

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Schiff

**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-titled ordinance be amended to read as follows:**

**520.160 Definitions.**

Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

*Entertainment, limited.* Entertainment limited to literary readings, story telling, ~~or live music by not more than three (3) persons, using nonamplified musical instruments, live solo comedians, electronically reproduced music, karaoke, jukebox, amplified or nonamplified music by five (5) or fewer musicians and group singing participated in by patrons of the establishment,~~ with no patron dancing.

*Golf course.* A tract of land laid out for at least nine (9) holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse, shelter or other appurtenant structures. Practice driving ranges may also be located on the golf course. Miniature golf courses shall not be included in this definition.

*Primary building wall.* For the purpose of applying on-premise sign regulations, a primary building wall is an exterior building wall that faces a street or an exterior building wall that faces an on-site accessory parking area ~~and contains a public entrance~~. When the exterior building walls are not parallel to a street, they shall be assigned to the street frontage to which they are most oriented.

**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(4) of the above-titled ordinance be amended to read as follows:**

**521.10. Establishment of zoning districts**

In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

- (4) *Industrial Districts.*
  - I1 ~~Limited~~Light Industrial District
  - I2 Medium Industrial District
  - I3 General Industrial District

**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 525.90 of the above-titled ordinance be amended to read as follows:**

**525.90. Zoning administrator.** (a) *Establishment.* There is hereby established the office of the zoning administrator. The zoning administrator shall be the planning director or his or her authorized representative.

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

- (1) To interpret and administer the provisions of this zoning ordinance and maintain records of such interpretations.
- (2) To issue zoning certificates and maintain records thereof.
- (3) To maintain permanent and current records of this zoning ordinance, including but not limited to all maps, amendments, conditional use permits, variances, appeals, site plan reviews and expansions or changes of nonconforming use, and applications therefor.
- (4) To provide information relative to all matters arising out of the zoning ordinance.
- (5) To receive, review, file and forward all complete land use applications to their respective review bodies, as provided in this zoning ordinance.
- (6) To review and make recommendations on proposed amendments to this zoning ordinance.
- (7) To issue temporary use permits regulating temporary uses, pursuant to Chapter 535, Regulations of General Applicability.
- (8) To issue certificates of nonconforming use for structures, pursuant to Chapter 531, Nonconforming Uses and Structures.
- (9) To maintain all zoning records which are a part of the administration of the zoning codes adopted in 1924 and 1963.
- (10) To serve as the secretary for the board of adjustment.
- (11) To establish and administer rules and regulations relating to the administration of this zoning ordinance, including application forms.
- (12) To consult with the city engineer to determine compliance with standards for uses within the FP Floodplain Overlay District, as specified in Chapter 551, Overlay

Districts, and maintain records thereof, and notify the Minnesota Commissioner of Natural Resources when the giving of any notice is required by this zoning ordinance.

~~(13) To perform the administrative review of permitted communication towers, antennas, and base units all administrative zoning applications.~~

~~(14) To perform administrative site plan review and administrative site plan review of single and two family dwellings and multiple family dwellings having three (3) or four (4) dwelling units, as specified in Chapter 530, Site Plan Review.~~

(15) To enforce this zoning ordinance by commencement of appropriate administrative and legal remedies, including but not limited to issuance of citation or written orders, or reference to the city attorney for issuance of a formal complaint.

(16) To take such other actions as reasonable and necessary for the administration and enforcement of this zoning ordinance.

~~(17) To perform the administrative review of donation collection bins.~~

**Section 2. That Section 525.100 of the above-titled ordinance be amended to read as follows:**

**525.100. City planning commission.**

(e) *Compensation of city planning commission members.* The members or the representative of a member of the city planning commission, except those who are paid by the city or any other public body or agency for attending or serving on the commission, shall be paid at the rate of thirty-five dollars (\$35.00) for each official meeting attended with a limitation of one (1) meeting per day and four (4) meetings per month.

**Section 3. That Section 525.110 of the above-titled ordinance be amended to read as follows:**

**525.110. Board of adjustment.**

(h) *Compensation of board of adjustment members.* The members of the board of adjustment shall be paid at the rate of thirty-five dollars (\$35.00) for each official meeting attended with a limitation of one (1) meeting per day and four (4) meetings per month.

**Section 4. That Section 525.520 of the above-titled ordinance be amended to read as follows:**

**525.520. Authorized variances.** Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment, city planning commission, or city council only in

accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

**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 Section 530.110 of the above-titled ordinance be amended to read as follows:**

**530.110 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, t~~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.~~

**Section 2. That Section 530.120(b)(2)(f) of the above-titled ordinance be amended to read as follows:**

**530.120. Building design.**

- 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.

**Section 3. That Table 530-2 of the above-titled ordinance be amended to read as follows:**

**Table 530-2 Standards for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units**

<i>Points</i>	<i>Design Standard</i>
5	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
5	The structure includes a basement as defined by the building code
4	The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not

	including walls on half stories, are windows
3	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
2	The pitch of the primary roof line is 6/12 or steeper. However, the points shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof or a hip roof with a primary roof line of less than 6/12 where there is at least one (1) existing building with a hip roof with a similar pitch within one hundred (100) feet of the site
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be a permitted on an open front porch.
1	The development includes at least one (1) deciduous tree in the front yard

**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 535.250 of the above-titled ordinance be amended to read as follows:**

**535.250. Interior side yards for dwellings with side entrances.**

The minimum width of interior side yards for all multiple-family dwellings, ~~with side entrances, and for~~ single and two-family dwellings or cluster developments with a principal entrance facing the interior lot line, shall be not less than fifteen (15) feet, and the minimum width of said interior side yard plus any driveway shall not be less than twenty-two (22) feet, unless a greater width is required by the regulations governing interior side yards in the district in which the structure is located.

**Section 2. That Table 535-1 of the above-titled ordinance be amended to read as follows:**

Type of Obstruction	Front or Corner Side Yard	Interior Side Yard	Rear Yard
Accessory buildings, subject to the provisions of Chapter 537 and section 535.280 (d), (e) and (f)		P	P
<del>Air-conditioning</del> <u>Air conditioning</u> window units projecting not more than eighteen (18) inches into the required yard	P	P	P
<del>Air-conditioning systems, heating, ventilating, and filtering equipment, not to exceed four (4) feet in height and the outside elements of which project not more than four (4) feet into the required yard</del>			P
<del>Air-conditioning</del> <u>Air conditioning</u> systems, heating, ventilating, and filtering equipment, not to exceed <del>four (4)</del> <u>five (5)</u> feet in height <del>and adjacent to a nonresidential use or adjacent to a residential use which is equipped with central air conditioning or which has no windows or doors in the wall immediately abutting the yard. Such equipment shall not be located closer than two (2) feet from an interior side property line.</del> Such equipment may project into a corner side yard, provided such equipment is located no closer than three (3) feet from the corner side lot line		P	P
Arbors, or other growing support structures that are not a fence, trellis or pergola, not exceeding twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height. Both the sides and	P		P

