

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Gordon

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

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

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20. - Specific development standards.

The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Alternative financial establishment.

- (1) The use shall be located at least one thousand (1,000) feet from all existing alternative financial establishments, pawnshops and missions.
- (2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
- (5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Animal shelter. Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Art Studio.

- (1) An art studio may include the design and fabrication of jewelry, ornamental ceramics, pottery and visual arts.
- (2) Metalworking shall be prohibited, except for jewelry making. Except in the C4, B4S and B4C Districts, jewelry making shall be limited to twelve hundred (1,200) square feet and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use.

Athletic field.

- (1) The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.
- (2) The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

Automobile convenience facility.

- (1) The sale or repair of vehicles shall be prohibited.
- (2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to preclude the escape of gas vapors from the fill pipes.
- (3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
- (4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) Facilities that provide for unattended, automated dispensing of gasoline or other engine fuel shall provide lighting on site that maintains a minimum acceptable level of security at all times, while not creating glare or excessive lighting of the site and come into compliance with the lighting standards in section 535.590.
- (7) The use and all operations associated with the use shall comply with all applicable provisions of the Minnesota State Fire Code.

Automobile rental. Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

Automobile repair, major.

- (1) All vehicles waiting for repair or pick-up shall be stored on the site within an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
- (2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
- (3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outside storage of automotive parts or storage of junk vehicles shall be prohibited.
- (4) The sale of vehicles shall be prohibited.

(5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(7) In the I1, Light Industrial District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile repair, minor.

(1) All vehicles waiting for repair or pick-up shall be stored on the site in an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.

(2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.

(3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outdoor storage of automotive parts or storage of junk vehicles is prohibited.

(4) The sale of vehicles shall be prohibited.

(5) In the C1, C2 and C3S Districts, all service vehicles associated with the establishment shall be parked or stored in an enclosed structure after business hours.

(6) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile sales.

(1) Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(2) The rental of passenger automobiles shall be prohibited, except as an accessory use.

Bed and breakfast home.

(1) The owner or operator of the bed and breakfast home shall occupy the property as his or her primary residence and reside in the home when it is in operation.

(2) There shall be no more than eight (8) bedrooms available to bed and breakfast guests.

(3) Separate kitchen facilities shall not be available for guests. Meals shall be prepared and served by the operator and shall be available to registered guests only.

(4) The home shall have a minimum of two thousand (2,000) square feet of habitable residential floor area.

(5) The home shall be licensed in accordance with Chapter 297A, Bed and Breakfast Facilities, of the Minneapolis Code of Ordinances.

(6) Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited.

(7) Exterior stairways shall be prohibited.

(8) Historically designated structures may apply for a variance from the regulations regarding bed and breakfast homes, as specified in Title 23, Heritage Preservation, of the Minneapolis Code of Ordinances

Birth center.

(1) The operator shall submit a management plan for the facility and a floor plan showing delivery rooms, emergency exits and bathrooms.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Blood/plasma collection facility.

(1) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(2) The facility shall include a waiting area and departure lounge of a size large enough to accommodate all donors within the building, but not less than five hundred (500) square feet in area.

(3) The operator shall submit a management plan for the facility and a floor plan showing the waiting area and departure lounge and number of donor beds.

Board and care home, nursing home, assisted living.

(1) On-site services shall be for residents of the facility only.

(2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Car wash.

- (1) Water from the car wash shall not drain across any sidewalk or into a public right-of-way.
- (2) Vacuum facilities shall be located in an enclosed structure or located away from any residential use to avoid the impacts of noise.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Child care center.

- (1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.
- (2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Club or lodge. In the office residence districts, clubs and lodges shall have a minimum of twelve thousand (12,000) square feet of gross floor area.

Cluster development.

- (1) Any application for cluster development approval shall include a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the cluster development and a site plan showing all existing and proposed development, including but not limited to the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards, and similar matters, as well as the location of existing public facilities and services.
- (2) All land proposed for cluster development shall be platted or replatted into one or more lots suitable for cluster development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.
- (3) The cluster development shall meet the minimum lot area and lot width requirements of the zoning district. There shall be no minimum lot area or lot width requirements for individual lots within the cluster development.
- (4) Yards of at least such minimum width as required by the zoning district shall be maintained along the periphery of the cluster development. Yards for individual lots within the cluster development shall not be required. The distance between principal buildings within the cluster development shall be not less than ten (10) feet.

