Minnesota Sustainable Building Guidelines (B3-MSBG)	The proposed development shall meet the minimum required and recommended MSBG standards that would equal a LEED silver certification. The developer must submit documentation to the City including the MSBG checklist and a letter, signed by the owner or a licensed design professional, that shows that the project will comply with MSBG required and recommended standards equivalent to a LEED Silver certification. The recommended standards utilized should be those that most closely align with City sustainability goals.
10	Public right-of-way dedication	Dedication of land and construction of a public road, alley, pathway, or greenway that is part of an approved City plan or that restores the city's traditional grid subject to the approval of the applicable agencies or departments. Right-of-way improvements should be designed in accordance with Chapter 598, Land Subdivision Regulations. Points shall not be awarded for the reconstruction or relocation of an alley to facilitate an alley vacation.
10	Underground parking	All parking shall be located underground. Where the grade of the site slopes significantly, all parking shall be enclosed in a floor level of the building that does not meet the definition of a story. Further, exterior parking garage walls adjacent to the public street shall not extend more than three (3) feet above the adjacent grade measured from the finished floor of the first level.
5	Conservation of the built environment	Significant renovation, rehabilitation and adaptive reuse of an existing building(s), rather than demolition.
5	Garden(s) or on-site food production	Permanent and viable growing space and/or facilities such as a greenhouse or a garden conservatory at a minimum of sixty (60) square feet per dwelling unit to a maximum required area of five thousand (5,000) square feet, which provide fencing, watering systems, soil, secured storage space for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development and to minimize the visibility of mechanical equipment.
5	On-site renewable energy	Use of a photovoltaic or wind electrical system, solar thermal system and/or a geothermal heating and cooling system for at least seven (7) percent of the annual energy costs in new and existing buildings. Geothermal systems shall not use vapor compression systems. The applicant must demonstrate that the quantity of energy generated by

		the renewable energy system(s) meets the required percentage through a whole building energy simulation.
5	Outdoor open space	Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Rain gardens, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials. A minimum of thirty (30) percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of fifty (50) percent of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
5	Outdoor children's play area	An active, outdoor children's play area with a minimum of fifty (50) square feet for each unit containing three or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer's specifications, or natural features suitable for children in both preschool and elementary school. Play equipment shall not be located in a required yard and not more than twenty five (25) percent of the required square footage of the play area may be located in a required yard. Play areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
5	Plaza	Plazas shall have a minimum area equivalent to ten (10) percent of the site not occupied by buildings, but not less than two thousand (2,000) square feet and shall comply with all provisions in Chapter 535, Regulations of General Applicability. Plazas for commercial or mixed-use development shall be open to the public during daylight hours.
3	Art feature	Provision of art that shall strive to promote quality design, enhance a sense of place, contribute to a sense of vitality,

		show value for artist and artistic processes, and use resources wisely. The art shall be maintained in good order for the life of the principal structure. The art shall be located where it is highly visible to the public. If located indoors, such space shall be clearly visible and easily accessible from adjacent sidewalks or streets. The art shall be valued at not less than one-fourth (.25) of one (1) percent of the capital cost of the principal structure.
3	Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways.	Provide decorative pavers, pervious pavers, stamped concrete, colored concrete, pervious concrete, brick or other decorative or durable materials for a minimum of seventy five (75) percent of surface parking and/or loading areas, drives aisles, driveways and walkways that comply with the Americans with Disabilities Act accessibility requirements.
3	Energy efficiency	Utilization of energy design assistance programs or commissioning to ensure that building systems are designed to operate efficiently and exceed the Minnesota State Energy Code by at least thirty (30) percent of the annual energy costs. The developer must submit documentation to the City including a letter signed by the owner or a licensed design professional, that shows the project will comply with this standard.
3	Living wall system	Provide a living wall system on at least one building elevation. The living wall shall be composed of panels that total a minimum of sixty (60) percent of the wall area on the building elevation, or five hundred (500) square feet, whichever is greater. Window area is included in the calculation of the wall area, but in no case shall the living wall cover windows. A portion of the plantings shall provide greenery year round.
3	Natural features	Site planning that preserves significant natural features or restores ecological functions of a previously damaged natural environment.
3	Pedestrian improvements	A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site that exceeds the requirements of Chapter 530, Site Plan Review. The improvements shall use a combination of landscaping, decorative materials, access control and lighting to create a safe, clear and aesthetically pleasing access through and/or around the site that complies with the Americans with Disabilities Act accessibility requirements.
3	Reflective Roof	Utilize roofing materials for seventy five (75) percent or more of the total roof surface having a Solar Reflectance

		Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.
3	Shared bicycles	Public access to shared bicycles available for short-term use as defined in section 541.180. Applies to mixed-use and non-residential uses only. A minimum of ten (10) shared bicycles per one (1) commercial use must be provided to qualify as an amenity. Bicycle parking spaces and racks shall be located in an area that is convenient and visible from the principal entrance of the building.
3	Shared vehicles	Access to a shared passenger automobile available for short-term use. For residential uses, a minimum of one (1) car per one hundred (100) dwelling units is required.
1	Decorative fencing	Install high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. The point for decorative fencing may be obtained when it is included as part of another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing.
1	Enhanced exterior lighting	Lighting plan that highlights significant areas of the site or architectural features of the building(s), subject to the standards of Chapter 535, Regulations of General Applicability.
1	Enhanced landscaping	A landscaping plan of exceptional design that has a variety of native tree, shrub, and plant types that provide seasonal interest and that exceed the requirements of Chapter 530, Site Plan Review. The landscaped areas shall have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect.
1	Enhanced stormwater management	Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include for long-term maintenance of the design. The design shall conform to requirements of the stormwater management plan approved by public works.
1	Heated drives or sidewalks	Heated drives or sidewalks that are designed to provide snow and ice free surfaces.
1	Pet Exercise Area	A pet exercise area shall have a minimum dimension of twelve (12) feet by sixty (60) feet. It shall be enclosed with decorative fencing, include lighting in compliance with Chapter 535, Regulations of General Applicability and provide accommodations for proper disposal of animal waste. The pet exercise area shall not be located in a required yard.
1	Recycling	Provide an easily accessible area that serves the entire

	storage area	building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building.
1	Tree islands	The inclusion of additional or larger tree islands in the interior of parking lots that exceed the requirements of Chapter 530, Site Plan Review. Larger tree islands shall have a minimum width of ten (10) feet in any direction and shall provide shrubs, plant materials, and/or rain garden plantings in addition to the trees.
1	Water feature	A water feature, including but not limited to a reflecting pond, a children's play feature or a drinking fountain shall be located where it is highly visible to and useable by the public.
As determ -ined by CUP.	Amenities proposed by the applicant or others	The city planning commission may consider other amenities not listed in Table 527-1, Amenities, that are proportionally related to the alternative requested. The commission may assign one (1), three (3), five (5), or ten (10) points based on the proportionality.
As determ -ined by CUP.	Amenities that significantly exceed standards	The city planning commission may consider up to ~~an additional~~ five (5) additional points to the point value listed for any amenity in Table 527-1, Amenities, where the commission finds the proposed amenity substantially exceeds the standards required in Table 527-1, Amenities, for the amenity.

Section 5. That Section 527.130 of the above-titled ordinance be amended to read as follows:

527.130. ~~Placement and number~~ Number of principal residential structures. More than one principal residential structure may be placed on one platted or recorded lot in a planned unit development. The appearance and compatibility of individual buildings to other site elements and to surrounding development shall be given primary consideration in reviewing and approving the placement and spacing of structures. ~~The city planning commission may also consider alternatives to the building placement requirements of the PO Pedestrian Oriented Overlay District, except where the alternative is to allow parking between the principal structure and a front or corner side lot line.~~ The city planning commission may consider this alternative without the addition of amenities beyond those required for a planned unit development in section 527.120(1).

Section 6. That Section 527.150 of the above-titled ordinance be amended to read as follows:

527.150. Lot area requirements. (a) *In general.* The city planning commission may authorize reductions in the area of individual lots within a planned unit development from the required lot area for the zoning district, provided any such reductions shall be compensated for by an equivalent amount of lot area elsewhere in the planned unit development for the purpose of promoting an integrated project that provides additional site amenities. Lot area shall not include areas designated as public or private streets.

Section 7. That Chapter 527 of the Minneapolis Code of Ordinances be amended by adding thereto a new Section 527.165 to read as follows:

527.165. Building placement. The city planning commission may authorize alternatives to the building placement requirements of the PO Pedestrian Oriented Overlay District, except where the alternative is to allow parking between the principal structure and a front or corner side lot line. The city planning commission may consider these alternatives for the purpose of promoting an integrated project that provides additional site amenities.

Section 8. That Section 527.170(b) of the above-titled ordinance be amended to read as follows:

(b) *Alternatives*. The city planning commission may authorize alternatives to the sign standards for the purpose of promoting an integrated master sign plan provided the required amenities are provided and a master sign plan meets the following criteria:

Section 9. That Section 527.180 of the above-titled ordinance be amended to read as follows:

527.180. Off-street parking and loading. (a) *In general.* The required amount of off-street parking and loading and bicycle parking for the planned unit development shall be determined by the city planning commission and shall comply with the requirements of Chapter 541, Off-Street Parking and Loading, except as otherwise allowed by this chapter. In determining the minimum and maximum number of off-street parking and loading spaces and bicycle parking required, the city planning commission shall consider, but not be limited to, the parking and loading and bicycle parking requirements for the individual uses within the planned unit development as specified in Chapter 541, Off-Street Parking and Loading, the nature of the uses and population served, documentation supplied by the applicant regarding the actual parking and loading demand for the proposed use, the potential for shared parking and loading, and the use of alternative forms of transportation. The city planning commission may consider this alternative without the addition of amenities beyond those required for a planned unit development in section 527.120(1).

(b) *Other standards.* The city planning commission may consider alternatives to the minimum width of parking aisles and the minimum and maximum width of driveways where it is demonstrated that the parking area, aisles, and driveways will still allow for reasonable, functional, and safe vehicular access to and within the site. Where the

alternative is to allow an increase in driveway width, the city planning commission shall also consider, but not be limited to, turning templates or other similar documentation demonstrating the need for the increase. The city planning commission may consider this alternative without the addition of amenities beyond those required for a planned unit development in section 527.120(1).

