

Proposed Ordinance
of the
City of Minneapolis

By Schiff

Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.

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

Section 1. That Section 525.100 of the above-entitled ordinance be amended to read as follows:

525.100. City planning commission. (a) *Establishment.* The city planning commission is established by Chapter 13 of the Minneapolis City Charter, City Planning Department, and shall perform its duties and exercise its powers as provided therein.

(b) *Jurisdiction and authority.* The city planning commission shall have the following powers and duties in connection with the administration of this zoning ordinance:

- (1) To initiate amendments to the text of this zoning ordinance and to the zoning map.
- (2) To hear and make recommendations to the city council on proposed amendments to this zoning ordinance, including rezonings.
- (3) To initiate amendments to the comprehensive plan.
- (4) To hear and make recommendations to the city council on proposed amendments to the comprehensive plan.
- (5) To hear and decide applications for conditional use permit.
- (6) To hear and decide applications for ~~major~~ site plan review, pursuant to the procedures and standards set forth in Chapter 530, Site Plan Review.
- (7) To hear and decide applications for expansion of a nonconforming use and change of nonconforming use, pursuant to the procedures and standards set forth in Chapter 531, Nonconforming Uses and Structures.
- (8) To hear and decide applications for land use reviews, including but not limited to variances and certificates of nonconforming use, as part of concurrent review, pursuant to section 525.20.
- (9) To hear and decide appeals from any order, requirement, decision, determination or interpretation made by the zoning administrator, planning director or other official in the administration or the enforcement of this zoning ordinance with respect to ~~minor site plan review~~, administrative review of permitted communication towers,

antennas and base units, travel demand management plans, transfer of development rights, ~~and~~ floor area ratio premiums, ~~and~~ site plan review except those involving single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units.

- (10) To recommend to the city council appointments to the board of adjustment.

Section 2. That Section 525.140 of the above-entitled ordinance be amended to read as follows:

525.140. Application procedures. (a) *In general.* All applications submitted shall be processed by the zoning administrator, who shall make a preliminary investigation, in accordance with the procedures set forth in this chapter.

(b) *Determination of completeness of application.* The zoning administrator shall review all applications and determine whether such applications are complete. Applications shall not be accepted as complete until the applicant has complied with all of the following:

- (1) A pre-application meeting with city staff during which the appropriate application procedures, requirements and applicable zoning ordinance provisions are reviewed and explained.
- (2) Submittal of all required application forms relating to the application, including all additional applications, as required in sections 525.20 and 525.30.
- (3) Submittal of all supporting information required by city ordinance, the zoning administrator, the planning director, the application forms, or by law, including a list of all owners of record of property located in whole or in part within three hundred fifty (350) feet of the boundaries of the subject property, as identified in the records of the Hennepin County Department of Property Taxation.
- (4) Submittal of all fees.
- (5) Submittal of all required environmental reviews.
- (6) Submittal of all required state and federal permits for uses located in the FP Floodplain Overlay District.
- (7) For all land use applications requiring a public hearing as set forth in this zoning ordinance, except appeals of decisions of the city planning commission or board of adjustment, submittal of evidence that notification of the application has been mailed or delivered to the ward council office and the neighborhood group(s) for the area in which the property is located. For all applications for administrative site plan review as set forth in Chapter 530, submittal of evidence that notification of the application has been mailed or delivered to the neighborhood group(s) for the area in which the property is located. The neighborhood group(s) to be notified are those organizations that appear on the list maintained by the planning department for this purpose. The notification shall include

the following information: a description of the project; the zoning approvals that the applicant is aware are needed for the project; the address of the property for which zoning approval is sought; and the applicant's name, address, telephone number, and e-mail address, if available. Where the property for which zoning approval is sought is located on a public street that acts as a boundary between two neighborhoods, the above information shall also be provided to the neighborhood group(s) representing the adjacent area(s).

Section 3. That Section 525.160 of the above-entitled ordinance be amended to read as follows:

525.160. Fees. (a) *Established.* In recognition of the cost of services performed and work and materials furnished, persons who desire to avail themselves of the privileges granted them under the zoning ordinance shall pay fees in the amount listed in Table 525-1, Fees.

Table 525-1 Fees

<i>Application type</i>	<i>Fee (dollars)</i>
Administrative reviews of communication towers, antennas, and base units	200
Administrative reviews to increase height or floor area of accessory structures	250
Appeals of the ruling of the board of adjustment or city planning commission	250
Appeals of the ruling of the zoning administrator, planning director or other official involved in the administration or the enforcement of this zoning ordinance	300
Certificates of nonconforming use	500
Conditional use permits	
0 – 9,999 square feet of lot area	450
10,000 – 43,559 square feet of lot area	650
43,560 square feet or lot area or more	850
Conditional use permits related to signs, regardless of lot area	550
Conditional use permits for planned unit developments	1,500
Environmental reviews	500 or the actual costs of environmental review processes as

	determined by the planning director, whichever is greater
Expansion or change of nonconforming use	500
Floor area ratio premiums	1,000
Interim uses	
0 – 9,999 square feet of lot area	450
10,000 – 43,559 square feet of lot area	650
43,560 square feet or lot area or more	850
Major site plan review	
0 – 9,999 square feet of lot area	500
10,000 – 43,559 square feet of lot area	750
43,560, square feet of lot area or more	1,000
Minor site plan review	100
Shared parking	100
<u>Site plan reviews</u>	
<u>0 – 9,999 square feet of lot area</u>	<u>500</u>
<u>10,000 – 43,559 square feet of lot area</u>	<u>750</u>
<u>43,560 square feet of lot area or more</u>	<u>1,000</u>
<u>Administrative site plan reviews</u>	
<u>0 – 9,999 square feet of lot area</u>	<u>350</u>
<u>10,000 – 43,559 square feet of lot area</u>	<u>550</u>
<u>43,560 square feet of lot area or more</u>	<u>750</u>
<u>Administrative site plan reviews for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units</u>	<u>100</u>
Temporary uses	100
Transfer of development rights	350

