

By Schiff

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 Section 520.160 of the above-entitled ordinance be amended by amending, deleting, and adding definitions 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. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

Animal shelter. A facility that houses homeless, lost or abandoned animals or provides temporary boarding services for domestic animals.

Automobile repair, minor. An establishment engaged in performing repairs to, and the servicing of, passenger automobiles, where gasoline or other automobile engine fuel (stored only in underground tanks), motor oil, lubricants, grease, and minor accessories may be sold. Minor repair may include muffler replacement, oil changing and lubrication, tire repair and replacement except tire recapping, wheel alignment, brake repair, suspension repair, engine repair and replacement, transmission repair and replacement, flushing of radiators, servicing of air conditioners, audio installation, detailing, and other activities of repair or servicing of automobiles, except rebuilding or reconditioning of passenger automobiles, body, frame or fender straightening, replacement or repair, painting or rustproofing. In addition, household and convenience items, food or other miscellaneous retail goods commonly associated with the same also may be sold.

Bay window. A projection from a building primarily constructed of windows that is one (1) or more feet above the adjacent grade.

Canopy tree. A deciduous tree that commonly grows to a mature height of thirty-five (35) feet or greater.

Clinic. An establishment where patients are admitted for medical or dental exams and treatment on an outpatient basis only. A use providing only counseling services shall not be considered a clinic.

Communication exchange. A building where phone calls are switched to and from major feeder lines, where internet service providers route internet traffic between their networks, or where some other form of electronic communication exchanges occur. Communication exchange shall not include a telecommunication tower, antenna or base site.

Concrete, asphalt and rock crushing facility. A use in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled or handled. A concrete, asphalt and rock crushing facility does not include:

- (1) The use on a public roadway construction or repair project approved by the city engineer of equipment which directly moves along the roadway surface and grinds, or grinds, reconstitutes and resurfaces the roadway; or
- (2) The temporary on-site crushing, grinding, or pulverizing of a razed building, parking area or structural materials, which are subject to ~~section 389.90~~ Chapter 389 of the Minneapolis Code of Ordinances.

Drive-through facility. A facility which accommodates automobiles and from which the occupants of the automobiles may make purchases or transact business, including the stacking spaces in which automobiles wait. Examples include but are not limited to drive-up windows, menu boards, order boards or boxes, drive-in restaurants and drive-up banks. Drive-through facilities shall not include the direct refueling of motor vehicles or a car wash.

Drug store. A convenience retail store with a pharmacy.

Dwelling. A building, or portion thereof, containing one (1) or more dwelling units, designed or used exclusively for human habitation.

Two-family dwelling. A building containing two (2) dwelling units only, each of which is separated from the other by an unpierced wall extending from ground to roof for at least eighty (80) percent of the length of the structure or an unpierced ceiling and floor extending from exterior wall to exterior wall.

Early childhood learning center. A facility in which educational programs are provided to parents and children from ages birth to an age eligible to enter kindergarten within the next four (4) months.

Floor area, gross (GFA). The gross floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the centerline of walls separating two (2) buildings. The gross floor area of a building shall include basement floor area when one-half (-1/2) or more of the basement height is above ~~the established curb level or above the finished lot grade level where the curb level has not been established~~ natural grade for more than fifty (50) percent of the total perimeter. The gross floor area shall also include elevator shafts and stairwells to each floor, penthouses, attic space having headroom clearances that meet building code minimum ceiling heights of seven (7) feet six (6) inches or more, interior balconies and mezzanines, enclosed porches, floor area devoted to accessory uses, and floor space used for mechanical equipment, except equipment located on the roof, unless otherwise specified in this ordinance. The gross floor area of structures devoted to bulk storage of materials, including but not limited to grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet, assuming one (1) floor for each fourteen (14) feet in height. In determining the gross floor area of an individual use within a multiple tenant building, the gross floor area is the sum of the gross horizontal areas measured from the interior faces of the interior walls of the space occupied by the use. Gross floor area shall not include space devoted to accessory off-street parking or loading facilities, including aisles, ramps and maneuvering space.

