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.

Planned unit development. ~~Two (2) or more principal buildings or uses developed or to be developed under unified ownership or control, the development of which is unique and of a different character than the surrounding area. A planned unit development may be a planned residential development, planned commercial development or planned industrial development.~~ A large-scale integrated development, often including two (2) or more uses, planned and developed under unified ownership or control.

Remington

Amending Title 20, Chapter 527 of the Minneapolis Code of Ordinances relating to Zoning Code: Planned Unit Development.

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

Section 1. That Chapter 527 of the above-entitled ordinance be and is hereby repealed

~~ARTICLE I. GENERAL PROVISIONS~~

~~**527.10. Purpose.** This chapter establishes the procedures and standards for the development of areas as unified, planned developments in accordance with the intent and purpose of this zoning ordinance, and the applicable policies of the comprehensive plan. Because of the larger size of sites, the provisions of this chapter provide for flexibility in the use of land and the placement and size of buildings in order to better utilize the special features of sites and to obtain a higher quality of development which incorporates high levels of amenities and which meets public objectives for protection and preservation of natural and historic features.~~

~~**527.20. Planned unit development classifications.** A planned unit development may be a planned residential development, planned commercial development or planned industrial development.~~

~~**527.30. Relationship to other applicable regulations.** A planned unit development shall be subject to all applicable standards, procedures and regulations of this zoning ordinance and the zoning district in which it is located, including applicable site plan review standards contained in Chapter 530, Site Plan Review, for the individual uses within the development, except as otherwise provided in this chapter.~~

~~**527.40. Minimum area.** A planned unit development shall contain a minimum contiguous area of two (2) acres, which may be separated by a public right-of-way, railroad right-of-way, or stream, except the Mississippi River.~~

~~**527.50. Ownership or control.** All parcels proposed for planned unit development shall be under the ownership or control of the applicant at the time of application.~~

~~**527.60. Platting requirement.** As part of any application for planned unit development approval, any land proposed for planned unit development shall be platted or replatted into one or more lots suitable for the planned unit development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations, except as otherwise provided in this chapter.~~

~~**527.70. Development plan.** (a) *Submission*. As part of any application for planned unit development approval, the applicant shall submit a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the planned unit development, a master sign plan, and a site plan showing all existing and proposed development including the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards and similar matters, as well as the location of existing public facilities and services.~~

~~(b) *Conditions*. In addition to other conditions of approval, the city planning commission may require the applicant to revise the development plan to conform to the requirements of this chapter, the land subdivision regulations, the zoning ordinance, the applicable policies of the comprehensive plan and any other regulations affecting the design and improvement of the planned unit development.~~

~~**527.80. Plan consistency.** The city shall withhold any building permit, demolition permit, grading permit, utility connection, license or other approval required for a planned unit development if the proposal is inconsistent with the development plan as approved, except as otherwise provided in this chapter.~~

~~**527.90. Changes in approved plan.** (a) *Minor changes.* Notwithstanding section 527.80, the zoning administrator may authorize minor changes in the placement and size of improvements within an approved planned unit development if the changes are required because of conditions that were unknown at the time the development plan was approved, and the zoning administrator determines that the changes are consistent with the intent of this chapter and the findings made by the city planning commission in connection with the approval of the planned unit development.~~

~~(b) *Other changes.* Changes to the development plan affecting uses, bulk regulations, parking and loading, or components of the site other than minor changes in the placement and size of improvements shall require amendment to the planned unit development by the city planning commission. The requirements for application and approval of a planned unit development amendment shall be the same as the requirements for original approval.~~

~~**527.100. Time of completion.** All planned unit developments shall be completed within two (2) years of the effective date of the planned unit development approval, except as specifically extended by the city planning commission.~~

~~**527.110. Phasing of development.** Phasing of development shall be permitted. If phasing is used, each phase of the planned unit development shall be designed and developed to be able to exist as an independent unit. If a project is~~

~~approved as phased development, the two year time of completion requirement specified in section 527.100 shall apply for each phase.~~

~~**527.120. Exceptions to zoning ordinance standards.** The city planning commission may approve exceptions to the zoning regulations applicable to the zoning district in which the planned unit development is located as authorized in this chapter only upon finding that the planned unit development includes adequate site amenities to address any adverse effects of the exception. Site amenities may include but are not limited to additional open space, additional landscaping and screening, transit facilities which are developed as part of the planned unit development, bicycle parking, preservation of natural features, restoration of previously damaged natural environment, the rehabilitation and reuse of locally designated historic structures or structures that have been determined to be eligible to be locally designated as historic structures, and design of new construction which is similar in form, scale and materials to existing structures on the site and to surrounding development. Nothing in this chapter shall be construed to provide a property owner with any property right or other legal right to compel the city to grant exceptions to this zoning ordinance.~~

~~**527.130. Placement of structures.** More than one principal residential structure may be placed on one platted or recorded lot in a planned unit development. The appearance and compatibility of individual buildings to other site elements and to surrounding development shall be given primary consideration in reviewing and approving the placement and spacing of structures.~~

~~**527.140. Bulk regulations.** (a) *Floor area*. The city planning commission may authorize an increase in the maximum gross floor area allowed by the zoning district regulations for the individual uses in the development by not more than twenty (20) percent for the purpose of promoting an integrated project that provides additional site amenities.~~

~~(b) *Building height*. The city planning commission may authorize an increase in the maximum height of structures for the purpose of promoting an integrated project that provides additional site amenities.~~