(5) Not less than forty (40) percent of the land in a cluster development shall be designated as common space for the benefit of all of the residents of the development. Such common space shall be a contiguous area under common ownership or control and shall be located so that it is directly accessible to the largest practical number of dwellings within the development. Safe and convenient pedestrian access shall be provided to such common space for dwellings not adjoining such space. Common space shall include but is not limited to landscaped yards, recreation areas, wetlands, waterbodies and common parking facilities. However, not more than one-half (½) of required common space shall consist of such parking facilities, driveways and private roadways. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

(6) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet. Cluster developments not otherwise governed by Chapter 530, Site Plan Review, shall comply with the principal entrance and windows requirements of Chapter 535, Regulations of General Applicability. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

(7) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(8) Any cluster development which includes a manufactured home park shall be first allowed in the R2 District.

Coffee shop. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

College or university. All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

Community center.

(1) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(2) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Community correctional facility.

(1) The use shall be located at least one-fourth (¼) mile from all existing community correctional facilities.

(2) On-site services shall be for residents of the facility only.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Community garden.

(1) Overhead lighting shall be prohibited.

(2) No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.

(3) Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.

(4) The use shall not be located in a required interior side yard.

(5) Outdoor growing associated with a community garden shall be exempt from the enclosed building requirements of the zoning ordinance.

(6) Keeping of animals is prohibited.

Community residential facility.

(1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community residential facilities.

(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Concrete, asphalt and rock crushing facility.

(1) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any residence or office residence district.

(2) Any new concrete, asphalt and rock crushing facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating concrete, asphalt and rock crushing facilities, substantial intensification shall mean any of the following:

a. Any geographic expansion of the facility.

b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.

c. The addition of any crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials, or the replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.

d. The replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.

(3) All concrete, asphalt and rock crushing facilities shall provide the following with any application for conditional use permit:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

f. A drainage plan for stormwater management and runoff.

g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Consignment clothing store.

- (1) Only clothing, shoes and related accessories shall be sold.
- (2) Individual consignors shall not be paid for the merchandise until the merchandise has been sold by the consignment store to a third party.
- (3) An appointment or set hours shall be required for the acceptance of merchandise.
- (4) No donations shall be accepted.

Convent, monastery or religious retreat center. The use shall be subject to the same requirements for maximum number of persons served and minimum lot area as community residential facilities located in the zoning district.

Day labor agency.

- (1) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Developmental achievement center. In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

Dormitory. The use shall be owned by and be located contiguous to or within one-fourth (¼) mile of the educational facility served.

Dry cleaning establishment. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Early childhood learning center.

- (1) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (2) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened, as specified in Chapter 530, Site Plan Review.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Educational arts center.

- (1) In the OR1 and OR2 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Electricity generation plant, hydroelectric and non-nuclear powered. All energy generation plants shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Exhibition or temporary market.

(1) A scaled and dimensioned site plan showing the layout of the entire market area shall be submitted.

(2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.

(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary markets shall be removed during days that the market is not open to the public.

Faculty house. The use shall be located on a zoning lot used as a fraternity, sorority or rooming house on the effective date of this ordinance which is located within one-half (½) mile of the educational facility served. There shall be no more than twelve (12) rooming or dwelling units.

Farmers' market.

- (1) A scaled and dimensioned site plan showing the layout of the entire market area, including parking spaces for the use, shall be submitted.
- (2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.
- (5) Farmers' markets shall be exempt from the enclosed building requirements of the zoning ordinance.

Film, video and audio production.

- (1) Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing, and sound shall not be audible outside the building.
- (2) The zoning administrator may authorize a reduction to, or elimination of, the minimum window area requirement for film, video and audio production uses where it is determined that compliance with the window requirement would unreasonably interfere with the soundproofing needs of the business. In order to meet the intent of the ordinance, the zoning administrator may impose conditions to mitigate the impact of the reduced window area. To achieve this reduction, film, video and audio production uses are subject to the following:
 - a. Submission of a report prepared by an acoustical engineer detailing the need for additional soundproofing that is not attainable through the use of windows or a separate interior structure and/or second internal envelope. All options, architectural and acoustic, shall have been explored with proof given.
 - b. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length.
 - c. The applicant shall propose amenities or improvements that address any adverse effects of reducing the window requirement. Amenities or improvements may include, but are not limited to, additional landscaping and screening, murals, or other graffiti resistant treatments.

Firearms dealer.

- (1) The use shall be located at least two hundred fifty (250) feet from the nearest residence or office residence district.
- (2) The use shall be located at least five hundred (500) feet from the following protected uses: religious institution, K-12 school, child care center or family or group family day care, library or park.

