

ZONING CODE TEXT AMENDMENT SUMMARY

<i>Initiator:</i>	Council Members Bender and Gordon
<i>Introduction Date:</i>	December 12, 2014
<i>Prepared By:</i>	<u>Shanna Sether</u> , Senior City Planner, (612) 673-2307
<i>Specific Site:</i>	Citywide
<i>Ward:</i>	All Wards
<i>Neighborhood:</i>	All Neighborhoods
<i>Intent:</i>	To allow for emergency and overnight shelters as a principal use in certain zoning districts.

APPLICABLE SECTION(S) OF THE ZONING CODE

- Chapter 520, Introductory Provisions
- Chapter 521, Zoning Districts and Maps Generally
- Chapter 536, Specific Development Standards
- Chapter 541, Off-Street Parking and Loading
- Chapter 546, Residence Districts
- Chapter 547, Office Residence Districts
- Chapter 548, Commercial Districts
- Chapter 549, Downtown Districts
- Chapter 551, Overlay Districts

The following chapters were also introduced: Chapter 537, Accessory Uses and Structures and Chapter 550, Industrial Districts. However, staff is not recommending changes to these chapters as part of this amendment and is therefore recommending returning them to the author.

BACKGROUND

On December 12, 2014, Council Members Bender and Gordon introduced subject matter to amend ordinances related to overnight (homeless) shelters. Existing zoning regulations require all new overnight shelters obtain a conditional use permit and either (1) be located accessory to a religious institution or place of assembly or (2) rezone property to the DS Downtown Shelter Overlay District within the specified boundary (see attached) authorized by section 551.1370 of the zoning code.

According to the Office of Ending Homelessness, the median number of homeless people in Hennepin County each night over the last year was 2,156. Of those, 296 were families (1,196 people), 902 were single adults and 59 were youth. The last unsheltered count was 207 people (June 2015) in Hennepin County. There are a total of 16 facilities in Hennepin County that provide shelter to homeless, 14 are located in Minneapolis. Of the 14 facilities, seven are overnight shelters accessory to a religious institution and one is a principal overnight shelter in the DS Overlay District. The remaining facilities are community residential facilities (youth shelters), supportive housing, board and care and a motel. Shelter operators have expressed the need to find new or additional locations within Minneapolis to better serve the homeless population in spaces that provide a comfortable, safe and dignified place. Heading Home Hennepin is a joint City of Minneapolis and Hennepin County initiative and a part of Heading Home Minnesota, a statewide initiative to end homelessness. Heading Home Minnesota has a [Plan](#) is to have families and individuals have access to safe, decent, and affordable housing, and the resources and supports needed to sustain it, by 2016.

Over the course of the proposed project, staff recognized the need to identify two different classifications for overnight shelter based on the size of the facility (maximum occupancy) and the duration of stay. Staff is recommending redefining *Overnight Shelters* and adding a land use classification and definition for *Emergency Shelters*. This amendment will not replace the existing ordinance and zoning classification for DS Downtown Shelter Overlay District; this will allow for greater occupancy in the DS Overlay District for overnight shelters.

Overnight shelters are intended to be larger facilities (greater occupancy) and less than a 24 hour stay. The occupancy of persons would be 150 persons or the maximum allowed per the building code, whichever is less. Staff is proposing a minimum spacing of 1,000 feet to other principal or accessory emergency and overnight shelters to prevent concentration. These uses would be conditional in the C2 Neighborhood Corridor Commercial and C4 General Commercial Districts, Downtown Districts and in the IL Industrial Living Overlay District. Minimum and maximum off-street parking would be determined through the conditional use permit.

Emergency shelters are intended to be smaller facilities, with occupancy and lot requirements based on zoning districts. These uses would allow for a longer stay, for up to 30 days. This type of shelter would have the occupancy of persons determined by the zoning district. Staff is again proposing a minimum spacing of 1,000 feet to other accessory or principal emergency and overnight shelters to prevent concentration. This would be a conditional use in all primary zoning districts in the City of Minneapolis, except in the Industrial Districts where the IL Industrial Living Overlay District is not present. Staff is not recommending a minimum off-street parking requirement but is recommending a maximum parking requirement of one space per bed.

Staff is proposing to continue to allow overnight shelters, with a stay of less than 24 hours, when accessory to a place of assembly or religious institution. This will allow the continued charitable

functions of many religious institutions and allow the existing accessory shelters to remain a conforming use.

