

Department of Community Planning and Economic Development – Planning Division
Zoning Code Text Amendment

Date: January 23, 2006

Initiator of Amendment: Council Member Schiff

Date of Introduction at City Council: October 21, 2005

Ward: All

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Intent of the Ordinance: To comprehensively examine and revise which uses are permitted or conditional in all zoning districts. The amendments may include revisions to definitions of selected uses as well as specific development standards for selected uses.

Appropriate Section(s) of the Zoning Code: Chapter 520 Introductory Provisions; Chapter 536 Specific Development Standards; Chapter 546 Residence Districts; Chapter 547 Office Residence Districts; Chapter 548 Commercial Districts; Chapter 549 Downtown Districts; Chapter 550 Industrial Districts; Chapter 551 Overlay Districts.

Background: The amendment is expected to do two things. First, it is intended that the amendment will reduce the number of conditional use permits reviewed by staff and the City Planning Commission by making certain uses permitted rather than conditional. Second, it is intended that the amendment will allow certain uses that are currently not allowed at all to be allowed either as permitted or conditional uses in various zoning districts.

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?

There are certain uses in the zoning code that are required to obtain a conditional use permit that may have a minimal impact on surrounding properties. In many cases, the conditional use permit process is not needed in order to protect the public interest and may be an unnecessary burden on applicants attempting to establish particular uses. The Planning Division has been asked to evaluate all of the use tables in the zoning code with the intention of reducing the number of uses that are required to obtain a conditional use permit. In addition, there are certain uses in the zoning code that Policy Makers believe could be allowed in zoning districts where they are currently not allowed. The Planning Division has been asked to evaluate all of the use tables in the zoning code with the intention of allowing uses to locate in certain zoning districts where they would have a minimal impact on surrounding uses.

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The amendment is expected to do two things. First, it is intended that the amendment will reduce the number of conditional use permits reviewed by staff and the City Planning Commission by making certain uses permitted, which will allow the City to focus staff resources on more substantive issues in the development review process. From 1999 through September 19, 2005, a total of 1,042 conditional use permit applications were reviewed by the City. Note that in some cases the conditional use permit process sets up a false expectation that the City has broad authority to deny conditional use permits for certain uses that many in a community may find undesirable but where there may be no factual basis for denial of the uses in question. Second, it is intended that the amendment will allow certain uses that are currently not allowed at all to be allowed either as permitted or conditional uses in various zoning districts. Although it may seem that the second part of the amendment would increase the number of conditional use permits that are reviewed on a yearly basis, the Planning Division believes that overall the number of conditional use permit applications reviewed will ultimately be reduced.

The amendment would serve the public interest by allowing some types of businesses to begin operating without having to go through a public hearing process before the City Planning Commission. This will ease the regulatory burden on new business owners and existing business owners wanting to relocate within the City. The amendment would also benefit applicants by eliminating the costs associated with application fees. The amendment will also allow a small number of uses to locate in zoning districts where they are currently not allowed either as a permitted or a conditional use.

Planning staff does not anticipate that the amendment would cause problems. In many cases, any potential impacts that are associated with certain uses are addressed through general standards of the zoning code, including regulations related to the built form, landscaping and screening, and the Specific Development Standards of Chapter 536. In some cases, business licenses are intended to address potential impacts associated with certain uses.

Timeliness:

Is the amendment timely?

Is the amendment consistent with practices in surrounding areas?

Are there consequences in denying this amendment?

The amendment is intended to reduce the number of conditional use permits reviewed by staff and the City Planning Commission by making certain uses permitted. The amendment is timely in that staff will have the ability to focus on more substantive issues in the development review process. In addition, the amendment will allow certain uses to locate in zoning districts where they are currently not allowed. In recent months certain uses, for example, a small live theater and a tattoo parlor, have applied to rezone property in the City in order to relocate an existing business and have been met with opposition because of the zoning classifications that were being requested. Under the proposed amendment, neither use would have been required to rezone to the C2 District. The amendment is timely in that certain uses that are thought to have minimal impact on surrounding properties will be able to locate in zoning districts where they are currently not allowed.

There is no standard that municipalities use to determine which uses should be listed as permitted or conditional in their zoning ordinances. However, Minneapolis seems to have relied more heavily on the conditional use permit process than many other municipalities. In general, there has been a movement

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in many places nationwide toward focusing somewhat less on individual uses and instead focusing more on mitigating impacts through regulations related to the built form. Note that almost all new construction in Minneapolis is now subject to site plan review.

