

**ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

**By Gordon and Goodman**

**Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-Street Parking and Loading.**

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

Section 1. That Section 541.200 of the above-entitled ordinance be amended to read as follows:

**541.170. - Specific off-street parking requirements.**

(a) *In general.* Accessory, off-street parking shall be provided for principal uses as specified in Table 541-1, Specific Off-Street Parking Requirements, except as otherwise specified in this zoning ordinance.

(b) *Conditional use permit (C.U.P.).* Where a use is allowed as a conditional use, additional parking may be required through the conditional use permit. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors in determining the number of off-street parking spaces required:

- (1) Documentation regarding the actual parking demand for the proposed use.
- (2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- (3) Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- (4) The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.

(c) *Downtown districts.* Accessory, off-street parking in the downtown districts shall be regulated by Table 541-2, Specific Off-Street Parking Requirements - Downtown Districts, except as otherwise specified in this chapter.

(d) *Bicycle parking.* Accessory bicycle parking shall be regulated by Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this chapter.

(e) *Special provisions.* Special provisions, including the maximum distance required off-site parking may be located from the use served, are provided under the "Notes" column of Table 541-1, Specific Off-Street Parking Requirements, where appropriate. The numbers specified in the "Notes" column shall have the following meanings:

- (1) The number one (1) shall mean that required off-site parking shall be prohibited, except where there is a shared parking facility adjacent to the property served.
- (2) The number two (2) shall mean that required off-site parking up to five hundred (500) feet away may be allowed, subject to the provisions of section 541.250, but all commercial vehicles or vehicles necessary for the operation of the use shall be maintained on-site.

(f) *Abbreviations.* For purposes of Table 541-1, Specific Off-Street Parking Provisions, "GFA" shall mean gross floor area, and "sq. ft." shall mean square feet.

**Table 541-1 Specific Off-Street Parking Requirements**

**Minimum parking requirement, in general.** Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements. All uses over one thousand (1,000) square feet, other than those specified under the heading "Residential Uses" shall provide a minimum of four (4) parking spaces or the amount specified in this table, whichever is greater, except as otherwise provided in this chapter. Multiple-tenant or multiple-use buildings may exempt no more than four (4) uses of one thousand (1,000) square feet or less from the minimum off-street parking requirement. In addition, one (1) parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles.

**Maximum parking allowed, in general.** Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more non-residential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

Use	Minimum Parking Requirement	Maximum Parking Allowed	Notes (see 541.170)
<b>RESIDENTIAL USES</b>			
Dwellings	1 space per dwelling unit, except an accessory dwelling unit shall not be required to provide off-street parking	No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts	1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet
<b>Congregate living</b>			
Community residential facility	1 space per 4 beds	1 space per bed	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	1 space per bed	2
Community correctional facility	1 space per 4 beds	1 space per bed	1
Dormitory	1 space per 2 beds	1 space per bed	1
Emergency Shelter	None	1 space per bed	1
Faculty house	1 space per 2 beds	1 space per bed	1
Fraternity or sorority	1 space per 2 beds	1 space per bed	1
Hospitality residence	1 space per 3 guest rooms	1 space per guest room	2
Inebriate housing	1 space per 4 beds	1 space per bed	1

<u>Intentional Community</u>	<u>1 space per dwelling unit, except an accessory dwelling unit shall not be required to provide off-street parking</u>	<u>No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts</u>	<u>1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet</u>
Overnight Shelter	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	1
Residential hospice	1 space per 3 beds	1 space per bed	1
Supportive housing	1 space per 4 beds	1 space per bed	1