

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

**By Gordon**

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

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

Section 1. That Section 549.30 above-entitled ordinance be amended to read as follows:

**549.30. - Principal uses for the downtown districts.**

(a) *In general.* Table 549-1, Principal Uses in the Downtown Districts, lists all permitted and conditional uses in the downtown 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 549-1 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 549-1 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 provided the use shall not exceed the maximum floor area as set forth in each downtown district, 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 B4C 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. Signs, including electric and neon signs.
- g. Watches and clocks.
- h. Wood crafting and carving.
- i. Wood furniture and upholstery.

**Table 549-1 Principal Uses in the Downtown Districts**

Use	B4	B4S	B4C	B4N	Specific Development Standards
<b>COMMERCIAL USES</b>					
<b>Retail Sales and Services</b>					
General retail sales and services	P	P	P	P	
Alternative financial establishment		P	P	P	✓
Antiques and collectibles store	P	P	P	P	
Art gallery	P	P	P	P	
Art studio	P	P	P	P	✓
Bank or financial institution	P	P	P	P	
Bookstore, new or used	P	P	P	P	
Building material sales			P		
Child care center	P	P	P	P	✓
Consignment clothing store	P	P	P	P	✓
Contractor's office	C	C	C	C	
Day labor agency			C		✓
Dormitory	C	C	C	C	✓
Exterminating shop			P		
Farmers' market	P	P	P	P	✓
Firearms dealer			C		✓
Funeral home		P	P	P	✓
Greenhouse, lawn and garden supply store			P		
Grocery store	P	P	P	P	✓
Laundry, self service	P	P	P	P	
Market garden	P	P	P	P	✓
Motorized scooter sales	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	
Office supplies sales and service	P	P	P	P	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	P	
Pet store	P	P	P	P	✓
Photocopying	P	P	P	P	
Rental of household goods and equipment		P	P	P	
Secondhand goods store		P	P	P	✓
Shopping center	P	P	P	P	✓
Small engine repair			P		✓
Tattoo and body piercing parlor		P	P	P	
Tobacco shop	P	P	P	P	✓
Veterinary clinic	P	P	P	P	✓

Video store	P	P	P	P	
<b>Offices</b>	P	P	P	P	
<b>Automobile Services</b>					
Automobile convenience facility		C	C	C	✓
Automobile rental	C	C	C	C	✓
Automobile repair, major			C		✓
Automobile repair, minor		C	C	C	✓
Automobile sales	C	C	C	C	✓
Car wash			C		✓
<b>Food and Beverages</b>					
Catering	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	✓
Liquor store, off-sale	P	P	P	P	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	P	✓
Restaurant, fast food	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>					
Hotel, 5-20 rooms	P	P	P	P	✓
Hotel, 21 rooms or more	P	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	
Reception or meeting hall	P	P	P	P	
Regional sports arena			P		
Sports and health facility	P	P	P	P	
Theater, indoor	P	P	P	P	✓
<b>Medical Facilities</b>					
Birth center	P	P	P	P	✓
Blood/plasma collection facility			P		✓
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓
Laboratory, medical or dental	P	P	P	P	
<b>Planned Unit Development</b>					
	C	C	C	C	✓
<b>Transportation</b>					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	C	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
<b>PARKING FACILITIES</b>					

Parking facility	C	C	C	C	
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	✓
<b>Congregate Living</b>					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Residential hospice	C	C	C	C	✓
Supportive housing	C	C	C	C	✓
<b>INSTITUTIONAL AND PUBLIC USES</b>					
<b>Educational Facilities</b>					
College or university	C	C	C	C	✓
Early childhood learning center	P	P	P	P	✓
Preschool	P	P	P	P	✓
School, grades K—12	C	C	C	C	✓
School, vocational or business	P	P	P	P	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>					
Club or lodge, with general entertainment	P	P	P	P	
Community center	P	P	P	P	
Community garden		P	P	P	
Convention center, public		P	P	P	
Developmental achievement center		P	P	P	
Educational arts center	P	P	P	P	
Library	P	P	P	P	
Mission			C		✓
Museum	P	P	P	P	
Park, public	P	P	P	P	
<b>Religious Institutions</b>					
Convent, monastery or religious retreat center	P	P	P	P	✓
Place of assembly	P	P	P	P	
<b>PRODUCTION, PROCESSING AND STORAGE</b>					
Limited production and processing	P	P	P	P	✓
Dry cleaning establishment		C	C	C	✓
Film, video and audio production	P	P	P	P	✓

Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	P	✓
Packaging of finished goods		P	P	P	
Printing and publishing	P	P	P	P	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	P	
<b>PUBLIC SERVICES AND UTILITIES</b>					
Bus turnaround	C	C	C	C	
Communication exchange	P	P	P	P	
Electric or gas substation	C	C	C	C	
Fire station	C	C	C	C	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	C	
Mounted patrol stable			C		✓
Passenger transit station	P	P	C	P	
Police station	P	P	P	P	
Post office	P	P	P	P	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	C	
Regional financial service center	P	P	P	P	
Stormwater retention pond	C	C	C	C	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	C	

Section 2. That Section 549.410 of the above-entitled ordinance be amended to read as follows:

**549.410. General district regulations.**

The following conditions govern uses in the B4 District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) 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.
- (3) 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. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) *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 3. That Section 549.460 of the above-entitled ordinance be amended to read as follows:

**549.460. General district regulations.**

The following conditions govern uses in the B4S District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) *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.
- (3) *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. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to ~~four thousand (4,000)~~ five thousand (5,000) square feet of gross floor area.
- (5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.