The consequences of denying the amendment would be that the zoning code would continue to require conditional use permits for those uses that currently require one and that other uses would not be permitted in certain zoning district without first obtaining a rezoning.

Comprehensive Plan:

How will this amendment implement the Comprehensive Plan?

The amendment will implement the following policies of the comprehensive plan.

Policy 4.1. Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods.

Policy 4.4. Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

The amendment is consistent with the comprehensive plan as it expands the number of uses that would be allowed in certain zoning districts and it also allows owners of certain uses to open without having to go through a formal review process with the City Planning Commission. Both parts of this amendment encourage investment or reinvestment throughout the City and promote employment opportunities by making it easier for certain business owners to establish themselves in the City.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and the City Council adopt the above findings and **approve** the zoning code text amendment.

**Proposed Ordinances
of the
City of Minneapolis**

By Schiff

**Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances
relating to Zoning Code: Introductory Provisions.**

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

Section 1. That Section 520.160 of the above-entitled ordinance be amended to read as follows:

520.160. Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. All words and phrases not defined shall have their common meaning.

~~Sports and health facility. A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise, including but not limited to swimming, court games, aerobics, jogging and muscular exercise programs. A sports and health facility may include as an accessory use personal services to patrons, including but not limited to therapeutic massage, tanning, saunas, whirlpools and locker rooms.~~

Sports and health facility, major. A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise. A major sports and health facility may include all activities conducted in a minor sports and health facility, and swimming, court games, jogging, and which includes locker rooms. A major sports and health facility may include as an accessory use personal services to patrons, including but not limited to therapeutic massage, tanning, saunas and whirlpools.

Sports and health facility, minor. A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise. A minor sports and health facility may include aerobics, weight training, muscular exercise programs, yoga, pilates or other similar activities. A minor sports and health facility shall not include locker rooms.

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

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

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20. Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Educational arts center.

- (1) In the OR1 and OR2 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.

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

Section 1. That Table 546-1 of the above-entitled ordinance be amended to read as follows:

546.30. Principal uses for the residence districts. (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence 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.

Table 546-1 Principal Uses in Residence Districts

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Dwellings									
Single-family dwelling	P	P	P	P	P	P			
Two-family dwelling			P	P	P	P			
Single or two-family dwelling existing on the effective date of this ordinance							P	P	
Cluster development	C	C	C	C	C	C	C	C	✓
Multiple-family dwelling, three (3) and four (4) units					P	P	P	P	
Multiple-family dwelling, five (5) units or more					C	C	C	C	
Planned residential development									
					C	C	C	C	✓
Congregate Living									
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	P	P	P	✓
Community residential facility serving seven (7)					C	C	C	C	✓

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to sixteen (16) persons									
Community residential facility serving seventeen (17) to thirty-two (32) persons						C	C	C	✓
Board and care home/ Nursing home/ Assisted living						C	C	C	✓
Faculty house						C	C	C	✓
Fraternity or sorority						C	C	C	✓
Hospitality residence						C	C	C	✓
Residential hospice						C	C	C	✓
Supportive housing						C	C	C	✓
INSTITUTIONAL AND PUBLIC USES									
Educational Facilities									
Early childhood learning center	C	C	C	C	C	C	C	C	✓
Preschool	C	C	C	C	C	C	C	C	✓
School, grades K--12	C	C	C	C	C	C	C	C	✓
Social, Cultural, Charitable and Recreational Facilities									
Athletic field	C	C	C	C	C	C	C	C	✓
Cemetery	C	C	C	C	C	C	C	C	
Community garden	P	P	P	P	P	P	P	P	✓
Developmental achievement center	C	C	C	C	C	C	C	C	✓
Golf course	C	C	C	C	C	C	C	C	✓
Library, public	C	C	C	C	C	C	C	C	
Park, public	P	P	P	P	P	P	P	P	
Religious Institutions									
Place of assembly	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Bed and breakfast home						C	C	C	✓
Child care center	C	C	C	C	C	C	C	C	✓
Nursery or greenhouse existing on January 1, 1991	C	C	C	C	C	C	C	C	✓
PARKING FACILITIES									
Parking lot, serving institutional and public uses	C	C	C	C	C	C	C	C	
Parking lot, serving multiple-family dwellings						C	C	C	