~~**527.150. Lot requirements.** (a) *In general.* The city planning commission may authorize reductions in the area of individual lots within a planned unit development from the required lot area for the zoning district, provided any such reductions shall be compensated for by an equivalent amount of lot area elsewhere in the planned unit development. Lot area shall not include areas designated as public or private streets.~~

~~(b) *Density bonus*. The city planning commission may authorize a reduction in the minimum lot area per dwelling unit required by the zoning district regulations by not more than twenty (20) percent for the purpose of promoting an integrated project that provides a variety of housing types and additional site amenities.~~

~~**527.160. Yards.** The city planning commission may authorize reductions in or elimination of required yards provided landscaped yards of at least such minimum width as required by the zoning district in which the planned unit development is located shall be maintained along the periphery of the planned unit development.~~

~~**527.170. On-premise signs.** All signs in a planned unit development shall conform to a master sign plan that shall be considered and approved with the development plan. All signs shall conform to the requirements of Chapter 543, On-Premise Signs, except as otherwise authorized by the city planning commission.~~

~~**527.180. Off-street parking and loading.** Off-street parking and loading for the planned unit development shall comply with the requirements of Chapter 541, Off-Street Parking and Loading, except as otherwise authorized by the city planning commission. In determining the number of off-street parking and loading spaces required, the city planning commission shall consider, but not be limited to, the parking and loading requirements for the individual uses within the planned unit development as specified in Chapter 541, the nature of the uses and population served, documentation supplied by the applicant regarding the actual parking and loading demand for the proposed use, the potential for shared parking and loading, and the use of alternative forms of transportation.~~

~~ARTICLE II. PLANNED RESIDENTIAL DEVELOPMENT~~

~~**527.190. Purpose of planned residential development.** Planned residential development is established to encourage a higher quality residential development that provides a greater variety of housing types and costs and additional site amenities than might otherwise occur under the strict application of the zoning regulations. The regulations are intended to encourage innovation in housing design in order to meet the housing needs of the city's diverse population, to promote the efficient use of land, and to protect the natural environment.~~

~~**527.200. Uses.** (a) *Permitted uses*. Any use allowed in the zoning district in which the planned residential development is located may be included within a planned residential development. If a planned residential development includes an area with more than one zoning classification, the uses allowed within each portion of the development shall be limited by the applicable zoning district regulations, except as otherwise provided in this section.~~

~~(b) *Additional uses*. The city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services as allowed in the OR2 and OR3, and C1 Districts, child care centers, offices and clinics within a planned residential development provided the following standards are met:~~

~~(1) Such uses are designed primarily for the residents of the planned development and of adjacent areas which are within convenient walking distance of the use.~~

~~(2) All additional uses, except residential uses, shall be located on the ground or first floor.~~

~~(3) The uses are not of such a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the planned development.~~

~~(4) Not more than twenty (20) percent of the gross floor area of the planned development shall be devoted to such additional uses.~~

~~ARTICLE III. PLANNED COMMERCIAL DEVELOPMENT~~

~~**527.210. Purpose of planned commercial development.** Planned commercial development is established to encourage a higher quality commercial development that provides a greater mix of uses and additional site amenities than might otherwise occur under the strict application of the zoning regulations. The regulations are intended to encourage a compatible mixture of commercial, institutional and residential development which is both attractive and highly functional, to promote the efficient use of land, and to protect the natural environment.~~

~~**527.220. Uses.** (a) *Permitted uses.* Any use allowed in the zoning district in which the planned commercial development is located may be included within a planned commercial development. If a planned commercial development includes an area with more than one zoning classification, the uses allowed within each portion of the development shall be limited by the applicable zoning district regulations.~~

~~(b) *Additional uses*. The city planning commission may authorize additional neighborhood serving retail sales and services in the OR2 and OR3 Districts, and additional residential uses, provided the following standards are met:~~

~~(1) Such uses are designed primarily for the residents or users of the planned development and of adjacent areas which are within convenient walking distance of the use.~~

~~(2) All additional uses, except residential uses, shall be located on the ground or first floor.~~

~~(3) The uses are not of such a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the planned development.~~

~~(4) Not more than twenty (20) percent of the gross floor area of the planned development shall be devoted to such additional uses.~~

~~ARTICLE IV. PLANNED INDUSTRIAL DEVELOPMENT~~

~~**527.230. Purpose of planned industrial development.** Planned industrial development is established to encourage a higher quality industrial development that provides additional site amenities than might otherwise occur under the strict application of the zoning regulations. The regulations are intended to encourage the reuse of underutilized industrial land through development which is responsive to surrounding development, to promote the efficient use of land, and to protect the natural environment.~~

~~**527.240. Uses.** (a) *Permitted uses*. Any use allowed in the zoning district in which the planned industrial development is located may be included within a planned industrial development. If a planned industrial development includes an area with more than one zoning classification, the uses allowed within each portion of the development shall be limited by the applicable zoning district regulations, except as otherwise provided in this section.~~

~~(b) *Additional uses*. The city planning commission may authorize additional retail sales and services, residential uses and additional industrial uses, except an industrial use first allowed in the I3 District, within a planned industrial development provided the following standards are met:~~

~~(1) Such uses are necessary and desirable with respect to the primary purpose of the planned development.~~

~~(2) The uses are not of such a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the planned development.~~

~~(3) Not more than twenty (20) percent of the gross floor area of the planned development shall be devoted to such additional uses.~~