Staff is recommending an additional regulatory framework be required for both types of shelters. The Department of Health issues and inspects properties carrying Board and Lodging and Lodging licenses. Staff is recommending an accompanying ordinance, if needed, in the Health Code to require these facilities to carry these annual licenses. This will allow for the regular inspections of the property and additional regulatory oversight to ensure safe and healthy places for occupants. This will also allow for a relationship between license renewal and continued compliance with City ordinances.

PURPOSE

What is the reason for the amendment?

The reason for the amendment is to allow for more opportunity for homeless shelters to open in the City of Minneapolis. Shelters provide temporary sleeping accommodations and occasionally meals to individuals or families for a period between 30 days and less than 24 hours.

Current regulations require that all new shelters be accessory to a place of assembly or religious institution or within the DS Overlay District (see attached map). These existing regulations do not allow for the establishment of an overnight shelter as a principal use, without rezoning property in a very small geographic area in the City of Minneapolis.

The amendment is intended to allow for new shelters to open where demand is, while not allowing the concentration of shelters in one small area within the City. Staff is proposing to redefine overnight shelters and add a definition for emergency shelters. This will allow for two different shelter uses, each would be regulated by occupancy and duration of stay based on the zoning classification of the property. In addition, staff is recommending additional specific development standards to ensure best management practices and compatibility amongst adjacent land uses. Finally, staff is recommending that additional licensure be required for operators to ensure a safe and healthy place for occupants. This will also allow for a relationship between license renewal and continued compliance with City ordinances.

What problem is the amendment designed to solve?

Shelter operators have been challenged with finding new locations within the City of Minneapolis to serve the homeless population. In addition, congregations are decreasing in many places and religious institutions are seldom attended by people living near the facility. This could potentially lead to the closure or relocation of a religious institution and if the shelter is accessory to one of these facilities, they would be required to close or relocate, as well.

Staff has observed the need for additional shelter beds in the City of Minneapolis. According to the Office of Ending Homelessness, the median number of homeless people in Hennepin County each night over the last year was 2,156. Of those, 296 were families (1,196 people), 902 were single adults and 59 were youth. The last unsheltered count was 207 people (June 2015) in the Hennepin County.

What public purpose will be served by the amendment?

The amendment will serve a public purpose by allowing shelters as a principal use with additional standards to control concentration of these types of uses. Additionally, with the establishment of licensing standards, facilities will be regulated for life and safety compliance, consistent with the applicable Health codes. The proposed text amendment is intended to encourage the establishment of

longer-term stays, up to 30 days, in emergency shelters. This is consistent with the Housing First model which allows individuals and families experiencing homelessness to have a place to stay for a longer duration to allow focus on accessing and sustaining permanent housing. In addition, by not requiring that shelters be accessory to religious institutions, they can instead be designed to provide more permanent accommodations, in lieu of simply rolling out of mats and beds in assembly spaces originally designed for services.

Beyond the proposed zoning code text amendment, new Federal rules require all Continuum of Care communities to establish and operate a coordinated assessment system. Hennepin County is included as a Continuum of Care community. This system is designed to ensure that homeless people are matched with the right facility and plan at the point of entry. One of the main goals of this system is to standardize access and assessment for all clients and allow referral across all providers. Therefore, shelters will have a more coordinated intake process to ensure consistency. The intake process will also be linked to the Minnesota Homeless Management Information System, which collects client data and housing and services to homeless individuals and families.

What problems might the amendment create?

The proposed amendment would allow for an emergency or overnight shelter on any property, except industrially zoned property where the IL Industrial Living Overlay District does not exist. This would allow for a new land use that has not previously been allowed as a principal use in these districts. Staff is recommending that new facilities be required to obtain a conditional use permit (C.U.P.) to ensure compliance with the specific development standards and to ensure compatibility with surrounding uses. Through the C.U.P., the city planning commission may impose such conditions on the proposed use and require such guarantees as it deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan. CPED staff acknowledges that there is a stigma associated with shelter uses and that conditional uses permits are likely to be contentious in many circumstances because of real or perceived impacts.

TIMELINESS

Is the amendment timely?

Residential and social uses, now known as congregate living facilities, were first introduced and defined in the zoning code in 1987. In 1991, the city council amended the zoning code to add a new use and definition for overnight shelters. It is at this time that overnight shelters are only allowed when accessory to a place of assembly or religious institution with a conditional use permit. In 2010, the city council added an overlay zoning district, DS Downtown Shelter Overlay District, to allow shelters to be a principal use in a limited area in the North Loop and Downtown West neighborhoods.