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Parking lot, serving board and care home/ nursing home/ assisted living						C	C	C	
PUBLIC SERVICES AND UTILITIES									
Bus turnaround	C	C	C	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	C	C	C	
Fire station	C	C	C	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	C	C	C	
Police station	C	C	C	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	C	C	C	
Stormwater retention pond	C	C	C	C	C	C	C	C	
Telephone exchange	C	C	C	C	C	C	C	C	
Water pumping and filtration facility	C	C	C	C	C	C	C	C	

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

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

Section 1. That Table 547-1 of the above-entitled ordinance be amended to read as follows:

547.30. Principal uses for the office residence districts. (a) *In general.* Table 547-1 Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the office residence 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) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Barber shop/beauty salon.
- b. Bookstore, new or used.
- c. Coffee shop, with limited entertainment, maximum thirty (30) seats.
- d. Drug store.
- e. Dry cleaning pickup station.
- f. Florist.
- g. Grocery store.
- h. Hardware store.
- i. Performing, visual or martial arts school.
- ij. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, maximum thirty (30) seats.
- jk. Self service laundry.
- l. Sports and health facility, minor

(2) The maximum size of neighborhood serving retail sales and services uses shall be two thousand (2,000) square feet of gross floor area.

(3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, with no more than two (2) such retail sales and services uses on a single zoning lot.

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- (4) Drive-through facilities shall be prohibited.
- (5) Wholesale and off-premise sales shall be prohibited.
- (6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Development Standards
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single or two-family dwelling existing on the effective date of this ordinance		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	C	C	C	
Planned residential development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Residential hospice		C	C	✓
Supportive housing		C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university			C	✓

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Early childhood learning center	C	P	P	✓
Preschool	C	P	P	✓
School, grades K-12	C	P	P	✓
School, vocational or business		P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	C	C	C	✓
Cemetery	C	C	C	
Club or lodge, with limited entertainment		C	C	✓
Community center		P	P	✓
Community garden	P	P	P	✓
Developmental achievement center	C	P	P	✓
Educational arts center	<u>C</u>	<u>G P</u>	<u>G P</u>	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, provided live performances only	<u>P</u>	<u>G P</u>	<u>G P</u>	✓
Religious Institutions				
Convent, monastery or religious retreat center		<u>G P</u>	<u>G P</u>	✓
Place of assembly	P	P	P	
Medical Facilities				
Hospital			C	✓
COMMERCIAL USES				
Office	<u>G P</u>	P	P	✓
Bed and breakfast home	C	C	C	✓
Child care center	C	P	P	✓
Clinic, medical or dental	C	P	P	
Funeral home		C	C	✓
Neighborhood serving retail sales and services		<u>G P</u>	<u>G P</u>	
Planned commercial development		C	C	✓
PARKING FACILITIES				
Parking facility		C	C	
Parking lot, serving institutional and public uses	C	<u>C</u>	<u>C</u>	

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Parking lot, serving multiple-family dwellings	C	<u>C</u>	<u>C</u>	
PUBLIC SERVICES AND UTILITIES				
Bus turnaround	C	C	C	
Electric or gas substation	C	C	C	
Fire station	C	C	C	
Heating or cooling facility		C	C	
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office		C	C	
Railroad right-of-way	C	C	C	
Stormwater retention pond	C	C	C	
Telephone exchange	C	C	C	
Water pumping and filtration facility	C	C	C	

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

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

Section 2. That Section 547.255 of the above-entitled ordinance be amended to read as follows:

547.250. Maximum lot size of office uses. Office uses shall be limited to a maximum zoning lot size of ten thousand (10,000) square feet.

547.255. Maximum lot size of theaters, indoor, provided live performances only. Theaters, indoor, provided live performances only, shall be limited to a maximum zoning lot size of ten thousand (10,000) square feet.

547.260. Maximum size of clinics. Clinics shall be limited to a maximum gross floor area of two thousand (2,000) square feet.

