

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Goodman

**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 Section 549.20 of the above-entitled ordinance be amended to read as follows:

**549.20. District names.** The downtown district names are:

- B4 Downtown Business District
- B4S Downtown Service District
- B4C Downtown Commercial District
- B4N Downtown Neighborhood District

Section 2. That the following portion(s) of 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	<u>B4N</u>	Specific Development Standards
<b>COMMERCIAL USES</b>					
<b>Retail Sales and Services</b>					
General retail sales and services	P	P	P	<u>P</u>	
Antiques and collectibles store	P	P	P	<u>P</u>	
Art gallery	P	P	P	<u>P</u>	
Art studio	P	P	P	<u>P</u>	✓
Bank or financial institution	P	P	P	<u>P</u>	
Bookstore, new or used	P	P	P	<u>P</u>	

Building material sales			P		
Child care center	P	P	P	<u>P</u>	✓
Consignment clothing store	P	P	P	<u>P</u>	✓
Contractor's office	C	C	C	<u>C</u>	
Currency exchange		P	P	<u>P</u>	✓
Day labor agency			C		✓
Dormitory	C	C	C	<u>C</u>	✓
Exterminating shop			P		
Farmers' market	P	P	P	<u>P</u>	✓
Firearms dealer			C		✓
Funeral home		P	P	<u>P</u>	✓
Greenhouse, lawn and garden supply store			P		
Grocery store	P	P	P	<u>P</u>	✓
Laundry, self service	P	P	P	<u>P</u>	
Motorized scooter sales	P	P	P	<u>P</u>	
Neighborhood electric vehicle sales	P	P	P	<u>P</u>	
Office supplies sales and service	P	P	P	<u>P</u>	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	<u>P</u>	
Pet store	P	P	P	<u>P</u>	✓
Photocopying	P	P	P	<u>P</u>	
Rental of household goods and equipment		P	P	<u>P</u>	
Secondhand goods store		P	P	<u>P</u>	✓
Shopping center	P	P	P	<u>P</u>	✓
Small engine repair			P		✓
Tattoo and body piercing parlor		P	P	<u>P</u>	
Tobacco shop	P	P	P	<u>P</u>	✓
Veterinary clinic	P	P	P	<u>P</u>	✓
Video store	P	P	P	<u>P</u>	

<b>Offices</b>	P	P	P	<u>P</u>	
<b>Automobile Services</b>					
Automobile convenience facility		C	C	<u>C</u>	✓
Automobile rental	C	C	C	<u>C</u>	✓
Automobile repair, major			C		✓
Automobile repair, minor		C	C	<u>C</u>	✓
Automobile sales	C	C	C	<u>C</u>	✓
Car wash			C		✓
<b>Food and Beverage</b>					
Catering	P	P	P	<u>P</u>	
Coffee shop, with limited entertainment	P	P	P	<u>P</u>	✓
Liquor store, off-sale	P	P	P	<u>P</u>	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	<u>P</u>	✓
Restaurant, fast food	P	P	P	<u>P</u>	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	<u>P</u>	✓
<b>Commercial Recreation, Entertainment and Lodging</b>					
Hotel	P	P	P	<u>P</u>	
Indoor recreation area	P	P	P	<u>P</u>	
Outdoor recreation area	C	C	C	<u>C</u>	✓
Radio or television station	P	P	P	<u>P</u>	
Reception or meeting hall	P	P	P	<u>P</u>	
Regional sports arena			P		

Sports and health facility, major	P	P	P	<u>P</u>	
Sports and health facility, minor	P	P	P	<u>P</u>	
Theater, indoor	P	P	P	<u>P</u>	✓
<b>Medical Facilities</b>					
Birth center	P	P	P	<u>P</u>	✓
Blood/plasma collection facility			C		
Clinic, medical or dental	P	P	P	<u>P</u>	
Hospital		C	C	<u>C</u>	✓
Laboratory, medical or dental	P	P	P	<u>P</u>	
<b>Planned Unit Development</b>	C	C	C	<u>C</u>	✓
<b>Transportation</b>					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	<u>C</u>	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
<b>PARKING FACILITIES</b>					
Parking facility	C	C	C	<u>C</u>	
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
Cluster development	C	C	C	<u>C</u>	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	<u>P</u>	
Multiple-family dwelling, five (5) units or more	P	P	P	<u>P</u>	