Travel demand management plans	500
Variances	
0 – 9,999 square feet of lot area	350
10,000 – 43,559 square feet of lot area	550
43,560 square feet of lot area or more	750
Variances involving residential uses on reverse corner lots or through lots having less than 10,000 square feet of lot area	150
Waiver of restrictions of interim ordinances	150
Zoning amendments	
0 – 9,999 square feet of lot area	550
10,000 – 43,559 square feet of lot area	750
43,560 square feet of lot area or more	950

Proposed Ordinance
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By Schiff

Amending Title 20, Chapter 530 of the Minneapolis Code of Ordinances relating to Zoning Code: Site Plan Review.

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

Section 1. That Chapter 530 of the above-entitled ordinance be amended to read as follows:

CHAPTER 530. SITE PLAN REVIEW

ARTICLE I. GENERAL PROVISIONS

530.10. Purpose. Site plan review standards are established to promote development that is compatible with nearby properties, neighborhood character, natural features and plans adopted by the city council, to minimize pedestrian and vehicular conflict, to reinforce public spaces, to promote public safety, and to visually enhance development. The regulations recognize the unique character of land and development throughout the city and the need for flexibility in site plan review.

530.20. Definitions. As used in this chapter, the following words and phrases shall mean:

Public Pathway. Any publicly owned pathway, greenway or bike trail including, but not limited to, the Midtown Greenway, Loring Greenway or the Humboldt Greenway.

530.230. Buildings and Uses subject to site plan review. (a) *In general.* Table 530-1, Buildings and Uses Subject to Site Plan Review, lists all buildings and uses subject to major site plan review. The site plan review requirements of this chapter shall apply to the establishment or expansion of any building, principal use, building or freestanding accessory parking garage listed on the table, except as otherwise provided by this section. Site plan review shall not be required where the property has received site plan approval and is in full compliance with such approval, and the establishment or expansion of the use does not alter the approved site plan.

(b) *Downtown districts.* Any building containing fifty thousand (50,000) square feet or more of new or additional gross floor area located in the

~~Downtown districts, except automobile services uses, any use with a drive-through facility, transportation uses, and principal or freestanding accessory parking garages, shall be subject to the requirements of Article I, General Provisions, and Article VI, Downtown Standards, of this chapter shall be exempt from the general landscaping and screening requirements. The parking and loading landscaping and screening requirements shall apply.~~

~~(c) *Exceptions.* Notwithstanding sections (a) and (b) above, uses specified with a "✓" under the "Exceptions" column shall be subject to minor site plan review where one (1) or more of the following conditions exists. Minor site plan review shall consist of an administrative review of the proposed use for compliance with the specific development standards and general regulations of this zoning ordinance.~~

- ~~(1) The use is located in a storefront building existing on the effective date of this ordinance provided, there are no more than nine (9) accessory off-street parking spaces on the zoning lot.~~
- ~~(2) The use is located in an existing building that has received site plan approval and is in full compliance with such approval, and the~~
- ~~(3) The use is located in an existing building containing fifty thousand (50,000) square feet or more of gross floor area located in the Downtown districts.~~

Table 530-1 Uses Subject to Site Plan Review

Uses Subject to Major Site Plan Review	Exceptions
General Uses¹	
Automobile services uses	
Any use with a drive-through facility	
Food and beverages uses	✓, except fast food restaurants
Medical facilities uses	✓
Public services and utilities uses	✓
Transportation uses	
Any change in use of an existing automobile services use	
Any use containing five (5) or more new or additional dwelling units or rooming units ²	✓
Any building containing twenty thousand (20,000) square feet or more of new or additional gross floor area, except in the Downtown districts ³	
Any building containing fifty thousand (50,000) square feet or more of new or additional gross floor area in the Downtown districts ⁴	
Specific Uses	
Drug store	✓
Grocery store	✓

Principal parking facilities containing ten (10) or more new or additional parking spaces⁵	
Freestanding accessory parking garages containing thirty (30) or more new or additional parking spaces⁶	
Recycling facility	
Self-service storage	
Shopping center	
Theater	✓
Video store	✓