- (3) No firearms or ammunition shall be displayed in window areas or any area where they can be viewed from any public right-of-way.
- (4) Firing ranges shall be prohibited.
- (5) The use shall meet the required security standards mandated by Minnesota Statutes.
- (6) Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Chapter 531, Nonconforming Uses and Structures.

Fraternity or sorority.

- (1) The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.
- (2) The use shall be located within one-half (½) mile of the educational facility served.
- (3) The maximum number of persons served shall not exceed thirty-two (32).
- (4) On-site services shall be for residents of the facility only.
- (5) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (6) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (7) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Funeral home. Crematories shall be prohibited, except where accessory to a cemetery.

Golf course. Clubhouses and other structures shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

Grocery store. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Horse and carriage assembly/transfer site.

- (1) The use shall comply with the requirements of Chapter 76, Stables, of the Minneapolis Code of Ordinances.
- (2) The use shall be located at least one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

Hospitality residence.

- (1) The use shall be located within one-half (½) mile of a hospital.
- (2) There shall be no more than fifty (50) rooming units or dwelling units.
- (3) On-site services shall be for the residents of the facility only.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Hotel, 5-20 rooms.

- (1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
- (2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Hotel, 21 rooms or more.

- (1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
- (2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Indoor recreation area. In the industrial districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

Inebriate housing.

- (1) Inebriate housing shall be located at least one-fourth (1/4) mile from all existing inebriate housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Supportive housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
- (3) On-site services shall be for residents of the facility only.

(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Intermodal freight facility. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence district. All intermodal facilities shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Laundry, commercial. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Limited Production and Processing.

(1) The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.

(2) The main entrance shall open to a retail, dining or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards

shall apply.

Limousine service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Liquor store, off-sale.

(1) The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Market gardens.

(1) In the Residence and OR1 districts:

a. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.

b. Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.

c. No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.

d. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

e. Overhead lighting shall be prohibited.

(2) In the C3A and downtown zoning districts market gardens shall be limited to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.

(3) Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.

(4) The use shall not be located in a required interior side yard.

(5) Keeping of animals is prohibited.

(6) Outdoor growing associated with a market garden shall be exempt from the enclosed building requirements of the zoning ordinance.

Memorial monuments. The use shall be located within three hundred (300) feet of a cemetery and shall not exceed twenty thousand (20,000) square feet in lot area.

Mission.

(1) The use shall be located at least one thousand (1,000) feet from all existing missions, alternative financial establishments and pawnshops.

- (2) The use shall conspicuously post legible signs at the public entrance(s) advising patrons of the hours of operation of the facility and its meal service, if applicable.
- (3) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (4) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (5) An appointment or set hours for the acceptance of donated merchandise shall be required.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Motor freight terminal.

- (1) Loading and unloading activities shall be located at least one hundred (100) feet from a residence or office residence district boundary.
- (2) Any overnight facilities for drivers shall provide on-site management twenty-four (24) hours a day. The name of the on-site management, and telephone number, shall be filed with the zoning administrator.

Mounted patrol stable.

- (1) The use shall comply with the requirements of Chapter 76 of the Minneapolis Code of Ordinances, Stables.
- (2) The use shall be located not less than one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Multiple family dwelling, five units or more.

- (1) All multiple family dwellings of five (5) or more units that include at least one (1) dwelling with three (3) or more bedrooms shall provide an outdoor children's play area to serve residents of the development on sites meeting the following criteria:
 - a. At least twenty thousand (20,000) square feet of lot area.
 - b. Located in the R5 or R6 Multiple Family Districts.
 - c. Located at least one thousand five hundred (1,500) feet from a public park.
 - d. Located outside the UA University Area Overlay District.
- (2) All required outdoor children's play areas shall be subject to the following requirements:
 - a. An active, outdoor children's play area shall be a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms, but not less than three hundred (300) square feet of play area to a maximum required area of two thousand (2,000) square feet.
 - b. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision.

c. Play equipment shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

d. The play area shall include play equipment, or natural features suitable for children in both preschool and elementary school. If pre-fabricated, play equipment shall be installed to manufacturer's specifications.

e. 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.

f. 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.

Nightclub.

(1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(3) Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from a residence or office residence district boundary.

Nursery or greenhouse. In the residence districts, nurseries and greenhouses shall be subject to the following:

(1) Only plant materials grown on the premises shall be sold on the premises.

(2) The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.