Frontage. All the property abutting one (1) side of a street between the two (2) nearest intersecting streets measured along the line of the street, or if dead ended, then all of the property abutting on one (1) side between an intersecting street and the dead end of the street. In addition, frontage shall include all property abutting a limited access roadway right-of-way.

Primary frontage. For the purposes of applying the on-premise sign regulations, the frontage toward which the use faces or is oriented. Only one (1) such primary frontage shall be allowed on a zoning lot.

Secondary frontage. For the purposes of applying the on-premise sign regulations, a frontage that is not the primary frontage.

Habitable. Suitable for a person to live in. References to habitable spaces, areas, and portions of dwellings shall include kitchens, hallways, bathrooms, closets, and unfinished areas easily converted to livable spaces, such as attics and basements, but does not include an attached accessory use designed or intended to be used for the parking of vehicles. References to habitable buildings shall include all habitable spaces and all attached structures to the habitable space including an attached accessory use designed or intended to be used for the parking of vehicles.

Height, structure or building. The vertical distance from the natural grade measured either at the curb level or at a point ten (10) feet away from the front center of the structure or building, whichever is closer, to the top of the highest point of the structure including parapets, or to the top of the highest point of the roof on a flat or shed roof, the deck line on a mansard roof, or the average distance between the eaves edge and the ridge level for gable, hip and gambrel roofs. Dormers exceeding fifty (50) percent of the building width below a gable, hip and gambrel roof shall be included in the measured vertical distance. Except in the SH Shoreland Overlay District, roof-top mechanical equipment and enclosures less than fourteen (14) feet tall on a flat roof shall not be included in the height provided the equipment and enclosures are set back from the exterior walls one (1) foot for every one (1) foot they extend above the roof surface.

Home occupation. An occupation or profession carried on by a member of the household residing on the premises, conducted as a customary, incidental and accessory use of a dwelling. Also referred to as live-work.

Hospital. An establishment where patients are admitted for medical, surgical, or psychiatric treatment for outpatient and/or inpatient, overnight accommodation.

Library, public. A library operated by the City of Minneapolis Hennepin County.

Lot. A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law.

Reverse corner lot. A corner lot that includes ~~a side~~ more than one lot line adjacent to the streets of which one lot line ~~that~~ is substantially a continuation of the front lot line of the adjacent property to the rear.

Zoning lot. A single, buildable parcel of land under common ownership or control, occupied by one (1) or more principal buildings or uses, accessory buildings or uses, and all yards and open spaces, as required by the zoning ordinance. A zoning lot may consist of more than one (1) platted lot, but shall not be separated by a public street.

Lot coverage. The area covered by principal and accessory structures. Lot coverage shall not include awnings, canopies, balconies, eaves, and signs that meet the standards for permitted obstructions in required yards and cantilevers that extend not more than two (2) feet from a structure.

Lot line. A line of record bounding a lot that divides one (1) lot from another lot or from a public or private street or alley or any other public space.

Front lot line. A boundary of a lot which is along an existing or dedicated public street, but not an alley. On a corner lot, the front lot line shall be the lot line that is in line with the predominant platting orientation of the block.

Lot width. The distance between the side lot lines of a lot measured along a straight line parallel to the front lot line immediately in back of the required front yard. Where no front yard is required, lot width is the distance between the side lot lines of a lot measured along the front lot line.

Parking facility, off-street. An area, either a parking lot or garage, that provides short-term or long-term off-street parking for motor vehicles. Parking facility includes designated locations for vehicles engaged in loading or unloading of passengers or goods. ~~Off-street parking facility~~ does not include commercial or industrial yard areas for storage, handling, processing, pickup or delivery of goods, materials or equipment, such as building materials sales yards, scrap/salvage yards, metal milling facilities, contractor yards and other similar uses. A parking facility may be a principal or an accessory use.

Parking lot. A ground level, open area used for the short-term or long-term parking of motor vehicles. A parking lot includes the top level of a parking garage when one-half (1/2) or more of the top level is within four (4) feet above or below the adjacent sidewalk grade.

