

**Community Planning and Economic Development Planning Division Report
Zoning Code Text Amendment**

Date: September 17, 2007

Initiator of Amendment: Council Member Schiff

Date of Introduction at City Council: August 17, 2007

Ward: Citywide **Neighborhood Organization: (If Applicable):** Citywide

Planning Staff and Phone: Brad Ellis (612) 673-3239

Intent of the Ordinance: The intent of the amendment is to make a number of housekeeping changes such as correcting typographical errors, correcting citations and cross references, and clarifying confusing sections.

Appropriate Section(s) of the Zoning Code:

- Chapter 520: Introductory Provisions
- Chapter 525: Administration and Enforcement
- Chapter 530: Site Plan Review
- Chapter 531: Nonconforming Uses and Structures
- Chapter 535: Regulations of General Applicability
- Chapter 537: Accessory Uses and Structures
- Chapter 541: Off-Street Parking and Loading
- Chapter 543: On-Premise Signs
- Chapter 544: Off-Premise Advertising Signs and Billboards
- Chapter 547: Office Residence Districts
- Chapter 548: Commercial Districts
- Chapter 549: Downtown Districts
- Chapter 551: Overlay Districts

Background: The Minneapolis Zoning Code has been rewritten numerous times, most recently in 1999, as well as updated continuously with text amendments similar to this one. Despite proofreading and rewording, small errors or omissions can and do make it into the published version of the zoning code. In addition, daily use of the zoning code illuminates confusing sections. This text amendment is designed to correct these vague or incorrect portions of the zoning code.

Purpose for the Amendment:

What is the reason for the amendment?

What problem is the Amendment designed to solve?

What public purpose will be served by the amendment?

What problems might the amendment create?

Minneapolis City Planning Department Report

The reason for this text amendment is to correct minor issues with the zoning code that have cropped up over time. This includes correcting typographical errors, citations, and cross references, as well as clarifying confusing sections.

The amendment is design to resolve potential issues arising from errors, typos, and otherwise unclear text in the zoning code.

The amendment would serve the public purpose by eliminating errors and omissions and clarifying vague sections of the zoning code, making the zoning code easier to use. A clearer zoning code would be easier to administer and enforce, as well as more easily used by the public.

Planning staff does not anticipate any problems arising from the amendment.

Timeliness:

Is the amendment timely?

Is the amendment consistent with practices in surrounding areas?

Are there consequences in denying this amendment?

The amendment is timely because correcting issues in the zoning code should be done as soon as possible. Staff has noted errors and omissions over time, and is now bringing forth the proposed changes to rectify these issues.

While no specific research has been undertaken to see how often other municipalities make housekeeping changes to their zoning code, it is certain that they take steps to rectify any errors in their zoning code as soon as is feasible.

The consequences of denying the amendment would be continued small errors in the zoning code.

Comprehensive Plan:

How will this amendment implement the Comprehensive Plan?

Policy 9.18 of the Minneapolis Plan states that “Minneapolis will establish land use regulations, in order to achieve the highest possible development standards, enhance the environment, promote flexibility in approaches and otherwise carry out the comprehensive plan.” This amendment aids in the implementation of the Comprehensive Plan by refining and correcting issues in the zoning code which in turn make the zoning code easier to use and enforce. A clearer zoning code makes it easier for both staff and the public to use the zoning code, in turn helping implement the Comprehensive Plan.

Recommendation of the Community Planning and Economic Development Planning Division:

Minneapolis City Planning Department Report

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning code text amendment, amending chapters 520, 525, 530, 535, 537, 541, 547, 548, 549, and 551, and returning chapters 531, 543, and 544 to author.