the roof must be at least fifty (50) percent open, or, if latticework is used, shall be less than sixty (60) percent opaque. Such structures shall not be constructed of electrically charged wire, razor wire, chain link, chicken wire, railroad ties, utility poles, plywood or any other similar materials.			
Awnings and canopies, projecting not more than two and one-half (2½) feet into front or side yards	P	P	P
Balconies, decks and ground level patios not exceeding fifty (50) square feet in area and projecting not more than four (4) feet into the required yard. Such balcony, deck or ground level patio may project into a required interior side yard of a multiple family dwelling of four (4) or more stories, provided such balcony, deck or ground level patio shall be located no closer than ten (10) feet from the interior side lot line	P		P
Bay windows not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard	P		
<u>Bicycle racks accessory to multiple-family dwellings of five (5) units or more and non-residential uses. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures and shall permit the locking of the bicycle frame and one (1) wheel to the rack and support a bicycle in a stable position without damage to the wheels, frame or components. Except for Institutional and Public Uses, no more than eight (8) bicycle parking spaces may be located in each required yard.</u>	P		P
Chimneys projecting not more than two (2) feet into the required yard	P	P	P
Compost containers, subject to the provisions of Chapter 244, Housing Maintenance Code, and not closer than twenty (20) feet from any adjacent dwelling			P
Containers for the removal of household refuse, subject to the provisions of Chapter 244, Housing Maintenance Code			P
Driveways, subject to the provisions of Chapter 541, Off-Street Parking and Loading, Chapter 537, Accessory Uses and Structures, and section 535.280(g)	P	P	P
Eaves, including gutters, projecting not more than three (3) feet from the building in the required front, rear or corner side yard and not more than two (2) feet from the building in the required interior side yard	P	P	P
Egress window wells not exceeding sixteen (16) square feet in area. Such window wells shall not be located closer than two (2) feet from an interior side property line	P	P	P
Fences including trellises, subject to Article VI of this chapter	P	P	P
Flagpoles, subject to section 535.110	P	P	P

Handicap entrance landing not exceeding thirty-six (36) square feet in area and not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque, not including permanently roofed porches	P	P	P
Handicap ramp not exceeding four (4) feet in width leading to an entrance landing and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque.	P	P	P
Lighting fixtures and lampposts, subject to section 535.110	P		P
<del>Open porches, projecting not more than six (6) feet into the required yard of a single or two-family dwelling provided that the total depth of the porch shall not exceed eight (8) feet from the building.</del> The porch shall be covered and may extend the width of the dwelling, provided it shall be no closer than three (3) feet from an interior side lot line and no closer than six (6) feet from a dwelling on an adjacent property. Such porch shall be no closer than ten (10) feet from the front lot line and no closer than five (5) feet from the corner side lot line. The porch shall not be enclosed with windows, screens or walls, but may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be permitted on an open porch.	P		
Parking areas, subject to the provisions of Chapter 541, Off-Street Parking and Loading, Chapter 537 Accessory Uses and Structures, and section 535.280 (d), (e) and (f)		P	P
Pergolas, subject to the provisions of Chapter 537, Accessory Uses and Structures, and section 535.280 (d), (e) and (f). In a front or corner side yard pergolas shall not exceed twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height.	P	P	P
<u>Rain barrels and cisterns accessory to single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall be limited to a maximum height of four (4) feet and a maximum width of two and one-half (2.5) feet. Rain barrels and cisterns accessory to multiple-family dwellings of five (5) units or more and non-residential uses shall be limited to a maximum height of six (6) feet and a maximum width of three (3) feet. No more than two (2) rain barrels or cisterns may be located in each required yard.</u>		P	P
Raised planting beds, not exceeding three (3) feet in height. In a front or corner side yard raised planting beds shall not be closer than five (5) feet to a front or corner side property line. Raised planting beds shall be constructed of wood, brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber and shall be compatible with the principal	P		P

structure and adjacent residential properties. Raised planting beds constructed of wood shall be structurally sound and free of rot. In addition, prefabricated raised planting beds shall be permitted. Raised planting beds shall not be constructed of wire, chicken wire, rope, cable, railroad ties, utility poles, tires, plumbing fixtures or any other similar materials.			
Recreational playground equipment			P
Retaining walls, where natural grade is retained	P	P	P
Signs, subject to the provisions of Chapter 543, On Premise Signs	P		
Stairs not exceeding four (4) feet in width, and entrance landings not exceeding sixteen (16) square feet in area and not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails for such stairs not more than three (3) feet in height and not more than fifty (50) percent opaque, not including permanently roofed porches. In a front or corner side yard stairs shall not exceed <del>six (6)</del> <u>eight (8)</u> feet in width and entrance landings shall not exceed thirty-six (36) square feet in area. <u>Stairs for Institutional and Public Uses shall not exceed twelve (12) feet in width and entrance landings shall not exceed ninety-six (96) square feet.</u>	P	P	P
Storage of firewood, subject to the provisions of Chapter 244, Maintenance Code		P	P
Utility meters projecting not more than two (2) feet into the required yard	P	P	P
Vestibules not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard	P		
Walkways, not exceeding <del>four (4)</del> <u>six (6)</u> feet in width. <del>Walkways for multiple family dwellings of five (5) units or more shall not exceed six (6) feet in width.</del> Walkways for Institutional and Public Uses shall not exceed <del>eight (8)</del> <u>twelve (12)</u> feet in width. Except for public recreational walkways and bicycle trails, walkways in required yards shall not be constructed of asphalt.	P	P	P

**Section 3. That Section 535.400 of the above-entitled ordinance be amended to read as follows:**

**535.400. Prohibited fence locations.** No person shall place, construct, maintain, or cause to be placed any fence that may endanger the public safety, including but not limited to the following:

- (1) *Fire hydrant access.* No fence shall obstruct free access to any fire hydrant.

- (2) ~~Site~~Sight triangle. No fence shall be constructed or maintained within a distance of fifteen (15) feet from any street or alley intersection where the zoning administrator finds it to obstruct a driver's view of approaching, merging or intersecting traffic

**Section 4. That Section 535.510(b)(5) of the above-entitled ordinance be amended to read as follows:**

- (5) A letter from the director of ~~public works~~the property services division of the finance department stating that the proposed site, if located on publicly owned property, is not needed for the public safety communication system or stating that co-location is acceptable. The director of ~~public works~~the property services division of the finance department shall have ten (10) working days after receipt of a written request to make such determination.

**Section 5. That Section 535.540(12) of the above-entitled ordinance be amended to read as follows:**

- (12) *Public safety communication system*. The location of the proposed antenna, if located on publicly owned property, shall not be needed for use by the public safety communication system, or if needed, it shall be determined by the director of ~~public works~~the property services division of the finance department that co-location of the proposed antenna with a public safety antenna is agreeable.

**Section 6. That Section 535.840 of the above-entitled ordinance be amended to read as follows:**

**535.840. Permitted uses and specific standards, subject to administrative review and approval.**

(a) *In general*. Solar energy systems shall be permitted in all zoning districts, subject to the standards of this article. Solar collector surfaces and all mounting devices shall comply with the minimum yard requirements of the district in which they are located. Screening of solar collector surfaces shall not be required.

(b) *Building-mounted solar energy systems*.

- (1) Notwithstanding the height limitations of the zoning district, building mounted solar energy systems shall not extend higher than three (3) feet above the ridge level of a roof on a structure with a gable, hip, or gambrel roof and shall not extend higher than ten (10) feet above the surface of the roof when installed on flat or shed roof.
- (2) The solar collector surface and mounting devices for building-mounted solar energy systems shall be set back not less than one (1) foot from the exterior perimeter of a roof for every one (1) foot that the system extends above the parapet wall or roof surface, if no parapet wall exists, on which the system is mounted. Solar energy

systems that extend less than three (3) feet above the roof surface shall be exempt from this provision.