Parking space. A space of definite length and width designed for parking of motor vehicles within a parking area that is directly accessible to a parking aisle or driveway and clear of obstructions including curbing and bicycle parking. Said space shall be exclusive of such drives, aisles or entrances giving access thereto.

Performing, visual or martial arts school. A facility providing lessons for artistic activities including, but not limited to dance, music, painting, karate, and yoga. A performing, visual or martial arts school shall not include shower facilities.

Pergola. A building-like structure with columns supporting an elevated trellis over which vines or plants may grow.

Preschool. A facility in which educational programs are provided for children from ages twenty-four (24) months to an age eligible to enter kindergarten within the next four (4) months.

Primary building wall. For the purpose of applying on-premise sign regulations, a primary building wall is an exterior building wall that faces a street or an exterior building wall that faces an accessory parking area and contains a public entrance. When the exterior building walls are not parallel to a street, they shall be assigned to the street frontage to which they are most oriented.

Roof, flat. A roof slope with a two (2) foot rise over a twelve (12) foot run or less.

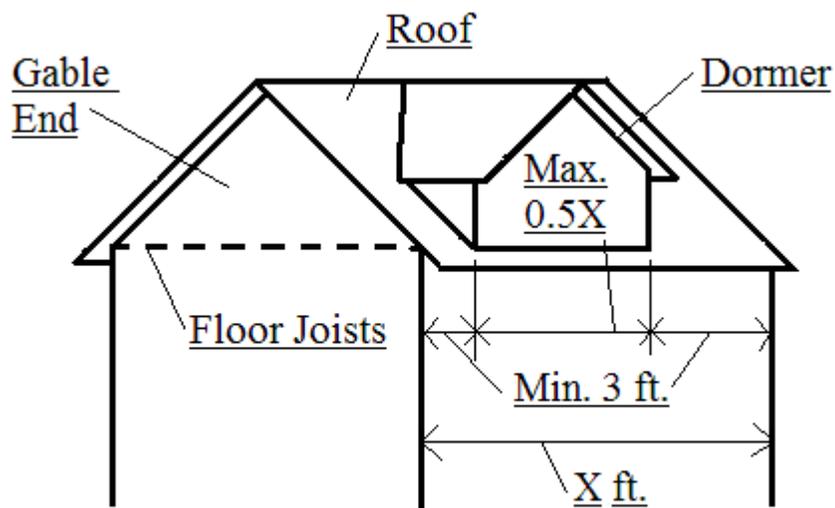
Shopping center. A unified development of two (2) or more ground floor commercial uses, excluding offices, operated under common ownership or management, which may be connected by a common wall or may be freestanding, and which may include common parking and signage. A shopping center shall not include:

- (1) aA storefront building or group of storefront buildings where each use includes a separate principal customer entrance facing the street.
- (2) A commercial or mixed use building with a separate principal customer entrance for each ground floor use with street frontage with any on-site parking facilities located at the interior or rear of the site.

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 shower facilities.

Story, half. ~~A story under a gable or hip roof that contains a habitable floor area, including floor area under dormers, not exceeding fifty (50) percent of the floor area of the floor below.~~ A story that meets the following criteria:

- (1) The half story will be located on a principal residential structure with a maximum district or use height of two and one-half (2.5) stories. A partial story located in any other district or on any other use shall be considered a full story.
- (2) Gross floor area of the half story will be located under a gable or hip roof and all of the roof rafters shall abut the floor joists, except at gable ends or where dormers are allowed.
- (3) Dormers on the half story will meet the following standards.
 - a. The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.
 - b. Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.
 - c. Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.



Story, half

Structure. Anything constructed or erected with a more or less fixed location on the ground or in or over a body of water. A structure shall include, but not be limited to, buildings, fences, walls, signs, canopies, decks, patios, antennae, piers, docks and any objects or things permanently attached to the structure.

Accessory structure. A structure detached from a principal structure, incidental and subordinate to the principal structure or use, including but not limited to garages, sheds, above-ground swimming pools, and fences.

Principal residential structure. Any structure containing a principal residential use.

~~*Telephone exchange.* A building where phone calls are switched to and from major feeder lines. Telephone exchange shall not include a telecommunication tower, antenna or base site.~~

Top plate. The part of a stud wall directly below and abutting the roof rafters.