Section 10. That Section Table 527-2 of the above-titled ordinance be amended to read as follows:

Table 527-2 Authorized Alternatives

Zoning code standard	Authorized Alternative	Amenity required
Section 527.130. ~~Placement and number~~ Number of principal residential structures.	1) To allow more than one principal residential structure to be placed on one platted or recorded lot. ~~2) To allow alternatives to the building placement requirements in the PO Pedestrian Oriented Overlay District, except where to allow parking between the principal structure and the front or corner side lot line.~~	No
Section 527.140. Bulk regulations.	1) To increase the maximum gross floor area ratio by not more than twenty (20) percent. 2) To increase the maximum height of structures.	Yes Yes
Section 527.150. Lot area requirements.	1) To allow reductions in the area of individual lots within the planned unit development from the required lot area of the zoning district. 2) To allow a density bonus to increase the maximum number of dwelling units by not more than twenty (20) percent in districts that limit the number of allowed dwelling units.	Yes Yes
Section 527.160. Yards.	1) To allow a reduction or elimination of required yards within the planned unit development.	Yes

	2) To allow a reduction or elimination of required yards along the periphery of the planned unit development, except along property lines abutting a side or rear lot line of a residential district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes.	Yes
Section 527.165. Building placement,	1) To allow alternatives to the building placement requirements in the PO Pedestrian Oriented Overlay District, except where to allow parking between the principal structure and the front or corner side lot line.	Yes
Section 527.170. On-premise signs.	To allow alternatives to the sign standards.	Yes
Section 527.180. Off-street parking and loading.	To allow alternatives to the following: 1) Minimum and maximum amount of required off-street parking and loading. 2) Minimum amount of required bicycle parking. 3) Minimum width of parking aisles. 4) Minimum and maximum width of driveways.	 No No No No

Section 11. That Section 527.210 of the above-titled ordinance be amended to read as follows:

527.210. Additional Use Standards. The city planning commission may authorize additional uses, as provided in ~~S~~section 527.200, subject to the following standards:

Section 12. That Section 527.220 of the above-titled ordinance be amended to read as follows:

527.220. Conditional Uses. (a) *In general.* Any conditional use allowed in the zoning district in which the planned unit development is located may be included within a planned unit development, upon making each of the required findings for conditional use permits in Chapter 525, Administration and Enforcement.

(b) Dwelling units. Dwelling units that require a conditional use permit in the zoning district in which the planned unit development is located shall not be required to submit a separate conditional use permit and shall be considered as a part of the findings and ~~approval~~ review of the planned unit development.

(c) *Nonresidential uses.* Nonresidential uses that require a conditional use permit in the zoning district in which the planned unit development is located, shall submit a separate conditional use permit application and findings as a part of the planned unit development ~~approval~~ review.

(d) Signs. Signs that require a conditional use permit in the zoning district in which the planned unit development is located shall not be required to submit a separate conditional use permit and shall be considered as a part of the findings and review of the planned unit development.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 530 of the Minneapolis Code of Ordinances relating to Zoning Code: Site Plan Review.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 530.110 of the above-titled ordinance be amended to read as follows:

530.110 Building placement. (a) *In general*. The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. ~~Except in the C3S Community Shopping Center District, t~~The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site. In the case of a corner lot, the principal entrance shall face the front lot line. ~~Except in the C3S Community Shopping Center District, on-site accessory parking facilities shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade~~.

Section 2. That Section 530.120(b)(2)(f) of the above-titled ordinance be amended to read as follows:

530.120. Building design.

(b) *Entrances, windows, and active functions.*

(2) *Nonresidential uses*. Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs, or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

f. Industrial uses in Table 550-1, Principal ~~Industrial~~ Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Section 3. That Table 530-2 of the above-titled ordinance be amended to read as follows:

Table 530-2 Standards for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units

Points	*Design Standard*
5	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure
5	The structure includes a basement as defined by the building code
4	The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
2	The pitch of the primary roof line is 6/12 or steeper. However, the points shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof or a hip roof with a primary roof line of less than 6/12 where there is at least one (1) existing building with a hip roof with a similar pitch within one hundred (100) feet of the site
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be ~~a~~ permitted on an open front porch.
1	The development includes at least one (1) deciduous tree in the front yard

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 535.250 of the above-titled ordinance be amended to read as follows:

535.250. Interior side yards for dwellings with side entrances. The minimum width of interior side yards for all multiple-family dwellings, ~~with side entrances, and for~~ single and two-family dwellings or cluster developments with a principal entrance facing the interior lot line, shall be not less than fifteen (15) feet, and the minimum width of said interior side yard plus any driveway shall not be less than twenty-two (22) feet, unless a greater width is required by the regulations governing interior side yards in the district in which the structure is located.

Section 2. That Table 535-1 of the above-titled ordinance be amended to read as follows:

Table 535-1 Permitted Obstructions in Required Yards

Type of Obstruction	Front or Corner Side Yard	Interior Side Yard	Rear Yard
Accessory buildings, subject to the provisions of Chapter 537 and section 535.280 (d), (e) and (f)		P	P
~~Air-conditioning~~ Air conditioning window units projecting not more than eighteen (18) inches into the required yard	P	P	P
~~Air-conditioning systems, heating, ventilating, and filtering equipment, not to exceed four (4) feet in height and the outside elements of which project not more than four (4) feet into the required yard~~			~~P~~
~~Air-conditioning~~ Air conditioning systems, heating, ventilating, and filtering equipment, not to exceed ~~four (4)~~ five (5) feet in		P	P

height~~ and adjacent to a nonresidential use or adjacent to a residential use which is equipped with central air conditioning or which has no windows or doors in the wall immediately abutting the yard~~. Such equipment shall not be located closer than two (2) feet from an interior side property line. Such equipment may project into a corner side yard, provided such equipment is located no closer than three (3) feet from the corner side lot line			
Arbors, or other growing support structures that are not a fence, trellis or pergola, not exceeding twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height. Both the sides and the roof must be at least fifty (50) percent open, or, if latticework is used, shall be less than sixty (60) percent opaque. Such structures shall not be constructed of electrically charged wire, razor wire, chain link, chicken wire, railroad ties, utility poles, plywood or any other similar materials.	P		P
Awnings and canopies, projecting not more than two and one-half (2½) feet into front or side yards	P	P	P
Balconies, decks and ground level patios not exceeding fifty (50) square feet in area and projecting not more than four (4) feet into the required yard. Such balcony, deck or ground level patio may project into a required interior side yard of a multiple family dwelling of four (4) or more stories, provided such balcony, deck or ground level patio shall be located no closer than ten (10) feet from the interior side lot line	P		P
Bay windows not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard	P		
Bicycle racks accessory to multiple-family dwellings of five (5) units or more and non-residential uses. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures and shall permit the locking of the bicycle frame and one (1) wheel to the rack and support a bicycle in a stable position without damage to the wheels, frame or components. Except for Institutional and Public Uses, no more than eight (8) bicycle parking spaces may be located in each required yard.	P		P
Chimneys projecting not more than two (2) feet into the required yard	P	P	P
Compost containers, subject to the provisions of Chapter 244, Housing Maintenance Code, and not closer than twenty (20) feet from any adjacent dwelling			P

Containers for the removal of household refuse, subject to the provisions of Chapter 244, Housing Maintenance Code			P
Driveways, subject to the provisions of Chapter 541, Off-Street Parking and Loading, Chapter 537, Accessory Uses and Structures, and section 535.280(g)	P	P	P
Eaves, including gutters, projecting not more than three (3) feet from the building in the required front, rear or corner side yard and not more than two (2) feet from the building in the required interior side yard	P	P	P
Egress window wells not exceeding sixteen (16) square feet in area. Such window wells shall not be located closer than two (2) feet from an interior side property line	P	P	P
Fences including trellises, subject to Article VI of this chapter	P	P	P
Flagpoles, subject to section 535.110	P	P	P
Handicap entrance landing not exceeding thirty-six (36) square feet in area and not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque, not including permanently roofed porches	P	P	P
Handicap ramp not exceeding four (4) feet in width leading to an entrance landing and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque.	P	P	P
Lighting fixtures and lampposts, subject to section 535.110	P		P
Open porches, projecting not more than ~~six (6) feet into the required yard of a single or two-family dwelling provided that the total depth of the porch shall not exceed~~ eight (8) feet <u>from the building</u>. The porch shall be covered and may extend the width of the dwelling, provided it shall be no closer than three (3) feet from an interior side lot line and no closer than six (6) feet from a dwelling on an adjacent property. Such porch shall be no closer than ten (10) feet from the front lot line and no closer than five (5) feet from the corner side lot line. The porch shall not be enclosed with windows, screens or walls, but may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be permitted on an open porch.	P		
Parking areas, subject to the provisions of Chapter 541, Off-Street Parking and Loading, Chapter 537 Accessory Uses and		P	P

Structures, and section 535.280 (d), (e) and (f)			
Pergolas, subject to the provisions of Chapter 537, Accessory Uses and Structures, and section 535.280 (d), (e) and (f). In a front or corner side yard pergolas shall not exceed twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height.	P	P	P
Rain barrels and cisterns accessory to single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall be limited to a maximum height of four (4) feet and a maximum width of two and one-half (2.5) feet. Rain barrels and cisterns accessory to multiple-family dwellings of five (5) units or more and non-residential uses shall be limited to a maximum height of six (6) feet and a maximum width of three (3) feet. No more than two (2) rain barrels or cisterns may be located in each required yard.		P	P
Raised planting beds, not exceeding three (3) feet in height. In a front or corner side yard raised planting beds shall not be closer than five (5) feet to a front or corner side property line. Raised planting beds shall be constructed of wood, brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber and shall be compatible with the principal structure and adjacent residential properties. Raised planting beds constructed of wood shall be structurally sound and free of rot. In addition, prefabricated raised planting beds shall be permitted. Raised planting beds shall not be constructed of wire, chicken wire, rope, cable, railroad ties, utility poles, tires, plumbing fixtures or any other similar materials.	P		P
Recreational playground equipment			P
Retaining walls, where natural grade is retained	P	P	P
Signs, subject to the provisions of Chapter 543, On Premise Signs	P		
Stairs not exceeding four (4) feet in width, and entrance landings not exceeding sixteen (16) square feet in area and not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails for such stairs not more than three (3) feet in height and not more than fifty (50) percent opaque, not including permanently roofed porches. In a front or corner side yard stairs shall not exceed ~~six (6)~~eight (8) feet in width and entrance landings shall not exceed thirty-six (36) square feet in area. Stairs for Institutional and Public Uses shall not exceed twelve (12) feet in width and entrance landings shall not exceed ninety-six (96) square feet.	P	P	P

Storage of firewood, subject to the provisions of Chapter 244, Maintenance Code		P	P
Utility meters projecting not more than two (2) feet into the required yard	P	P	P
Vestibules not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard	P		
Walkways, not exceeding ~~four (4)~~six (6) feet in width. ~~Walkways for multiple-family dwellings of five (5) units or more shall not exceed six (6) feet in width.~~ Walkways for Institutional and Public Uses shall not exceed ~~eight (8)~~twelve (12) feet in width. Except for public recreational walkways and bicycle trails, walkways in required yards shall not be constructed of asphalt.	P	P	P

Section 3. That Section 535.400(2) of the above-entitled ordinance be amended to read as follows:

535.400. Prohibited fence locations. No person shall place, construct, maintain, or cause to be placed any fence that may endanger the public safety, including but not limited to the following:

(2) ~~*Site*~~*Sight triangle.* No fence shall be constructed or maintained within a distance of fifteen (15) feet from any street or alley intersection where the zoning administrator finds it to obstruct a driver's view of approaching, merging or intersecting traffic

Section 4. That Section 535.510(b)(5) of the above-entitled ordinance be amended to read as follows:

(b) *Submittal requirements.* In addition to the general application requirements of Chapter 525, Administration and Enforcement, the applicant shall submit the following:

(5) A letter from the director of ~~public works~~ the property services division of the finance department stating that the proposed site, if located on publicly owned property, is not needed for the public safety communication system or stating that co-location is acceptable. The director of ~~public works~~the property services division of the finance department shall have ten (10) working days after receipt of a written request to make such determination.

