

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Gordon

**Amending Title 20, Chapter 521 of the Minneapolis Code of
Ordinances relating to Zoning Code: Zoning Districts and Maps Generally**

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

Section 1. That Section 521.10(6) of the above-entitled ordinance be amended to read as follows:

- (6) Overlay Districts.
- PO Pedestrian Oriented Overlay District
- LH Linden Hills Overlay District
- IL Industrial Living Overlay District
- TP Transitional Parking Overlay District
- SH Shoreland Overlay District
- FP Floodplain Overlay District
- MR Mississippi River Critical Area Overlay District
- DP Downtown Parking Overlay District
- B4H Downtown Housing Overlay District
- DH Downtown Height Overlay District
- NM Nicollet Mall Overlay District
- HA Harmon Area Overlay District
- NP North Phillips Overlay District
- AP Airport Overlay District
- UA University Area Overlay District

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Gordon

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

551.20. Establishment of overlay districts. The overlay district names are:

- PO Pedestrian Oriented Overlay District
- LH Linden Hills Overlay District
- IL Industrial Living Overlay District
- TP Transitional Parking Overlay District
- SH Shoreland Overlay District
- FP Floodplain Overlay District
- MR Mississippi River Critical Area Overlay District
- DP Downtown Parking Overlay District
- B4H Downtown Housing Overlay District
- DH Downtown Height Overlay District
- NM Nicollet Mall Overlay District
- HA Harmon Area Overlay District
- NP North Phillips Overlay District
- AP Airport Overlay District
- UA University Area Overlay District

Section 2. That Chapter 551 of the Minneapolis Code of Ordinances be amended by adding thereto a new Article XVII, including new Sections 551.1290-551.1340, to read as follows:

ARTICLE XVII. UA UNIVERSITY AREA OVERLAY DISTRICT

551.1290. Purpose. The UA University Area Overlay District is established to ensure high quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a major center of educational employment and enrollment.

551.1300. Established boundaries. The boundaries of the UA University Area Overlay District shall be the areas shown on the official zoning map.

551.1310. Definitions. As used in this article, the following definitions shall mean:

Bedroom. For the purpose of the UA University Area Overlay District, a bedroom shall be defined as any space that can operate as a sleeping area within a dwelling unit that is separated from open areas of the dwelling unit by interior walls, is greater than seventy (70) square feet, and is located along an exterior wall. Areas dedicated to other functions may be classified as bedrooms as determined by the Zoning Administrator. Studio and efficiency units, which have no internal walls separating living and sleeping spaces, will be considered to have one bedroom.

551.1320. Off-street parking. (a) *Minimum number of off-street parking spaces.* The minimum off-street parking requirement for residential uses shall be one-half (1/2) parking space per bedroom but not less than one (1) space per dwelling unit. Parking reductions allowed in the PO Pedestrian Oriented Overlay District shall be applied after calculating parking based on this provision.

(b) *Location.* Off-street parking for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall be located entirely within the rear twenty-five (25) feet of the lot. Lots providing at least one (1) parking space in a detached accessory structure are not subject to this standard.

(c) *Dimensions.* Off-street parking for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall comply with the following standards:

- (1) One hundred (100) percent of the required parking spaces may be provided as compact spaces.
- (2) Parking lots of one (1) or more spaces that encroach into the required interior side yard shall provide landscaping and screening not less than three (3) feet in height consistent with the provisions of section 530.170 of this ordinance.
- (3) Surface parking areas in the rear twenty five (25) feet of the lot shall have an interior side yard of not less than two (2) feet.
- (4) Surface parking areas shall have a rear yard of not less than two (2) feet. The rear yard may be reduced to zero (0) feet where adjacent to an alley.
- (5) Parking lots shall be defined by durable curbing material that allows for on site drainage of storm water runoff and discourages parking of vehicles on landscaped areas of a lot.

- (6) Lots providing at least one (1) parking space in a detached accessory structure are not subject to standards (1) through (4) above.

551.1330. Bicycle and motorized scooter parking. (a) *In general.* Residential uses shall provide at least one (1) bicycle or motorized scooter parking space per one (1) bedroom, which shall not be located in any required yard or between the principal dwelling and the street. Such bicycle or motorized scooter parking space shall not be located in any required yard or between the principal building and a public street.

(b) *Bicycle and motorized scooter parking incentive.* A multiple-family dwelling having three (3) or four (4) dwelling units that provides an enhanced shelter with space dedicated solely for bicycle or motorized scooter parking shall be granted a reduction in the off-street parking requirement of no more than one (1) space if the shelter complies with the following standards:

- (1) Notwithstanding Chapter 537, Accessory Uses and Structures, the enhanced shelter shall not be located in any required yard.
- (2) The enhanced shelter shall not be located between the principal building and a public street.
- (3) The enhanced shelter shall be enclosed on at least three (3) sides and covered to adequately protect bicycles from the elements.
- (4) The enhanced shelter shall utilize primary exterior materials that match the primary exterior materials of the principal structure.

551.1340. Shared vehicles. A multiple-family dwelling having three (3) or four (4) dwelling units that provides one (1) passenger automobile for common use by residents shall be granted a reduction in the off-street parking requirement of three (3) spaces provided the following standards are met:

- (1) A shared automobile may not be counted toward a parking requirement for more than one building or property.
- (2) The property must participate in a car sharing program that complies with program requirements determined by the zoning administrator.