

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender

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 Section 546.30 of the above-entitled ordinance be amended to read as follows:

546.30. Principal uses for the residence districts. (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

Table 546-1 Principal Uses in Residence Districts

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Dwellings									
Single-family dwelling	P	P	P	P	P	P			
Two-family dwelling			P	P	P	P			
Single or two-family dwelling existing on the effective date of this ordinance <u>or conversion of a building</u>							P	P	

<u>existing on the effective date of this ordinance to a single or two-family dwelling</u>									
Cluster development	C	C	C	C	C	C	C	C	✓
Multiple-family dwelling, three (3) and four (4) units					P	P	P	P	
Multiple-family dwelling, five (5) units or more					P	P	P	P	✓
Planned Unit Development					C	C	C	C	✓
Congregate Living									
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons					C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons						C	C	C	✓
Board and care home/ Nursing home/ Assisted living						C	C	C	✓
Faculty house						C	C	C	✓
Fraternity or sorority						C	C	C	✓
Hospitality residence						C	C	C	✓
Residential hospice						C	C	C	✓
Supportive housing						C	C	C	✓
INSTITUTIONAL AND PUBLIC USES									
Educational Facilities									
Early childhood learning center	C	C	C	C	C	C	C	C	✓
Preschool	C	C	C	C	C	C	C	C	✓
School, grades K—12	C	C	C	C	C	C	C	C	✓
Social, Cultural, Charitable and Recreational Facilities									
Athletic field	C	C	C	C	C	C	C	C	✓
Cemetery	C	C	C	C	C	C	C	C	
Community garden	P	P	P	P	P	P	P	P	✓
Developmental achievement center	C	C	C	C	C	C	C	C	✓
Golf course	C	C	C	C	C	C	C	C	✓
Library, public	C	C	C	C	C	C	C	C	
Park, public	P	P	P	P	P	P	P	P	
Religious Institutions									