(3) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

(c) *Freestanding solar energy systems.*

(1) Freestanding solar energy systems, measured to the highest point of the system, shall not exceed the height of the principal structure or twenty (20) feet, whichever is less. The height of the principal structure shall be measured as provided in Chapter 520, Introductory Provisions. Freestanding solar energy systems up to sixteen (16) feet in height shall be subject to the minimum yard requirements of an accessory structure. Freestanding solar energy systems greater than sixteen (16) feet in height shall be subject to the minimum yard requirements of a principal structure. The required yard shall be measured from the property line to the closest part of the structure at minimum design tilt.

(2) In the residence and office residence districts, the area of the solar collector surface of freestanding solar energy systems shall not exceed five (5) percent of the lot area. Notwithstanding any other provision to the contrary, the maximum area of solar energy systems shall be calculated independently of the floor area of all other accessory structures on the zoning lot.

(3) The supporting framework for freestanding solar energy systems shall not include unfinished lumber.

(4) All abandoned or unused freestanding solar energy systems shall be removed within twelve (12) months of the cessation of operations.

(5) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

**Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances relating to Zoning Code: Accessory Uses and Structures.**

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

**Section 1. That Section 537.50 of the above-titled ordinance be amended to read as follows:**

**537.50. Maximum height.**

(a) *In general.* The maximum height for all accessory structures shall be limited to the maximum height requirements for principal structures in the district in which the accessory structure is located, except as otherwise provided in this zoning ordinance.

(b) *Accessory structures located in the residence and OR1 Districts.* A detached accessory structure, accessory to a principal use located in a residence or OR1 district shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structures, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure and the roof pitch matches the primary roof pitch of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate.

**Section 2. That Section 537.80 of the above-titled ordinance shall be amended to read as follows:**

**537.80. Distance form dwelling.** No detached accessory building or open parking space shall be located closer than six (6) feet from the habitable space of a dwelling of any type. Detached parking garages serving residential uses shall be located entirely to the rear of the principal residential structure.

**Section 3. That Section 537.110 of the above-titled ordinance be amended to read as follows:**

**537.110. Allowed accessory uses and structures.** The following accessory uses and structures shall be allowed, subject to the following development standards:

*Catering.* In addition to the zoning districts in which catering is allowed as a principal use, catering shall be allowed accessory to a board and care home, nursing home or assisted living use, child care center, food and beverage use, hospital or institutional and public use, subject to the following:

- (1) The use shall have a current institutional food or food manufacturing license in accordance with Title 10, Food Code, of the Minneapolis Code of Ordinances.
- (2) No signage for such catering use shall be visible from outside the building.

- (3) In ~~R~~esidence and ~~Office-Residence~~office residence districts, parking of commercial vehicles for accessory catering uses shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight. Such vehicles shall be parked in an enclosed structure. These regulations shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities or to the temporary use of vehicles during construction.
- (4) In ~~R~~esidence districts, shipment and delivery of products, merchandise or supplies shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

**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 Table 541-1 of the above-titled ordinance be amended to read as follows:**

**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.

<b>Use</b>	<b>Minimum Parking Requirement</b>	<b>Maximum Parking Allowed</b>	<b>Notes (see 541.170)</b>
<b>RESIDENTIAL USES</b>			
Dwellings	1 space per dwelling unit	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	1 space per 3 beds	1 space per bed	2

living			
Community correctional facility	1 space per 4 beds	1 space per bed	1
Dormitory	1 space per 2 beds	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
Residential hospice	1 space per 3 beds	1 space per bed	1
Supportive housing	1 space per 4 beds	1 space per bed	1
<b>INSTITUTIONAL AND PUBLIC USES</b>			
<b>Educational Facilities</b>			
College or university	Not less than 1 space per classroom and + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	Not more than 1 space per classroom and other rooms used by students and faculty + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Early childhood learning center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	1
Preschool	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
School, grades K—12	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes	<u>4</u> spaces per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending	2

	at any one (1) time	classes at any one (1) time	
School, vocational or business	1 space per classroom + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
<b>Social, Cultural, Charitable and Recreational Facilities</b>			
Athletic field, including stadiums and grandstands	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
Cemetery	None	As approved by C.U.P.	1
Club or lodge	1 space per 500 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	1 space per 100 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	2
Community center	As determined by the zoning administrator based on the principal uses in the community center	As determined by the zoning administrator based on the principal uses in the community center	
Community garden	None	See Specific Development Standards	1 The minimum requirement of 4 spaces shall not apply
Convention center	None if located in the downtown area, otherwise as determined by the zoning administrator	As determined by the zoning administrator	2
Developmental achievement center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Educational arts center	1 space per classroom + 1 space per 5 students based on the maximum number of students	1 space per classroom + 1 space per 3 students based on the maximum number of students	2

	attending classes at any one (1) time	attending classes at any one (1) time	
Golf course, miniature golf, or driving range	5 spaces per hole (golf course); 1 space per hole (miniature golf); 1 space per tee (driving range)	10 spaces per hole (golf course); 2 spaces per hole (miniature golf); 2 spaces per tee (driving range)	1
Library	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Mission	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Museum	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Park	None except that parks with facilities such as stadiums, golf courses, or indoor recreational facilities shall provide off-street parking as required by this chapter	As determined by the zoning administrator	1
Theater, indoor, provided live performances only	Parking equal to 20% of the capacity of persons in the auditorium	Parking equal to 40% of the capacity of persons in the auditorium	2
<b>Religious Institutions</b>			
Convent, monastery or religious retreat center	1 space per 3 beds	1 space per bed	1
Place of assembly	Parking equal to 10% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	Parking equal to 40% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	2
<b>COMMERCIAL USES</b>			
<b>Retail Sales and Services</b>			

General retail and sales services	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Alternative financial establishment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Antiques and collectibles store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art gallery	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art studio	<u>1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.</u>	<u>1 space per 200 sq. ft. of GFA</u>	<u>2</u>
Bank or financial institution	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Bed and breakfast home	1 space per 3 guest rooms + 1 space for the primary dwelling unit	1 space per guest room + 1 space for the primary dwelling unit	1
Bookstore, new or used	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Building material sales	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. of outdoor sales, display	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales, display	1
Child care center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Consignment clothing store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Contractor's office	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Day labor agency	1 space per 500 sq. ft. of	1 space per 200 sq. ft. of	2

