

DRAFT ORDINANCE 2007-Or-_____
By Schiff

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

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

Section 1. That Section 551.175 of the above-entitled ordinance be amended to read as follows:

551.175. Transit Station areas. The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:

Cedar-Riverside LRT Station
Franklin Avenue LRT Station
Lake Street/Midtown LRT Station
38th Street LRT Station
46th Street LRT Station
University Avenue Southeast and 29th Avenue Southeast

- (1) *Prohibited uses.* The following uses shall be prohibited in the PO Overlay District:
 - a. Self service storage.
 - b. Commercial parking lots, including the expansion of any existing commercial parking lot.
 - c. The conversion of any accessory parking lot to a commercial parking lot.
- (2) *Wholesaling, warehousing and distribution; furniture moving and storage.* Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.
- (3) *Density bonuses.* Where the primary zoning district provides a density bonus, such bonus shall be thirty (30) percent.
- (4) *Minimum floor area.* New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

Section 2. That the following portions of Table 551-0 of the above-entitled ordinance be amended as follows:

Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements

Transit Station Area	Minimum FAR		
	Commercial, OR2 and OR3 Districts	Industrial Districts	Residence and OR1 Districts
Cedar-Riverside	1.0	1.0	none
Franklin Avenue	1.0	1.0	none
Lake Street/Midtown	1.0	1.0	none
38th Street	1.0	1.0	none
46th Street	1.0	1.0	none
<u>University Avenue SE/ 29th Avenue SE</u>	<u>1.0</u>	<u>1.0</u>	<u>none</u>

(5) *Off-street parking.*

- (a) *Nonresidential uses.* The minimum off-street parking requirement shall be seventy-five (75) percent of the number specified in Chapter 541, Off-Street Parking and Loading.
- (b) *Multiple-family dwellings.* The minimum off-street parking requirement shall be ninety (90) percent of the number specified in Chapter 541, Off-Street Parking and Loading.

(6) *Bicycle parking requirement.*

- (a) *Nonresidential uses.* Each nonresidential use shall provide a minimum of two (2) bicycle parking spaces or one (1) space for each ten (10) accessory automobile parking spaces, whichever is greater.
- (b) *Multiple-family dwellings.* For multi-family residential uses, a minimum of one secured bicycle parking space shall be provided for each dwelling unit. Bicycle parking spaces shall be in enclosed and secured or supervised areas providing protection for each bicycle from theft, vandalism and weather. (2005-Or-006, § 1, 1-14-05; 2005-Or-062, § 1, 7-22-05)