

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Samuels

**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 Chapter 551.20 of the Minneapolis Code of Ordinances be amended to read as follows:

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

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

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

Section 1. That Chapter 551 of the Minneapolis Code of Ordinances be amended by adding thereto a new section, Section 551.145, to read as follows:

551.145. West Broadway area. The following additional regulations shall govern development within the PO Overlay District along West Broadway Avenue between the Mississippi River and the western city limits, as shown on the official zoning map:

- (1) *Minimum floor area.* New development in Commercial, OR2 and OR3, and Industrial districts shall be subject to a minimum floor area ratio of one (1.0). Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This

requirement shall not apply to the expansion of buildings existing on the effective date of this section.

- (2) *Minimum number of floors.* Buildings that front on West Broadway shall be two (2) or more floors for the length of the West Broadway frontage.

Section 2. That Chapter 551 of the Minneapolis Code of Ordinances be amended by adding thereto a new article XVI, including new Sections 551.1180-1280, to read as follows:

ARTICLE XVI. WB WEST BROADWAY OVERLAY DISTRICT

551.1180. Purpose. The WB West Broadway Overlay District is established to preserve and encourage a high-density, transit-supportive and pedestrian-oriented environment in the West Broadway commercial core, to attract destination goods and services, and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

551.1190. Established boundaries. The boundaries of the WB Overlay District shall be the areas shown on the official zoning map.

551.1200. Eligible areas outside of established boundaries. The WB Overlay District shall be limited to locations along and within 300 feet of the West Broadway Avenue centerline. Any person having a legal or equitable interest in property located within the eligible area outside of the established boundaries may file a petition to request the addition of the WB Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement.

551.1210. Prohibited uses. The following uses shall be prohibited in the WB Overlay District:

- (1) Automobile services uses.
- (2) Transportation uses.

551.1220. Drive-through facilities. Drive-through facilities shall be prohibited except where they are accessory to a drug store, or a bank or financial institution, subject to all other applicable regulations of this zoning ordinance and the following standards:

- (1) Drive-through facilities shall be accessory to a drug store, or a bank or financial institution occupying at least three thousand (3,000) square feet of floor area, in a multiple use building of two (2) or more floors.
- (2) Drive-through facilities shall be located so as to minimize their visibility from West Broadway, and not impede pedestrian access to building entrances.

- (3) No more than one (1) drive-through lane for drug stores and no more than two (2) drive-through lanes for banks or financial institutions shall be permitted.

551.1230. 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.

551.1240. Minimum floor area. New development in Commercial, OR2 and OR3, and Industrial districts shall be subject to a minimum floor area ratio of one (1.0). Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

551.1250. Minimum number of floors. Buildings that front on West Broadway shall be two (2) or more floors for the length of the West Broadway frontage.

551.1260. Building placement. The placement of new buildings or additions to existing buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. 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.

551.1270. Building facade. (a) *Window area.* At least forty (40) percent of the first floor facade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.

(b) *Awnings and canopies.* Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances. Back-lighted awnings and canopies shall be prohibited.

551.1280. Prohibited on-premise signs. The following on-premise signs shall be prohibited in the WB Overlay District:

- (1) Pole signs.
- (2) Back-lighted awning and canopy signs.
- (3) Back-lighted insertable panel projecting signs.