Staff recognizes the need for temporary housing options with so many individuals and families sheltered and unsheltered each night. According to the operators surveyed, many have to turn people away each evening or try to find open beds at a nearby shelter. Additionally, staff is aware that of a new policy that will go into effect this winter in one of the City's largest shelters. Currently, the Salvation Army Harbor Light facility provides sleeping accommodations to approximately 476 people in on an average night. 364 of these people have beds and many are sleeping in common areas and overflow spaces. The Salvation Army will no longer be allowed to have people to stay in undesignated sleeping areas, thus reducing their nightly occupancy by 80-120 people.

Is the amendment consistent with practices in surrounding areas?

Staff has conducted a peer city review of similar zoning ordinances in surrounding areas. Staff was not able to find another municipality that only allows for overnight shelters solely accessory to another use or in an overlay district. Instead, staff found in all of the cities surveyed, that shelters are allowed with a conditional use permit as a principal use in high-density residential, commercial, downtown and industrial districts. The City of St. Paul has two different shelter classifications based on duration of stay, as well as an Overnight Shelter Board to secure adequate overnight shelter of homeless persons. Many of the cities reviewed, including Portland, OR, regulate the occupancy of homeless individuals based on the zoning classification of the property. Approximately one-half of the cities reviewed have a spacing requirement to similar uses or to schools or churches. About the same percentage require licensure, certification and inspection. A full matrix of cities reviewed is attached to the staff report.

Are there consequences in denying this amendment?

The consequences of denying the proposed text amendment will continue to only allow for new shelters to be located accessory to a place of assembly or religious institution or in the DS Overlay eligible area. Reducing the available locations for overnight shelter will provide an additional impediment to providing more shelter beds. In addition, without this amendment, the City may see additional concentration of shelters, which currently do not have a spacing requirement.

COMPREHENSIVE PLAN

The amendment will implement the following applicable policies of *The Minneapolis Plan for Sustainable Growth*:

Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

- 3.4.1 Promote increased development of housing for very low-income households earning 30% or less of metropolitan median income.
- 3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.
- 3.4.3 Support the creation of additional shelter beds for youth.
- 3.4.4 Evaluate City policies and regulations related to the creation of supportive housing and smaller housing units, including Single Room Occupancy (SRO) housing.
- 3.4.5 Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin

Housing Policy 3.5: Improve the stability and health of communities of concentrated disadvantage through market building strategies, and strategies that preserve and increase home ownership.

- 3.5.1 Work to improve the stability and sustainability of the city's disadvantaged communities by taking measures to diversify the household mix and allay historic patterns of concentration of poverty.
- 3.5.2 Pursue an integrated array of development and revitalization strategies to attract a broadened socio-economic mix of residents to communities of concentrated disadvantage.
- 3.5.3 Utilize program criteria in city housing finance programs that give preference to low income and homeless housing projects in non-poverty concentrated areas, and that prioritize high quality mixed-income and market rate housing projects in disadvantaged communities.
- 3.5.4 Work with for-profit, nonprofit, and governmental partners to increase understanding of the need for market-building investments in communities of concentrated disadvantage.
- 3.5.5 Focus development activities strategically in priority areas within disadvantaged communities so that it results in the greatest impact.
- 3.5.6 Use promotion strategies and City development resources and programs to build home ownership in high rental neighborhoods.
- 3.5.7 Create pathways for qualified low-income families to become homeowners, with appropriate support, with an emphasis on improving minority homeownership rates.
- 3.5.8 Reduce the number of foreclosures through strategies such as home ownership counseling, public education about responsible mortgages and early warning systems that flag problem issues before default is inevitable.
- 3.5.9 Utilize and expand the city's development programs and tools to jumpstart investment in the city's disadvantaged communities.
- 3.5.10 Support the timely development of infill housing on vacant lots. Use partnerships and incentives to reduce duration of vacancy.
- 3.5.11 Use education and code enforcement to ensure that rental housing is responsibly managed, and that the number and occupancy of dwelling units does not exceed legal limits.
- 3.5.12 Continue to work in a vigorous and multidisciplinary manner to identify and remedy problem properties that have disproportionate public safety and livability impacts on the surrounding community.

This amendment will be consistent with the above policies of the comprehensive plan.

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, 541, 546, 547, 548, 549 and 551 as follows:

A. Text amendment to Chapters 520, 536, 541, 546, 547, 548, 549 and 551 related to the Zoning Code: Introductory Provisions, Specific Development Standards, Off-

Street Parking and Loading, Residence Districts, Office-Residence Districts, Commercial Districts, Downtown Districts and Overlay Districts.