(3) The use shall be screened from residential uses, as provided in Chapter 530, Site Plan Review.

Outdoor recreation area. The use shall be screened from any residential use located in a residence or office residence district or any permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

Package delivery service. Overnight facilities for drivers shall be prohibited.

Pawnshop.

(1) The use shall be located at least one thousand (1,000) feet from all existing pawnshops, alternative financial establishments and missions.

(2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.

(3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.

(4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.

(5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(7) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Pet store. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Planned unit development. A planned unit development shall conform to the standards of Chapter 527, Planned Unit Development.

Preschool.

(1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.

(2) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.

(3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Pretrial detention facility, adult.

(1) The facility shall be limited to a single block located in the area designated "Government district" in the city's comprehensive plan.

(2) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:

a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).

- b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
- c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
- d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
- e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
- f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
- g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
- h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.

(3) Transit access shall be provided as approved by the city planning commission.

Pretrial detention facility, juvenile.

(1) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:

- a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
- b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
- c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
- d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and

parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.

e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.

f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.

g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.

h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.

(2) Transit access shall be provided as approved by the city planning commission.

Radio or television station.

(1) In the C1 Neighborhood Commercial District, the area designated for a live, in building audience is limited to five hundred (500) square feet or thirty (30) seats, whichever is less.

(2) All communication towers, antennas or base units associated with the use must comply with the requirements of Chapter 535 Regulations of General Applicability, Article VIII. Communication Towers, Antennas and Base Units.

Railroad switching yard or freight terminal. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence zoning district. All railroad switching yards and freight terminals shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Reception or meeting hall.

(1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Recycling facility. The use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

Regional financial service center. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Regional sports arena. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Residential hospice.

(1) The maximum number of persons served shall not exceed eight (8).

(2) On-site services shall be for residents of the facility only.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Restaurant, delicatessen. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, fast food. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, sit down.

(1) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

School, grades K—12.

(1) The use shall include a regular course of study accredited by the State of Minnesota.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

School, vocational or business.

(1) Except in the I3 District, all activities shall be conducted within an enclosed building.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Scrap/salvage yard, metal milling facility.

(1) Scrap/salvage yards, metal milling facilities established or expanded after the effective date of this ordinance shall be located at least three hundred (300) feet from any residence or office residence district.

(2) Any new scrap/salvage yard, metal milling facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating scrap/salvage yards, metal milling facilities, substantial intensification shall mean any of the following:

a. Any geographic expansion of the facility.

b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.

c. The addition of any shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials, or the replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.

d. The replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials included on a certified list of such equipment properly

submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.

(3) All scrap/salvage yard, metal milling facilities shall provide the following with any application for conditional use permit:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

f. A drainage plan for stormwater management and runoff.

g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Secondhand goods store.

(1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.

(2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.

(3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.

(4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.
- (7) An appointment or set hours for the acceptance of donated goods shall be required.

Shopping center.

- (1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
- (2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Small engine repair.

- (1) All vehicles or small engines waiting for repair or pick-up shall be stored in an enclosed building.
- (2) All repairs shall be performed within a completely enclosed building.

Supportive housing.

- (1) Supportive housing shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Inebriate housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Taxicab service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Theater, indoor. A theater which is nonconforming as to off-street parking shall not be altered by partitioning or dividing such theater into two (2) or more separate seating areas unless sufficient off-

street parking spaces are provided as required by conditional use permit, notwithstanding nonconforming parking rights. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to the following factors in determining the number of off-street parking spaces required:

- (1) Documentation supplied by the applicant regarding the actual parking demand for the proposed use.
- (2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- (3) Whether the theater is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- (4) The availability of alternative forms of transportation.

Tobacco shop.

- (1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
- (4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Urban farm.

- (1) Keeping of animals is prohibited.
- (2) Any equipment or supplies needed for farm operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses.
- (3) The use shall not be located in a required interior side yard.
- (4) Outdoor growing associated with an urban farm shall be exempt from the enclosed building requirements of the zoning ordinance.

Veterinary clinic. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Waste hauler. No waste shall be stored or maintained on-site.

Waste transfer or disposal facility. Waste transfer or disposal facilities shall be located at least three hundred (300) feet from any residence or office residence district. All waste transfer or disposal facilities shall provide the following with any application for conditional use permit:

- (1) A vicinity plan that includes the following:

- a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 - b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 - c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
- (2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
 - (3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
 - (4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
 - (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
 - (6) A drainage plan for stormwater management and runoff.
 - (7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
 - (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.