	GFA in excess of 4,000 sq. ft.	GFA	
Exterminating shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Farmer's market	1 space per 2,000 sq. ft. of sales area, except where approved as a temporary use	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales or display area	2
Firearms dealer	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Funeral home	8 spaces per chapel or parlor	20 spaces per chapel	2
Greenhouse, lawn and garden supply store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. outdoor sales or display area	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. outdoor sales or display area	1
Grocery store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Laundry, self service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Market garden	1 space per 5,000 sq. ft. of growing or storage area	1 space per 2,500 sq. ft. of growing or storage area or as determined by Chapter 536 Specific Development Standards.	1 The minimum requirement of 4 spaces shall not apply
Office supply sales and service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Pawnshop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Performing, visual or martial arts school	Parking equal to 20% of the capacity of persons	1 space per 200 sq. ft. of GFA	2
Pet store	1 space per 500 sq. ft. of GFA in excess of 4,000	1 space per 200 sq. ft. of GFA	2

	sq. ft.		
Photocopying	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Rental of household goods and equipment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Secondhand goods store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Shopping center	As determined by the zoning administrator based on the principal uses in the shopping center	1 space per 200 sq. ft. of GFA	2
Small engine repair	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Tattoo and body piercing parlor	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Tobacco shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Veterinary clinic	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Video store	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
<del>Offices</del> <b>Offices</b>	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
<b>Automobile Services</b>			
Automobile convenience facility	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1 Pump islands shall not be counted as parking spaces
Automobile rental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	2 Rental vehicles

			maintained on-site may be stacked
Automobile repair, major	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA+ 2 spaces per service bay	1 Service bay shall not be counted as a parking space
Automobile repair, minor	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA+ 2 spaces per service bay	1 Service bay shall not be counted as a parking space
Automobile sales	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	1 space per 300 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	2 Service bay shall not be counted as a parking space
Car wash	1 space per 40 ft. of washing line or bay	2 spaces per 20 ft. of washing line or bay	2 The washing area shall not be counted as a parking space

### Food and Beverages

Catering	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	
Coffee shop	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2
Liquor store, off-sale	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
Nightclub	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Restaurant, delicatessen	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2
Restaurant, fast food	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of	1 space per 75 sq. ft. of GFA	1

	GFA in excess of 2,000 sq. ft.		
Restaurant, sit down	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2
Restaurant with general entertainment	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2

**Section 2. That Section 541.220 of the above-titled ordinance be amended to read as follows:**

**541.220. Bicycle incentive.** (a) ~~Non-residential uses.~~ The minimum automobile parking requirement for each non-residential use may be reduced ten (10) percent or one (1) space, whichever is greater, where bicycle parking spaces are provided equal to twenty[-five] (25) percent of the number of required automobile spaces specified in Table 541-1, Specific Off-Street Parking Requirements, but not less than four (4) bicycle parking spaces. This incentive shall allow for a reduction in the automobile parking requirement of no more than twenty-five (25) spaces on a zoning lot. To qualify for this incentive, bicycle parking shall comply with the standards for required bicycle parking as specified in this ordinance. Where the bicycle incentive calculation results in a number less than or equal to the minimum bicycle parking requirement for a use specified in Table 541-3, Bicycle Parking Requirements, the bicycle incentive shall be increased to one (1) space greater than the minimum requirement.

**Section 3. That Section 541.240 of the above-titled ordinance be amended to read as follows:**

**541.240. Specific district regulations for access to parking and loading.** (a) *Residence and OR1 Districts.* No driveway or curb cut in a residence or OR1 District shall exceed a width of twenty-five (25) feet, nor be narrower than ten (10) feet, except that driveways accessory to a single- or two-family dwelling shall not be narrower than eight (8) feet.

**Amending Title 20, Chapter 543 of the Minneapolis Code of Ordinances relating to Zoning Code: On-Premise Signs.**

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

**Section 1. That Section 543.215 of the above-titled ordinance be amended to read as follows:**

**543.215. Exhibition or temporary market.** Notwithstanding the provisions of Tables 543-1 Specific Standards for Signs in the Residence and OR1 Districts, 543-2, Specific Standards for Signs in the OR2, OR3 and Commercial Districts, 543-3, Specific Standards for Signs in the Downtown Districts, and 543-4 Specific Standards for Signs in the Industrial Districts, signage accessory to an exhibition or temporary market shall be limited to one (1) square foot of signage per one (1) foot of street frontage of the zoning lot. One (1) freestanding sign shall be allowed per zoning lot. One (1) freestanding sign not exceeding eight (8) square feet in area and six (6) feet in height shall be allowed accessory to an exhibition or temporary market and may be permanently installed on the site, provided that such sign shall be removed if the temporary use is discontinued for a period of one (1) year or longer.

**Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.**

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

**Section 1. That Table 546-1 of the above-entitled ordinance be amended to read as follows:**

**Table 546-1 Principal Uses in Residence Districts**

<b>COMMERCIAL USES</b>										
Child care center	GP	✓								

**Section 2. That Section 546.160 above-titled ordinance be amended to read as follows:**

**546.160. Yard requirements.** a) *In general.* The minimum yard requirements for uses located in the residence districts shall be as set forth in each residence district, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining ~~the nearest front corners~~ those parts of both buildings: nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

**Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.**

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

**Section 1. That Table 547-1 of the above-entitled ordinance be amended to read as follows:**

**Table 547-1 Principal Uses in the Office Residence Districts**

<b>Educational Facilities</b>				
Early childhood learning center	<u>C</u> <u>P</u>	P	P	✓
Preschool	<u>C</u> <u>P</u>	P	P	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>				
Developmental achievement center	<u>C</u> <u>P</u>	P	P	✓
Educational arts center	<u>C</u> <u>P</u>	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, <del>provided</del> live performances only	P	P	P	✓
<b>COMMERCIAL USES</b>				
Child care center	<u>C</u> <u>P</u>	P	P	✓

**Section 2. That Section 547.160 of the above-titled ordinance be amended to read as follows:**

**547.160. Yard requirements.** a) *In general.* The minimum yard requirements for uses located in the residence districts shall be as set forth in each residence district, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability. The minimum yard requirements for uses located in the office residence districts shall be as specified in Table 547-2, Office Residence District Yard Requirements, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining ~~the nearest front corners~~ those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

**Section 3. That Table 547-4 of the above-entitled ordinance be amended to read as follows:**

**Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District**

Uses	Minimum Lot Area (Square Feet)		Maximum Height	Maximum Floor Area Ratio (Multiplier)
<b><del>Institutional and Public Uses</del> INSTITUTIONAL AND PUBLIC USES</b>				
<b>Medical Facilities</b>				
<u>Birth Center</u>	<u>4,000</u>		<u>4 stories, not to exceed 56 feet</u>	<u>2.5</u>
<u>Laboratory, medical or dental</u>	<u>4,000</u>		<u>4 stories, not to exceed 56 feet</u>	<u>2.5</u>
<b>COMMERCIAL USES</b>				
Office	4,000		4 stories, not to exceed 56 ft.	2.5
Bed and breakfast home	5,000		2.5 stories, not to exceed 35 ft.	2.5
<b>Uses</b>	<b>Minimum</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Maximum Floor</b>

	<b>Lot Area (Square Feet)</b>	<b>Lot Width (Feet)</b>	<b>Height</b>	<b>Area Ratio (Multiplier)</b>
Birth Center	4,000	None	4 stories, not to exceed 56 feet	2.5
<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>		<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
Child care center	4,000		4 stories, not to exceed 56 ft.	2.5

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

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

Section 4. That Table 547-5 of the above-entitled ordinance be amended to read as follows:

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>		<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
<b>Institutional and Public Uses INSTITUTIONAL AND PUBLIC USES</b>				
<b>Medical Facilities</b>				
<u>Birth Center</u>	<u>4,000</u>		<u>4 stories, not to exceed 56 feet</u>	<u>2.5</u>
<u>Blood/plasma collection facility</u>	<u>4,000</u>		<u>6 stories, not to exceed 84 ft.</u>	<u>3.5</u>
Hospital	20,000		6 stories, not to exceed 84 ft.	3.5
<u>Laboratory, medical or dental</u>	<u>4,000</u>		<u>4 stories, not to exceed 56 feet</u>	<u>2.5</u>
<b>COMMERCIAL USES</b>				
Office	4,000		4 stories, not to exceed 56 ft.	2.5
Bed and breakfast home	5,000		2.5 stories, not to exceed 35 ft.	2.5
<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
Birth Center	4,000	None	4 stories, not to	2.5