Recommended motion: **Approve** the text amendment to allow emergency and overnight shelters as a principal use in certain districts. Return Chapters 537 and 550, related to the Zoning Code: Accessory Uses and Structures and Industrial Districts.

ATTACHMENTS

1. Ordinance amending Chapter 520 relating to Introductory Provisions.
2. Ordinance amending Chapter 536 relating to Specific Development Standards.
3. Ordinance amending Chapter 541 relating to Off-Street Parking and Loading.
4. Ordinance amending Chapter 546 relating to Residence Districts.
5. Ordinance amending Chapter 547 relating to Office Residence Districts.
6. Ordinance amending Chapter 548 relating to Commercial Districts.
7. Ordinance amending Chapter 549 relating to Downtown Districts.
8. Map showing the DS Downtown Shelter Overlay eligible area.
9. Map showing where emergency shelters would be permitted by zoning, outside of the 1,000-foot spacing requirement.
10. Map showing where overnight shelters would be permitted by zoning, outside of the 1,000-foot spacing requirement.
11. Peer city research table.
12. Correspondence.

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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

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

Section 1. That Section 520.160 of the above-entitled ordinance be amended by adding thereto a new definition for "Emergency shelter" 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.

Emergency shelter. Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty (30) days or less.

Section 2. That the definition for "Overnight shelter" contained in Section 536.20 of the above-entitled 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.

~~Overnight shelter. An accessory use to a religious institution place of assembly~~ A facility providing temporary housing for a period of time not to exceed twenty-four (24) hours to persons without permanent housing. In addition, an overnight shelter may be a principal use in the DS Downtown Shelter Overlay District, subject to the provisions of the district.

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

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

Section 1. That Section 536.20 of the above-titled ordinance be amended to read as follows:

536.20. - Specific development standards.

The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Alternative financial establishment.

- (1) The use shall be located at least one thousand (1,000) feet from all existing alternative financial establishments, pawnshops and missions.
- (2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (4) For new construction, at least thirty (30) percent of the first floor façade 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.
- (5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Animal shelter. Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Art Studio.

- (1) An art studio may include the design and fabrication of jewelry, ornamental ceramics, pottery and visual arts.

- (2) Metalworking shall be prohibited, except for jewelry making. Except in the C4, B4S and B4C Districts, jewelry making shall be limited to twelve hundred (1,200) square feet and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use.

Athletic field.

- (1) The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.
- (2) The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

Automobile convenience facility.

- (1) The sale or repair of vehicles shall be prohibited.
- (2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to preclude the escape of gas vapors from the fill pipes.
- (3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
- (4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) Facilities that provide for unattended, automated dispensing of gasoline or other engine fuel shall provide lighting on site that maintains a minimum acceptable level of security at all times, while not creating glare or excessive lighting of the site and come into compliance with the lighting standards in section 535.590.
- (7) The use and all operations associated with the use shall comply with all applicable provisions of the Minnesota State Fire Code.

Automobile rental. Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from

residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

Automobile repair, major.

- (1) All vehicles waiting for repair or pick-up shall be stored on the site within an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
- (2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
- (3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outside storage of automotive parts or storage of junk vehicles shall be prohibited.
- (4) The sale of vehicles shall be prohibited.
- (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (7) In the I1, Light Industrial District, the use shall be located at least three hundred (300) feet from a residence or office residence district.
- (8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile repair, minor.

- (1) All vehicles waiting for repair or pick-up shall be stored on the site in an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
- (2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
- (3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outdoor storage of automotive parts or storage of junk vehicles is prohibited.
- (4) The sale of vehicles shall be prohibited.
- (5) In the C1, C2 and C3S Districts, all service vehicles associated with the establishment shall be parked or stored in an enclosed structure after business hours.
- (6) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
- (7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile sales.

- (1) Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
- (2) The rental of passenger automobiles shall be prohibited, except as an accessory use.

Bed and breakfast home.

- (1) The owner or operator of the bed and breakfast home shall occupy the property as his or her primary residence and reside in the home when it is in operation.
- (2) There shall be no more than three (3) bedrooms available to bed and breakfast guests.
- (3) Separate kitchen facilities shall not be available for guests. Meals shall be prepared and served by the operator and shall be available to registered guests only.
- (4) The home shall have a minimum of two thousand (2,000) square feet of habitable residential floor area.
- (5) The home shall be licensed in accordance with Chapter 297A, Bed and Breakfast Facilities, of the Minneapolis Code of Ordinances.
- (6) Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited.
- (7) Exterior stairways shall be prohibited.
- (8) Signs shall be subject to the provisions of Chapter 543, On-Premise Signs, and shall not include the words "hotel" or "motel."
- (9) Historically designated structures may apply for a variance from the regulations regarding bed and breakfast homes, as specified in Chapter 34, Heritage Preservation Commission, of the Minneapolis Code of Ordinances

Birth center.