~~(4) Lot area requirements for residential units shall be a minimum of nine hundred (900) square feet of lot area per dwelling unit, and a minimum of seven hundred fifty (750) square feet of lot area per rooming unit.~~

~~(5) The maximum occupancy of a dwelling unit shall not exceed one family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons. The maximum occupancy of a rooming unit shall be as regulated by Chapter 244 of the Minneapolis Code of Ordinances, Housing Maintenance Code.~~

~~ARTICLE V. APPLICATION AND APPROVAL~~

~~**527.250. Application procedure.** An application for planned unit development shall be filed on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement.~~

~~**527.260. Public hearing.** The city planning commission shall hold a public hearing on each complete application for planned unit development as specified in Chapter 525, Administration and Enforcement, for conditional use permit.~~

~~**527.270. Approval of a planned unit development.** The city planning commission may approve, deny or approve with modifications an application for planned unit development. When necessary to protect the natural environment, to prevent hazardous development or otherwise to protect the public welfare, the city planning commission may require a lower intensity of development or more restricted development on portions of a site than specified in this zoning ordinance.~~

~~**527.280. Required findings.** In addition to the conditional use permit standards contained in Chapter 525, Administration and Enforcement, before approval of a planned unit development the city planning commission also shall find:~~

~~(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:~~

~~a. The character of the uses in the proposed planned unit development, including in the case of a planned residential development the variety of housing types and their relationship to other site elements and to surrounding development.~~

~~b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access and availability of transit alternatives.~~

~~c. The site amenities of the proposed planned unit development, including the location and functions of open space and the preservation or restoration of the natural environment or historic features.~~

~~d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not~~

~~limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.~~

~~e. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.~~

~~(2) That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.~~

~~**527.290. Conditions and guarantees.** The city planning commission may impose such conditions on any proposed planned unit development and require such guarantees as it deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and the policies of the comprehensive plan.~~

Section 2. That Title 20 of the Minneapolis Code of Ordinances be amended by adding thereto a new Chapter 527 to read as follows:

ARTICLE I. GENERAL PROVISIONS

527.10. Purpose. This chapter establishes the procedures and standards for the development of areas as unified, planned developments in accordance with the intent and purpose of this zoning ordinance, and the applicable policies of the comprehensive plan. Because of the larger size of sites, the provisions of this chapter provide for flexibility in the use of land and the placement and size of buildings in order to better utilize the special features of sites and to obtain a higher quality of development that incorporates high levels of amenities than might otherwise occur under the strict application of zoning regulations for the users of the site, the neighborhood, or the city as a whole, and which meets public objectives for protection and preservation of natural and historic features. The regulations are intended to encourage innovation in housing design in order to meet the housing needs of the city's diverse population; to encourage a compatible mixture of commercial, institutional and residential development that is both attractive and highly functional; to encourage the reuse of underutilized industrial land through development which is responsive to surrounding development; to promote the efficient use of land, innovation in site design, and sustainable development; and protect the natural environment.

527.20. Reserved.

527.30. Relationship to other applicable regulations. A planned unit development shall be subject to all applicable standards, procedures and regulations of this zoning ordinance and the zoning district in which it is located, including applicable site plan review standards contained in Chapter 530, Site Plan Review, for the individual uses within the development, except as otherwise provided in this chapter.

527.40. Minimum area. A planned unit development shall contain a minimum contiguous area of one (1) acre, which may be separated by a public right-of-way, railroad right-of-way, or stream, except the Mississippi River.

527.50. Ownership or control. All parcels proposed for planned unit development shall be under the ownership or control of the applicant at the time of application. Where amendments are necessary and the parcels are under different ownership or control than the original application, the application for an amendment may be made by the owner of the parcel on which the amendment will occur. Where the ownership of the parcel is part of a common interest community, the applicant shall obtain the permission of the association board for the parcel where the amendment will occur. The applicant shall notify in writing all other owners of parcels within the boundary of the original planned unit development, or in the case of a common interest community the association board, and shall submit evidence of such notification to the zoning administrator before any application shall be deemed complete.

527.60. Platting requirement. As part of any application for planned unit development approval, any land proposed for planned unit development shall be platted or replatted into one or more lots suitable for the planned unit development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations, except as otherwise provided in this chapter.

527.70. Development plan. (a) *Submission*. As part of any application for planned unit development approval, the applicant shall submit a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the planned unit development, a master sign plan, and a site plan showing all existing and proposed development including the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards and similar matters, as well as the location of existing public facilities and services.

(b) *Conditions*. In addition to other conditions of approval, the city planning commission may require the applicant to revise the development plan to conform to the requirements of this chapter, the land subdivision regulations, the zoning ordinance, the applicable policies of the comprehensive plan and any other regulations affecting the design and improvement of the planned unit development.

527.80. Plan consistency. The city shall withhold any building permit, demolition permit, grading permit, utility connection, license or other approval required for a planned unit development if the proposal is inconsistent with the development plan as approved, except as otherwise provided in this chapter.

527.90. Changes in approved plan. (a) *Minor changes.* Notwithstanding section 527.80, the zoning administrator may authorize minor changes in the placement and size of improvements, or may authorize the substitution of a substantially similar amenity for an approved amenity, within an approved planned unit development if the changes are required because of conditions that were unknown at the time the development plan was approved, and the zoning administrator determines that the changes are consistent with the intent of this chapter and the findings made by the city planning commission in connection with the approval of the planned unit development.