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Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

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

Section 3. That Table 547-3 of the above-entitled ordinance be amended to read as follows:

Table 547-3 Lot Dimension and Building Bulk Requirements in the OR1 District

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	None
Cluster development	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	None
Dwelling unit, as part of a mixed use building	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.5
Multiple-family dwelling	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.5
Planned residential development	2 acres or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	1.0
Preschool	5,000	40	1.0
School, grades K--12	20,000	100	1.0
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	1.0
Cemetery	80 acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0

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Educational arts center	4,000	40	1.0
Library	20,000	100	1.0
Park, public	20,000	100	1.0
Theater, indoor, provided live performances only	4,000	40	1.0
Religious Institutions			
Place of assembly	10,000	80	1.0
COMMERCIAL USES			
Office	4,000	None	1.0
Bed breakfast home	5,000	40	1.0
Child care center	4,000	As approved by C.U.P.	1.0
Clinic, medical or dental	4,000	None	1.0
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

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 Table 548-1 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. Picture framing.
- o. Radio and television service and repair.
- p. Shoe repair/tailor.

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(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. Film, video and audio production.
- e. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
- f. Precision medical and optical goods.
- g. Printing and publishing.
- h. Signs, including electric and neon signs.
- i. Watches and clocks.
- j. Wood crafting and carving.
- k. Wood furniture and upholstery.

Table 548-1 Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
COMMERCIAL USES						
Retail Sales and Services						
General retail sales and services	P	P	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	
Bed and breakfast home	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	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	✓
Contractor's office	C	C	C	C	C	
Currency exchange		<u>GP</u>		<u>GP</u>	<u>GP</u>	✓
Day labor agency					C	✓

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Exterminating shop					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	
Memorial monuments		P			P	✓
Office supplies sales and service	P	P	P	P	P	
Pawnshop					GP	✓
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	GP	GP	GP	GP	✓
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		GP	GP	GP	GP	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	
Offices	P	P	P	P	P	
Automobile Services						
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	✓
Food and Beverages						

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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	✓
Commercial Recreation, Entertainment and Lodging						
Hotel			P	<u>P</u>	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, <u>major</u>		C	C	C	C	
Sports and health facility, <u>minor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Theater, indoor	<u>P</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	✓
Medical Facilities						
Blood/plasma collection facility					C	
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
Planned Commercial Development	C	C	C	C	C	✓
Transportation						
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	
PARKING FACILITIES						

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Parking facility	C	C	C	C	C	
RESIDENTIAL USES						
Dwellings						
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	C	C	C	C	C	
Planned residential development	C	C	C	C	C	✓
Congregate Living						
Community residential facility serving six (6) or fewer persons	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	✓
Inebriate housing		C			C	✓
Residential hospice		C			C	✓
Supportive housing		C			C	✓
INSTITUTIONAL AND PUBLIC USES						
Educational Facilities						
Early childhood learning center	CP	P	P	P	P	✓
Preschool	CP	P	P	P	P	✓
School, grades K--12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities						
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	C	P	P	P	P	

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Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
Religious Institutions						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE						
Limited production and processing	C	C	C	C	C	
Dry cleaning establishment		C			C	✓
Film, video and audio production		C	C		C	✓
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	
Wholesaling, warehousing and distribution					C	
PUBLIC SERVICES AND UTILITIES						
Bus turnaround	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	
Telephone exchange	C	C	C	C	C	
Water pumping and filtration facility	C	C	C	C	C	

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 Table 549-1 of the 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. Picture framing.
- o. Radio and television service and repair.
- p. Shoe repair/tailor.

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(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	Specific Development Standards
COMMERCIAL USES				
Retail Sales and Services				
General retail sales and services	P	P	P	
Antiques and collectibles store	P	P	P	
Art gallery	P	P	P	
Art studio	P	P	P	✓
Bank or financial institution	P	P	P	
Bookstore, new or used	P	P	P	
Building material sales			P	
Child care center	P	P	P	✓
Consignment clothing store	CP	CP	CP	✓
Contractor's office	C	C	C	
Currency exchange		CP	CP	✓
Day labor agency			C	✓
Dormitory	C	C	C	✓
Exterminating shop			P	
Firearms dealer			C	✓

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Funeral home		P	P	✓
Greenhouse, lawn and garden supply store			P	
Grocery store	P	P	P	✓
Laundry, self service	P	P	P	
Office supplies sales and service	P	P	P	
Pawnshop			CP	✓
Performing, visual or martial arts school	P	P	P	
Pet store	P	P	P	✓
Photocopying	P	P	P	
Rental of household goods and equipment		P	P	
Secondhand goods store		CP	CP	✓
Shopping center	P	P	P	✓
Small engine repair			P	✓
Tattoo and body piercing parlor		P	P	
Tobacco shop	P	P	P	✓
Veterinary clinic	P	P	P	✓
Video store	P	P	P	
Offices	P	P	P	
Automobile Services				
Automobile convenience facility		C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major			C	✓
Automobile repair, minor		C	C	✓
Automobile sales	C	C	C	✓
Car wash			C	✓
Food and Beverages				
Catering	P	P	P	
Coffee shop, with limited entertainment	P	P	P	✓
Liquor store, off-sale	P	P	P	✓
Nightclub	P	P	P	✓
Restaurant, delicatessen	P	P	P	✓