- (1) The operator shall submit a management plan for the facility and a floor plan showing delivery rooms, emergency exits and bathrooms.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Blood/plasma collection facility.

- (1) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (2) The facility shall include a waiting area and departure lounge of a size large enough to accommodate all donors within the building, but not less than five hundred (500) square feet in area.
- (3) The operator shall submit a management plan for the facility and a floor plan showing the waiting area and departure lounge and number of donor beds.

Board and care home, nursing home, assisted living.

- (1) On-site services shall be for residents of the facility only.
- (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Car wash.

- (1) Water from the car wash shall not drain across any sidewalk or into a public right-of-way.
- (2) Vacuum facilities shall be located in an enclosed structure or located away from any residential use to avoid the impacts of noise.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Child care center.

- (1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.
- (2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading.

The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.

- (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Club or lodge. In the office residence districts, clubs and lodges shall have a minimum of twelve thousand (12,000) square feet of gross floor area.

Cluster development.

- (1) Any application for cluster development approval shall include a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the cluster development and a site plan showing all existing and proposed development, including but not limited to the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards, and similar matters, as well as the location of existing public facilities and services.
- (2) All land proposed for cluster development shall be platted or replatted into one or more lots suitable for cluster development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.
- (3) The cluster development shall meet the minimum lot area and lot width requirements of the zoning district. There shall be no minimum lot area or lot width requirements for individual lots within the cluster development.
- (4) Yards of at least such minimum width as required by the zoning district shall be maintained along the periphery of the cluster development. Yards for individual lots within the cluster development shall not be required. The distance between principal buildings within the cluster development shall be not less than ten (10) feet.
- (5) Not less than forty (40) percent of the land in a cluster development shall be designated as common space for the benefit of all of the residents of the development. Such common space shall be a contiguous area under common ownership or control and shall be located so that it is directly accessible to the largest practical number of dwellings within the development. Safe and convenient pedestrian access shall be provided to such common space for dwellings not adjoining such space. Common space shall include but is not limited to landscaped yards,

recreation areas, wetlands, waterbodies and common parking facilities. However, not more than one-half (½) of required common space shall consist of such parking facilities, driveways and private roadways. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

- (6) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet. Cluster developments not otherwise governed by Chapter 530, Site Plan Review, shall comply with the principal entrance and windows requirements of Chapter 535, Regulations of General Applicability. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.
- (7) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (8) Any cluster development which includes a manufactured home park shall be first allowed in the R2 District.

Coffee shop. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

College or university. All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

Community center.

- (1) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (2) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Community correctional facility.

- (1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community correctional facilities.
- (2) On-site services shall be for residents of the facility only.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Community garden.

- (1) Overhead lighting shall be prohibited.
- (2) No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.
- (3) Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.
- (4) The use shall not be located in a required interior side yard.
- (5) Outdoor growing associated with a community garden shall be exempt from the enclosed building requirements of the zoning ordinance.
- (6) Keeping of animals is prohibited.

Community residential facility.

- (1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community residential facilities.
- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Concrete, asphalt and rock crushing facility.

- (1) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any residence or office residence district.
- (2) Any new concrete, asphalt and rock crushing facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating concrete, asphalt and rock crushing facilities, substantial intensification shall mean any of the following:
 - a. Any geographic expansion of the facility.
 - b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.
 - c. The addition of any crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials, or the replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.
 - d. The replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.
- (3) All concrete, asphalt and rock crushing facilities shall provide the following with any application for conditional use permit:
 - a. A vicinity plan that includes the following:
 1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
 - b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

- c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
- d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
- e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- f. A drainage plan for stormwater management and runoff.
- g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
- h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Consignment clothing store.

- (1) Only clothing, shoes and related accessories shall be sold.
- (2) Individual consignors shall not be paid for the merchandise until the merchandise has been sold by the consignment store to a third party.
- (3) An appointment or set hours shall be required for the acceptance of merchandise.
- (4) No donations shall be accepted.