Table 530-1 Buildings and Uses Subject to Site Plan Review

<p><u>Any new principal non-residential or mixed use building</u></p> <p>The site plan review application may be reviewed administratively if both of the following apply:</p> <p>(1) <u>The project or proposal does not include any other land use application requiring a public hearing.</u></p> <p>(2) <u>The building contains less than twenty thousand (20,000) square feet of gross floor area.¹</u></p>
<p><u>Any addition to a non-residential or mixed use building that would increase its gross floor area by one thousand (1,000) square feet or more</u></p> <p>The site plan review application may be reviewed administratively if each of the following apply:</p> <p>(1) <u>The project or proposal does not include any other land use application requiring a public hearing.</u></p> <p>(2) <u>The building addition would not face a public street, sidewalk, or pathway.</u></p> <p>(3) <u>The building addition contains less than twenty thousand (20,000) square feet of gross floor area.¹</u></p>
<p><u>Any building or use containing five (5) or more new or additional dwelling units or rooming units²</u></p> <p>The site plan review application may be reviewed administratively if the following applies:</p> <p>(1) <u>The project or proposal does not include any other land use application requiring a public hearing.</u></p>
<p><u>Any use with a drive-through facility</u></p>
<p><u>Automobile services uses</u></p>
<p><u>Freestanding accessory parking garages containing thirty (30) or more new or additional parking spaces³</u></p>
<p><u>Principal parking facilities containing ten (10) or more new or additional parking spaces⁴</u></p>
<p><u>Public services and utilities uses</u></p>
<p><u>Recycling facility</u></p>
<p><u>Single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units</u></p> <p>The site plan review application shall be reviewed administratively and shall be subject to the standards of Article VI, Single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units.</p>
<p><u>Transportation uses</u></p>

¹ Includes all uses listed within a use category in the Residence, Office Residence, Commercial, Downtown or Industrial districts.

² Additions that total five (5) or more dwelling or rooming units in any three (3) year period shall be subject to major site plan review.

³¹ Additions that total twenty thousand (20,000) square feet or more in any three (3) year period shall be subject to site plan review.

² Additions that total five (5) or more dwelling or rooming units in any three (3) year period shall be subject to major site plan review.

⁴ Additions that total fifty thousand (50,000) square feet or more in any three (3) year period shall be subject to major site plan review.

^{5 3} Additions that total thirty (30) or more parking spaces in any three (3) year period shall be subject to major site plan review. Parking facilities that are entirely below grade shall be subject to minor site plan review only.

^{6 4} Additions that total ten (10) or more parking spaces in any three (3) year period shall be subject to major site plan review. Parking garages that are entirely below grade shall be subject to minor site plan review only.

530.340. Application for site plan review. Any person having a legal or equitable interest in land a property may file an application for site plan review on

a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement. The zoning administrator shall determine whether the application requires major site plan review or administrative site plan review pursuant to ~~section 530.20~~ and Table 530-1, Buildings and Uses Subject to Site Plan Review.

530.450. Hearing on application for major site plan review. The city planning commission shall hold a public hearing on each complete application for ~~major~~ site plan review as provided in Chapter 525, Administration and Enforcement. All findings and decisions of the city planning commission concerning site plan review shall be final, subject to appeal to the city council as specified in Chapter 525, Administration and Enforcement.

530.60. Administrative site plan review. The zoning administrator shall conduct the administrative review of all applications for administrative site plan review. All findings and decisions of the zoning administrator shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Enforcement.

530.570. Required findings for major site plan review. The city planning commission or zoning administrator shall make each of the following findings before approving a site plan review application:

- (1) The site plan conforms to all applicable standards of this chapter.
- (2) The site plan conforms to all applicable regulations of this zoning ordinance and is consistent with the applicable policies of the comprehensive plan and applicable small area plans adopted by the city council.
- ~~(3) The site plan is consistent with applicable development plans or development objectives adopted by the city council.~~

530.680. Alternative compliance. The city planning commission or zoning administrator may approve alternatives to any ~~major~~ site plan review requirement upon finding any of the following:

- (1) The alternative meets the intent of this chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural features, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to

be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- (2) Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- (3) The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

~~———— **530.80. Administrative review of minor site plan review.** The zoning administrator shall conduct the administrative review of all applications for minor site plan review. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.~~

530.790. Conditions and guarantees for major site plan review. (a) *In general.* The city planning commission or zoning administrator may impose such conditions on any proposed site plan and require such guarantees as it deems reasonable and necessary ~~for the protection of~~ to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance, ~~the~~ and the applicable policies of the comprehensive plan ~~and any~~ development plans or development objectives adopted by the city council.

(b) *Performance bond or letter of credit.* The city planning commission or zoning administrator may ~~shall~~ require a performance bond or letter of credit to be supplied by the applicant guaranteeing completion of required site improvements as a condition of site plan approval, ~~except for uses governed by Article VI, Downtown Standards, of this chapter, uses owned or operated by a government agency, or where the cost of the improvements is less than two thousand dollars (\$2,000.00).~~ The amount of such bond shall be set at one hundred twenty-five (125) percent of the estimated cost of the improvements. If the site improvements are not completed within the specified time period, the city may ~~authorize the bonding company to complete the improvements.~~

~~———— **530.90. Existing uses.** (a) *In general.* Notwithstanding any other provision to the contrary, uses existing on the effective date of this zoning ordinance that did not comply with the requirements of the 1963 zoning code governing site plan review shall be subject to the site plan review standards of this chapter. Voluntary compliance may be achieved at any time through the filing of an application for site plan review. In addition, this requirement will be enforced upon the occurrence of any of the following.~~

- ~~(1) The alteration or expansion of such use.~~
- ~~(2) The filing of any application for zoning, licensing, building permit or other approval for such use.~~
- ~~(3) Notice from the zoning administrator that such use must submit an application for site plan review. If neither (1) nor (2) above applies to a use receiving notice, an application for site plan review shall be submitted to the zoning administrator within sixty (60) days of such notice.~~

~~(b) Appeal. All decisions of the zoning administrator shall be subject to appeal pursuant to Chapter 525, Administration and Enforcement.~~

530.100. Changes in approved site plan. (a) Minor changes. The zoning administrator may authorize minor changes in the placement and size of improvements and the type of exterior materials for an approved site plan, if the changes are required because of conditions that were unknown at the time the permit 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 or zoning administrator in connection with the approval of the site plan.