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
Child care center	4,000	4 stories, not to exceed 56 ft.	2.5

**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 Table 548-1 of the above-entitled ordinance be amended to read as follows:**

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

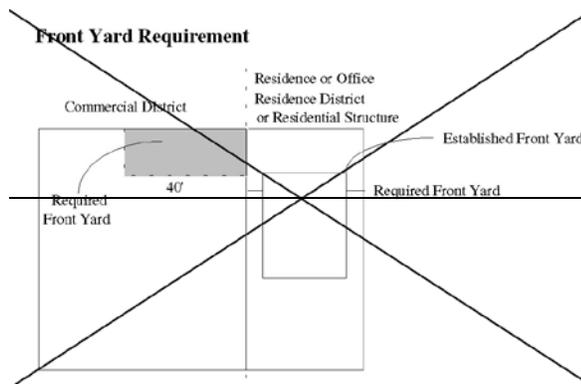
<b>Social, Cultural, Charitable and Recreational Facilities</b>					
Developmental achievement center	GP	P	P	P	

**Section 2. That Section 548.140 of the above-entitled ordinance be amended to read as follows:**

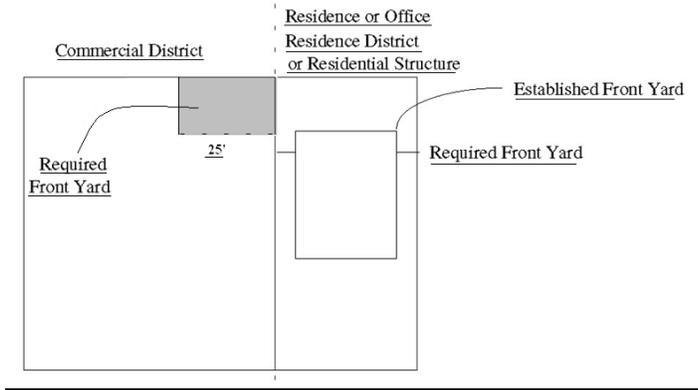
**548.140. Yard requirements.** (a) *In general.* Unless subject to the provisions of sections (b) and (c) below, uses located in the commercial districts shall not be subject to minimum yard requirements.

(b) *Commercial districts near residence and office residence districts or residential structures.*

- (1) *Front yard requirements.* Where a street frontage includes property zoned as a residence or office residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the commercial district for the first ~~forty (40)~~ twenty-five (25) feet from such residence or office residence district boundary or residential property.



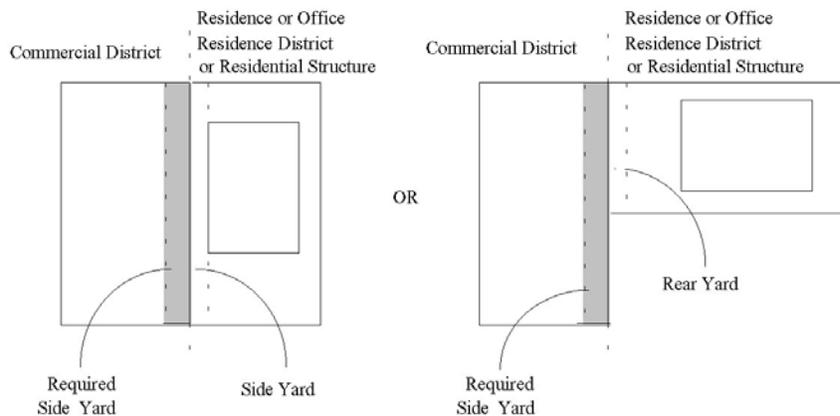
**Front Yard Requirement**



**Commercial Districts: Front Yard Requirement**

- (2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard ~~equal to the minimum side yard that would be required for a conditional use on the abutting residential lot~~ of not less than five (5) plus two (two) feet for every story above the first shall be provided along such side lot line, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).

**Side Yard Requirements**

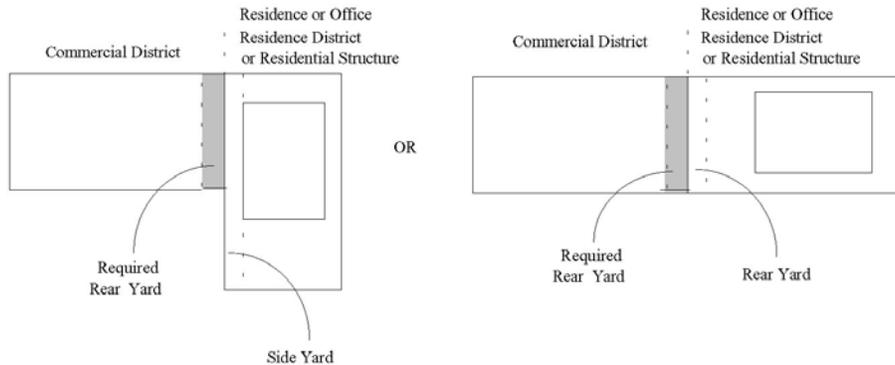


**Commercial Districts: Side Yard Requirements**

- (3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard

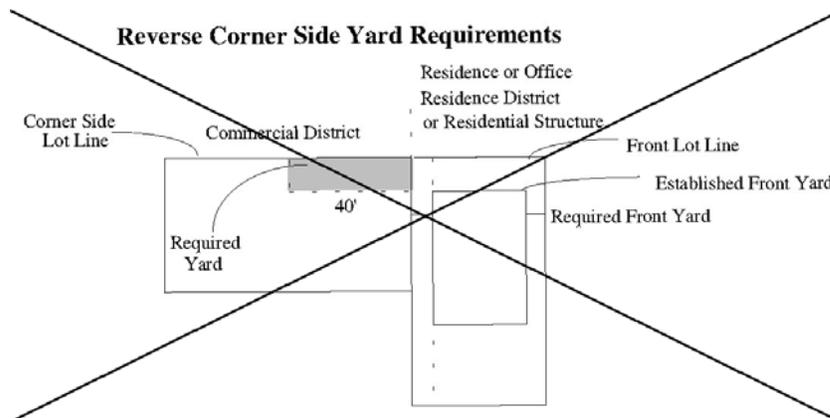
that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.

**Rear Yard Requirements**

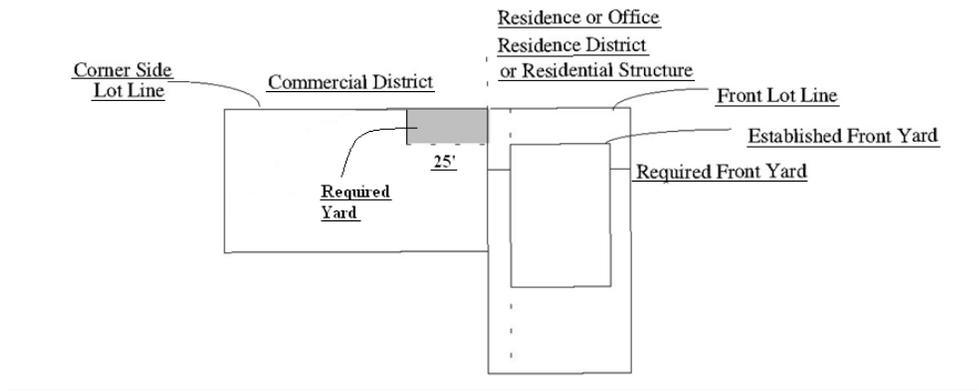


**Commercial Districts: Rear Yard Requirements**

- (4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along such side lot line for the first forty (40) feet from such residence or office residence district boundary or residential property.



