

## ORDINANCE

By Palmisano

### Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code.

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

Section 1. That Section 521.10 contained in Chapter 521, Zoning Districts and Maps Generally, be amended to read as follows:

**521.10. Establishment of zoning districts.** In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

(1) *Residence Districts.*

R1 Single-family District  
R1A Single-family District  
R2 Two-family District  
R2B Two-family District  
R3 Multiple-family District  
R4 Multiple-family District  
R5 Multiple-family District  
R6 Multiple-family District

(2) *Office Residence Districts.*

OR1 Neighborhood Office Residence District  
OR2 High Density Office Residence District  
OR3 Institutional Office Residence District

(3) *Commercial Districts.*

C1 Neighborhood Commercial District  
C2 Neighborhood Corridor Commercial District  
C3A Community Activity Center District  
C3S Community Shopping Center District  
C4 General Commercial District

(4) *Industrial Districts.*

I1 Light Industrial District  
I2 Medium Industrial District  
I3 General Industrial District

(5) *Downtown Districts.*

B4 Downtown Business District  
B4S Downtown Service District  
B4C Downtown Commercial District  
B4N Downtown Neighborhood District

(6) *Overlay Districts.*

PO Pedestrian Oriented Overlay District  
~~LH Linden Hills Overlay District~~  
IL Industrial Living Overlay District  
TP Transitional Parking Overlay District  
SH Shoreland Overlay District  
FP Floodplain Overlay District  
MR Mississippi River Critical Area Overlay District  
DP Downtown Parking Overlay District  
B4H Downtown Housing Overlay District  
DH Downtown Height Overlay District  
NM Nicollet Mall Overlay District  
HA Harmon Area Overlay District  
AP Airport Overlay District  
WB West Broadway Overlay District  
UA University Area Overlay District  
DS Downtown Shelter Overlay District

Section 2. That Section 551.175 contained in Chapter 551, Overlay Districts, be amended to read as follows:

~~**551.175. Transit Station areas.** The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:~~

~~Cedar-Riverside LRT Station  
Franklin Avenue LRT Station  
Lake Street/Midtown LRT Station  
38th Street LRT Station  
46th Street LRT Station  
50th Street/Minnehaha Park LRT Station  
VA Medical Center LRT Station  
West Bank LRT Station  
Stadium Village LRT Station  
Prospect Park LRT Station~~

~~(1) *Prohibited uses.* The following uses shall be prohibited in the PO Overlay District:~~

- ~~a. Self service storage.~~
- ~~b. Commercial parking lots, including the expansion of any existing commercial parking lot.~~
- ~~c. The conversion of any accessory parking lot to a commercial parking lot.~~

~~(2) *Wholesaling, warehousing and distribution; furniture moving and storage.* Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.~~

~~(3) *Density bonuses.* Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.~~

~~(4) *Minimum floor area.* New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio~~

Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

**Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements**

Transit Station Area	Minimum FAR			
	Commercial, OR2 and OR3 Districts	Industrial Districts	Residence and OR1 Districts	
Cedar-Riverside		1.0	1.0	none
Franklin Avenue		1.0	1.0	none
Lake Street/Midtown		1.0	1.0	none
38th Street		1.0	1.0	none
46th Street		1.0	1.0	none
50th Street/Minnehaha Park		1.0	1.0	none
VA Medical Center		1.0	1.0	none
West Bank		1.0	1.0	none
Stadium Village		1.0	1.0	none
Prospect Park		1.0	1.0	none

~~(5) Off-street parking.~~

~~a. Multiple family dwellings. The minimum off street parking requirement for multiple family dwellings in close proximity to frequent transit service may be reduced as authorized by~~**Error! Hyperlink reference not valid.**~~, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy (70) percent of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.~~

**551.175. - Linden Hills area.** (a) The following additional regulations shall govern development within the PO Overlay District within the commercial areas at the intersections of 43rd Street and Upton, 44th Street and Beard, and 44th Street and France and the multiple family residence districts along 44th Street West between Upton and Xerxes Avenues and between Chowen and France Avenues, and along France Avenue between 45th Street West and 46th Street West as shown on the official zoning map:

(1) Off-site parking. Notwithstanding any other provision to the contrary, off-site parking serving nonresidential uses in the Linden Hills area may be located in any commercial district and may be located in the residence and office residence districts. In the residence and office residence districts the off-site parking area shall be accessory to an institutional or public use and shall be existing on the effective day of this ordinance.

(2) Fourth story step back. The fourth story of any commercial building or multiple-family dwelling, and any story above the fourth, shall be stepped back ten (10) feet from any building wall that faces a public street.