Section 5. That Section 535.540(12) of the above-entitled ordinance be amended to read as follows:

(12) *Public safety communication system.* The location of the proposed antenna, if located on publicly owned property, shall not be needed for use by the public safety communication system, or if needed, it shall be determined by the director of ~~public works~~the property services division of the finance department that co-location of the proposed antenna with a public safety antenna is agreeable.

Section 6. That Section 535.840 of the above-entitled ordinance be amended to read as follows:

535.840. Permitted uses and specific standards, subject to administrative review and approval. (a) *In general*. Solar energy systems shall be permitted in all zoning districts, subject to the standards of this article. Solar collector surfaces and all mounting devices shall comply with the minimum yard requirements of the district in which they are located. Screening of solar collector surfaces shall not be required.

(b) *Building-mounted solar energy systems.*

(1) Notwithstanding the height limitations of the zoning district, building mounted solar energy systems shall not extend higher than three (3) feet above the ridge level of a roof on a structure with a gable, hip, or gambrel roof and shall not extend higher than ten (10) feet above the surface of the roof when installed on flat or shed roof.

(2) The solar collector surface and mounting devices for building-mounted solar energy systems shall be set back not less than one (1) foot from the exterior perimeter of a roof for every one (1) foot that the system extends above the parapet wall or roof surface, if no parapet wall exists, on which the system is mounted. Solar energy systems that extend less than three (3) feet above the roof surface shall be exempt from this provision.

(3) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

(c) *Freestanding solar energy systems.*

(1) Freestanding solar energy systems, measured to the highest point of the system, shall not exceed the height of the principal structure or twenty (20) feet, whichever is less. The height of the principal structure shall be measured as provided in Chapter 520, Introductory Provisions. Freestanding solar energy systems up to sixteen (16) feet in height shall be subject to the minimum yard requirements of an accessory structure. Freestanding solar energy systems greater than sixteen (16) feet in

height shall be subject to the minimum yard requirements of a principal structure. The required yard shall be measured from the property line to the closest part of the structure at minimum design tilt.

(2) In the residence and office residence districts, the area of the solar collector surface of freestanding solar energy systems shall not exceed five (5) percent of the lot area. Notwithstanding any other provision to the contrary, the maximum area of solar energy systems shall be calculated independently of the floor area of all other accessory structures on the zoning lot.

(3) The supporting framework for freestanding solar energy systems shall not include unfinished lumber.

(4) All abandoned or unused freestanding solar energy systems shall be removed within twelve (12) months of the cessation of operations.

(5) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances relating to Zoning Code: Accessory Uses and Structures.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 537.50 of the above-titled ordinance be amended to read as follows:

537.50. Maximum height.

(a) *In general.* The maximum height for all accessory structures shall be limited to the maximum height requirements for principal structures in the district in which the accessory structure is located, except as otherwise provided in this zoning ordinance.

(b) *Accessory structures located in the residence and OR1 Districts.* A detached accessory structure, accessory to a principal use located in a residence or OR1 district shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure~~s~~, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure and the roof pitch matches the primary roof pitch of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate.

Section 2. That Section 537.80 of the above-titled ordinance be amended to read as follows:

537.80. Distance form dwelling. No detached accessory building or open parking space shall be located closer than six (6) feet from <u>the habitable space of</u> a dwelling of any type. Detached parking garages serving residential uses shall be located entirely to the rear of the principal residential structure.

Section 3. That Section 537.110 of the above-titled ordinance be amended to read as follows:

537.110. Allowed accessory uses and structures. The following accessory uses and structures shall be allowed, subject to the following development standards:

Catering. In addition to the zoning districts in which catering is allowed as a principal use, catering shall be allowed accessory to a board and care home, nursing home or assisted living use, child care center, food and beverage use, hospital or institutional and public use, subject to the following:

(1) The use shall have a current institutional food or food manufacturing license in accordance with Title 10, Food Code, of the Minneapolis Code of Ordinances.

(2) No signage for such catering use shall be visible from outside the building.

(3) In ~~R~~residence and ~~Office-Residence~~office residence districts, parking of commercial vehicles for accessory catering uses shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight. Such vehicles shall be parked in an enclosed structure. These regulations shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities or to the temporary use of vehicles during construction.

(4) In ~~R~~residence districts, shipment and delivery of products, merchandise or supplies shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-Street Parking and Loading.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 541-1 of the above-titled ordinance be amended to read as follows:

Table 541-1 Specific Off-Street Parking Requirements

Minimum parking requirement, in general. Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements. All uses over one thousand (1,000) square feet, other than those specified under the heading "Residential Uses" shall provide a minimum of four (4) parking spaces or the amount specified in this table, whichever is greater, except as otherwise provided in this chapter. Multiple-tenant or multiple-use buildings may exempt no more than four (4) uses of one thousand (1,000) square feet or less from the minimum off-street parking requirement. In addition, one (1) parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles. **Maximum parking allowed, in general.** Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more non-residential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

Use	**Minimum Parking Requirement**	**Maximum Parking Allowed**	**Notes (see 541.170)**
RESIDENTIAL USES			

Dwellings	1 space per dwelling unit	No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts	1 Existing dwellings non-conforming as to parking may provide off-site parking within 300 feet
Congregate living			
Community residential facility	1 space per 4 beds	1 space per bed	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	1 space per bed	2
Community correctional facility	1 space per 4 beds	1 space per bed	1
Dormitory	1 space per 2 beds	1 space per bed	1
Faculty house	1 space per 2 beds	1 space per bed	1
Fraternity or sorority	1 space per 2 beds	1 space per bed	1
Hospitality residence	1 space per 3 guest rooms	1 space per guest room	2
Inebriate housing	1 space per 4 beds	1 space per bed	1
Residential hospice	1 space per 3 beds	1 space per bed	1
Supportive housing	1 space per 4 beds	1 space per bed	1
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			

College or university	Not less than 1 space per classroom and + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	Not more than 1 space per classroom and other rooms used by students and faculty + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Early childhood learning center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	1
Preschool	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
School, grades K—12	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one (1) time	~~1~~2 spaces per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one (1) time	2
School, vocational or business	1 space per classroom + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Social, Cultural, Charitable and Recreational Facilities			
Athletic field, including stadiums and grandstands	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	1

Cemetery	None	As approved by C.U.P.	1
Club or lodge	1 space per 500 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	1 space per 100 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	2
Community center	As determined by the zoning administrator based on the principal uses in the community center	As determined by the zoning administrator based on the principal uses in the community center	
Community garden	None	See Specific Development Standards	1 The minimum requirement of 4 spaces shall not apply
Convention center	None if located in the downtown area, otherwise as determined by the zoning administrator	As determined by the zoning administrator	2
Developmental achievement center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Educational arts center	1 space per classroom + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Golf course, miniature golf, or driving range	5 spaces per hole (golf course); 1 space per hole (miniature golf); 1 space per tee (driving range)	10 spaces per hole (golf course); 2 spaces per hole (miniature golf); 2 spaces per tee (driving range)	1
Library	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Mission	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Museum	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Park	None except that parks with facilities such as stadiums, golf courses, or indoor recreational facilities shall provide off-street parking as required by this chapter	As determined by the zoning administrator	1
Theater, indoor, provided live performances only	Parking equal to 20% of the capacity of persons in the auditorium	Parking equal to 40% of the capacity of persons in the auditorium	2
Religious Institutions			
Convent, monastery or religious retreat center	1 space per 3 beds	1 space per bed	1
Place of assembly	Parking equal to 10% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	Parking equal to 40% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	2
COMMERCIAL USES			
Retail Sales and Services			
General retail sales and services	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Alternative financial establishment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1

Antiques and collectibles store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art gallery	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art studio	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Bank or financial institution	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Bed and breakfast home	1 space per 3 guest rooms + 1 space for the primary dwelling unit	1 space per guest room + 1 space for the primary dwelling unit	1
Bookstore, new or used	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Building material sales	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. of outdoor sales, display	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales, display	1
Child care center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Consignment clothing store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Contractor's office	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Day labor agency	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Exterminating shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Farmer's market	1 space per 2,000 sq. ft. of sales area, except where approved as a temporary use	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales or display area	2
Firearms dealer	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Funeral home	8 spaces per chapel or parlor	20 spaces per chapel	2
Greenhouse, lawn and garden supply store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. outdoor sales or display area	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. outdoor sales or display area	1
Grocery store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Laundry, self service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Market garden	1 space per 5,000 sq. ft. of growing or storage area	1 space per 2,500 sq. ft. of growing or storage area or as determined by Chapter 536 Specific Development Standards.	1 The minimum requirement of 4 spaces shall not apply
Office supply sales and service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Pawnshop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Performing, visual or martial arts school	Parking equal to 20% of the capacity of persons	1 space per 200 sq. ft. of GFA	2
Pet store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Photocopying	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Rental of household goods and equipment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Secondhand goods store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Shopping center	As determined by the zoning administrator based on the principal uses in the shopping center	1 space per 200 sq. ft. of GFA	2
Small engine repair	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Tattoo and body piercing parlor	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Tobacco shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Veterinary clinic	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Video store	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
~~Offices~~**Offices**	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Section 2. That Section 541.220 of the above-titled ordinance be amended to read as follows:

541.220. Bicycle incentive. (~~a) Non-residential uses.~~ The minimum automobile parking requirement for each non-residential use may be reduced ten (10) percent or one (1) space, whichever is greater, where bicycle parking spaces are provided equal to twenty[-five] (25) percent of the number of required automobile spaces specified in Table 541-1, Specific Off-Street Parking Requirements, but not less than four (4) bicycle

parking spaces. This incentive shall allow for a reduction in the automobile parking requirement of no more than twenty-five (25) spaces on a zoning lot. To qualify for this incentive, bicycle parking shall comply with the standards for required bicycle parking as specified in this ordinance. Where the bicycle incentive calculation results in a number less than or equal to the minimum bicycle parking requirement for a use specified in Table 541-3, Bicycle Parking Requirements, the bicycle incentive shall be increased to one (1) space greater than the minimum requirement.

