

ZONING CODE TEXT AMENDMENT SUMMARY

<i>Initiator:</i>	Council President Bender
<i>Introduction Date:</i>	February 9, 2018
<i>Prepared By:</i>	Kimberly Holien , Principal Planner, (612) 673-2402
<i>Specific Site:</i>	N/A
<i>Ward:</i>	Citywide
<i>Neighborhood:</i>	Citywide
<i>Intent:</i>	To add flexibility to the residential dwelling unit occupancy regulations by eliminating all references to occupancy in the zoning code.

APPLICABLE SECTION(S) OF THE ZONING CODE

1. Chapter 520 relating to Introductory Provisions
2. Chapter 546 relating to Residence Districts
3. Chapter 547 relating to Office Residence Districts
4. Chapter 548 relating to Commercial Districts
5. Chapter 549 relating to Downtown Districts
6. Chapter 551 relating to Overlay Districts

BACKGROUND

An ordinance was introduced to the City Council on February 9, 2018, to amend occupancy regulations in the zoning code. Affected chapters are those listed above. This ordinance was introduced by Council President Bender. The purpose of the amendment is to add flexibility to the residential dwelling unit occupancy regulations by eliminating all references to occupancy in the zoning code. Maximum occupancy regulations were last amended approximately 18 months ago to allow for intentional communities. A companion amendment to Title 12, Chapter 244 relating to the Housing Maintenance Code has also been introduced and will follow a similar timeline as this amendment.

The City of Minneapolis currently regulates occupancy both through the Zoning Code and the Housing Maintenance Code. The Zoning Code regulates occupancy based on the definition of family, while the Housing Maintenance Code regulates occupancy based on the total square footage of the dwelling and each sleeping room. The policy intent of the occupancy regulations in the zoning code is to maintain the residential character of certain areas in the City. The occupancy regulations of the housing maintenance code and building code are life safety provisions intended to ensure the health, safety and welfare of residents. As such, there are residential structures in the City that could safely accommodate

more occupants than the Zoning Code allows, but are unable to be fully utilized due to an ordinance that evaluates the relatedness of the individuals. The proposed amendment would eliminate occupancy regulations from the zoning code and rely exclusively on square-footage calculations in the Housing Maintenance Code. The changes would provide more opportunities for individuals who are not related to share housing.

The author has requested that this text amendment be continued for further evaluation. As such, staff is recommending that the amendment be continued indefinitely and new public hearing notices will be published at a later date.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings to amend Title 20 of the Minneapolis Code of Ordinances, amending Chapters 520, 536, 546, 547, 548, 549, 550, and 551 relating to Introductory Provisions, Specific Development Standards, Residence Districts, Office Residence Districts, Commercial Districts, Downtown Districts, Industrial Districts, and Overlay Districts, as follows:

A. Text amendment.

Recommended motion: Continue the text amendment indefinitely.

ATTACHMENTS

None