(3) Commercial buildings and multiple-family dwellings abutting residence districts.

a. The top floor of a building of three or more stories shall be set back not less than ten (10) feet from the wall below it abutting R1, R1A, R2, and R2B zoned properties.

b. A continuous screen not less than three (3) feet or more than six (6) feet in height shall be provided between any commercial building or multiple-family dwelling and abutting R1, R1A, R2 or R2B zoned property. Required screening shall be at least ninety-five percent (95%) opaque throughout the year and shall be satisfied by a hedge, decorative fence, or masonry wall.

Section 3. That Section 551.180 contained in Chapter 551, Overlay Districts, be amended to read as follows:

~~**551.180. — Purpose.** The LH Linden Hills Overlay District is established to preserve and promote the pedestrian character of the Linden Hills commercial districts, to establish parking requirements for certain high impact uses, to reduce the impact of commercial uses and off-street parking and loading facilities on adjacent properties, to maintain the economic viability of the Linden Hills commercial districts while retaining a core of businesses providing neighborhood services, and to mitigate the impacts of vehicular speeds and congestion in the neighborhood. Small, neighborhood scale commercial uses are encouraged.~~

**551.180. - Transit Station areas.** (a) The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:

Cedar-Riverside LRT Station

Franklin Avenue LRT Station

Lake Street/Midtown LRT Station

38th Street LRT Station

46th Street LRT Station

50th Street/Minnehaha Park LRT Station

VA Medical Center LRT Station

West Bank LRT Station

Stadium Village LRT Station

Prospect Park LRT Station

(1) Prohibited uses. The following uses shall be prohibited in the PO Overlay District:

a. Self service storage.

b. Commercial parking lots, including the expansion of any existing commercial parking lot.

c. The conversion of any accessory parking lot to a commercial parking lot.

(2) Wholesaling, warehousing and distribution; furniture moving and storage. Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

(3) Density bonuses. Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.

(4) Minimum floor area. New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development

meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

**Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements**

Transit Station Area	Minimum FAR		
	Commercial, OR2 and OR3 Districts	Industrial Districts	Residence and OR1 Districts
Cedar-Riverside	1.0	1.0	none
Franklin Avenue	1.0	1.0	none
Lake Street/Midtown	1.0	1.0	none
38th Street	1.0	1.0	none
46th Street	1.0	1.0	none
50th Street/Minnehaha Park	1.0	1.0	none
VA Medical Center	1.0	1.0	none
West Bank	1.0	1.0	none
Stadium Village	1.0	1.0	none
Prospect Park	1.0	1.0	none

(5) Off-street parking.

a. Multiple-family dwellings. The minimum off-street parking requirement for multiple-family dwellings in close proximity to frequent transit service may be reduced as authorized by **Error! Hyperlink reference not valid.**, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy percent (70%) of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.

Section 4. That Sections 551.190 through 551.320 contained in Chapter 551, Overlay Districts, be and are hereby repealed.

~~**551.190. — Established boundaries.** All land located within the established boundaries of the LH Overlay District shall be subject to the requirements of this chapter. All applicants are encouraged to meet with the designated neighborhood organizations to discuss and review proposed plans for development within the Linden Hills commercial districts. The boundaries of the LH Overlay District shall be the areas known as the following as shown on the official zoning map:~~

- ~~(1) Forty third Street West and Upton Avenue South commercial district.~~
- ~~(2) Forty fourth Street West and Beard Avenue South commercial district.~~

~~**551.200. — Prohibited uses.** The following uses shall be prohibited in the LH Overlay District:~~

- ~~(1) Drive through facilities.~~
- ~~(2) Automobile services uses.~~
- ~~(3) Video stores of more than two thousand (2,000) square feet gross floor area.~~
- ~~(4) Bicycle and in-line skate rental.~~

~~**551.210. Commercial deliveries.** All commercial deliveries and shipments of products, merchandise or supplies shall conform to existing road and truck use restrictions on residential streets, and are encouraged to be provided by use of straight trucks or smaller vehicles and not semi-tractor trailers.~~

~~**551.220. 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.~~

~~**551.230. Restaurant seating plan.** All restaurants and coffee shops shall provide to the zoning administrator a complete accounting of the number of seats in the establishment, including all indoor and outdoor customer seating, and shall conspicuously post upon the premises the legal seating permitted and approved site plan for outdoor seating, if any.~~

~~**551.240. Building placement.** The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.~~

~~**551.250. Building façade.** (a) Window area. At least forty (40) percent of the first floor façade of any nonresidential use 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. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.~~

~~(b) Awnings and canopies. Awnings and canopies are encouraged to provide protection for pedestrians and shall be placed to emphasize individual storefronts and entrances. Plastic, vinyl or similar material and backlit awnings shall be prohibited.~~

~~**551.260. Prohibited on-premise signs.** The following on-premise signs shall be prohibited in the LH Overlay District:~~

- ~~(1) Pole signs.~~
- ~~(2) Backlit awning signs.~~
- ~~(3) Backlit insertable panel projecting signs.~~

~~**551.270. Accessory parking.** (a) Location. On-site accessory parking facilities established after June 1, 1997 shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.~~

~~(b) Dimensions. Parking lots shall be limited to not more than sixty (60) feet of street frontage.~~

~~(c) Driveways. Driveway width for all parking areas shall not exceed twenty (20) feet of street frontage. Parking areas existing on or before June 1, 1997 shall not be affected by this provision regardless of the~~

amount of street frontage, provided that street frontages shall not be increased beyond the limits of this section.

