



## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole

**FROM:** [Lisa Steiner](#), City Planner, (612) 673-3950

**DATE:** August 28, 2014

**SUBJECT:** Proposed Zoning Code Text Amendment: Secondhand Goods in the C3A Community Activity Center District

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On August 15, 2014, Council Member Bender introduced the subject matter of an ordinance amending Chapter 548: Commercial Districts in order to amend regulations for secondhand goods stores.

The zoning code defines a secondhand goods store as “An establishment other than an antiques and collectibles store, used bookstore, clothing consignment store or pawnshop, which engages in the sale of used clothing, furniture, household appliances or other household items.” Secondhand goods stores are permitted in all commercial zoning districts and most downtown zoning districts. However, in the C3A Community Activity Center District, secondhand goods are specifically limited to the sale of used clothing and related accessories.

The proposed amendment would remove the restriction that secondhand goods stores in the C3A District only sell used clothing and related accessories. This amendment would allow secondhand goods stores in the C3A District to sell used furniture, household appliances, and other items, as they can currently in other districts in the city.

CPED is seeking feedback from the Planning Commission on the proposed amendment.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Bender

**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 Section 548.360 of the above-entitled ordinance be amended to read as follows:

**548.360. General district regulations.** The following conditions govern uses in the C3A District:

- (1) *Maximum floor area of retail sales and services.*
  - a. *In general.* All retail sales and services, including shopping centers, shall be limited to a maximum gross floor area of four thousand (4,000) square feet per use, except as provided in sections (1)b. and c. and (6) below.
  - b. *Bonus for no parking 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 retail sales and service 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 retail sales and service use shall be increased to eight thousand (8,000) square feet.
- (2) *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, except as otherwise provided in this ordinance.
- (3) *Drive-through facilities and car washes prohibited.* Drive-through facilities and car washes shall be prohibited.
- (4) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited.
- (5) *Shopping centers.* Notwithstanding section (1) above, shopping centers with primarily interior access to individual uses shall be allowed, provided that the individual uses shall be limited to four thousand (4,000) square feet. Shopping centers with primarily exterior access to individual uses shall be subject to the maximum floor area requirements of section (1) above.
- (6) *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, or as part of a shopping center with interior access to individual uses, provided further that freestanding signs shall be prohibited.
- (7) *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.

(8) *Community residential facilities.* Community residential facilities serving six (6) or fewer persons shall be located in structures existing on the effective date of this ordinance.

~~(9) *Secondhand goods stores.* Secondhand goods stores shall be limited to the sale of used clothing and related accessories.~~

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