(b) *Other changes.* Changes to the development plan affecting uses, bulk regulations, parking and loading, or components of the site other than minor changes in the placement and size of improvements shall require amendment to the planned unit development by the city planning commission. The elimination of any amenity, or substitution of any amenity that is not substantially similar to an approved amenity provided for an alternative to the zoning code, as allowed in section 527.120, shall require an amendment to the planned unit development by the city planning commission. The requirements for application and approval of a planned unit development amendment shall be the same as the requirements for original approval. Where only one change to the development is made that is deemed an amendment to the planned unit development, including the addition of a use that is a conditional use permit in the zoning district in which the planned unit development is located, and where staff determines that the change will not require substantial staff time or reevaluation of the planned unit development, then the applicant may be charged the application fee for a conditional use permit, rather than the fee for a conditional use permit for planned unit developments, as listed in Table 525-1, Fees.

(b) Planned unit developments existing before the adoption of the ordinance. Notwithstanding the provisions of this chapter, planned unit developments approved before the adoption of this ordinance shall only be required to provide amenities for any alternatives requested as a part of the amendment, or as required as a part of previous approvals.

527.100. Time of completion. (a) *In general.* All planned unit developments shall be completed within two (2) years of the effective date of the planned unit development approval, or such later date established by the city planning commission unless the building permit is obtained within such period and the erection or alteration of a building is substantially begun and proceeds on a continuous basis toward completion, or the use is established within such period by actual operation pursuant to the applicable conditions and requirements of such approval. The zoning administrator, upon written request, may for good cause shown grant up to a one (1) year extension to

this time limit. If any one phase is deemed expired, then all successive phases not completed or under construction shall be deemed expired.

(b) *Partial completion.* For partially completed phases of a planned unit development that expires, the applicant shall submit a maintenance plan for the area not completed that shall include, but not be limited to, the following:

(1) Right-of-way access and maintenance plan.

(2) Stormwater management and erosion control plans addressing the temporary or unfinished condition.

(3) Ground cover and/or landscaping.

(4) Site security.

(5) Fences and walls.

(6) Equipment storage.

527.110. Phasing of development. Phasing of development shall be permitted. If phasing is used, each phase of the planned unit development shall be designed and developed to be able to exist as an independent unit. A phasing timeline shall be submitted as a part of the application for planned unit development approval. If a project is approved as phased development, the two year time of completion requirement, and extensions granted by the zoning administrator, specified in section 527.100 shall apply for each phase.

ARTICLE II. AUTHORIZED ALTERNATIVES

527.120. Alternatives to zoning ordinance standards. The city planning commission may approve alternatives to the zoning regulations applicable to the zoning district in which the planned unit development is located, as authorized in this chapter and as listed in Table 527-2, Authorized Alternatives, where the planned unit development includes site amenities. Site amenities are listed in Table 527-1, Amenities, and are subject to the following standards:

(1) All planned unit developments shall provide at least one (1) amenity or a combination of amenities that total at least ten (10) points, beyond those required for any alternative(s), and even if no alternative(s) is requested.

(2) For each alternative requested, an amenity or a combination of amenities totaling at least five (5) points, in addition to the amenity(ies) required in section 527.120(1), shall be provided. For multiple requests of the same alternative only one (1) amenity shall be required for those alternatives.

(3) Unless otherwise determined by the city planning commission, each phase of the planned unit development shall include the amenities provided for any alternatives in that phase, as a part of the construction of that phase.

(4) In no case shall any item be counted as an amenity for an alternative if it is utilized to qualify for a density bonus in any zoning district, a floor area ratio premium in the Downtown Districts, or any other amenity in Table 527-1, Amenities.

(5) Where an amenity is provided that meets the standards required in Table 527-1, Amenities, the full point value assigned to said amenity shall be obtained. Where the amenity does not meet all of the standards required in Table 527-1, Amenities, no points shall be awarded. Partial points for alternatives shall not be awarded, except as otherwise allowed in Table 527-1, Amenities.

Nothing in this chapter shall be construed to provide a property owner with any property right or other legal right to compel the city to grant alternatives to this zoning ordinance.

Table 527-1 Amenities

Points	Amenity	Standards
10	Active liner uses as part of a parking garage	Inclusion of housing, office, or other active uses around the perimeter of all floors of a parking garage that face a public street, sidewalk, or pathway. In any district where liner uses are already required on the first floor, points shall only be awarded for liner uses on all other floors above the first where parking is located. False or display windows shall not qualify.
10	Green roof	Installation of an extensive, intensive, semi-intensive, modular or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development.
10	Historic preservation	Preservation, rehabilitation or restoration of designated historic landmarks as a part of the development, subject to the approval of the Minneapolis Heritage Preservation Commission.
10	Leadership in Energy and Environmental Design (LEED)	The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and documentation to the City, approved by a LEED Accredited Professional (LEED-AP), that shows that the project will