(b) Other changes. Changes to the site plan affecting bulk regulations, parking and loading, or components of the site plan other than minor changes in the placement and size of improvements and the type of exterior materials shall require amendment to the site plan. The requirements for application and approval of a site plan amendment shall be the same as the requirements for original application and approval.

ARTICLE II. BUILDING PLACEMENT AND FAÇADE DESIGN

530.100110. Building placement. (a) *In general.* The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. Except in the C3S Community Shopping Center District, the first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site. In the case of a corner lot, the principal entrance shall face the front lot line. Except in the C3S Community Shopping Center District, on-site accessory parking facilities shall be

located to the rear or interior side of the site, within the principal building served, or entirely below grade.

(b) *Exceptions.* The city planning commission or zoning administrator may approve alternatives to these requirements, subject to section 530.680, provided that where applicable, any adverse effects shall be mitigated by a decorative fence, masonry wall, or planted materials that reinforce the street wall.

530.110120. Building façade design. (a) ~~*In general Building walls.*~~ Building ~~façades~~ walls shall provide architectural detail and shall contain windows ~~at the ground level or first floor~~ as required in this section in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. In larger buildings, architectural elements, including recesses or projections ~~in the building façade~~, windows and entries, shall be emphasized to divide the building mass into smaller identifiable sections. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length. Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass. The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building. The use of plain face concrete block as an exterior material shall be prohibited where ~~visible from fronting along~~ a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.

(b) *Entrances and windows.*

(1) *Residential uses.* Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs, ~~recessions into the façade~~, or other details that express the importance of the entrance. Multiple entrances shall be encouraged. ~~The form and pitch of roof lines shall be similar to surrounding buildings. At least twenty (20) percent of the first floor façade that faces public street, sidewalk or parking lot shall be windows or doors. Windows shall be vertical in proportion and distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:~~

a. Windows shall be vertical in proportion.

b. Windows shall be distributed in a more or less even manner.

Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

- (2) *Nonresidential uses.* Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs, recessions into the facade, or other details that express the importance of the entrance. Multiple entrances shall be encouraged. ~~At least thirty (30) percent of the first floor facade that faces a public street, sidewalk or parking lot shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:~~

- a. Windows shall be vertical in proportion.
- b. Windows shall be distributed in a more or less even manner.
- c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
- f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be

measured between the upper surface of a floor and the upper surface of the floor above.

(c) Roof lines. The form and pitch of roof lines shall be similar to surrounding buildings.

(ed) *Parking garages.* The exterior design of parking garages shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor ~~facade~~ building wall that faces a public street, ~~or~~ public sidewalk or public pathway shall be occupied by ~~commercial~~ active uses, or shall be designed with architectural detail or windows, including display windows, to create visual interest.

(de) *Exceptions.* The city planning commission or zoning administrator may approve alternatives to these requirements, subject to section 530.680, provided that the security of the surrounding area is considered and that any adverse effects are mitigated through the use of wall enhancements or architectural features, including display windows, that create visual interest.

ARTICLE III. ACCESS AND CIRCULATION

530.420130. Pedestrian access. Clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of four (4) feet in width.

530.430140. Transit access. Where transit shelters are provided, such shelters shall be well lighted and weather protected, and shall be placed in locations that promote security through natural surveillance and visibility.

530.440150. Vehicular access. (a) *In general.* Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. Curb cuts for vehicles shall be consolidated wherever possible.

(b) *Vehicular alley access.* Where vehicular alley access is provided, traffic shall be directed to minimize impact upon residential properties. Alley access shall be prohibited for the following uses when located on a block containing any residence or office residence zoning:

- (1) Automobile services uses.
- (2) Transportation uses.
- (3) Any use with a drive-through facility.
- (4) ~~Food and beverages uses over four thousand (4,000) square feet.~~

- ~~— (5) Grocery stores over four thousand (4,000) square feet.~~
- ~~— (6) Video stores over four thousand (4,000) square feet.~~
- ~~— (7) Drug stores over four thousand (4,000) square feet.~~
- ~~— (8) Shopping centers over four thousand (4,000) square feet.~~
- (4) Any non-residential use over four thousand (4,000) square feet.

(c) *Exceptions.* The city planning commission or zoning administrator may approve exceptions to allow alley access where strict adherence is impractical because of site location or conditions and the exception meets the intent of this section. The city planning commission or zoning administrator shall accept input from the Fire, Police, and Public Works Departments and shall consider, but not be limited to, the following factors when determining whether to approve an exception:

- (1) The number of residential uses on the block and their use of the alley.
- (2) The number of commercial uses on the block and their use of the alley.
- (3) The location of the site on the block and its proximity to the end of the block.
- (4) Other access to/from the site.
- (5) The nature of the use and the number of vehicle trips the site is expected to generate.
- (6) Public safety and crime prevention.
- (7) The hours and days of operation of the use.
- (8) Alley design and traffic safety impacts.