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Restaurant, fast food	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	✓
Commercial Recreation, Entertainment and Lodging				
Hotel	P	P	P	
Indoor recreation area	P	P	P	
Outdoor recreation area	C	C	C	✓
Radio or television station	P	P	P	
Reception or meeting hall	P	P	P	
Regional sports arena			P	
Sports and health facility, <u>major</u>	P	P	P	
Sport and health facility, <u>minor</u>	P	P	P	
Theater, indoor	P	P	P	✓
Medical Facilities				
Blood/plasma collection facility			C	
Clinic, medical or dental	P	P	P	
Hospital		C	C	✓
Laboratory, medical or dental	P	P	P	
Planned Commercial Development	C	C	C	✓
Transportation				
Ambulance service			C	
Limousine service			C	
Package delivery service		C	C	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C	
PARKING FACILITIES				
Parking facility	C	C	C	
RESIDENTIAL USES				
Dwellings				
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, five (5) units or more	P	<u>CP</u>	<u>CP</u>	
Planned Residential Development	C	C	C	✓
Congregate Living				

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Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	✓
Dormitory	C	C	C	✓
Hospitality residence	GP	GP	GP	✓
Inebriate housing		C	C	✓
Residential hospice	C	C	C	✓
Supportive housing	C	C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university	C	C	C	✓
Early childhood learning center	P	P	P	✓
Preschool	P	P	P	✓
School, grades K--12	C	C	C	✓
School, vocational or business	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Club or lodge, with general entertainment	P	P	P	
Community center	P	P	P	
Community garden		P	P	
Convention center, public		P	P	
Developmental achievement center		P	P	
Library	P	P	P	
Mission			C	✓
Museum	P	P	P	
Park, public	P	P	P	
Religious Institutions				
Convent, monastery or religious retreat center	P	P	P	✓
Place of assembly	P	P	P	
PRODUCTION, PROCESSING AND STORAGE				
Limited production and processing	P	P	P	
Dry cleaning establishment		C	C	✓
Film, video and audio production	P	P	P	✓

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

Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to Zoning Code: Industrial Districts.

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

Section 1. That Table 550-1 of the above-entitled ordinance be amended to read as follows:

550.30. Principal uses for the industrial districts. (a) *In general.* Table 550-1, Principal Uses in the Industrial Districts, lists all permitted and conditional uses allowed in the industrial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted 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 a "✓" 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 550-1 employs general use categories for some types of industrial uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 550-1 and if not determined to be within another less restrictive 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) *Light industrial uses.* Light industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials. Light industrial uses include, but are not limited to, the production or processing of the following:

- a. Apparel and other finished products made from fabrics.
- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories.
- d. Fabricated leather products such as shoes, belts and luggage, except no tanning of hides.
- e. Furniture and fixtures, except no metal working.
- f. Household appliances and components, except no metal working.
- g. Measuring, analyzing, and controlling instruments.
- h. Medical and optical goods and technology.
- i. Musical instruments.
- j. Novelty items, pens, pencils, and buttons.
- k. Office and commercial equipment, except no metal working.
- l. Paper and paperboard products, except no pulp, paper or paperboard mills.
- m. Pharmaceuticals, health and beauty products.
- n. Precision machined products, including jewelry.

