

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Palmisano

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 530.280 of the above-entitled ordinance be amended to read as follows:

530.280. Design standards. New single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall comply with the applicable regulations of this zoning ordinance, including but not limited to the standards of Chapter 535, Regulations of General Applicability, related to front entrance, window area, and walkway requirements, and limitations on attached garages facing the front lot line. In addition, the zoning administrator shall ensure that such uses obtain a minimum of ~~fifteen (15)~~ seventeen (17) points from Table 530-2, Single and two-family dwellings and multiple-family dwellings having three or four dwelling units. ~~Standards used to meet the minimum requirement must remain in place for a period of not less than fifteen (15) years from the date of approval.~~

Section 2. That Table 530-2 of the above-entitled ordinance be and is here by repealed.

~~Table 530-2 Standards for single and two-family dwellings and multiple-family dwellings having three or four dwelling units~~

<i>Points</i>	<i>Design Standard</i>
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 existing building with a hip roof with a similar pitch within one hundred (100) feet of the site.
4	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 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 permitted on an open front porch.
4	The development includes at least one (1) deciduous tree in the front yard

Section 3. That Chapter 530 of the Minneapolis Code of Ordinance be amended by adding thereto a new Table 530-2 to read as follows:

Table 530-2 Standards for Single and Two-family Dwellings and Multiple-Family Dwellings Having Three or Four Dwelling Units

<u>Points</u>	<u>Design Standard</u>
<u>6</u>	<u>The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass</u>
<u>4</u>	<u>The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site</u>
<u>4</u>	<u>The total diameter of trees retained or planted equals not less than three (3) inches per one thousand (1,000) square feet of total lot area, or fraction thereof. Tree diameter shall be measured at four and one-half (4.5) feet above grade.</u>
<u>3</u>	<u>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</u>
<u>3</u>	<u>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 and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure</u>
<u>3</u>	<u>The structure includes a basement as defined by the building code</u>
<u>2</u>	<u>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</u>
<u>1</u>	<u>The development qualifies for and, following construction, provides proof of receipt of a City of Minneapolis Stormwater Quality Credit</u>
<u>1</u>	<u>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 guardrails not more than three (3) feet in height and not more than fifty (50) percent</u>

	<u>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 front porch.</u>
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Section 4. That section 530.310 of the above-entitled ordinance be amended to read as follows:

530.310. Alternative compliance. (a) *In general.* Notwithstanding any other provision to the contrary, the zoning administrator may grant alternatives to the standards of this article shall not be eligible for alternative compliance. by allowing a new structure to obtain fewer than the minimum number of points from Table 530-2, Single and Two-family Dwellings and Multiple-family Dwellings Having Three or Four Dwelling Units, upon finding each of the following:

(1) The structure is consistent with the predominant scale of existing residential structures in the same zoning district in the immediate area. In comparing the scale of the proposed structure to existing structures, the zoning administrator shall consider floor area, building height, façade width, and consistency with an established pattern of front, side, and rear yards in the vicinity.

(2) The structure achieves at least one (1) of the following:

- a. The design incorporates traditional features and proportions found in the immediate area, which may include but shall not be limited to an examination of features such as windows, doors, roof lines, trim, gables, dormers, porches, or entry canopies; or
- b. The design demonstrates exceptional creativity and incorporates high-quality, durable exterior materials.

(3) On sloped sites, the design responds to the topography of the site by following existing patterns in the vicinity and minimizing the apparent mass of the structure when viewed from lower elevations.

(4) The proposal is consistent with the applicable urban design policies of the comprehensive plan.

(b) *Notification.* In conducting the review of requests for alternative compliance from this article, the zoning administrator shall mail notice of the request to property owners within one hundred (100) feet of the property and shall allow a public comment period of not less than ten (10) calendar days between the date of notification and the final decision. The zoning administrator's decision may be appealed in accordance with the standards of Chapter 525, Administration and Enforcement.