

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 525 of the Minneapolis Code of  
Ordinances relating to Zoning Code: Administration and Enforcement**

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

Section 1. That Section 525.520 of the above-entitled ordinance be amended to read as follows:

**525.520. Authorized variances.** Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

(6) To ~~reduce~~ vary the applicable minimum and maximum number of required off-street parking, stacking or loading spaces requirements by up to twenty ~~(20) percent of the applicable regulations or one (1) space, whichever is greater.~~

(7) ~~To reduce the applicable off-street parking requirements up to one hundred (100) percent, provided the proposed use or building serves pedestrian or transit-oriented trade or occupancy, or is located near an off-street parking facility that is available to the customers, occupants, employees and guests of the use.~~ To increase the percentage of required parking spaces that may be satisfied by providing compact spaces.

(10) To vary the location of off-site parking, as specified in Table 541-~~35~~ Location of Off-Site Parking, provided such off-site parking is not located in a residence or office residence district.

~~(12) To reduce the requirement for additional off-street parking up to one hundred (100) percent for the conversion of nonresidential space to a residential use in an existing building used for permitted or conditional residential purposes.~~

~~(29)~~ (12) To vary the minimum width of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units provided the dwelling is located on a zoning lot existing on the effective date of this ordinance that is forty (40) feet or less in width.