Convent, monastery or religious retreat center. The use shall be subject to the same requirements for maximum number of persons served and minimum lot area as community residential facilities located in the zoning district.

Day labor agency.

- (1) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Developmental achievement center. In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

Dormitory. The use shall be owned by and be located contiguous to or within one-fourth (¼) mile of the educational facility served.

Dry cleaning establishment. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Early childhood learning center.

- (1) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (2) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened, as specified in Chapter 530, Site Plan Review.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Educational arts center.

- (1) In the OR1 and OR2 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Electricity generation plant, hydroelectric and non-nuclear powered. All energy generation plants shall provide the following with any application for conditional use permit:

- (1) A vicinity plan that includes the following:
 - a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 - b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 - c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
- (2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

- (3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
- (4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
- (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- (6) A drainage plan for stormwater management and runoff.
- (7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.
- (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Emergency shelter.

- (1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
- (4) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (5) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Exhibition or temporary market.

- (1) A scaled and dimensioned site plan showing the layout of the entire market area shall be submitted.
- (2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

- (4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary markets shall be removed during days that the market is not open to the public.

Faculty house. The use shall be located on a zoning lot used as a fraternity, sorority or rooming house on the effective date of this ordinance which is located within one-half (½) mile of the educational facility served. There shall be no more than twelve (12) rooming or dwelling units.

Farmers' market.

- (1) A scaled and dimensioned site plan showing the layout of the entire market area, including parking spaces for the use, shall be submitted.
- (2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.
- (5) Farmers' markets shall be exempt from the enclosed building requirements of the zoning ordinance.

Film, video and audio production.

- (1) Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing, and sound shall not be audible outside the building.
- (2) The zoning administrator may authorize a reduction to, or elimination of, the minimum window area requirement for film, video and audio production uses where it is determined that compliance with the window requirement would unreasonably interfere with the soundproofing needs of the business. In order to meet the intent of the ordinance, the zoning administrator may impose conditions to mitigate the impact of the reduced window area. To achieve this reduction, film, video and audio production uses are subject to the following:
 - a. Submission of a report prepared by an acoustical engineer detailing the need for additional soundproofing that is not attainable through the use of windows or a separate interior structure and/or second internal envelope. All options, architectural and acoustic, shall have been explored with proof given.
 - b. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length.
 - c. The applicant shall propose amenities or improvements that address any adverse effects of reducing the window requirement. Amenities or improvements may include, but are

not limited to, additional landscaping and screening, murals, or other graffiti resistant treatments.

Firearms dealer.

- (1) The use shall be located at least two hundred fifty (250) feet from the nearest residence or office residence district.
- (2) The use shall be located at least five hundred (500) feet from the following protected uses: religious institution, K-12 school, child care center or family or group family day care, library or park.
- (3) No firearms or ammunition shall be displayed in window areas or any area where they can be viewed from any public right-of-way.
- (4) Firing ranges shall be prohibited.
- (5) The use shall meet the required security standards mandated by Minnesota Statutes.
- (6) Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Chapter 531, Nonconforming Uses and Structures.

Fraternity or sorority.

- (1) The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.
- (2) The use shall be located within one-half (½) mile of the educational facility served.
- (3) The maximum number of persons served shall not exceed thirty-two (32).
- (4) On-site services shall be for residents of the facility only.
- (5) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (6) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (7) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Funeral home. Crematories shall be prohibited, except where accessory to a cemetery.

Golf course. Clubhouses and other structures shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

Grocery store. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Horse and carriage assembly/transfer site.

- (1) The use shall comply with the requirements of Chapter 76, Stables, of the Minneapolis Code of Ordinances.
- (2) The use shall be located at least one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

Hospitality residence.

- (1) The use shall be located within one-half ($\frac{1}{2}$) mile of a hospital.
- (2) There shall be no more than fifty (50) rooming units or dwelling units.
- (3) On-site services shall be for the residents of the facility only.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Hotel. The use shall provide a minimum of fifty (50) guest sleeping rooms, except when located in the downtown districts.

Indoor recreation area. In the industrial districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

Inebriate housing.

- (1) Inebriate housing shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing inebriate housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.

- c. Supportive housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
 - (3) On-site services shall be for residents of the facility only.
 - (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
 - (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
 - (6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Intermodal freight facility. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence district. All intermodal facilities shall provide the following with any application for conditional use permit:

- (1) A vicinity plan that includes the following:
 - a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 - b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 - c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
- (2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
- (3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
- (4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
- (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- (6) A drainage plan for stormwater management and runoff.
- (7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.