**551.280. Specific parking requirements.** Accessory off-street parking shall be provided as specified in Table 551-1, LH Overlay District Minimum Off-Street Parking Requirements.

Table 551-1 LH Overlay District Minimum Off-Street Parking Requirements

Use	Minimum Parking Requirement	Specific Parking Standards
Video store not more than 2,000 square feet of gross floor area	1 space per 250 square feet of gross floor area but not less than 4 spaces.	Nonconforming parking rights shall apply. Off site parking shall be prohibited.
Bank or financial institution	1 space per 300 square feet of gross floor area but not less than 4 spaces.	Off-site parking shall be permitted within 300 feet of the property line.
Grocery store	1 space per 300 square feet of gross floor area but not less than 4 spaces.	Off-site parking shall be prohibited.
Coffee shop	1 space per 3 seats but not less than 4 spaces.	Off-site parking shall be prohibited.
Restaurants without wine or beer	1 space per 3 seats but not less than 4 spaces	Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.
Restaurants with wine or beer	1 space per 3 seats but not less than 4 spaces. Parking shall be provided for all customer seating, including outdoor seating.	Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.

**551.290. Maximum number of accessory parking spaces.** The number of accessory parking spaces for nonresidential uses shall not exceed one hundred fifty (150) percent of the minimum required parking spaces, as specified in Chapter 541, Off-street Parking and Loading, except where it is determined by the zoning administrator that such excess parking spaces serve to provide parking for another use, subject to the requirements of this section. Parking areas existing on or before June 1, 1997 shall not be affected by this provision provided that the amount of off-street parking shall not be increased if it is already in excess of one hundred fifty (150) percent of the minimum required parking.

**551.300. Site plan review required.** The following shall be subject to the standards of Chapter 530, Site plan Review, and the site plan review standards of this article:

- (1) All uses listed in Chapter 530, Site Plan Review.
- (2) Any increase in gross floor area to three thousand (3,000) square feet or more through expansion of an existing building or construction of a new building.
- (3) Any increase in impervious parking surface area that results in a principal or accessory parking facility of ten (10) or more spaces.

**551.310. LH Overlay District site plan review requirements.** All uses subject to site plan review shall comply with the standards of Chapter 530, Site Plan Review, and the following requirements:

~~(1) Commercial buildings adjacent to residence or office residence districts. Commercial buildings on property adjacent to a residence or office residence district boundary shall comply with the following:~~

~~a. Exterior materials and appearance of the rear and side walls of any building shall be the same as the front of the building.~~

~~b. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in height within two (2) years shall be provided between any building and the residence or office residence district boundary. The city planning commission may consider the substitution of a decorative fence or masonry wall in lieu of planted materials.~~

~~(2) Parking areas fronting along public streets. Parking areas fronting along a public street shall comply with the following:~~

~~a. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen three (3) feet in height within two (2) years shall be provided between the parking area and public street. The city planning commission may consider the substitution of a decorative fence, masonry wall or similar architectural feature in lieu of planted materials.~~

~~b. One canopy tree at least three (3) inches in caliper shall be provided for every fifteen (15) feet of parking lot frontage. Trees shall be planted between the parking area and the sidewalk, or between the sidewalk and the street.~~

~~(3) Parking areas adjacent to residence or office residence districts. Parking areas adjacent to a residence or office residence district boundary shall provide a six (6) foot decorative solid fence or a landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in height within two (2) years between the parking area and the residence or office residence district boundary.~~

~~(4) Maneuvering and loading. Any expansion of an existing building or construction of a new building resulting in a gross floor area of five thousand (5,000) square feet or more shall be subject to the following additional standards:~~

~~a. Vehicle maneuvering. In order to encourage pedestrian activity and to enhance public safety to the extent practical, all vehicle maneuvers associated with parking and loading shall occur in the off-street parking or loading area or structure. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.~~

~~b. Commercial deliveries. The commercial delivery and shipment of products, merchandise or supplies in straight trucks or smaller vehicles shall be encouraged.~~

~~c. Shared loading. A loading facility shared by two (2) or more uses may be provided in lieu of one (1) required automobile parking space, subject to the provisions of Chapter 541, Off-street Parking and Loading.~~

**551.320. Exceptions to LH Overlay District site plan review requirements.** The city planning commission may approve exceptions to the LH Overlay District site plan review requirements upon finding that the use or development includes site amenities that address any adverse effects of the exception or where the planning commission finds that strict adherence to the requirements is impractical because of site location or conditions.