(d) *Service access.* Access for service vehicles shall be provided which does not conflict with pedestrian traffic ~~and shall be screened as specified in this chapter.~~ Where practical, truck loading areas shall be located away from residence and office residence districts.

~~— (e) *Snow storage and removal.* Adequate areas for snow storage shall be provided unless the applicant provides an acceptable snow removal plan.~~

(~~f~~e) *Reduction of impervious surface.* To the extent possible, site plans shall minimize the use of impervious surfaces. The use of interlocking pavers capable of carrying a wheel load of four thousand (4,000) pounds is encouraged for areas that serve low impact parking needs such as remote parking lots, parking facilities for periodic uses and parking in natural amenity areas.

ARTICLE IV. LANDSCAPING AND SCREENING

530.150160. General landscaping and screening. (a) ~~*In general*~~ *Required landscaping.* Overall composition and location of landscaped areas

shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Not less than twenty (20) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped as follows:

- (1) Not less than one (1) canopy tree for each ~~one thousand~~ five hundred (4,000 500) square feet, or fraction thereof.
- (2) Not less than one (1) shrub for each ~~two~~ one hundred (200 100) square feet, or fraction thereof.
- (3) The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.



plan



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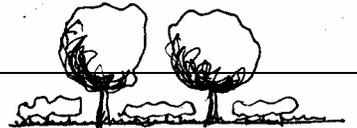
~~(b) Required landscaped yard. Where a landscaped yard is required by this zoning ordinance, such requirement shall be satisfied by one of the following:~~

- ~~(1) Trees and shrubs consisting of all of the following:

 - a. Not less than one (1) canopy tree for each five hundred (500) square feet, or fraction thereof.
 - b. Not less than one (1) shrub for each one hundred (100) square feet, or fraction thereof.
 - c. The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.~~



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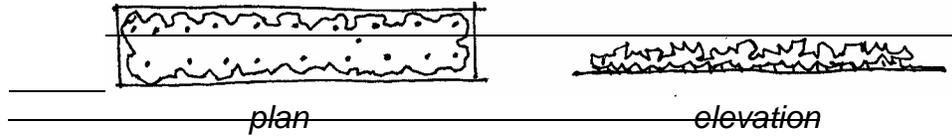


elevation

- ~~(2) Shrubs consisting of all of the following:

 - a. Not less than one (1) shrub for each fifty (50) square feet, or fraction thereof.~~

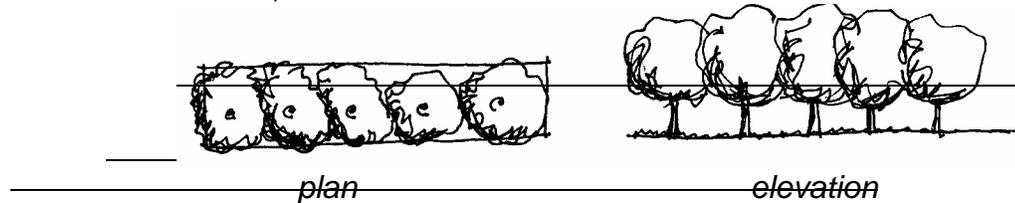
- b. ~~The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.~~



- (3) Trees consisting of all of the following:

- a. Not less than one (1) canopy tree for each two hundred (200) square feet, or fraction thereof.

- b. ~~The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.~~

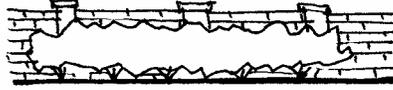


(eb) *Required screening.* Where screening is required by this zoning ordinance, such screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height. Required screening shall be at least ninety-five (95) percent opaque throughout the year, unless otherwise specified. All screening shall be subject to the regulations of Chapter 535, Regulations of General Applicability governing fences. Required screening shall be satisfied by one or a combination of the following:

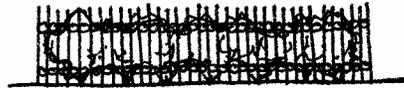
- (1) A decorative fence. 
- (2) A masonry wall. 
- (3) A hedge. 

(dc) *Required landscaped yard and screening.* Where both a landscaped yard and screening is required by this zoning ordinance, such required landscaped yard shall be satisfied by one of the following:

- (1) Along a rear or interior side lot line, locate the required landscaped yard inside or outside the required screen.



- (2) Along a public street, public sidewalk or public pathway, locate the required landscaped yard inside or outside the required screen if the portion of unless such screen is highly decorative and is less than sixty (60) percent opaque, such as a wrought iron fence.



530.460170. Parking and loading landscaping and screening. (a) *In general.* Parking and loading facilities, and all other areas upon which motor vehicles may be located, including but not limited to drive-through facilities, pump island service areas and stacking spaces, shall comply with the standards of this chapter and the applicable regulations of this zoning ordinance. Where this section requires a landscaped yard, such yard shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed.