Section 3. That Section 541.240 of the above-titled ordinance be amended to read as follows:

541.240. Specific district regulations for access to parking and loading. (a) *Residence and OR1 Districts*. No driveway or curb cut in a residence or OR1 District shall exceed a width of twenty-five (25) feet, nor be narrower than ten (10) feet~~.~~, except that driveways accessory to a single- or two-family dwelling shall not be narrower than eight (8) feet.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 543 of the Minneapolis Code of Ordinances relating to Zoning Code: On-Premise Signs.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 543.215 of the above-titled ordinance be amended to read as follows:

543.215. Exhibition or temporary market. Notwithstanding the provisions of Tables 543-1 Specific Standards for Signs in the Residence and OR1 Districts, 543-2, Specific Standards for Signs in the OR2, OR3 and Commercial Districts, 543-3, Specific Standards for Signs in the Downtown Districts, and 543-4 Specific Standards for Signs in the Industrial Districts, signage accessory to an exhibition or temporary market shall be limited to one (1) square foot of signage per one (1) foot of street frontage of the zoning lot. One (1) freestanding sign shall be allowed per zoning lot. One (1) freestanding sign not exceeding eight (8) square feet in area and six (6) feet in height shall be allowed accessory to an exhibition or temporary market and may be permanently installed on the site, provided that such sign shall be removed if the temporary use is discontinued for a period of one (1) year or longer.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 546-1 of the above-entitled ordinance be amended to read as follows:

Table 546-1 Principal Uses in Residence Districts

Use	**R1**	**R1A**	**R2**	**R2B**	**R3**	**R4**	**R5**	**R6**	**Specific Development Standards**
COMMERCIAL USES									
Child care center	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	✓

Section 2. That Section 546.160(b) above-titled ordinance be amended to read as follows:

546.160. Yard requirements. a) *In general*. The minimum yard requirements for uses located in the residence districts shall be as set forth in each residence district, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining ~~the nearest front corners~~ those parts of both buildings~~.~~ nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 547-1 of the above-entitled ordinance be amended to read as follows:

Table 547-1 Principal Uses in the Office Residence Districts

Educational Facilities				
Early childhood learning center	~~C~~ P	P	P	✓
Preschool	~~C~~ P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Developmental achievement center	~~C~~ P	P	P	✓
Educational arts center	~~C~~ P	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, ~~provided~~ live performances only	P	P	P	✓
COMMERCIAL USES				
Child care center	~~C~~ P	P	P	✓

Section 2. That Section 547.160(b) of the above-titled ordinance be amended to read as follows:

547.160. Yard requirements. a) *In general.* The minimum yard requirements for uses located in the residence districts shall be as set forth in each residence district, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability. The minimum yard requirements for uses located in the office

residence districts shall be as specified in Table 547-2, Office Residence District Yard Requirements, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining ~~the nearest front corners~~ those parts of both buildings~~.~~ nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

Section 3. That Table 547-4 of the above-entitled ordinance be amended to read as follows:

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	**Minimum Lot Area (Square Feet)**		**Maximum Height**	**Maximum Floor Area Ratio (Multiplier)**
~~Institutional and Public Uses~~ INSTITUTIONAL AND PUBLIC USES				
Medical Facilities				
Birth Center	4,000		4 stories, not to exceed 56 feet	2.5
Laboratory, medical or dental	4,000		4 stories, not to exceed 56 feet	2.5
COMMERCIAL USES				
Office	4,000		4 stories, not to exceed 56 ft.	2.5
Bed and breakfast home	5,000		2.5 stories, not to exceed 35 ft.	2.5
~~Uses~~	**~~Minimum Lot Area (Square Feet)~~**	**~~Minimum Lot Width (Feet)~~**	**~~Maximum Height~~**	**~~Maximum Floor Area Ratio (Multiplier)~~**
~~Birth Center~~	~~4,000~~	~~None~~	~~4 stories, not~~	~~2.5~~

			~~to exceed 56 feet~~	
~~**Uses**~~	~~**Minimum Lot Area (Square Feet)**~~		~~**Maximum Height**~~	~~**Maximum Floor Area Ratio (Multiplier)**~~
Child care center	4,000		4 stories, not to exceed 56 ft.	2.5

Section 4. That Table 547-5 of the above-entitled ordinance be amended to read as follows:

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	**Minimum Lot Area (Square Feet)**		**Maximum Height**	**Maximum Floor Area Ratio (Multiplier)**
~~**Institutional and Public Uses**~~ **INSTITUTIONAL AND PUBLIC USES**				
Medical Facilities				
Birth Center	4,000		6 stories, not to exceed 84 ft.	3.5
Blood/plasma collection facility	4,000		6 stories, not to exceed 84 ft.	3.5
Hospital	20,000		6 stories, not to exceed 84 ft.	3.5
Laboratory, medical or dental	4,000		6 stories, not to exceed 84 ft.	3.5
COMMERCIAL USES				
Office	4,000		6 stories, not to exceed 84 ft.	3.5
Bed and breakfast home	5,000		2.5 stories, not to exceed 35 ft.	3.5
~~**Uses**~~	~~**Minimum Lot Area (Square Feet)**~~	~~**Minimum Lot Width (Feet)**~~	~~**Maximum Height**~~	~~**Maximum Floor Area Ratio (Multiplier)**~~
~~Birth Center~~	~~4,000~~	~~None~~	~~6 stories, not to exceed 84~~	~~3.5~~

			~~feet~~	
~~Uses~~	**~~Minimum Lot Area (Square Feet)~~**		**~~Maximum Height~~**	**~~Maximum Floor Area Ratio (Multiplier)~~**
Child care center	4,000		6 stories, not to exceed 84 ft.	3.5

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to Zoning Code: Commercial Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 548-1 of the above-entitled ordinance be amended to read as follows:

Table 548-1 Principal Uses in the Commercial Districts

Use	**C1**	**C2**	**C3A**	**C3S**	**C4**	**Specific Development Standards**
INSTITUTIONAL AND PUBLIC USES						
Social, Cultural, Charitable and Recreational Facilities						
Developmental achievement center	~~C~~P	P	P	P	P	

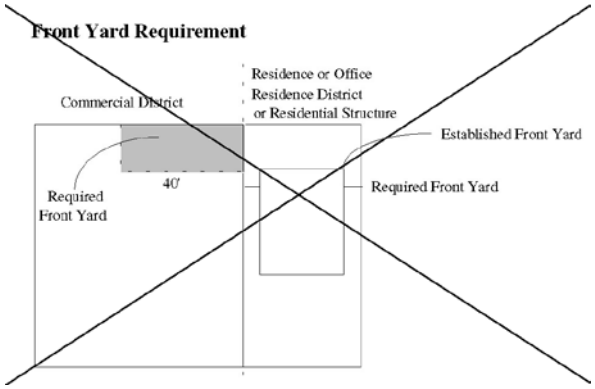
Section 2. That Section 548.140 of the above-entitled ordinance be amended to read as follows:

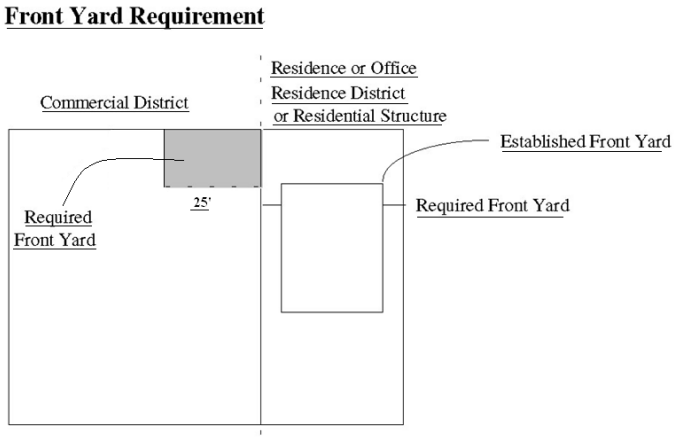
548.140. Yard requirements. (a) *In general*. Unless subject to the provisions of sections (b) and (c) below, uses located in the commercial districts shall not be subject to minimum yard requirements.

(b) *Commercial districts near residence and office residence districts or residential structures.*

(1) *Front yard requirements*. Where a street frontage includes property zoned as a residence or office residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be

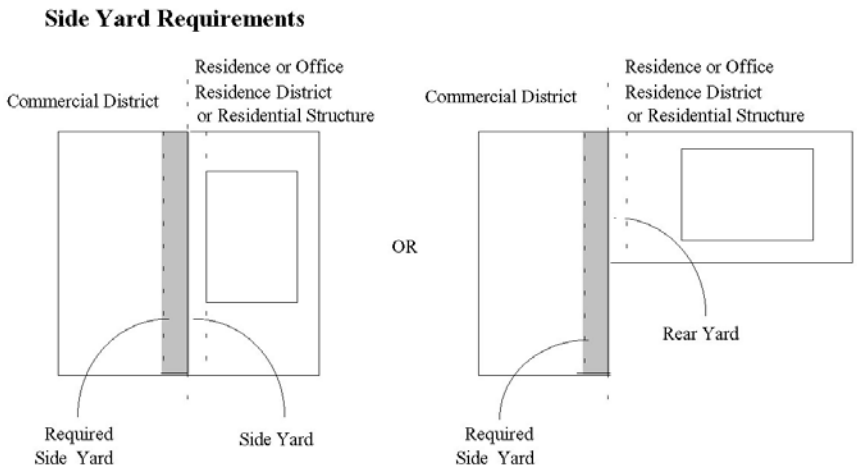
provided in the commercial district for the first ~~forty (40)~~twenty-five (25) feet from such residence or office residence district boundary or residential property.