		comply with LEED Silver requirements.
10	Minnesota Sustainable Building Guidelines (B3-MSBG)	The proposed development shall meet the minimum required and recommended MSBG standards that would equal a LEED silver certification. The developer must submit documentation to the City including the MSBG checklist and a letter, signed by the owner or a licensed design professional, that shows that the project will comply with MSBG required and recommended standards equivalent to a LEED Silver certification. The recommended standards utilized should be those that most closely align with City sustainability goals.
10	Public right-of-way dedication	Dedication of land and construction of a public road, alley, pathway, or greenway that is part of an approved City plan or that restores the city's traditional grid subject to the approval of the applicable agencies or departments. Right-of-way improvements should be designed in accordance with Chapter 598, Land Subdivision Regulations. Points shall not be awarded for the reconstruction or relocation of an alley to facilitate an alley vacation.
10	Underground parking	All parking shall be located underground. Where the grade of the site slopes significantly, all parking shall be enclosed in a floor level of the building that does not meet the definition of a story. Further, exterior parking garage walls adjacent to the public street shall not extend more than three (3) feet above the adjacent grade measured from the finished floor of the first level.
5	Conservation of the built environment	Significant renovation, rehabilitation and adaptive reuse of an existing building(s), rather than demolition.
5	Garden(s) or on-site food production	Permanent and viable growing space and/or facilities such as a greenhouse or a garden conservatory at a minimum of sixty (60) square feet per dwelling unit to a maximum required area of five thousand (5,000) square feet, which provide fencing, watering systems, soil, secured storage space for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development and to minimize the visibility of mechanical equipment.
5	On-site renewable energy	Use of a photovoltaic or wind electrical system, solar thermal system and/or a geothermal heating and cooling system for at least seven (7) percent of the annual energy costs in new and existing buildings. Geothermal systems shall not use vapor compression systems. The applicant must demonstrate that the quantity of energy generated by the renewable energy system(s) meets the required percentage through a whole building energy simulation.

5	Outdoor open space	Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Rain gardens, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials. A minimum of thirty (30) percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of fifty (50) percent of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
5	Outdoor children's play area	An active, outdoor children's play area with a minimum of fifty (50) square feet for each unit containing three or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer's specifications, or natural features suitable for children in both preschool and elementary school. Play equipment shall not be located in a required yard and not more than twenty five (25) percent of the required square footage of the play area may be located in a required yard. Play areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
5	Plaza	Plazas shall have a minimum area equivalent to ten (10) percent of the site not occupied by buildings, but not less than two thousand (2,000) square feet and shall comply with all provisions in Chapter 535, Regulations of General Applicability. Plazas for commercial or mixed-use development shall be open to the public during daylight hours.
3	Art feature	Provision of art that shall strive to promote quality design, enhance a sense of place, contribute to a sense of vitality, show value for artist and artistic processes, and use resources wisely. The art shall be maintained in good order

		for the life of the principal structure. The art shall be located where it is highly visible to the public. If located indoors, such space shall be clearly visible and easily accessible from adjacent sidewalks or streets. The art shall be valued at not less than one-fourth (.25) of one (1) percent of the capital cost of the principal structure.
3	Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways.	Provide decorative pavers, pervious pavers, stamped concrete, colored concrete, pervious concrete, brick or other decorative or durable materials for a minimum of seventy five (75) percent of surface parking and/or loading areas, drives aisles, driveways and walkways that comply with the Americans with Disabilities Act accessibility requirements.
3	Energy efficiency	Utilization of energy design assistance programs or commissioning to ensure that building systems are designed to operate efficiently and exceed the Minnesota State Energy Code by at least thirty (30) percent of the annual energy costs. The developer must submit documentation to the City including a letter signed by the owner or a licensed design professional, that shows the project will comply with this standard.
3	Living wall system	Provide a living wall system on at least one building elevation. The living wall shall be composed of panels that total a minimum of sixty (60) percent of the wall area on the building elevation, or five hundred (500) square feet, whichever is greater. Window area is included in the calculation of the wall area, but in no case shall the living wall cover windows. A portion of the plantings shall provide greenery year round.
3	Natural features	Site planning that preserves significant natural features or restores ecological functions of a previously damaged natural environment.
3	Pedestrian improvements	A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site that exceeds the requirements of Chapter 530, Site Plan Review. The improvements shall use a combination of landscaping, decorative materials, access control and lighting to create a safe, clear and aesthetically pleasing access through and/or around the site that complies with the Americans with Disabilities Act accessibility requirements.
3	Reflective Roof	Utilize roofing materials for seventy five (75) percent or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped

		and steep-sloped roofs.
3	Shared bicycles	Public access to shared bicycles available for short-term use as defined in section 541.180. Applies to mixed-use and non-residential uses only. A minimum of ten (10) shared bicycles per one (1) commercial use must be provided to qualify as an amenity. Bicycle parking spaces and racks shall be located in an area that is convenient and visible from the principal entrance of the building.
3	Shared vehicles	Access to a shared passenger automobile available for short-term use. For residential uses, a minimum of one (1) car per one hundred (100) dwelling units is required.
1	Decorative fencing	Install high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. The point for decorative fencing may be obtained when it is included as part of another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing.
1	Enhanced exterior lighting	Lighting plan that highlights significant areas of the site or architectural features of the building(s), subject to the standards of Chapter 535, Regulations of General Applicability.
1	Enhanced landscaping	A landscaping plan of exceptional design that has a variety of native tree, shrub, and plant types that provide seasonal interest and that exceed the requirements of Chapter 530, Site Plan Review. The landscaped areas shall have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect.
1	Enhanced stormwater management	Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include for long-term maintenance of the design. The design shall conform to requirements of the stormwater management plan approved by public works.
1	Heated drives or sidewalks	Heated drives or sidewalks that are designed to provide snow and ice free surfaces.
1	Pet Exercise Area	A pet exercise area shall have a minimum dimension of twelve (12) feet by sixty (60) feet. It shall be enclosed with decorative fencing, include lighting in compliance with Chapter 535, Regulations of General Applicability and provide accommodations for proper disposal of animal waste. The pet exercise area shall not be located in a required yard.
1	Recycling storage area	Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not

		limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building.
1	Tree islands	The inclusion of additional or larger tree islands in the interior of parking lots that exceed the requirements of Chapter 530, Site Plan Review. Larger tree islands shall have a minimum width of ten (10) feet in any direction and shall provide shrubs, plant materials, and/or rain garden plantings in addition to the trees.
1	Water feature	A water feature, including but not limited to a reflecting pond, a children's play feature or a drinking fountain shall be located where it is highly visible to and useable by the public.
As determ-ined by CUP.	Amenities proposed by the applicant or others	The city planning commission may consider other amenities not listed in Table 527-1, Amenities, that are proportionally related to the alternative requested. The commission may assign one (1), five (5), or ten (10) points based on the proportionality.
As determ-ined by CUP.	Amenities that significantly exceed standards	The commission may consider an additional five (5) points to the point value listed for any amenity in Table 527-1, Amenities, where the commission finds the proposed amenity substantially exceeds the standards required in Table 527-1, Amenities, for the amenity.

527.130. Placement and number of principal residential structures. More than one principal residential structure may be placed on one platted or recorded lot in a planned unit development. The appearance and compatibility of individual buildings to other site elements and to surrounding development shall be given primary consideration in reviewing and approving the placement and spacing of structures. The city planning commission may also consider alternatives to the building placement requirements of the PO Pedestrian Oriented Overlay District, except where the alternative is to allow parking between the principal structure and a front or corner side lot line.

527.140. Bulk regulations. (a) *Floor area*. The city planning commission may authorize an increase in the maximum gross floor area allowed by the zoning district regulations for the individual uses in the development by not more than twenty (20) percent for the purpose of promoting an integrated project that provides additional site amenities. In some instances the maximum floor area ratio may not be attainable without the city planning commission also authorizing an increase in the maximum allowable height of a structure.

(b) *Building height*. The city planning commission may authorize an increase in the maximum height of structures for the purpose of promoting an integrated project that provides additional site amenities. In addition to the conditional use standards and planned unit development standards, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height:

(1) Access to light and air of surrounding properties.

(2) Shadowing of residential properties or significant public spaces.

(3) The scale and character of surrounding uses.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

527.150. Lot area requirements. (a) *In general.* The city planning commission may authorize reductions in the area of individual lots within a planned unit development from the required lot area for the zoning district, provided any such reductions shall be compensated for by an equivalent amount of lot area elsewhere in the planned unit development. Lot area shall not include areas designated as public or private streets.

(b) *Density bonus*. The maximum number of dwelling units may be increased by twenty (20) percent for the purpose of promoting an integrated project that provides a variety of housing types and site amenities.

527.160. Yards. The city planning commission may authorize reductions in or elimination of required yards provided landscaped yards of at least such minimum width as required by the zoning district in which the planned unit development is located shall be maintained along property lines abutting a side or rear lot line of a residential district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes.–

527.170. On-premise signs. (a) *In general.* All signs in a planned unit development shall conform to a master sign plan that shall be considered and approved with the development plan. All signs shall conform to the requirements of Chapter 543, On-Premise Signs, except as otherwise authorized by the city planning commission.

(b) *Alternatives*. The city planning commission may authorize alternatives to the sign standards for the purpose of promoting an integrated master sign plan provided the master sign plan meets the following criteria:

(1) The sign plan may not allow a sign that is otherwise prohibited by the zoning ordinance.

(2) The alternative will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.

(3) The alternative will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.

527.180. Off-street parking and loading. (a) *In general.* The required amount of off-street parking and loading and bicycle parking for the planned unit development shall be determined by the city planning commission and shall comply with the requirements of Chapter 541, Off-Street Parking and Loading, except as otherwise allowed by this chapter. In determining the minimum and maximum number of off-street parking and loading spaces and bicycle parking required, the city planning commission shall consider, but not be limited to, the parking and loading and bicycle parking requirements for the individual uses within the planned unit development as specified in Chapter 541, Off-Street Parking and Loading, the nature of the uses and population served, documentation supplied by the applicant regarding the actual parking and loading demand for the proposed use, the potential for shared parking and loading, and the use of alternative forms of transportation.

(b) *Other standards.* The city planning commission may consider alternatives to the minimum width of parking aisles and the minimum and maximum width of driveways where it is demonstrated that the parking area, aisles, and driveways will still allow for reasonable, functional, and safe vehicular access to and within the site. Where the alternative is to allow an increase in driveway width, the city planning commission shall also consider, but not be limited to, turning templates or other similar documentation demonstrating the need for the increase.

Table 527-2 Authorized Alternatives

Zoning code standard	Authorized Alternative
Section 527.130. Placement and number of principal residential structures.	1) To allow more than one principal residential structure to be placed on one platted or recorded lot. 2) To allow alternatives to the building placement requirements in the PO Pedestrian Oriented Overlay District, except where to allow parking between the principal structure and the front or corner side lot line.
Section 527.140. Bulk regulations.	1) To increase the maximum gross floor area ratio by not more than twenty (20) percent.