### Reverse Corner Side Yard Requirements



**Section 3. That Section 548.240 of the above-entitled ordinance be amended to read as follows:**

**548.240. General district regulations.** The following conditions govern uses in the C1 District:

- (1) *Maximum floor area.*
  - a. In general. All commercial uses, including shopping centers, and film, video and audio production uses, shall be limited to a maximum gross floor area of four thousand (4,000) square feet per use, except for planned unit developments and as provided in sections b. and c. below.
  - b. Bonus for no parking located between the principal structure and the street. If parking is not located between the principal structure and the street, the maximum gross floor area of a commercial use shall be increased to six thousand (6,000) square feet.
  - c. Bonus for additional stories. If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a commercial use shall be increased to eight thousand (8,000) square feet.
- ~~(2) *Maximum lot size.* All commercial uses, except for planned unit developments, shall be limited to a maximum zoning lot size of twenty thousand (20,000) square feet.~~
- ~~(3) *Wholesale and off-premise sales.* Wholesale and off-premise sales accessory to retail sales shall be limited to two thousand (2,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment.~~
- ~~(4) *Drive-through facilities and car washes prohibited.* Drive-through facilities and car washes shall be prohibited.~~
- ~~(5) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited, except when used in conjunction with self-service fuel pumps. Speaker boxes~~

designed to communicate from pump islands shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(65) *Fast food restaurants.* Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

(78) *Automobile convenience facility and minor automobile repair.* Automobile convenience facilities and minor automobile repair uses shall not expand beyond the boundaries of the zoning lot existing on the effective date of this ordinance, and may not be reestablished if changed to another use.

**Section 4. That Table 548-5 of the above-entitled ordinance be amended to read as follows:**

**Table 548-5 Residential Lot Dimension Requirements in the C2 District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40

**Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.**

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

**Section 1. That Section 549.110 of the above-entitled ordinance be amended to read as follows:**

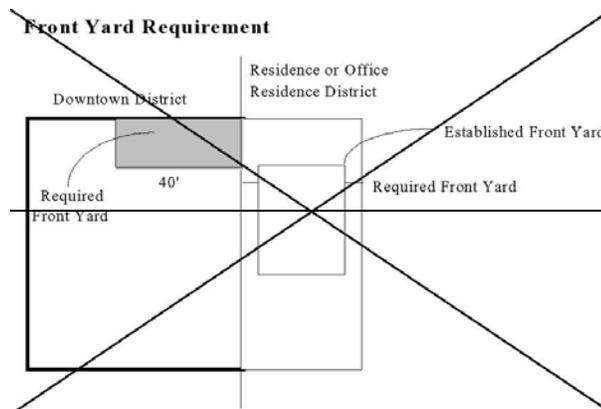
**549.110. Density Bonuses.** a) *Bonus for enclosed parking.* The maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

**Section 2. That Section 549.120 of the above-entitled ordinance be amended to read as follows:**

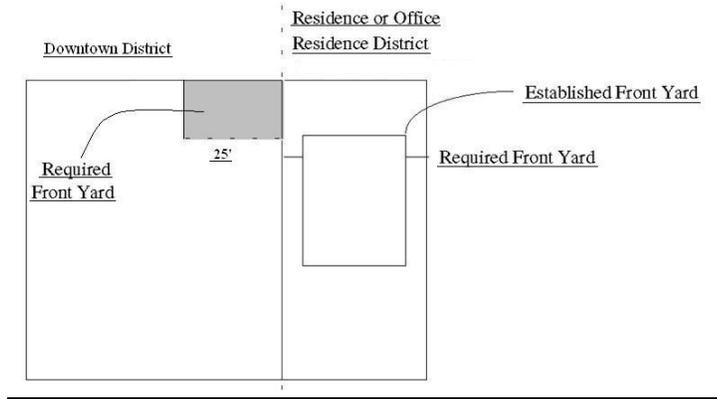
**549.120. Yard requirements.** (a) *In general.* Unless subject to the provisions of subsections (b) and (c) below, uses located in the downtown districts shall not be subject to minimum yard requirements.

(b) *Downtown districts near residence and office residence districts.*

(1) *Front yard requirements.* Where a street frontage includes property zoned as a residence or office residence district and property zoned as a downtown district, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard shall be provided in the downtown district for the first ~~forty (40)~~ twenty-five (25) feet from such residence or office residence district boundary.



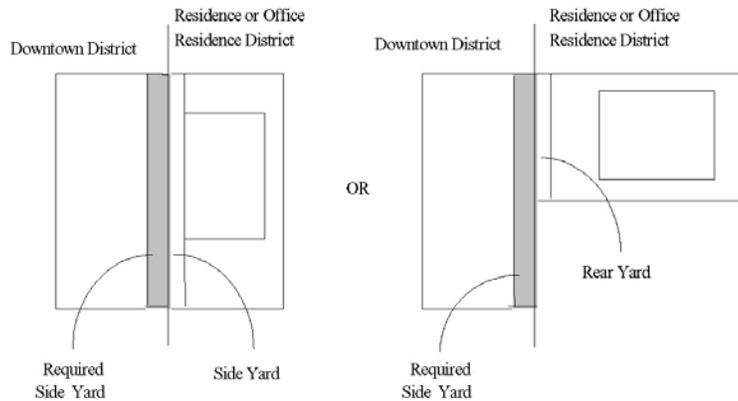
**Front Yard Requirement**



**Downtown Districts: Front Yard Requirement**

- (2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot of not less than five ( 5) plus two (two) feet for every story above the first shall be provided along such side lot line, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).