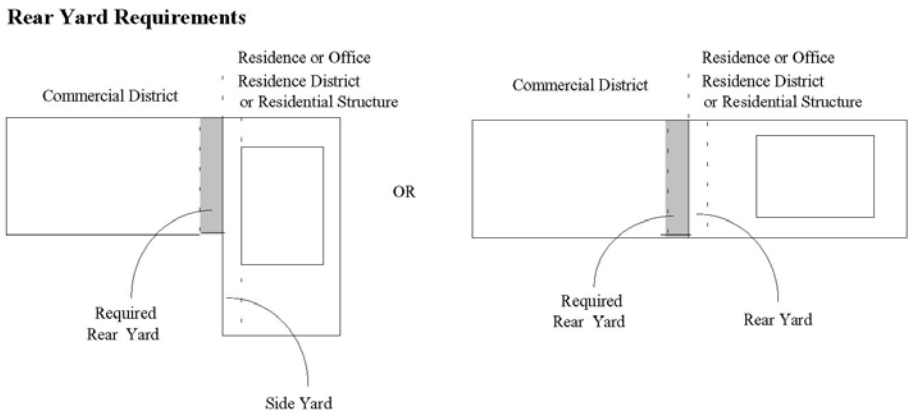
Commercial Districts: Front Yard Requirement

(2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard ~~equal to the minimum side yard that would be required for a conditional use on the abutting residential lot~~of not less than five (5) plus two (two) feet for every story above the first shall be provided along such side lot line~~.~~, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).



Commercial Districts: Side Yard Requirements

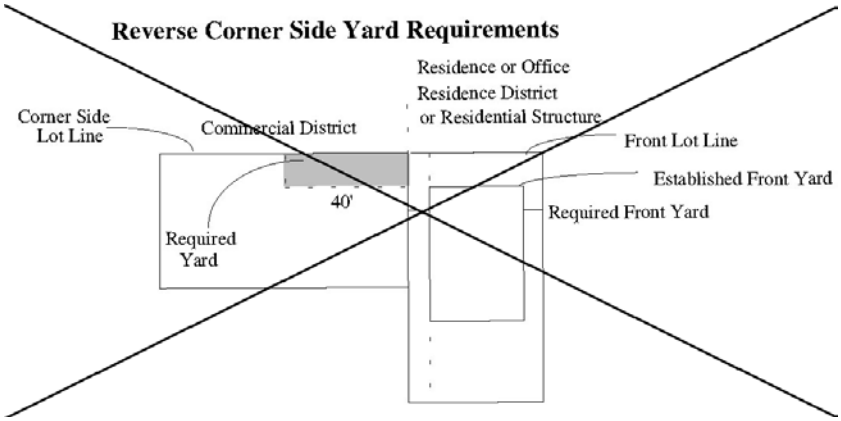
(3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.

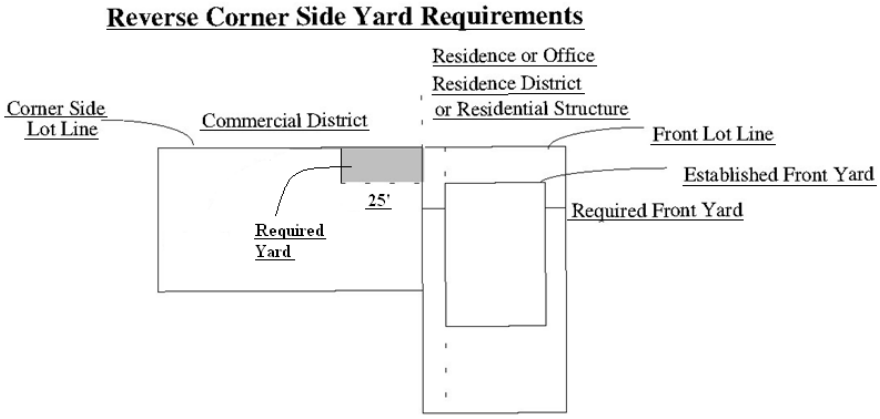


Commercial Districts: Rear Yard Requirements

(4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along

such side lot line for the first ~~forty (40)~~ twenty-five (25) feet from such residence or office residence district boundary or residential property.





Section 3. That Section 548.240 of the above-entitled ordinance be amended by deleting subdivision (2), as follows, and renumbering subdivisions (3) through (7):

to read as follows:

548.240. General district regulations. The following conditions govern uses in the C1 District:

(1) *Maximum floor area.*

a. In general. All commercial uses, including shopping centers, and film, video and audio production uses, shall be limited to a maximum gross floor area of four thousand (4,000) square feet per use, except for planned unit developments and as provided in sections b. and c. below.

b. Bonus for no parking located between the principal structure and the street. If parking is not located between the principal structure and

the street, the maximum gross floor area of a commercial use shall be increased to six thousand (6,000) square feet.

c. Bonus for additional stories. If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a commercial use shall be increased to eight thousand (8,000) square feet.

~~(2) *Maximum lot size.* All commercial uses, except for planned unit developments, shall be limited to a maximum zoning lot size of twenty thousand (20,000) square feet.~~

(~~3~~2) *Wholesale and off-premise sales.* Wholesale and off-premise sales accessory to retail sales shall be limited to two thousand (2,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment.

(~~4~~3) *Drive-through facilities and car washes prohibited.* Drive-through facilities and car washes shall be prohibited.

(~~5~~4) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited, except when used in conjunction with self-service fuel pumps. Speaker boxes designed to communicate from pump islands shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(~~6~~5) *Fast food restaurants.* Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

(~~7~~6) *Automobile convenience facility and minor automobile repair.* Automobile convenience facilities and minor automobile repair uses shall not expand beyond the boundaries of the zoning lot existing on the effective date of this ordinance, and may not be reestablished if changed to another use.

Section 4. That Table 548-5 of the above-entitled ordinance be amended to read as follows:

Table 548-5 Residential Lot Dimension Requirements in the C2 District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		

Cluster development	5,000 ~~or 700 sq. ft. per dwelling unit, whichever is greater~~	40

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 549.110 of the above-entitled ordinance be amended to read as follows:

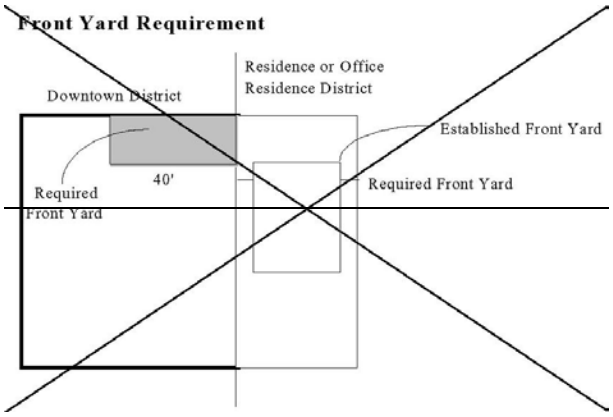
549.110. Density Bonuses. a) *Bonus for enclosed parking*. The maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all ~~required~~ parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

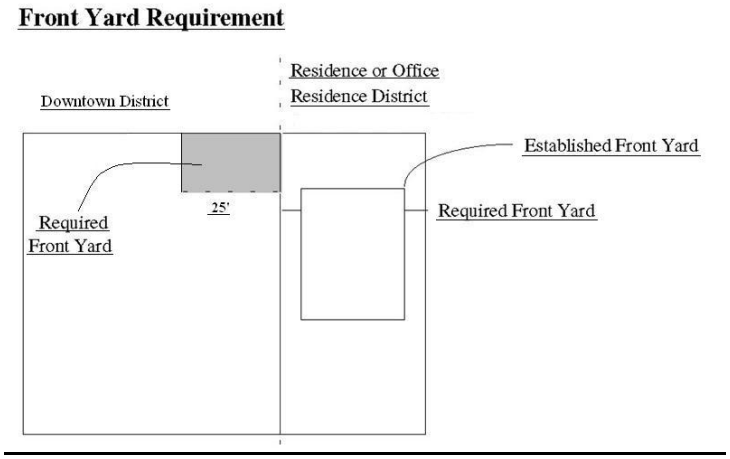
Section 2. That Section 549.120 of the above-entitled ordinance be amended to read as follows:

549.120. Yard requirements. (a) *In general*. Unless subject to the provisions of subsections (b) and (c) below, uses located in the downtown districts shall not be subject to minimum yard requirements.

(b) *Downtown districts near residence and office residence districts.*

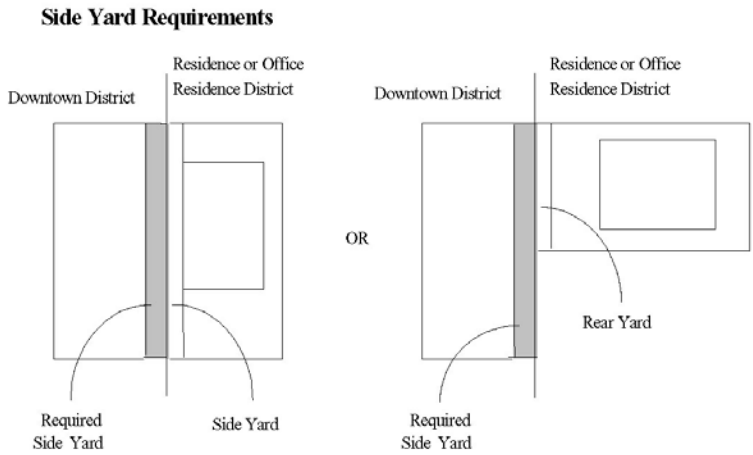
(1) *Front yard requirements*. Where a street frontage includes property zoned as a residence or office residence district and property zoned as a downtown district, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard shall be provided in the downtown district for the first ~~forty (40)~~ twenty-five (25) feet from such residence or office residence district boundary.





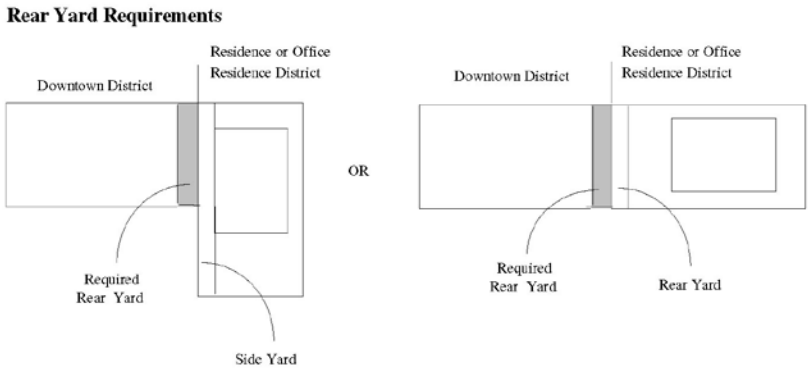
Downtown Districts: Front Yard Requirement

(2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, a yard ~~equal to the minimum side yard that would be required for a conditional use on the abutting residential lot~~ of not less than five (5) plus two (two) feet for every story above the first shall be provided along such side lot line~~.~~, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).