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- o. Printing and publishing, including distribution.
 - p. Signs, including electric and neon signs.
 - q. Sporting and athletic goods.
 - r. Telecommunications products.
- (2) *Medium industrial uses.* Medium industrial uses include metal working, glass and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. Medium industrial uses may include processing of raw materials or production of primary materials. Medium industrial uses include, but are not limited to, the production or processing of the following:
- a. Electrical equipment such as motors and generators, lighting, wiring, and transmission and distribution equipment.
 - b. Fabricated metal products such as cans and shipping containers, cutlery, hand tools and general hardware.
 - c. Fabricated plastic and rubber products, except tires and inner tubes.
 - d. Glass and glass products, ceramics, and china and earthenware such as dishes and kitchenware.
 - e. Gypsum, drywall and plaster products.
 - f. Latex paints.
 - g. Lumber and wood products, including plywood.
 - h. Machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - i. Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - j. Screw machine products such as bolts, nuts, screws, and washers.
 - k. Textiles and fabrics.
 - l. Transportation equipment.
- (3) *General industrial uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials and production of primary materials. General industrial uses include, but are not limited to, the production or processing of the following:
- a. Asphalt, paving and roofing materials.
 - b. Battery manufacture and reprocessing.
 - c. Chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - d. Oil-based paints, varnishes, lacquers, and enamels.
 - e. Petroleum and coal products, except no mining or extraction.
 - f. Plastics and synthetic resins and fibers.
 - g. Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - h. Sand and gravel, except no mining or extraction.
 - i. Stone, clay and concrete products such as cement, bricks, tile and concrete blocks.
 - j. Tanned hides and leather.
 - k. Tires and inner tubes.

Table 550-1 Principal Uses in the Industrial Districts

Use	1	2	3	Specific Development Standards
INDUSTRIAL USES				
Generalized Use Categories				

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Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
Specific Industrial Uses				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Wholesaling, warehousing and distribution	P	P	P	
Planned Industrial Development	C	C	C	✓
COMMERCIAL USES				
Retail Sales and Services				
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓
Farmer's market	C	C		
Liquor store, off-sale	C	C		✓
Office supply sales and service	P	P		
Photocopying	P	P		

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Offices	P	P	P	
Automobile Services				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓
Automobile sales	C	C	C	✓
Car wash	C	C	C	✓
Food and Beverages				
Catering	P	P		
Coffee shop, with limited entertainment	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages with general entertainment	P	P		✓
Commercial Recreation, Entertainment and Lodging				
Indoor recreation area	P	P		✓
Hotel	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Medical Facilities				
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
Transportation				
Ambulance service	C	C	C	
Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓

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Motor vehicle storage lot		C	C	
Package delivery service		C	C	✓
Railroad switching yards and freight terminal			C	✓
Taxicab service		C	C	✓
Towing service			C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental		C	C	
Waste hauler			C	✓
PARKING FACILITIES				
Parking facility		C	C	
Institutional and Public Uses				
Educational Facilities				
School, grades K--12		P	P	
School, vocational or business		P	P	P ✓
Social, Cultural, Charitable, and Recreational Facilities				
Athletic field		P	P	P ✓
Club or lodge, with general entertainment		P	P	
Community center		P	P	✓
Community garden		P	P	✓
Development achievement center		P	P	
Educational arts center		P	P	
Mission		C	C	C ✓
Park		P	P	P
Religious Institutions				
Place of assembly		P	P	
RESIDENTIAL USES				
Community correctional facility serving up to thirty-two (32) persons		C	C	C ✓
PUBLIC SERVICE AND UTILITIES				
Animal shelter		C	C	C ✓
Bus turnaround		C	C	C
Electric or gas substation		C	C	C
Electricity generation plant, hydroelectric		C	C	C ✓
Electricity generation plant, non-nuclear			C	✓

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Fire station	C	C	C	
Garage for public vehicles	C	C	C	
Heating or cooling facility	C	C	C	
Mounted patrol stable	C	C	C	✓
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office	C	C	C	
Railroad right-of-way	C	C	C	
River freight terminal			C	
Stormwater retention pond	C	C	C	
Street and equipment maintenance facility	C	C	C	
Telephone exchange	C	C	C	
Vehicle emission testing station	C	C	C	
Waste transfer or disposal facility			C	✓
Water pumping and filtration facility	C	C	C	

Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.

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

Section 1. That Section 551.360 of the above-entitled ordinance be amended to read as follows:

551.360. Permitted uses. (a) Uses. In addition to the uses permitted in the primary zoning district, the following uses shall be permitted in the Industrial Living Overlay District, provided such uses shall be located in buildings existing on the effective date of this ordinance:

- (1) General retail sales and services uses.
- (2) Antiques and collectibles.
- (3) Banks and financial institutions.
- (4) Bookstore, new or used.
- (5) Grocery store.
- (6) Laundry, self service.
- (7) Performing, visual or martial arts school.
- (78) Reception or meeting hall.
- (9) Sports and health facility, minor
- (810) Theater, indoor, provided live performance only.
- (911) Video stores up to four thousand (4,000) square feet.