	2) To increase the maximum height of structures.
Section 527.150. Lot area requirements.	1) To allow reductions in the area of individual lots within the planned unit development from the required lot area of the zoning district. 2) To allow a density bonus to increase the maximum number of dwelling units by not more than twenty (20) percent.
Section 527.160. Yards.	1) To allow a reduction or elimination of required yards within the planned unit development. 2) To allow a reduction or elimination of required yards along the periphery of the planned unit development, except along property lines abutting a side or rear lot line of a residential district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes.
Section 527.170. On-premise signs.	To allow alternatives to the sign standards.
Section 527.180. Off-street parking and loading.	To allow alternatives to the following: 1) Minimum and maximum amount of required off-street parking and loading. 2) Minimum amount of required bicycle parking. 3) Minimum width of parking aisles. 4) Minimum and maximum width of driveways.

ARTICLE III. PERMITTED AND ADDITIONAL USES

527.190. Permitted Uses. Any use allowed in the zoning district in which the planned unit development is located may be included within a planned unit development. If a planned unit development includes more than one zoning classification, the uses allowed within each zoning classification of the development shall be limited by the applicable zoning district regulations, except as otherwise provided in this section.

527.200. Additional Uses. (a) *In general.* The city planning commission may authorize additional uses in the zoning district in which the planned unit development is located as provided below and subject to section 527.210. An amenity is not required in order to to allow an additional use.

(b) *Residence and OR1 Districts*. The city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics within a planned unit development located in the Residence and OR1 Districts. The additional small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics shall not exceed two thousand (2,000) square feet per use, unless otherwise allowed by the zoning district in which the use is located.

(c) *OR2 and OR3 Districts.* The city planning commission may authorize additional residential uses and retail sales and services uses as allowed in the C1 District within planned unit developments located in the OR2 and OR3 Districts. Notwithstanding section 547.30(f)(2) and (3), the city planning commission may authorize retail sales and services uses greater than two thousand (2,000) square feet, but not to exceed four thousand (4,000) square feet per use. The city planning commission may allow more than two such retail sales and services uses per zoning lot.

527.210. Additional Use Standards. The city planning commission may authorize additional uses, as provided in Section 527.200, subject to the following standards:

(1) Such uses are designed primarily for the residents or users of the planned unit development and of adjacent areas which are within convenient walking distance of the use.

(2) All additional uses, except residential uses, shall be located on the ground or first floor.

(3) The uses are not of such a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the planned unit development.

(4) Not more than twenty (20) percent of the gross floor area of the planned unit development shall be devoted to such additional uses.

(5) The use is consistent with the applicable policies of the comprehensive plan.

ARTICLE IV. CONDITIONAL USES

527.220. Conditional Uses. (a) *In general.* Any conditional use allowed in the zoning district in which the planned unit development is located may be included within a planned unit development, upon making each of the required findings for conditional use permits in Chapter 525, Administration and Enforcement.

(b) Dwelling units. Dwelling units that require a conditional use permit in the zoning district in which the planned unit development is located shall not be required to submit a separate conditional use permit and shall be considered as a part of the findings and approval of the planned unit development.

(c) *Nonresidential uses.* Nonresidential uses that require a conditional use permit in the zoning district in which the planned unit development is located, shall submit a separate conditional use permit application and findings as a part of the planned unit development approval.

ARTICLE V. APPLICATION AND APPROVAL

527.230. Application procedure. An application for planned unit development shall be filed on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement.

527.240. Public hearing. The city planning commission shall hold a public hearing on each complete application for planned unit development as specified in Chapter 525, Administration and Enforcement, for conditional use permit.

527.250. Approval of a planned unit development. The city planning commission may approve, deny or approve with modifications an application for planned unit development. When necessary to protect the natural environment, to prevent hazardous development or otherwise to protect the public welfare, the city planning commission may require a lower intensity of development or more restricted development on portions of a site than specified in this zoning ordinance.

527.260. Required findings. In addition to the conditional use permit standards contained in Chapter 525, Administration and Enforcement, before approval of a planned unit development the city planning commission also shall find:

(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.

e. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

(2) That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

527.270. Conditions and guarantees. The city planning commission may impose such conditions on any proposed planned unit development and require such guarantees as it deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and the policies of the comprehensive plan.

Schiff

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:

~~*Planned commercial development.* A planned commercial development shall conform to the standards of Chapter 527, Planned Unit Development.~~

~~*Planned industrial development.* A planned industrial development shall conform to the standards of Chapter 527, Planned Unit Development.~~

~~*Planned residential development.* A planned residential development shall conform to the standards of Chapter 527, Planned Unit Development.~~

Planned unit development. A planned unit development shall conform to the standards of Chapter 527, Planned Unit Development.

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

Table 546-1 Principal Uses in Residence Districts

Uses	***R1***	***R1A***	***R2***	***R2B***	***R3***	***R4***	***R5***	***R6***	***Specific Development Standards***
RESIDENTIAL USES									
Dwellings									
Planned ~~residential~~ unit development					C	C	C	C	✓

Section 2. That Table 546-11 of the above-entitled ordinance be amended to read as follows:

Table 546-11 R3 Lot Dimension and Building Bulk Requirements

Uses	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***	***Maximum Floor Area Ratio (Multiplier)***
RESIDENTIAL USES			
Dwellings			
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.0

Section 3. That Table 546-13 of the above-entitled ordinance be amended to read as follows:

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Uses	***Minimum Lot Area (Square Feet***	***Minimum Lot Width (Feet)***	***Maximum Floor Area Ratio (Multiplier)***	***Maximum Height***
RESIDENTIAL USES				
Dwellings				
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed

Section 4. That Table 546-15 of the above-entitled ordinance be amended to read as follows:

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Uses	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***	***Maximum Floor Area Ratio (Multiplier)***	***Maximum Height***
RESIDENTIAL USES				
Dwellings				
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.