Trellis. A framework over which vines and plants may grow that is not a pergola. A freestanding trellis or a trellis attached to and supported by a building extending out from the building more than five (5) feet shall be considered a fence.

Use. The purpose or activity for which the land or buildings thereon are designed, arranged, intended, occupied or maintained.

Accessory use. A use of land or of a building or portion thereof incidental and subordinate to a principal use.

Yard. An open space on the same zoning lot with a use, building or structure which is unoccupied and unobstructed from its lowest surface level to the sky, except as otherwise provided by this zoning ordinance. A yard extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.

By Schiff

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 the following portion of Table 546-1 of the above-entitled ordinance be amended to read as follows:

Table 546-1 Principal Uses in Residence Districts

<i>Use</i>	<i>R1</i>	<i>R1A</i>	<i>R2</i>	<i>R2B</i>	<i>R3</i>	<i>R4</i>	<i>R5</i>	<i>R6</i>	<i>Specific Development Standards</i>
PUBLIC SERVICES AND UTILITIES									
Telephone Communication exchange	C	C	C	C	C	C	C	C	

Section 2. That the following portion of Section 546.240 of the above-entitled ordinance be amended to read as follows:

546.240. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 3. That the following portion of Section 546.300 of the above-entitled ordinance be amended to read as follows:

546.300. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 4. That the following portion of Section 546.360 of the above-entitled ordinance be amended to read as follows:

546.360. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 5. That the following portion of Section 546.420 of the above-entitled ordinance be amended to read as follows:

546.420. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 6. That the following portion of Section 546.480 of the above-entitled ordinance be amended to read as follows:

546.480. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 7. That the following portion of Section 546.530 of the above-entitled ordinance be amended to read as follows:

546.530. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 8. That the following portion of Section 546.580 of the above-entitled ordinance be amended to read as follows:

546.580. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 9. That the following portion of Section 546.630 of the above-entitled ordinance be amended to read as follows:

546.630. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

By Schiff

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 the following portion of Table 547-1 of the above-entitled ordinance be amended to read as follows:

Table 547-1 Principal Uses in the Office Residence Districts

<i>Use</i>	<i>OR1</i>	<i>OR2</i>	<i>OR3</i>	<i>Specific Development Standards</i>
PUBLIC SERVICES AND UTILITIES				
Telephone <u>Communication</u> exchange	C	C	C	

Section 2. That the following portion of Section 547.240 of the above-entitled ordinance be amended to read as follows:

547.240. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 3. That the following portion of Section 547.310 of the above-entitled ordinance be amended to read as follows:

547.310. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

Section 4. That the following portion of Section 547.350 of the above-entitled ordinance be amended to read as follows:

547.350. Building bulk requirements.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (5) ~~The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below Half story floor area.~~

By Schiff

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 the following portion of Table 548-1 of the above-entitled ordinance be amended to read as follows:

Table 548-1 Principal Uses in the Commercial Districts

<i>Use</i>	<i>C1</i>	<i>C2</i>	<i>C3A</i>	<i>C3S</i>	<i>C4</i>	<i>Specific Development Standards</i>
PUBLIC SERVICES AND UTILITIES						
Telephone <u>Communication</u> exchange	C	C	C	C	C	

By Schiff

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 the following portion of Table 549-1 of the above-entitled ordinance be amended to read as follows:

Table 549-1 Principal Uses in the Downtown Districts

<i>Use</i>	<i>B4</i>	<i>B4S</i>	<i>B4C</i>	<i>Specific Development Standards</i>
PUBLIC SERVICES AND UTILITIES				
Telephone <u>Communication</u> exchange	C	C	C	

By Schiff

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 the following portion of Table 550-1 of the above-entitled ordinance be amended to read as follows:

Table 550-1 Principal Uses in the Industrial Districts

<i>Use</i>	<i>I1</i>	<i>I2</i>	<i>I3</i>	<i>Specific Development Standards</i>
PUBLIC SERVICES AND UTILITIES				
Telephone <u>Communication</u> exchange	C	C	C	