



**City of Minneapolis**  
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**MEMORANDUM**

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DATE: October 17, 2013

TO: City Planning Commission, Committee of the Whole

FROM: Mei-Ling Anderson, City Planner

SUBJECT: Zoning Code Text Amendment – Board and care home/nursing home/assisted living facilities

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An ordinance was introduced by Council Member Goodman to the City Council on August 16, 2013, that would amend Title 20 of the Minneapolis Code of Ordinances relating to *Zoning Code* (to broaden the zoning districts in which assisted living facilities may be located), as follows:

- a) Chapter 520 relating to *Introductory Provisions*; and
- b) Chapter 548 relating to *Commercial Districts*.

The ordinance introduction stemmed from a project proposal which would include an assisted living facility in the C3A Community Activity Center District.

Assisted living facilities are currently allowed as a conditional use in two of the five commercial zoning districts: the C2 Neighborhood Commercial District and the C4 General Commercial District. In addition, these facilities are allowed as conditional uses in three multiple-family residence districts (R4, R5, and R6), two office residence districts (OR2, OR3), and all Downtown Districts (B4, B4S, B4C, and B4N). Board and care home/nursing home/assisted living facilities are subject to the specific development standards listed in Chapter 536.

Staff is proposing to amend Chapter 548 to allow board and care home/nursing home/assisted living facilities by conditional use permit in the C1, C3A, and C3S districts. Chapter 548 would also be amended in order to establish a minimum lot area of 20,000 square feet and a minimum lot width of 80 feet for uses that fall under the residential use of board and care home/nursing home/assisted living facilities in the C1, C3A, and C3S districts. These dimensions would be consistent with the residential lot dimension requirements in the C2 and C4 districts for this use.

The ordinance amendment would also alter the definition of “Assisted living” in Chapter 520, Introductory Provisions, to reflect that assisted living facilities are registered with the Minnesota Department of Health rather than licensed by it.

This amendment has been scheduled for the October 28, 2013, City Planning Commission meeting.

**Attachments**

1. Draft assisted living text amendment language

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Goodman**

**Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances  
relating to Zoning Code: Introductory Provisions**

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

Section 1. That Section 520.160 of the above-entitled ordinance be amended to read as follows:

**520.160. Definitions.**

*Assisted living.* A facility ~~licensed by~~ registered with the Minnesota Department of Health (DOH) where individualized home care aide services or home management services are provided to residents either by the management or by providers under contract with the management.

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Goodman**

**Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances  
relating to Zoning Code: Commercial Districts.**

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

Section 1. That Sections 548.30, 548.220, 548.340, and 548.400 of the above-entitled ordinance be amended to read as follows:

**548.30. Principal uses for the commercial districts.**

**Table 548-1 Principal Uses in the Commercial Districts**

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
<b>RESIDENTIAL USES</b>						
<b>Congregate Living</b>						
Board and care home/Nursing home/Assisted living	<u>C</u>	C	<u>C</u>	<u>C</u>	C	✓

**548.220. Lot dimension requirements.**

**Table 548-4 Residential Lot Dimension Requirements in the C1 District**

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
<b>RESIDENTIAL USES</b>		
<b>Congregate Living</b>		
<u>Board and care home/Nursing home/Assisted living</u>	<u>20,000</u>	<u>80</u>

548.340. Lot dimension requirements.

**Table 548-6 Residential Lot Dimension Requirements in the C3A District**

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
<b>RESIDENTIAL USES</b>		
<b>Congregate Living</b>		
<u>Board and care home/ Nursing home/ Assisted living</u>	<u>20,000</u>	<u>80</u>

548.400. Lot dimension requirements.

**Table 548-7 Residential Lot Dimension Requirements in the C3S District**

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
<b>RESIDENTIAL USES</b>		
<b>Congregate Living</b>		
<u>Board and care home/ Nursing home/ Assisted living</u>	<u>20,000</u>	<u>80</u>