Section 5. That Table 546-17 of the above-entitled ordinance be amended to read as follows:

Table 546-17 R6 Lot Dimension and Building Bulk Requirements

Uses	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***	***Maximum Floor Area Ratio (Multiplier)***	***Maximum Height***
RESIDENTIAL USES				
Dwellings				
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.

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

Table 547-1 Principal Uses in the Office Residence Districts

Use	***OR1***	***OR2***	***OR3***	***Specific Dev. Standards***
RESIDENTIAL USES				
Dwellings				
Planned ~~residential~~ unit development	C	C	C	✔
COMMERCIAL USES				
Planned ~~commercial~~ unit development	C	C	C	✔

Section 2. 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			
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5

Section 3. That Table 547-4 of the above-entitled ordinance be amended to read as follows:

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	***Minimum Lot Area (Square Feet)***	***Maximum Height***	***Maximum Floor Area Ratio (Multiplier)***
RESIDENTIAL USES			
Dwellings			
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 700 sq. ft. per dwelling unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
COMMERCIAL USES			
Planned ~~commercial~~ unit development	~~2~~ 1 acres	4 stories, not to exceed 56 ft.	2.5

Section 4. That Table 547-5 of the above-entitled ordinance be amended to read as follows:

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	***Minimum Lot Area (Square Feet)***	***Maximum Height***	***Maximum Floor Area Ratio (Multiplier)***
RESIDENTIAL USES			
Dwellings			
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 300 sq. ft. per dwelling unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
COMMERCIAL USES			
Planned ~~commercial~~ unit development	~~2~~ 1 acre~~s~~	6 stories, not to exceed 84 ft.	3.5

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

Table 548-1 Principal Uses in the Commercial Districts

Use	***C1***	***C2***	***C3A***	***C3S***	***C4***	***Specific Development Standards***
COMMERCIAL USES						
Planned ~~Commercial~~ Unit Development	C	C	C	C	C	✓
RESIDENTIAL USES						
Dwellings						
Planned ~~Residential~~ Unit Development	C	C	C	C	C	✓

Section 2. That Table 548-2 of the above-entitled ordinance be amended to read as follows:

Table 548-2 Lot Dimension Requirements in the Commercial Districts

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
COMMERCIAL USES		
Planned ~~Commercial~~ Unit Development	~~2~~ 1 acre~~s~~	None.

Section 3. That Table 548-4 of the above-entitled ordinance be amended to read as follows:

Table 548-4 Residential Lot Dimension Requirements in the C1 District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.

Section 4. That Table 548-5 of the above-entitled ordinance be amended to read as follows:

Table 548-5 Residential Lot Dimension Requirements in the C2 District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.

Section 5. That Table 548-6 of the above-entitled ordinance be amended to read as follows:

Table 548-6 Residential Lot Dimension Requirements in the C3A District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.

Section 6. That Table 548-7 of the above-entitled ordinance be amended to read as follows:

Table 548-7 Residential Lot Dimension Requirements in the C3S District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.

Section 7. That Table 548-8 of the above-entitled ordinance be amended to read as follows:

Table 548-8 Residential Lot Dimension Requirements in the C4 District

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
RESIDENTIAL USES		
Dwellings		
Planned ~~residential~~ unit development	~~2~~ 1 acre~~s~~ or 900 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.

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

Table 549-1 Principal Uses in the Downtown Districts

Use	***B4***	***B4S***	***B4C***	***Specific Development Standards***
COMMERCIAL USES				
Planned ~~Commercial~~ Unit Development	C	C	C	✓
RESIDENTIAL USES				
Dwellings				
Planned ~~Residential~~ Unit Development	C	C	C	✓

Section 2. That Table 549-2 of the above-entitled ordinance be amended to read as follows:

Table 549-2 Lot Dimension Requirements in the Downtown Districts

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
COMMERCIAL USES		
Planned ~~Commercial~~ Unit Development	~~2~~ 1 Acre~~s~~	None
RESIDENTIAL USES		
Dwellings		
Planned ~~Residential~~ Unit Development	~~2~~ 1 Acre~~s~~	As approved by C.U.P.

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

Table 550-1 Principal Uses in the Industrial Districts

Use	***I1***	***I2***	***I3***	***Specific Development Standards***
INDUSTRIAL USES				
Specific Industrial Use				
Planned ~~Industrial~~ Unit Development	C	C	C	✓

Section 2. That Table 550-2 of the above-entitled ordinance be amended to read as follows:

Table 550-2 Lot Dimension Requirements in the Industrial Districts

Use	***Minimum Lot Area (Square Feet)***	***Minimum Lot Width (Feet)***
INDUSTRIAL USES		
Planned ~~Industrial~~ Unit Development	~~2~~ 1 Acre~~s~~	None

Schiff

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 551.370 of the above-entitled ordinance be amended to read as follows:

551.370. Conditional uses. In addition to the conditional uses allowed in the primary zoning district, the following conditional uses may be allowed in the IL Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement.

(1) Dwelling units and supportive housing, subject to the following conditions:

a. Supportive housing shall be subject to the requirements of Chapter 536, Specific Development Standards.
b. Alterations made to the exterior of an existing building shall maintain the architectural integrity and character of the building and surrounding area.
c. The maximum height of single and two-family dwellings and cluster developments shall be two and one-half stories (2.5) or thirty-five (35) feet, whichever is less.
d. No vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.

<u>(2) Planned unit developments that include dwelling units.</u>