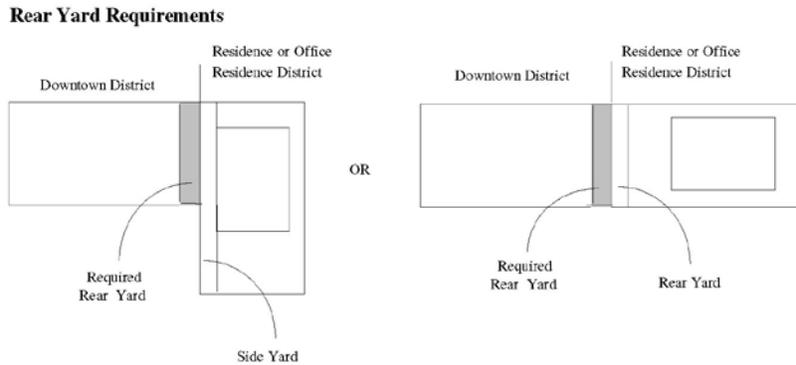
**Side Yard Requirements**



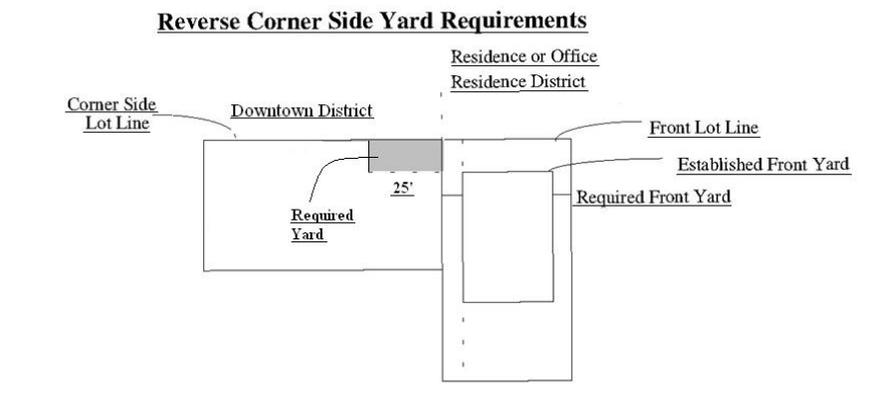
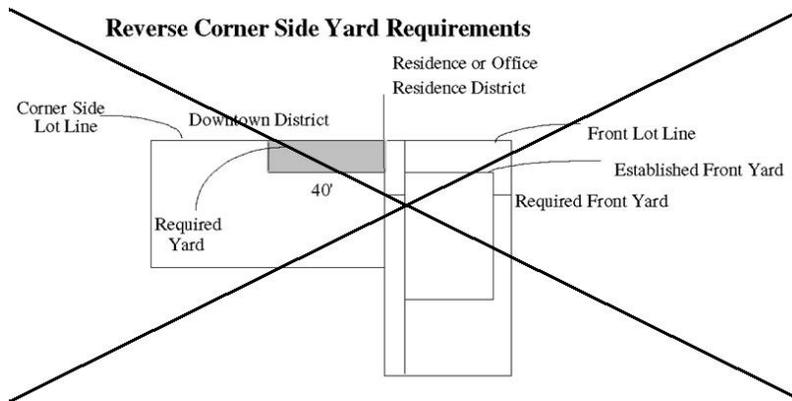
**Downtown Districts: Side Yard Requirements**

- (3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, a yard equal to the minimum side yard that would be

required for a conditional use on the abutting residential lot shall be provided along such rear lot line.



- (4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard shall be provided along such side lot line for the first ~~forty (40)~~twenty-five (25) feet from such residence or office residence district boundary.



**Section 3. That Section 549.410 of the above-entitled ordinance be amended to read as follows:**

**549.410. General district regulations.** The following conditions govern uses in the B4 District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.
- (3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) *Production, processing and storage.* Limited production and processing uses shall be limited to one thousand two hundred (1,200) square feet of gross floor area. Other production, processing and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.
- (5) ~~Parking garages~~ *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

**Section 4. That Section 548.460 of the above-entitled ordinance be amended to read as follows:**

**549.460. General district regulations.** The following conditions govern uses in the B4S District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.
- (3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.

- (5) ~~Parking garages~~*Parking garages*. The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

**Section 5. That Section 549.510 of the above-entitled ordinance be amended to read as follows:**

**549.510. General district regulations.** The following conditions govern uses in the B4C District:

- (1) *Drive-through facilities permitted.* Drive-through facilities shall be permitted, subject to the standards of Chapter 530, Site Plan Review and Chapter 541, Off-Street Parking and Loading.
- (2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.
- (3) *Production, processing and storage.*
  - a. *In general.* Production, processing and storage uses shall be limited to thirty thousand (30,000) square feet of gross floor area.
  - b. *Hazardous materials.* Warehousing and distribution uses shall not include the storage of hazardous materials in excess of consumer commodities which are packaged for consumption by individuals for personal care or household use, except as provided in Chapter 535, Regulations of General Applicability, regarding the storage of Class I flammable liquids, flammable gases and flammable liquefied gases.
- (4) ~~Parking garages~~*Parking garages*. The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

**Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to Zoning Code: Industrial Districts.**

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

**Section 1. That Table 550-1 of the above-entitled ordinance be amended to read as follows:**

**Table 550-1 Principal Uses in the Industrial Districts**

Use	I1	I2	I3	Specific Development Standards
<b>Industrial Uses</b> <u><b>INDUSTRIAL USES</b></u>				
<b>Generalized Use Categories</b>				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
<b>Specific Industrial Uses</b>				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Urban farm	P	P		✓

Wholesaling, warehousing and distribution	P	P	P	
<b>Planned Unit Development</b>	C	C	C	✓
<b>Commercial Uses</b>				
<b>Retail Sales and Services</b>				
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓
Farmer's market	C	C		
Liquor store, off-sale	C	C		✓
Motorized scooter sales	P	P	P	
Neighborhood electric vehicle sales	P	P	P	
Office supply sales and service	P	P		
Photocopying	P	P		
<u>Veterinary clinic</u>	P	P		✓
<b>Offices</b>	P	P	P	
<b>Automobile Services</b>				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓
Automobile sales	C	C	C	✓
Car wash	C	C	C	✓
<b>Food and Beverages</b>				
Catering	P	P		
Coffee shop, with limited entertainment	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓

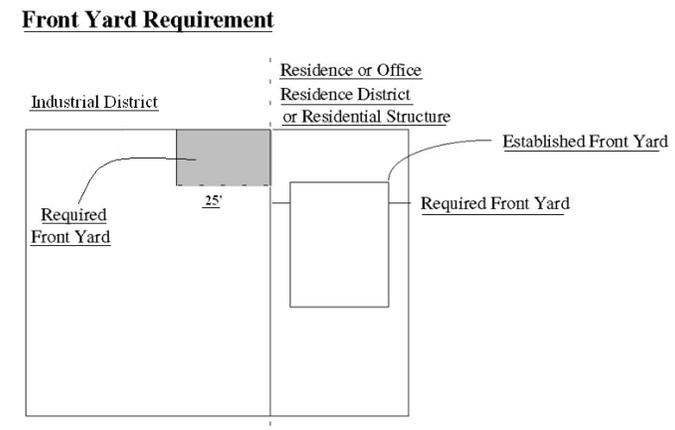
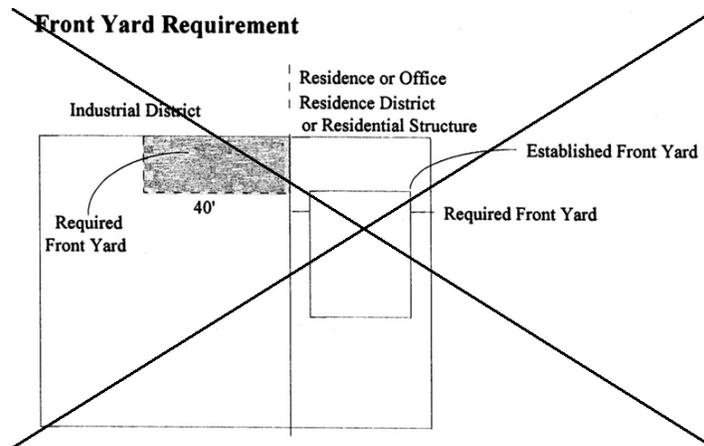
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages with general entertainment	P	P		✓
<b>Commercial Recreation, Entertainment and Lodging</b>				
Indoor recreation area	P	P		✓
Hotel	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Sports and health facility	P			
<b>Medical Facilities</b>				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
<b>Transportation</b>				
Ambulance service	C	C	C	
Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓
Motor vehicle storage lot		C	C	
Package delivery service	C	C	C	✓
Railroad switching yards and freight terminal			C	✓
Taxicab service	C	C	C	✓
Towing service		C	C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	C	C	C	
Waste hauler		C	C	✓
<b>PARKING FACILITIES</b>				
Parking facility	C	C	C	