- (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Laundry, commercial. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Limousine service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Liquor store, off-sale.

- (1) The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Market gardens.

- (1) In the Residence and OR1 districts:
 - a. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.
 - b. Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.
 - c. No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.
 - d. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.
 - e. Overhead lighting shall be prohibited.
- (2) In the C3A and downtown zoning districts market gardens shall be limited to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.
- (3) Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.
- (4) The use shall not be located in a required interior side yard.
- (5) Keeping of animals is prohibited.

- (6) Outdoor growing associated with a market garden shall be exempt from the enclosed building requirements of the zoning ordinance.

Memorial monuments. The use shall be located within three hundred (300) feet of a cemetery and shall not exceed twenty thousand (20,000) square feet in lot area.

Mission.

- (1) The use shall be located at least one thousand (1,000) feet from all existing missions, alternative financial establishments and pawnshops.
- (2) The use shall conspicuously post legible signs at the public entrance(s) advising patrons of the hours of operation of the facility and its meal service, if applicable.
- (3) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (4) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (5) An appointment or set hours for the acceptance of donated merchandise shall be required.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Motor freight terminal.

- (1) Loading and unloading activities shall be located at least one hundred (100) feet from a residence or office residence district boundary.
- (2) Any overnight facilities for drivers shall provide on-site management twenty-four (24) hours a day. The name of the on-site management, and telephone number, shall be filed with the zoning administrator.

Mounted patrol stable.

- (1) The use shall comply with the requirements of Chapter 76 of the Minneapolis Code of Ordinances, Stables.
- (2) The use shall be located not less than one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Multiple family dwelling, five units or more.

- (1) All multiple family dwellings of five (5) or more units that include at least one (1) dwelling with three (3) or more bedrooms shall provide an outdoor children's play area to serve residents of the development on sites meeting the following criteria:
 - a. At least twenty thousand (20,000) square feet of lot area.

- b. Located in the R5 or R6 Multiple Family Districts.
 - c. Located at least one thousand five hundred (1,500) feet from a public park.
 - d. Located outside the UA University Area Overlay District.
- (2) All required outdoor children's play areas shall be subject to the following requirements:
- a. An active, outdoor children's play area shall be a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms, but not less than three hundred (300) square feet of play area to a maximum required area of two thousand (2,000) square feet.
 - b. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision.
 - c. Play equipment shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
 - d. The play area shall include play equipment, or natural features suitable for children in both preschool and elementary school. If pre-fabricated, play equipment shall be installed to manufacturer's specifications.
 - e. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
 - f. Play equipment shall not be located in a required yard and not more than twenty-five (25) percent of the required square footage of the play area may be located in a required yard.

Nightclub.

- (1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (3) Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from a residence or office residence district boundary.

Nursery or greenhouse. In the residence districts, nurseries and greenhouses shall be subject to the following:

- (1) Only plant materials grown on the premises shall be sold on the premises.
- (2) The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.
- (3) The use shall be screened from residential uses, as provided in Chapter 530, Site Plan Review.

Outdoor recreation area. The use shall be screened from any residential use located in a residence or office residence district or any permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

Overnight shelter.

- (1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.
- (2) Except in the DS Downtown Shelter Overlay District, the total number of shelter guests shall not exceed one hundred-fifty (150) persons.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
- (5) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
- (6) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- (7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Package delivery service. Overnight facilities for drivers shall be prohibited.

Pawnshop.

- (1) The use shall be located at least one thousand (1,000) feet from all existing pawnshops, alternative financial establishments and missions.
- (2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.
- (5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(7) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Pet store. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Planned unit development. A planned unit development shall conform to the standards of Chapter 527, Planned Unit Development.

Preschool.

- (1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
- (2) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Pretrial detention facility, adult.

- (1) The facility shall be limited to a single block located in the area designated "Government district" in the city's comprehensive plan.
- (2) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:
 - a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
 - b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.

- c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
- d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
- e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
- f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
- g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
- h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.

(3) Transit access shall be provided as approved by the city planning commission.

Pretrial detention facility, juvenile.

- (1) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:
 - a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
 - b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
 - c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that

substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.

- d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
- e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
- f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
- g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
- h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.

(2) Transit access shall be provided as approved by the city planning commission.

Radio or television station.

- (1) In the C1 Neighborhood Commercial District, the area designated for a live, in building audience is limited to five hundred (500) square feet or thirty (30) seats, whichever is less.
- (2) All communication towers, antennas or base units associated with the use must comply with the requirements of Chapter 535 Regulations of General Applicability, Article VIII. Communication Towers, Antennas and Base Units.