(b) *Parking and loading fronting along a public street, public sidewalk or public pathway.* Parking and loading facilities, and all other areas upon which motor vehicles may be located fronting along a public street, public sidewalk or public pathway shall comply with the following standards:

- (1) A landscaped yard at least ~~five~~ seven (57) feet wide shall be provided along the public street, sidewalk or pathway, except where a greater yard is required. If a parking facility contains over ~~two~~ one hundred (200/100) parking spaces, the minimum required landscaped yard shall be increased to ~~eight~~ nine (89) feet in width.
- (2) Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided, except that where areas are devoted principally to the parking or loading of trucks or commercial vehicles of more than fifteen thousand (15,000) pounds screening six (6) feet in height and not less than sixty (60) percent opaque shall be required.
- (3) Not less than one (1) ~~One~~ tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage.

(c) *Parking and loading abutting or across an alley from a residence or office residence districts, or any permitted or conditional residential use.* Parking and loading facilities and all other areas upon which motor vehicles may be located that abut or are across an alley from a residence or office residence district or ~~that abut~~ a permitted or conditional residential use shall comply with the following standards:

- (1) A landscaped yard at least ~~five~~ seven (57) feet wide shall be provided along the property line or alley, except where a greater yard is required. If a parking facility contains over ~~two~~ one hundred (200100) parking spaces, the minimum required landscaped yard shall be increased to ~~eight~~ nine (89) feet in width.
- (2) ~~Screening shall be provided as specified in section 530.150 (c).~~ Screening at least ninety-five (95) percent opaque shall be provided as specified in section 530.150(b).

~~**530.170. Interior landscaping of parking lots.** (a) *In general.* (d) Interior landscaping of parking lots. The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.~~

~~(b) *Parking lots containing over two hundred (200) spaces.* On parking lots containing more than two hundred (200) parking spaces, an additional landscaped area not less than one hundred fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.~~

~~(e) *Distance to trees.* In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.~~

~~**530.180. Concrete curbs and wheel stops.** All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible.~~

~~**530.190**~~**180. Landscaping of other areas.** All other areas not governed by sections 530.150, 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.

530.200190. Ecological function. In its review of landscaped areas the city planning commission shall include consideration of the following:

- (1) Interception and filtration of precipitation and stormwater through maximizing multiple-layered vegetative cover.
- (2) Reduction of reflectance and urban heat island effects through increasing canopy cover.
- (3) Conservation of energy through strategic shading and the use of windbreaks.
- (4) Selection and placement of plant materials to limit required maintenance of landscaped areas.
- (5) Preservation or restoration of natural amenities.

530.210200. Plant material standards. Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive on native species. Plant materials shall comply with the following standards:

- (1) All required trees shall be a minimum of two and one-half (2.5) inches caliper in size, except cluster or multiple trunk specimens, which shall be a minimum of one (1) inch caliper in size.
- (2) All required shrubs shall be a minimum of one (1) gallon container size.
- (3) All landscape materials shall be tolerant of specific site conditions, including but not limited to heat, cold, drought and salt.
- (4) Landscape materials that are used for screening shall be of a size that allows growth to the desired height and opacity within two (2) years.

530.220210. Installation and maintenance of materials. Installation and maintenance of all landscape materials shall comply with the following standards:

- (1) Areas to be landscaped shall be prepared and improved as specified by current Minnesota Department of Transportation standards for soil preparation and drainage.
- (2) All landscape materials shall be installed to current industry standards.

- (3) Maintenance and replacement of landscape materials shall be the responsibility of the applicant or property owner including the maintenance of any trees planted in the public right-of-way. An adequate water supply shall be indicated in the site plan. Landscape maintenance should incorporate environmentally sound management practices, including the following:
 - a. The use of water and energy efficient systems such as drip irrigation.
 - b. Pruning primarily for plant health and replacing dead materials annually.
 - c. Anticipating and allowing plant community succession.

530.230220. Exceptions to landscaping and screening requirements.

The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.680, provided one or more of the following exists:

- (1) The proposal will allow a site plan of exceptional design that includes amenities such as public seating, an outdoor plaza or transit shelter that will enhance the area or that is more consistent with the design of the site or the surrounding area.
- (2) The proposal will allow a site plan that is more consistent with the nature character of the area.
- (3) Existing plant materials, walls, fences or the topography of the site and its surroundings make the required landscaping or screening less necessary.
- (4) The required landscaping or screening will hinder truck access and service necessary to the operation of the use.
- (5) The required landscaping and screening may obstruct views of traffic or reduce natural surveillance of the site.

ARTICLE V. ADDITIONAL STANDARDS

530.230. Concrete curbs and wheel stops. All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration

is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.

530.240240. Lighting and glare. (a) *In general.* All lighting shall comply with the requirements of Chapter 535, Regulations of General Applicability, and Chapter 541, Off-street Parking and Loading. A lighting diagram may be required as part of an application for site plan review to determine the effect of lighting on surrounding uses.

(b) *Vehicle headlights.* Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.

530.250250. Site context. (a) *In general.* To the extent practical, Ssite plans shall minimize the blocking of views of important elements of the city such as parks and greenways, significant buildings and water bodies.

(b) *Shadowing.* To the extent practical, Bbuildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties. A shadow analysis may be required that demonstrates the impact that the proposed building would have on shadowing of public spaces and adjacent properties.

(c) *Wind.* To the extent practical, Bbuildings shall be located and arranged designed to minimize the generation of wind currents at ground level.