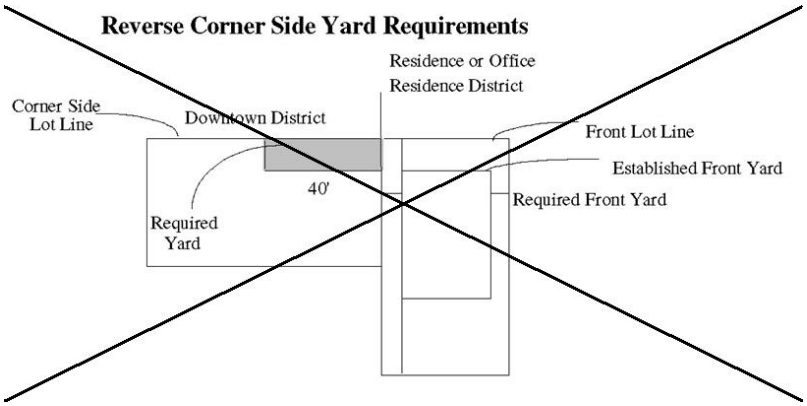


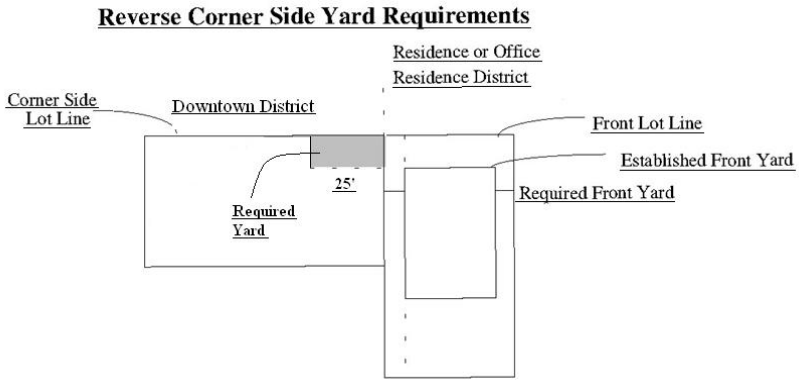
Downtown Districts: Side Yard Requirements

(3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.



(4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard shall be provided along such side lot line for the first ~~forty (40)~~twenty-five (25) feet from such residence or office residence district boundary.





Section 3. That Section 549.410(5) of the above-entitled ordinance be amended to read as follows:

549.410. General district regulations. The following conditions govern uses in the B4 District:

(5) ~~Parking garages~~*Parking garages*. The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

Section 4. That Section 548.460(5) of the above-entitled ordinance be amended to read as follows:

549.460. General district regulations. The following conditions govern uses in the B4S District:

(5) ~~Parking garages~~*Parking garages*. The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

Section 5. That Section 549.510(4) of the above-entitled ordinance be amended to read as follows:

549.510. General district regulations. The following conditions govern uses in the B4C District:

(4) ~~Parking garages~~*Parking garages*. The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to Zoning Code: Industrial Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 550-1 of the above-entitled ordinance be amended to read as follows:

Table 550-1 Principal Uses in the Industrial Districts

Use	**I1**	**I2**	**I3**	**Specific Development Standards**
~~Industrial Uses~~INDUSTRIAL USES				
Generalized Use Categories				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
Specific Industrial Uses				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓

Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Urban farm	P	P		✓
Wholesaling, warehousing and distribution	P	P	P	
Planned Unit Development	C	C	C	✓
Commercial Uses				
Retail Sales and Services				
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓
Farmer's market	C	C		
Liquor store, off-sale	C	C		✓
Motorized scooter sales	P	P	P	
Neighborhood electric vehicle sales	P	P	P	
Office supply sales and service	P	P		
Photocopying	P	P		
Veterinary clinic	P	P		✓
Offices	P	P	P	
Automobile Services				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓
Automobile sales	C	C	C	✓

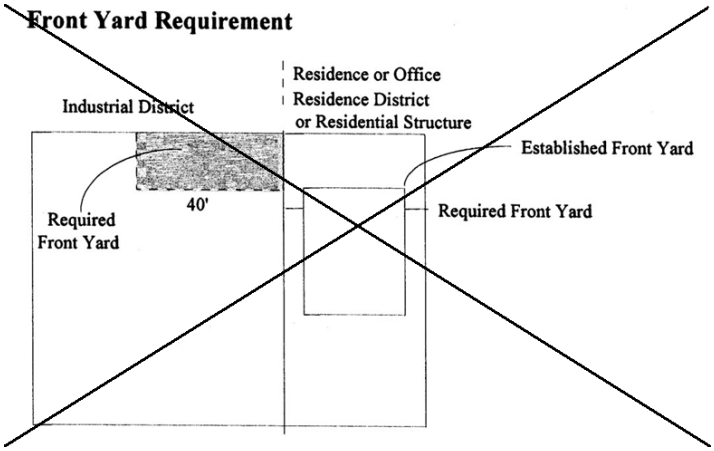
Car wash	C	C	C	✓
Food and Beverages				
Catering	P	P		
Coffee shop, with limited entertainment	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages with general entertainment	P	P		✓
Commercial Recreation, Entertainment and Lodging				
Indoor recreation area	P	P		✓
Hotel	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Sports and health facility	P			
Medical Facilities				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
Transportation				
Ambulance service	C	C	C	
Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓
Motor vehicle storage lot		C	C	
Package delivery service	C	C	C	✓
Railroad switching yards and freight terminal			C	✓

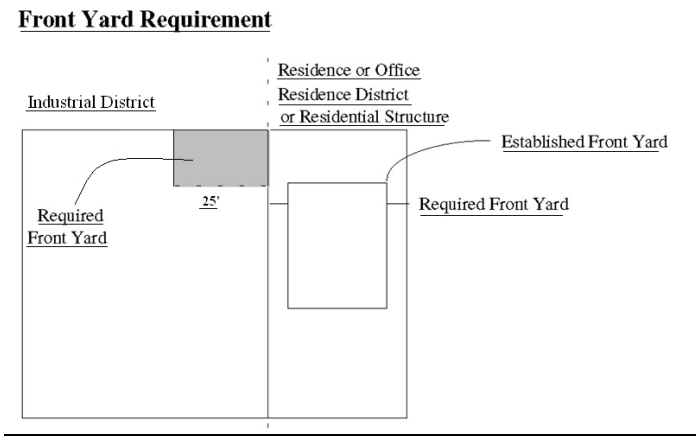
Taxicab service	C	C	C	✓
Towing service		C	C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	C	C	C	
Waste hauler		C	C	✓
PARKING FACILITIES				
Parking facility	C	C	C	
~~**Institutional and Public Uses**~~**INSTITUTIONAL AND PUBLIC USES**				

Section 2. That Section 550.160 (b)(1) of the above-titled ordinance be amended to read as follows:

(b) *Industrial districts near residence and office residence districts or residential structures.*

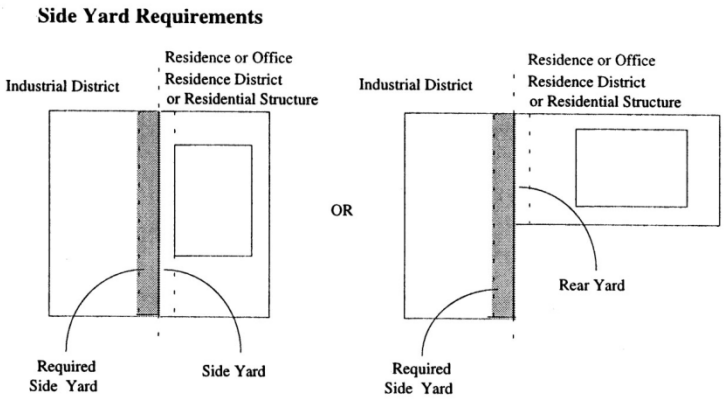
(1) *Front yard requirements.* Where a street frontage includes property zoned as a residence or office residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the industrial district for the first ~~forty (40)~~twenty-five (25) feet from such residence or office residence district boundary or residential property.





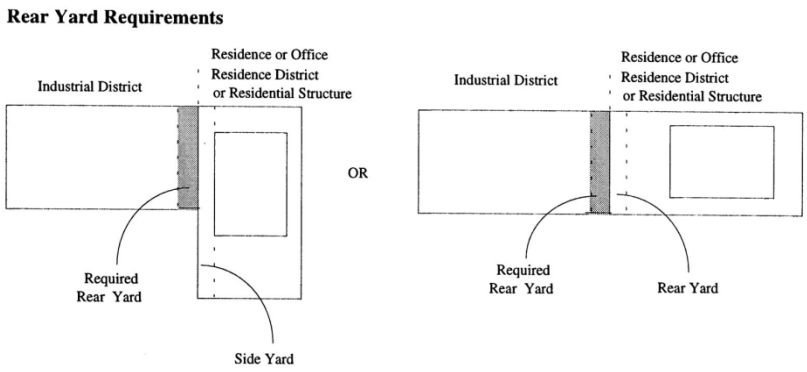
Industrial Districts: Front Yard Requirement

(2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard ~~equal to the minimum side yard that would be required for a conditional use on the abutting residential lot~~ of not less than five (5) plus two (two) feet for every story above the first shall be provided along such side lot line~~.~~, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).



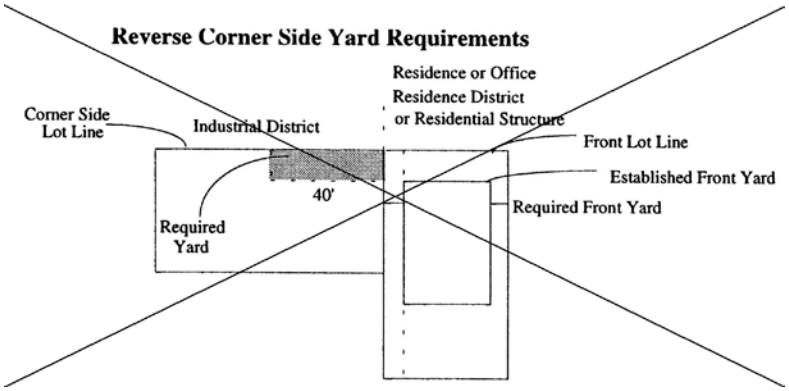
Industrial Districts: Side Yard Requirements

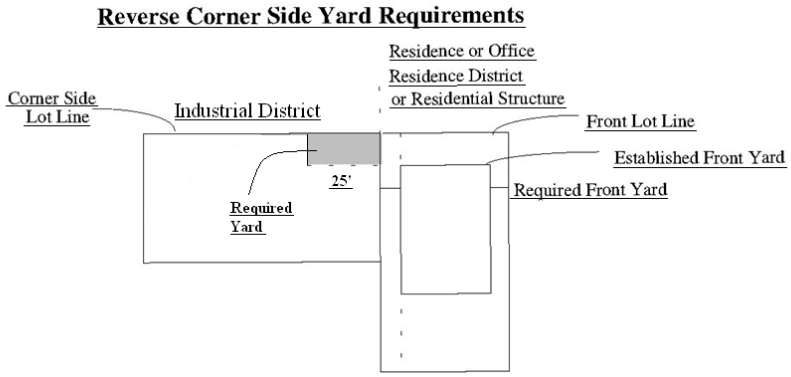
(3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.



