

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Gordon**

**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 Section 548.30 of the above-entitled ordinance be amended to read as follows:

**548.30. Principal uses for the commercial districts.**

(a) *In general.* Table 548-1, Principal Uses in the Commercial Districts, lists all permitted and conditional uses in the commercial 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.

(f) *General use categories.* Table 548-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 548-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Clothing and accessories.
- e. Drug store.
- f. Dry cleaning pick-up station.
- g. Electronics.
- h. Film developing.
- i. Furniture store.
- j. Hardware store.
- k. Interior decorating/upholstery.
- l. Jewelry store.
- m. Locksmith.
- n. Massage and bodywork establishment.
- o. Picture framing.
- p. Radio and television service and repair.
- q. Shoe repair/tailor.

~~(2) Limited production and processing. Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use, and may include wholesale and off-premise sales, notwithstanding the restrictions of this chapter, provided the use shall not exceed one thousand two hundred (1,200) square feet of gross floor area, 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, except in the C4 District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:~~

- ~~a. Apparel, and other finished products made from fabrics.~~
- ~~b. Computers and accessories, including circuit boards and software.~~
- ~~c. Electronic components and accessories.~~
- ~~d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.~~
- ~~e. Precision medical and optical goods.~~
- ~~f. Printing and publishing.~~
- ~~g. Signs, including electric and neon signs.~~
- ~~h. Watches and clocks.~~
- ~~i. Wood crafting and carving.~~

j. ~~Wood furniture and upholstery.~~

**Table 548-1 Principal Uses in the Commercial Districts**

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
<b>COMMERCIAL USES</b>						
<b>Retail Sales and Services</b>						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	✓
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	✓
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	✓
Consignment clothing store	P	P	P	P	P	✓
Contractor's office	C	C	C	C	C	
Day labor agency					C	✓
Exterminating shop					P	
Farmers' market	P	P	P	P	P	✓
Firearms dealer					C	✓
Funeral home	P	P	P	P	P	✓
Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	✓
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	✓
Memorial monuments		P			P	✓
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	✓

Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	✓
Photocopying	P	P	P	P	P	
Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	✓
Shopping center	C	C	C	C	C	✓
Small engine repair		C		P	P	✓
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	
<b>Offices</b>	P	P	P	P	P	
<b>Automobile Services</b>						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	✓
Automobile convenience facility		C		C	C	✓
Automobile rental		C			C	✓
Automobile repair, major					C	✓
Automobile repair, minor		C		C	C	✓
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	✓
Automobile sales		C		C	C	✓
Car wash		C		C	C	✓
<b>Food and Beverages</b>						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	✓
Liquor store, off-sale		C	C	C	C	✓
Nightclub			C			✓
Restaurant, delicatessen	P	P	P	P	P	✓
Restaurant, fast food	C	C	C	C	C	✓
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	✓

Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	✓
<b>Commercial Recreation, Entertainment and Lodging</b>						
Bed and breakfast home	P	P	P	P	P	✓
Hotel, 5-20 rooms	P	P	P	P	P	✓
Hotel, 21 rooms or more			P	P	P	✓
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	✓
Radio or television station	P	P	P	P	P	✓
Reception or meeting hall		C	P	C	C	✓
Regional sports arena			P			✓
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	✓
<b>Medical Facilities</b>						
Birth center	P	P	P	P	P	✓
Blood/plasma collection facility					P	✓
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	✓
<b>Transportation</b>						
Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	
Package delivery service					C	✓
Taxicab service					C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
<b>PARKING FACILITIES</b>						
Parking facility	C	C	C	C	C	
<b>RESIDENTIAL USES</b>						
<b>Dwellings</b>						
Single or two-family dwelling	P	P				

Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	✓
<b>Congregate Living</b>						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
Inebriate housing		C			C	✓
Residential hospice		C			C	✓
Supportive housing		C			C	✓
<b>INSTITUTIONAL AND PUBLIC USES</b>						
<b>Educational Facilities</b>						
Early childhood learning center	P	P	P	P	P	✓
Preschool	P	P	P	P	P	✓
School, grades K—12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>						
Athletic field	C	C	C	C	C	✓
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	✓
Community garden	P	P	P	P	P	✓
Developmental achievement center	P	P	P	P	P	

Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
<b>Religious Institutions</b>						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
<b>PRODUCTION, PROCESSING AND STORAGE</b>						
Limited production and processing	CP	CP	CP	CP	CP	✓
Dry cleaning establishment		C			C	✓
Film, video and audio production	P	P	P	P	P	✓
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	✓
Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	✓
Wholesaling, warehousing and distribution					C	
<b>PUBLIC SERVICES AND UTILITIES</b>						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	

Regional financial service center			C			✓
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

Section 2. That Section 548.240 of the above-entitled ordinance be amended 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 individual uses in shopping centers, ~~and film, video and audio production uses,~~ shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) 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)~~ seven thousand five hundred (7,500) 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)~~ ten thousand (10,000) square feet.

(2) *Wholesale and off-premise sales.* Wholesale and off-premises 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.

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

(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.

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

(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 chapter, and may not be reestablished if changed to another use.

Section 3. That Section 548.300 of the above-entitled ordinance be amended to read as follows:

**548.300. General district regulations.**

The following conditions govern uses in the C2 District:

(1) *Maximum floor area.* All commercial uses, including shopping centers, shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.

(2) *Wholesale and off-premise sales.* Wholesale and off-premise sales accessory to retail sales shall be limited to four thousand (4,000) 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, except as otherwise provided in this ordinance.

(3) *Drive-through facilities permitted.* Drive-through facilities shall be permitted, subject to the standards of Chapter 530, Site Plan Review and Chapter 541, Off-Street Parking and Loading, except as otherwise prohibited by this article.

(4) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(5) *Fast food restaurants.* Fast food restaurants established after the effective date of this ordinance 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, except where the property is part of an area of at least six hundred sixty (660) feet of continuous C2, C3S, C4 or industrial zoning fronting along the same side of the street as the fast food restaurant, without interruption by a residence, office residence, C1, C3A or Pedestrian Oriented Overlay District.

(6) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use.

(7) *Production, processing and storage.* ~~Limited production and~~ Production, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

Section 4. That Section 548.360 of the above-entitled ordinance be amended to read as follows:

**548.360. General district regulations.**

The following conditions govern uses in the C3A District:

(1) *Maximum floor area.*

a. *In general.* All retail sales and service uses, including individual uses in shopping centers, shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) square feet per use, except as provided in sections (1) b. and c. and ~~(6 5)~~ 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 retail sales and service use shall be increased to ~~six thousand (6,000)~~ ten thousand (10,000) 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 retail sales and service use shall be increased to ~~eight thousand (8,000)~~ fifteen thousand (15,000) square feet.

d. *Bonus for large mixed use buildings.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is a mixed use building of at least two (2) stories (not including the basement) with a gross floor area of at least one hundred thousand (100,000) square feet, the maximum gross floor area of a retail sales and service use shall be increased to twenty thousand (20,000) square feet.

(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, except as otherwise provided in this ordinance.

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

(4) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited.

(5) *Shopping centers.* Notwithstanding section (1) above, shopping centers with primarily interior access to individual uses shall be allowed, provided that the individual uses shall be limited to ~~four thousand (4,000)~~ five thousand (5,000) square feet. Shopping centers with primarily exterior access to individual uses shall be subject to the maximum floor area requirements of section (1) above.

(6) *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, or as part of a shopping center with interior access to individual uses, provided further that freestanding signs shall be prohibited.

(7) *Production, processing and storage.* ~~Limited production and~~ Production, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

(8) *Community residential facilities.* Community residential facilities serving six (6) or fewer persons shall be located in structures existing on the effective date of this ordinance.