530.260260. Crime prevention through environmental design. Site plans shall employ best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. Site plans shall include the following crime prevention design elements:

- (1) *Natural surveillance and visibility.* Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- (2) ~~Minimum~~ Lighting levels. Provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- (3) *Territorial reinforcement and space delineation.* Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide ~~people on~~ pedestrian movement on or through the site and to control and restrict people to appropriate locations.

- (4) Natural access control. Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

530.270270. Historic preservation. To the extent practical, Where possible, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated as historic structures. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

ARTICLE VI. DOWNTOWN STANDARDS

~~**530.280. Building placement.** (a) *In general.* The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance or where the building is separated from the front lot line by outdoor open space that conforms to the standards for the urban open space premium, established in Chapter 549, Downtown Districts. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance or where the building is separated from the lot line by outdoor open space that conforms to the standards for the urban open space premium. The area between the building and the lot line, and all other areas not occupied by buildings or used for parking and loading purposes, shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site. The main lobby of the building and main elevator access shall be located at street level. On-site accessory parking facilities shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.~~

~~(b) *Exceptions.* The city planning commission may approve alternatives to these requirements, subject to section 530.60, provided that, where applicable, any adverse effects shall be mitigated by a decorative fence, masonry wall, or planted materials that reinforce the street wall.~~

~~**530.290. Building facade.** (a) *In general.* Building facades shall provide architectural detail and shall contain windows at the ground level or first floor in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. The exterior materials and appearance of the rear and side walls of any building shall be similar to and~~

~~compatible with the front of the building. The use of plain face concrete block as an exterior material shall be prohibited where visible from a public street or a residence or office residence district.~~

~~———— (b) *Entrances and windows.* Principal entrances shall be clearly defined and emphasized through the use of architectural features that express the importance of the entrance. Multiple entrances shall be encouraged. At least thirty (30) percent of the first floor facade that faces a public street, sidewalk or parking lot shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.~~

~~———— (c) *Parking garages.* The exterior design of parking garages shall ensure that sloped floors do not dominate the appearance of the facade and that vehicles are screened from view. At least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be occupied by commercial uses, or shall be designed with architectural detail or windows, including display windows, to create visual interest.~~

~~———— (d) *Exceptions.* The city planning commission may approve alternatives to these requirements, subject to section 530.60, provided that the security of the surrounding area is considered and that any adverse effects are mitigated through the use of wall enhancements or architectural features, including display windows, that create visual interest.~~

~~———— **530.300. Pedestrian access.** Clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of six (6) feet in width.~~

~~———— **530.310. Transit access.** Where transit shelters are provided, such shelters shall be well lighted and weather protected, and shall be placed in locations that promote security through natural surveillance and visibility.~~

~~———— **530.320. Vehicular access.** (a) *In general.* Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. Curb cuts for vehicles shall be consolidated wherever possible.~~

~~———— (b) *Vehicular alley access.* Where vehicular alley access is provided, traffic shall be directed to minimize impact upon residential properties. Alley access shall be prohibited for the following uses when located on a block containing any residence or office residence zoning, except for commercial deliveries when approved by the city engineer:~~

- ~~— (1) Automobile services uses.~~
- ~~— (2) Transportation uses.~~
- ~~— (3) Any use with a drive-through facility.~~
- ~~— (4) Food and beverages uses over four thousand (4,000) square feet.~~
- ~~— (5) Grocery stores over four thousand (4,000) square feet.~~
- ~~— (6) Video stores over four thousand (4,000) square feet.~~
- ~~— (7) Drug stores over four thousand (4,000) square feet.~~
- ~~— (8) Shopping centers over four thousand (4,000) square feet.~~

~~— (c) Service access. Access for service vehicles shall be provided which does not conflict with pedestrian traffic and shall be screened as specified in this chapter. Where practical, truck loading areas shall be located away from residence and office residence districts.~~

~~— (d) Snow storage and removal. Adequate areas for snow storage shall be provided unless the applicant provides an acceptable snow removal plan.~~

~~— (e) Reduction of impervious surface. To the extent possible, site plans shall minimize the use of impervious surfaces. The use of interlocking pavers capable of carrying a wheel load of four thousand (4,000) pounds is encouraged for areas that serve low impact parking needs such as remote parking lots, parking facilities for periodic uses and parking in natural amenity areas.~~

~~— **530.330. Parking lots and loading areas.** (a) *Landscaping and screening.* Notwithstanding section 530.20, parking lots and loading areas shall be landscaped and screened as specified in Article IV, Landscaping and Screening, of this chapter.~~

~~— (b) *Concrete curbs and wheel stops.* Notwithstanding section 530.20, parking lots and driveways shall be defined as specified in Article IV, Landscaping and Screening, of this chapter.~~

~~— **530.340. Lighting and glare.** (a) *In general.* All lighting shall comply with the requirements of Chapter 535, Regulations of General Applicability, and Chapter 541, Off-street Parking and Loading. A lighting diagram may be required as part of an application for site plan review to determine the effect of lighting on surrounding uses.~~

~~— (b) *Vehicle headlights.* Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.~~

~~— **530.350. Site context.** (a) *In general.* Site plans shall minimize the blocking of views of important elements of the city such as parks and greenways, significant buildings and water bodies.~~