Industrial Districts: Rear Yard Requirements

(4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along such side lot line for the first ~~forty (40)~~twenty-five (25) feet from such residence or office residence district boundary or residential property.





Industrial Districts: Reverse Corner Side Yard Requirements

2013-Or-___

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 551.140 of the above-entitled ordinance be amended to read as follows:

551.140. Accessory parking. (a) Location. On-site accessory parking facilities shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.

(b) *Dimensions.* Parking lots shall be limited to not more than sixty (60) feet of street frontage.

~~(c) *Driveways.* The driveway width for all parking facilities shall not exceed twenty (20) feet of street frontage~~.

(~~d~~c) *Shared parking.* The development of shared parking is encouraged, subject to the provisions of Chapter 541, Off-Street Parking and Loading.

(~~e~~d) *Off-site parking.* When off-site parking is allowed as specified in Chapter 541, Off-Street Parking and Loading, parking may be located an additional five hundred (500) feet from the use served, subject to the requirements of Chapter 541, Off-Street Parking and Loading, governing the location of off-site parking.

(~~f~~e) *Minimum and maximum number of accessory parking spaces.* The minimum off-street parking requirement for nonresidential uses shall be seventy-five (75) percent of the minimum requirement specified in Chapter 541, Off-Street Parking and Loading. The maximum off-street parking allowance for nonresidential uses shall be seventy five (75) percent of the maximum allowed as specified in Chapter 541, Off-Street Parking and Loading, provided that a development with one (1) or more nonresidential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

Section 2. That Section 551.1060(10)(a) of the above-titled ordinance be amended to read as follows:

(10) The accessory dwelling shall be compatible in character with the principal residential structure on the zoning lot and with the surroundings, and shall comply with the following specific requirements:

a. The height of the accessory dwelling shall not exceed the height of the principal residential structure, or two and one-half (2.5) stories or ~~thirty-five (35)~~ thirty (30) feet, whichever is less.

Section 3. That Section 551.1330 of the above-titled ordinance be amended to read as follows:

551.1330. Bicycle and motorized scooter parking. (a) *In general*. Residential uses shall provide at least one (1) bicycle or motorized scooter parking space per one (1) bedroom. Such bicycle or motorized scooter parking space shall not be located in any required yard or between the principal building and a public street~~.~~, except as allowed in Table 535-1, Permitted Obstructions in Required Yards.

AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Schiff

Amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision Regulations.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 598.20 of the above-titled ordinance be amended to read as follows:

598.20. Authority. These land subdivision regulations are enacted pursuant to the authority granted to the municipality by Minnesota Statutes sections 462.351 through 462.365, Minnesota Statutes Chapter 505, Minnesota Statutes Chapter 508, and the Minneapolis City Charter, Chapter 13, Section 5.

Section 2. That Section 598.60 of the above-titled ordinance be amended to read as follows:

598.60. Definitions. Words and terms not defined in this section shall have the same meaning as described in the zoning code. As used in this chapter, the following words shall mean:

City engineer. The director of the department of public works or their designee.

Lot line adjustment. Where platted lots share common boundaries and the common boundaries are being redrawn to create new legal descriptions, but no additional lots or parcels are created.

Minor subdivision. A subdivision of one or more lots or parcels that creates no more than two (2) lots or parcels.

Outlot. Any lot which is created by subdivision which will not be developed for any use other than open space, private or public park, or common area within a condominium plat prepared pursuant to Minnesota Statutes, Chapter 515A or a common interest community plat prepared pursuant to Minnesota Statutes, Chapter 515B. Outlots prepared for common area may have parking, associated driveways and drive aisles, and other improvements associated with the project that are an integral feature of the common area as approved in conjunction with a cluster development or planned unit development site plan.

Planning director. The director of the department of community planning and economic development or their designee.

Plat. The drawing or map of a subdivision prepared for filing of record pursuant to Minnesota Statutes, Chapter 505.

Registered Land Survey. The drawing or map of a subdivision prepared for filing of record pursuant to Minnesota Statutes, Chapter 508.

Subdivider. Any person with a legal or equitable interest in land who submits an application to the city for approval of the subdivision of that land.

Subdivision. The separation, including the resubdivision, of an area, parcel or tract of land under single or joint ownership into two (2) or more parcels, tracts, lots or long-term leasehold interests where the creation of the leasehold interest necessitates the creation of streets, roads or alleys, for residential, commercial, industrial or other use or any combination thereof, except those separations: ~~creating cemetery lots or resulting from acquisition by governmental agencies for public improvements or uses. Used as a verb, subdivision is the process of separating land. Used as a noun, a subdivision is the land itself after it has been subdivided.~~

(1) Where all the resulting parcels, tracts, lots or interests will be twenty (20) acres or larger in size and five hundred (500) feet in width for residential uses, and five (5) acres or larger in size for commercial and industrial uses;

(2) Creating cemetery lots;

(3) Resulting from court orders, or the adjustment of a lot line by the relocation of a common boundary. Any division of land so decreed which does not meet zoning chapter requirements for lot area, lot with, lot sides, or which does not have the required frontage on a public right-of-way is not a buildable lot, unless otherwise allowed by these regulations or the zoning ordinance;

(4) Resulting from acquisition by governmental agencies for public improvements or uses.

Used as a verb, subdivision is the process of separating land. Used as a noun, a subdivision is the land itself after it has been subdivided.

Subdivision approval. Approval of a subdivider's application for subdivision granted by the city evidenced by the city's signature on a final plat or registered land survey or, in the case of minor subdivisions, evidenced by a resolution of the city recorded in the Office of the Hennepin County Recorder or Registrar of Titles.

Tax parcel combination. Where two (2) or more platted lots with separate tax or property identification numbers are combined under one tax or property identification number for the purpose of receiving a single-tax statement.

Tax parcel split. Where two (2) or more platted lots that were combined under one tax or property identification number for the purpose of receiving a single-tax statement are assigned new tax or property identification numbers for two (2) or more of the platted lots.

Section 3. That Section 598.70 of the above-titled ordinance be amended to read as follows:

598.70. Development plan required. (a) *In general.* In order to accomplish the purposes of these land subdivision regulations, each subdivider shall submit as part of its application for subdivision approval a development plan consisting of a statement of the proposed use of all portions of the land to be subdivided and a site plan showing all existing and planned development including the location of structures, parking areas, easements, reservations of land, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards,

and similar matters, as well as the location of existing public facilities and services.

(b) *Undeveloped outlots.* A subdivider may identify portions of the land to be subdivided which the subdivider intends to reserve for future development as an undeveloped outlot, rather than showing planned development, subject to the following:

(1) Before any further subdivision of the outlot, the subdivider shall submit a complete application for subdivision approval, subject to all requirements of this chapter, including the payment of application and submittal fees.

(2) Whether or not the proposed development requires further subdivision of the outlot, the subdivider shall submit a development plan to the city for review and approval pursuant to this chapter before developing any outlot created by subdivision for any use other than open space or private or public park. In the event the proposed development does not require further subdivision of the outlot, the city's review of the development plan shall be deemed a continuation of the subdivider's original subdivision application and the subdivider shall not be required to pay an additional subdivision application fee.

(3) Notwithstanding the provisions of this section, the planning commission may waive the requirement to plat a lot or lots reserved for future development as an outlot or outlots where the subdivider can demonstrate the lots are of a sufficient width and area to allow future development without the need for variances and, there are no issues of access, grade or other hazards or issues that would make securing a building permit difficult. In no case shall the requirement be waived where a lot would not have frontage on a public street, would not meet the minimum requirements of the zoning ordinance and these regulations or would create a nonconformity to the zoning ordinance, building code, or these land subdivision regulations.

(4) An outlot may not be further subdivided except by replat.

Section 4. That Section 598.90 of the above-titled ordinance be deleted and reserved as follows:

~~**598.90. Phased development.** If a proposed subdivision includes phased development or components of development which, if taken together as proposed or completed would be regulated as a multiple family development, cluster development, supportive housing or similar development, conformance with such applicable zoning regulations shall be a condition of any subdivision approval.~~

598.90. Reserved.

Section 5. That Section 598.120 (a) of the above-titled ordinance be amended to read as follows:

598.120. Subdivision by plat or registered land survey. (a) *In general.* As a condition of subdivision approval, the city shall require a subdivider to prepare and record a plat or registered land survey as described in section 598.200 of this chapter, when the proposed subdivision does one or more of the following:

(1) Creates three (3) or more lots or parcels.

(2) Involves development of the land which requires paved streets, alleys or the installation or extension of other public improvements or services.

(3) Involves previously unplatted land.

(4) Involves multilevel separation of land or improvements through a registered land survey.

Section 6. That Section 598.130 of the above-titled ordinance be amended to read as follows:

598.130. Minor subdivisions. The city shall not require a subdivider to prepare and record a plat or registered land survey as a condition of approval of a minor subdivision provided the following conditions are met:

(1) The lot or lots created by the subdivision have frontage on an existing public street and development of the lot or lots does not require the installation or extension of other public improvements or services.

(2) The lot or lots to be subdivided are previously platted land.

(3) Conveyance of unplatted railroad right-of-way to adjacent property owners.

Section 7. That Section 598.140 of the above-titled ordinance be amended to read as follows:

598.140. Minor subdivision ~~E~~exemptions. The following minor subdivisions shall be exempt from all provisions of this chapter:

(1) Minor subdivisions by the ~~Minneapolis Community Development Agency~~ City of Minneapolis made to convey portions of lots owned by the ~~agency~~ city to adjacent property owners for creation of residential side yards.

(2) Minor subdivisions by the City of Minneapolis to convey portions of excess right-of-way owned by the city to adjacent property owners.