**Institutional and Public Uses**INSTITUTIONAL AND PUBLIC USES

**Section 2.** That Section 550.160 of the above-titled ordinance be amended to read as follows:

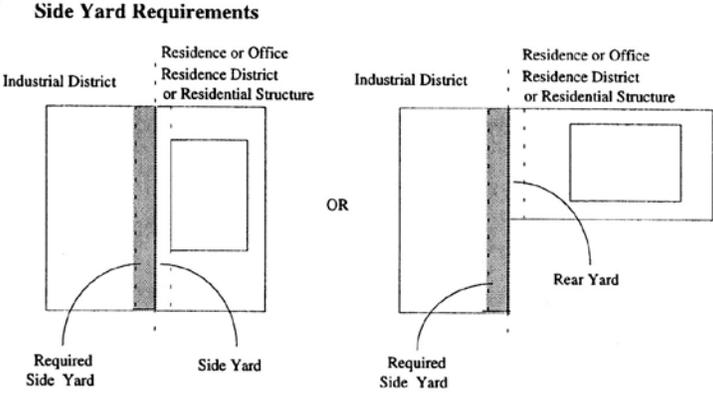
(b) *Industrial districts near residence and office residence districts or residential structures.*

(1) *Front yard requirements.* Where a street frontage includes property zoned as a residence or office residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the industrial district for the first ~~forty (40)~~twenty-five feet from such residence or office residence district boundary or residential property.



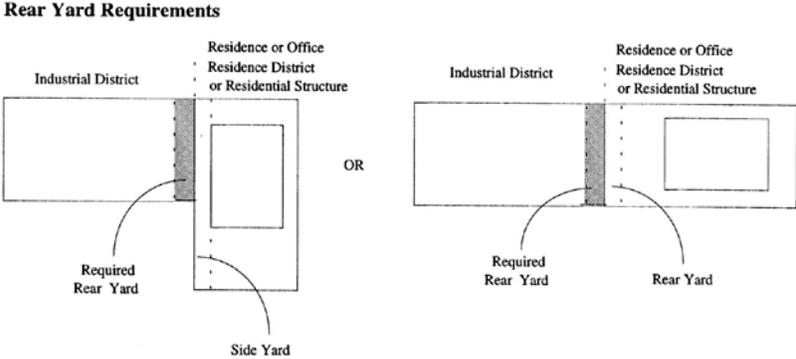
Industrial Districts: Front Yard Requirement

(2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the ~~minimum side yard that would be required for a conditional use on the abutting residential lot~~ of not less than five (5) plus two (two) feet for every story above the first shall be provided along such side lot line-, except that single- and two-family dwellings and permitted community residential facilities shall be subject to a minimum side yard setback of not less than five (5) feet).



Industrial Districts: Side Yard Requirements

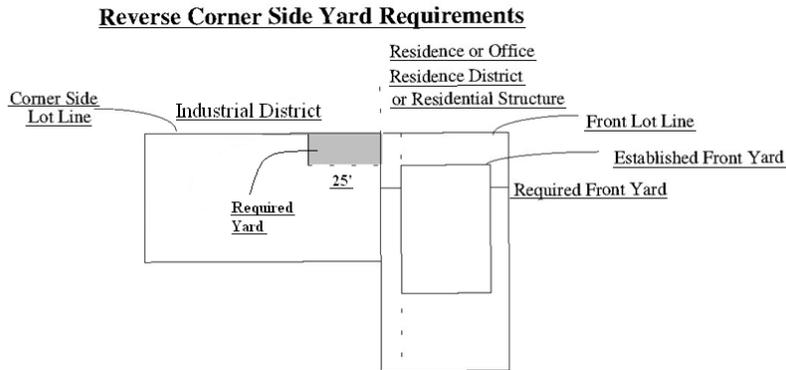
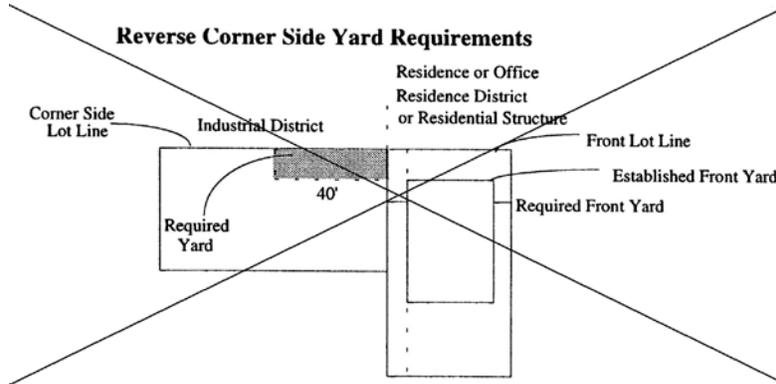
(3) *Rear yard requirements.* Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.



Industrial Districts: Rear Yard Requirements

(4) *Reverse corner side yard requirements.* Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a

yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along such side lot line for the first ~~forty (40)~~ twenty-five (25) feet from such residence or office residence district boundary or residential property.



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**Industrial Districts: Reverse Corner Side Yard Requirements**

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

**551.140. Accessory parking.** (a) Location. 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) *Dimensions.* Parking lots shall be limited to not more than sixty (60) feet of street frontage.

~~(c) *Driveways.* The driveway width for all parking facilities shall not exceed twenty (20) feet of street frontage.~~

(~~c~~) *Shared parking.* The development of shared parking is encouraged, subject to the provisions of Chapter 541, Off-Street Parking and Loading.

(~~e~~) *Off-site parking.* When off-site parking is allowed as specified in Chapter 541, Off-Street Parking and Loading, parking may be located an additional five hundred (500) feet from the use served, subject to the requirements of Chapter 541, Off-Street Parking and Loading, governing the location of off-site parking.

(~~f~~) *Minimum and maximum number of accessory parking spaces.* The minimum off-street parking requirement for nonresidential uses shall be seventy-five (75) percent of the minimum requirement specified in Chapter 541, Off-Street Parking and Loading. The maximum off-street parking allowance for nonresidential uses shall be seventy five (75) percent of the maximum allowed as specified in Chapter 541, Off-Street Parking and Loading, provided that a development with one (1) or more nonresidential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

**Section 2. That Section 551.1060(10) of the above-titled ordinance be amended to read as follows:**

(10)The accessory dwelling shall be compatible in character with the principal residential structure on the zoning lot and with the surroundings, and shall comply with the following specific requirements:

- a. The height of the accessory dwelling shall not exceed the height of the principal residential structure, or two and one-half (2.5) stories or thirty-five ~~(35)~~ (30) feet, whichever is less.
- b. The roof of the accessory dwelling shall be similar in form and pitch to that of the principal residential structure.

**Section 3. That Section 551.1330 of the above-titled ordinance be amended to read as follows:**

**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. Such bicycle or motorized scooter parking space shall not be located in any required yard or between the principal building and a public street, except as allowed in Table 535-1, Permitted Obstructions in Required Yards.