~~(b) *Shadowing.* Buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.~~

~~(c) *Wind.* Buildings shall be located and arranged to minimize the generation of wind currents at ground level.~~

~~**530.360. Crime prevention through environmental design.** Site plans shall employ best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. Site plans shall include the following crime prevention design elements:~~

~~(1) *Natural surveillance and visibility.* Design the site to promote natural observation and maximize the opportunities for people to observe adjacent spaces.~~

~~(2) *Minimum lighting levels.* Provide lighting at all building entrances that maintains a minimum acceptable level of security.~~

~~(3) *Territorial reinforcement and space delineation.* Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide people on the site and to control and restrict people to appropriate locations.~~

~~**530.370. Historic preservation.** Where possible, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated as historic structures. Where rehabilitation is not feasible, the development shall include the reuse of significant features of designated historic structures.~~

ARTICLE VI. SINGLE AND TWO-FAMILY DWELLINGS AND MULTIPLE-FAMILY DWELLINGS HAVING THREE OR FOUR DWELLING UNITS

530.280. Design standards. New single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall comply with the applicable regulations of this zoning ordinance, including but not limited to the standards of Chapter 535, Regulations of General Applicability, related to front entrance, window area, and walkway requirements, and limitations on attached garages facing the front lot line. In addition, the zoning administrator shall ensure that such uses obtain a minimum of fifteen (15) points from Table 530-2, Single and two-family dwellings and multiple-family dwellings having three or four dwelling units. Standards used to meet the minimum requirement must remain in place for a period of not less than fifteen (15) years from the date of approval.

Table 530-2 Standards for single and two-family dwellings and multiple-family dwellings having three or four dwelling units

<i>Points</i>	<i>Design Standard</i>
<u>5</u>	<u>The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass</u>
<u>5</u>	<u>Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure</u>
<u>4</u>	<u>Not less than twenty (20) percent of the walls on each floor that faces a public street, not including walls on half stories, are windows</u>
<u>3</u>	<u>Not less than ten (10) percent of the walls on each floor that faces a rear or interior side lot line, not including walls on half stories, are windows</u>
<u>3</u>	<u>The structure includes a basement as defined by the building code</u>
<u>2</u>	<u>The structure includes an open front porch of at least fifty (50) square feet where there is at least one existing open front porch within one hundred (100) feet of the site</u>
<u>1</u>	<u>The pitch of the primary roof line is 6/12 or steeper. However, the point shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof within one hundred (100) feet of the site</u>
<u>1</u>	<u>The development includes at least one (1) deciduous tree in the front yard</u>

530.290. Accessibility. Structures that provide certain accessible features shall be awarded points from Table 530-2, Standards for single and two-family dwellings and multiple-family dwellings having three or four dwelling units, equivalent to providing twenty (20) percent window area facing public streets, off-street parking in an enclosed structure that is detached from the principal structure, and a basement, without having to provide these features. Such structures shall obtain the remainder of the required minimum point total from the remaining categories. For the purpose of this section, a dwelling unit shall include, at a minimum, a ground-level accessible entrance, interior doorways not less than three (3) feet in width, and a ground-level restroom.

530.300. Alternative compliance. Notwithstanding any other provision to the contrary, the standards of this article shall not be eligible for alternative compliance.

Proposed Ordinance
of the
City of Minneapolis

By Schiff

Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability.

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

Section 1. That Section 535.90 of the above-entitled ordinance be amended to read as follows:

535.90. Minimum size and width, principal entrance and windows, and location of attached garage requirements for residential uses. *(a) Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet.

~~*(b) Principal entrance and windows.* Not less than fifteen (15) percent of the first floor facade of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that faces a public street shall be windows, and shall include at least one (1) principal entrance. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall include a principal entrance facing the front lot line. Subject to Table 535-1, Permitted Obstructions in Required Yards, the principal entrance shall be connected to the public sidewalk by an impervious walkway not less than three (3) feet wide and shall include stairs where needed. Where no public sidewalk exists, the walkway shall extend to the public street. The principal entrance may face a side lot line when part of a front vestibule or extended portion of the front facade, provided the entrance is located no further than eight (8) feet from the facade closest to the street. In the case of a corner lot, only the facade facing the front lot line shall be subject to the requirements of this section.~~

~~*(b) (c) Principal entrance and windows. Windows.* Not less than fifteen (15) percent of the first the walls on each floor facade of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that faces a public street shall be windows, and shall include at least one (1) principal entrance. Not less than five (5) percent of the walls on each floor of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that face a rear or interior side lot line shall be windows. Half stories shall not be subject to the minimum window requirement.~~

~~(e)~~ (d) Attached garage facing the front lot line. Attached accessory uses designed or intended for the parking of vehicles accessory to single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall extend no more than five (5) feet closer to the front lot line than the facade of a habitable portion of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line shall not exceed sixty (60) percent of the width of the entire structure.

535.95. Principal entrance, walkway, and windows requirements for nonresidential uses. Nonresidential buildings shall be oriented so that at least one (1) principal entrance faces a public street rather than the interior of the site, clear and well-lighted walkways at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site, and shall maintain compliance with the nonresidential windows requirements of Chapter 530, Site Plan Review. A nonresidential building nonconforming as to these requirements shall have all the rights of a conforming building, except that said building shall not be enlarged, altered, or relocated in such a way as to increase its nonconformity with these requirements.