(3) Where the purpose is to adjust the common boundary between two parcels under separate ownership for the purpose of reconciling legal descriptions, resolving encroachments, or otherwise settling disputes between owners about the location of common boundaries, provided the following conditions are met:

a. No new lots or parcels are created.

b. The adjustment does not create split zoning on one or more of the parcels.

c. The minimum lot width, lot area, and setbacks of the district in which the parcels are located are maintained.

d. The adjustment does not eliminate street or alley access or frontage or create

a land-locked lot or parcel.

e. The adjustment does not create a nonconformity to the zoning ordinance or building code.

f. The adjustment conforms to the design standards of the subdivision ordinance. The prohibition on creating a five-sided residential lot may be waived when done to remedy an existing minor encroachment and not to create area for a new development.

Section 8. That Section 598.145 of the above-titled ordinance be amended by adding a new Section 598.145 thereto, to read as follows:

598.145. Tax parcel split or combination. The city shall not require a property owner to prepare and record a plat or registered land survey or prepare a minor subdivision to combine tax parcels under one tax or property identification number for the sole purpose of receiving a single-tax statement. The city shall not require a property owner to prepare and record a plat or registered land survey or prepare a minor subdivision where two (2) or more platted lots that were combined under one tax or property identification number for the sole purpose of receiving a single-tax statement are assigned new tax or property identification numbers for two (2) or more of the platted lots. For tax parcel splits or combinations the following conditions shall be met:

(1) The split or combination does not create split zoning on one or more of the parcels.

(2) The minimum lot width, lot area, and setbacks of the district in which the parcels are located are maintained.

(3) The split or combination does not eliminate street or alley access or frontage or create a land-locked lot or parcel.

(4) The split or combination does not create a nonconformity to the zoning ordinance, subdivision ordinance design standards for large lots, or building code.

Section 9. That Section 598.180(b)(11) of the above-titled ordinance be amended to read as follows:

(b) *Content of application.* All applications for subdivision and minor subdivision shall be processed by the zoning administrator and shall contain the following information:

(11) ~~Five (5)~~ Three (3) copies of a survey of the area to be subdivided, in the case of a minor subdivision, or in the case of a plat or registered land survey, ~~five (5)~~ three (3) copies of a preliminary subdivision plat or registered land survey. All surveys shall be made by a registered land surveyor and shall show existing and proposed

Boundaries and shall include a tabulation showing the land area and legal description of each new parcel.

Section 10. That Section 598.200 (a)(c) of the above-titled ordinance be amended to read as follows:

598.200. Application procedure for plats and registered land surveys. (a) *Preliminary*

submission. City ~~planning~~ staff shall review the complete application for conformance to Minnesota Statutes, the Minneapolis City Charter, the Hennepin County Plat Manual, the Minneapolis Code of Ordinances and these land subdivision regulations. Staff will advise the subdivider of changes, if any, required to bring the application into conformance.

(b) *Public hearing*. The planning commission shall hold a public hearing on the application for preliminary subdivision plat or registered land survey, as revised by the subdivider, if at all, in response to staff review. Following the hearing, the planning commission shall make its findings and decision to approve or disapprove the preliminary plat or registered land survey.

(c) *Final submission*. After approval of the preliminary plat or registered land survey by the planning commission, five (5) copies of the final plat or registered land survey shall be prepared and submitted to the ~~city planning department~~ department of community planning and economic development; two (2) shall be mylars, three (3) shall be paper prints. The contents and size of final plat or registered land survey materials used in the preparation of the tracing and mounted copies shall conform to the requirements of Minnesota Statutes, the Minneapolis City Charter, the Hennepin County Plat Manual, the Minneapolis Code of Ordinances and these land subdivision regulations. A final plat or final registered land survey shall be submitted within ~~one (1) year~~ two (2) years after approval of the preliminary plat or registered land survey or a new application for subdivision approval shall be required. The zoning administrator, upon written request, may for good cause shown grant up to a one-year extension to this time limit. The following shall be included with the final plat or registered land survey:

(1) Proof of title for property included in the plat or registered land survey.

(2) Deed restrictions, if any.

(3) An affidavit signed by the surveyor preparing the plat that all monuments have been placed in the ground, or will be placed in the ground within one (1) year of the recording of the final plat, which shall conform to the specifications for city survey monuments on file with the city engineer's office.

(d) *Final plat or registered land survey approval*. Upon satisfactory review of the final plat or registered land survey by the city attorney, the planning commission shall make its findings and decision to approve or disapprove the final plat or registered land survey.

(e) *Consolidation of preliminary and final plat or registered land survey*. The preliminary and final review may be consolidated into one (1) application.

Section 11. That Section 598.210 of the above-titled ordinance be amended to read as follows:

598.210. Application procedure for minor subdivisions. In applications for minor subdivision, the application procedure for plats and registered land surveys is waived and the requirements of this section shall apply.

(1) *Submission of application.* City ~~planning~~ staff shall review the complete application for conformance to Minnesota Statutes, the Minneapolis City Charter, the Minneapolis Code of Ordinances and these land subdivision regulations. Staff will advise the subdivider of changes, if any, required to bring the subdivision into conformance.

Section 12. That Section 598.230 of the above-titled ordinance be amended to read as follows:

598.230. Design requirements. The following requirements shall apply to all subdivisions:

(1) *General standards*.

a. All lots shall have frontage on a public street as approved by the planning commission and sufficient to provide access to it for emergency vehicles as well as for those needing access to the property in its intended use, except where specifically exempted in section 598.260, planned unit development and cluster design, or where designated as an outlot.

b. A subdivision shall not resultin more than one zoning classification on a single lot.

c. A subdivision shall not result in the creation of a nonconforming structure, ~~or~~ use. or lot.

(2) *Streets*.

a. Streets shall conform to the comprehensive plan and official map, if any, and right-of-way map, if any. Streets shall be platted as designated in Table 598-1, Street, Alley and Sidewalk Design for Plats and Registered Land Surveys. The city engineer shall review and approve any street to be platted to ensure that it is adequate to provide appropriate access to the subdivision.

b. All new streets shall make connection to existing streets as approved by the city engineer. Streets shall intersect at right angles or radial to curved streets whenever practical.

c. Any street designated as a major street shall be platted to the width and alignment as approved by the city engineer, but in no case shall be less than as designated in Table 598-1, Street, Alley and Sidewalk

(3) *Alleys.* Where proposed or required by the planning commission, alleys shall be platted as designated in Table 598-1, Street, Alley and Sidewalk Design for Plats and Registered Land Surveys. Dead end alleys shall be prohibited.

(4) *Sidewalks*. Sidewalks shall be provided within the dedicated non- pavement right-of-way of streets as shown in Table 598-1, Street, Alley and Sidewalk Design for Plats and Registered Land Surveys.

(5) *Utility easements*. ~~Utility easements shall be provided as~~ If required by the city engineer, utility easements ~~and~~ shall be shown on the preliminary and final plat or registered land survey. Where no alleys are provided, utility easements required by the city engineer shall be not less than five (5) feet on side lot lines and not less than ten (10) feet on rear lot lines~~.~~ or based upon a utility plan approved by the city

engineer.

(6) *Floodplains.* All lots within a floodplain district shall contain a building site at or above the regulatory flood protection elevation, and shall comply with the standards of the Floodplain Overlay District as specified in Chapter 551, Overlay Districts. No land shall be subdivided which is held unsuitable for development by the city planning commission for reason of flood hazard.

(7) *Outlots*. Any lot which due to the existing grade, physical conditions, hazard of flooding, or of a size, shape or in a location not conforming to these regulations and therefore not suitable for development, may be platted as an outlot.

Section 13. That Section 598.240 (a) of the above-titled ordinance be amended to read as follows:

598.240. Residential development design. The following requirements shall apply to residential subdivisions:

(1) *Blocks*. Blocks shall be not less than six hundred (600) feet nor more than one thousand five hundred (1,500) feet long and shall be of a minimum width to provide two (2) tiers of lots. Through lots shall be avoided. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways. Sidewalks or pedestrianways, not less than ten (10) feet wide, may be required through the center of blocks more than eight hundred (800) feet long where deemed necessary to provide circulation or access to schools, parks, playgrounds, shopping areas, transportation or other community facilities.

(2) *Lot dimensions*.

a. *Single and two family dwellings*. Lot width shall be not less than the minimum requirements set forth by the zoning ordinance except where no alley is provided, in which case the required minimum lot width shall be increased by ten (10) feet. Lot area shall be not less than the greater of (1) the minimum requirements set forth by the zoning ordinance or (2) the average of the single family and two family zoning lots, including the subject zoning lot, located in whole or in part within three hundred fifty (350) feet or the average of the single family and two family zoning lots, including the subject zoning lot, located in whole or in part within the same zoning district within three hundred fifty (350) feet, whichever is greater, where such average lot area exceeds the minimum zoning requirement by fifty (50) percent or more. No lot shall be created which has more than five (5) sides.

b. *Multiple family dwellings*. Lot width and lot area shall be not less than the minimum requirements set forth by the zoning ordinance except where no alley is provided, in which case the required minimum lot width shall be increased by ten (10) feet. No lot shall be created which has more than five (5) sides.

(3) *Solar access*. All lots in subdivisions of forty (40) acres or more shall be platted in an orientation to maximize solar exposure.

(4) *Reverse frontage lot(s).* Reverse frontage lots, those platted in reverse orientation to the rest of the block, shall be prohibited. Reverse corner lots are also reverse frontage lots.

(5) *Existing two family dwelling*. Notwithstanding the requirements of this chapter, lots with an existing side-by-side two family dwelling of one or more stories may be subdivided along the party wall to allow separate ownership of each side of the building provided that covenants are recorded that set forth the requirements for exterior maintenance of the building and grounds, the requirements for reconstruction if one or both sides of the building are damaged or destroyed, and state that the parcels may be used separately as long as the existing building is continued and that thereafter the lots shall be combined to make a single parcel or otherwise be enlarged to conform to the requirements of these land subdivision regulations. Evidence of proper filing of the covenants shall be submitted to the zoning administrator before the approval will be in effect.

Section 14. That Section 598.300(a)(3) of the above-titled ordinance be amended to read as follows:

(3) Upon substantial completion of all required improvements, the subdivider may notify the ~~city planning department~~ department of community planning and economic development in writing, by certified mail, of the completion or substantial completion of improvements, and shall send a copy to the city engineer. The city engineer shall inspect all improvements and shall file a detailed report, in writing, with the city planning department indicating either approval, partial approval, or rejection of such improvements with a statement of reasons for any rejection. The cost of the improvements as approved or rejected shall be set forth.

Section 15. That Section 598.310 of the above-titled ordinance be amended to read as follows:

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. The planning commission shall consider input from applicable city departments and adopted city plans and policies. No variance shall be granted unless the planning commission makes the following findings:

(1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.

(2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

(3) The variance and alternatives proposed in lieu of design standards will be in keeping with the spirit and intent of the ordinance.