<b>Planned Unit Development</b>	C	C	C	<u>C</u>	✓
<b>Congregate Living</b>					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	<u>C</u>	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	<u>C</u>	✓
Board and care home/Nursing home/Assisted living	C	C	C	<u>C</u>	✓
Dormitory	C	C	C	<u>C</u>	✓
Hospitality residence	P	P	P	<u>P</u>	✓
Inebriate housing		C	C	<u>C</u>	✓
Residential hospice	C	C	C	<u>C</u>	✓
Supportive housing	C	C	C	<u>C</u>	✓
<b>INSTITUTIONAL AND PUBLIC USES</b>					
<b>Educational Facilities</b>					
College or university	C	C	C	<u>C</u>	✓
Early childhood learning center	P	P	P	<u>P</u>	✓
Preschool	P	P	P	<u>P</u>	✓
School, grades K—12	C	C	C	<u>C</u>	✓
School, vocational or business	P	P	P	<u>P</u>	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>					
Club or lodge, with general entertainment	P	P	P	<u>P</u>	
Community center	P	P	P	<u>P</u>	
Community garden		P	P	<u>P</u>	

Convention center, public		P	P	<u>P</u>	
Developmental achievement center		P	P	<u>P</u>	
Educational arts center	P	P	P	<u>P</u>	
Library	P	P	P	<u>P</u>	
Mission			C		✓
Museum	P	P	P	<u>P</u>	
Park, public	P	P	P	<u>P</u>	
<b>Religious Institutions</b>					
Convent, monastery or religious retreat center	P	P	P	<u>P</u>	✓
Place of assembly	P	P	P	<u>P</u>	
<b>PRODUCTION, PROCESSING AND STORAGE</b>					
Limited production and processing	P	P	P	<u>P</u>	
Dry cleaning establishment		C	C	<u>C</u>	✓
Film, video and audio production	P	P	P	<u>P</u>	✓
Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	<u>P</u>	✓
Packaging of finished goods		P	P	<u>P</u>	
Printing and publishing	P	P	P	<u>P</u>	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	<u>P</u>	
<b>PUBLIC SERVICES AND UTILITIES</b>					

Bus turnaround	C	C	C	<u>C</u>	
Communication exchange	P	P	P	<u>P</u>	
Electric or gas substation	C	C	C	<u>C</u>	
Fire station	C	C	C	<u>C</u>	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	<u>C</u>	
Mounted patrol stable			C		✓
Passenger transit station	P	P	C	<u>P</u>	
Police station	P	P	P	<u>P</u>	
Post office	P	P	P	<u>P</u>	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	<u>C</u>	
Regional financial service center	P	P	P	<u>P</u>	
Stormwater retention pond	C	C	C	<u>C</u>	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	<u>C</u>	

Section 3. That Chapter 549 of the Minneapolis Code of Ordinances be amended by adding thereto a new Article VIII, including new Sections 549.530 – 590 to read as follows:

**ARTICLE VIII. B4N DOWNTOWN NEIGHBORHOOD DISTRICT**

**549.530. Purpose.** The B4N Downtown Neighborhood District is established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living.

**549.540. Uses.** Permitted and conditional uses in the B4N District shall be as specified in section 549.30 and Table 549-1, Principal Uses in the Downtown Districts.

**549.550. Height.** The maximum height of all principal structures located in the B4N District shall be ten (10) stories or one-hundred forty (140) feet in height, whichever is less.

**549.560. Increasing maximum height.** The height limitations of principal structures located in the B4N Downtown Neighborhood District may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

**549.570. Building bulk requirements.** The minimum floor area ratio of all structures shall be two (2). There is no maximum floor area ratio in the B4N District.

**549.580. General district regulations.** The following conditions govern uses in the B4N District:

- (1) Drive-through facilities prohibited. Drive-through facilities shall be prohibited.
- (2) Outdoor speakers prohibited. Outdoor speakers shall be prohibited.
- (3) Automobile sales. Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) Production, processing and storage. Production, processing, and storage uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

(5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

(6) *Maximum floor area.* All retail sales and services shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.

**549.590. Truck and commercial vehicle parking for nonresidential uses.**  
Outdoor parking of trucks and other commercial vehicles shall be limited to single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight. All outdoor parking of trucks shall be screened from view, as specified in this zoning ordinance.