Railroad switching yard or freight terminal. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence zoning district. All railroad switching yards and freight terminals shall provide the following with any application for conditional use permit:

- (1) A vicinity plan that includes the following:
 - a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 - b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 - c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

- (2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
- (3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
- (4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
- (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- (6) A drainage plan for stormwater management and runoff.
- (7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
- (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Reception or meeting hall.

- (1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Recycling facility. The use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

Regional financial service center. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Regional sports arena. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Residential hospice.

- (1) The maximum number of persons served shall not exceed eight (8).
- (2) On-site services shall be for residents of the facility only.

- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Restaurant, delicatessen. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, fast food. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, sit down. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

School, grades K—12.

- (1) The use shall include a regular course of study accredited by the State of Minnesota.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

School, vocational or business.

- (1) Except in the I3 District, all activities shall be conducted within an enclosed building.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Scrap/salvage yard, metal milling facility.

- (1) Scrap/salvage yards, metal milling facilities established or expanded after the effective date of this ordinance shall be located at least three hundred (300) feet from any residence or office residence district.
- (2) Any new scrap/salvage yard, metal milling facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating scrap/salvage yards, metal milling facilities, substantial intensification shall mean any of the following:
 - a. Any geographic expansion of the facility.
 - b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.
 - c. The addition of any shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials, or the replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.
 - d. The replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.
- (3) All scrap/salvage yard, metal milling facilities shall provide the following with any application for conditional use permit:
 - a. A vicinity plan that includes the following:
 1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

- b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
- c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
- d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
- e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- f. A drainage plan for stormwater management and runoff.
- g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
- h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Secondhand goods store.

- (1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.
- (4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.
- (7) An appointment or set hours for the acceptance of donated goods shall be required.

Shopping center.

- (1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.

- (2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Small engine repair.

- (1) All vehicles or small engines waiting for repair or pick-up shall be stored in an enclosed building.
- (2) All repairs shall be performed within a completely enclosed building.

Supportive housing.

- (1) Supportive housing shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Inebriate housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Taxicab service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Theater, indoor. A theater which is nonconforming as to off-street parking shall not be altered by partitioning or dividing such theater into two (2) or more separate seating areas unless sufficient off-street parking spaces are provided as required by conditional use permit, notwithstanding nonconforming parking rights. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to the following factors in determining the number of off-street parking spaces required:

- (1) Documentation supplied by the applicant regarding the actual parking demand for the proposed use.
- (2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- (3) Whether the theater is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- (4) The availability of alternative forms of transportation.

Tobacco shop.

- (1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (3) For new construction, at least thirty (30) percent of the first floor façade 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.
- (4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Urban farm.

- (1) Keeping of animals is prohibited.
- (2) Any equipment or supplies needed for farm operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses.
- (3) The use shall not be located in a required interior side yard.
- (4) Outdoor growing associated with an urban farm shall be exempt from the enclosed building requirements of the zoning ordinance.

Veterinary clinic. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Waste hauler. No waste shall be stored or maintained on-site.

Waste transfer or disposal facility. Waste transfer or disposal facilities shall be located at least three hundred (300) feet from any residence or office residence district. All waste transfer or disposal facilities shall provide the following with any application for conditional use permit:

- (1) A vicinity plan that includes the following:

- a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
 - b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
 - c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
- (2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
 - (3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
 - (4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
 - (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
 - (6) A drainage plan for stormwater management and runoff.
 - (7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
 - (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Bender and Gordon

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 Section 541.200 of the above-entitled 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.

Use	Minimum Parking Requirement	Maximum Parking Allowed	Notes (see 541.170)
RESIDENTIAL USES			
Dwellings	1 space per dwelling unit, except an accessory dwelling unit shall not be required to provide off-street parking	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
Congregate living			
Community residential facility	1 space per 4 beds	1 space per bed	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	1 space per bed	2
Community correctional facility	1 space per 4 beds	1 space per bed	1
Dormitory	1 space per 2 beds	1 space per bed	1
<u>Emergency Shelter</u>	<u>None</u>	<u>1 space per bed</u>	<u>1</u>
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
<u>Overnight Shelter</u>	<u>As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.</u>	<u>As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.</u>	<u>1</u>
Residential hospice	1 space per 3 beds	1 space per bed	1
Supportive housing	1 space per 4 beds	1 space per bed	1
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	Not less than 1 space per classroom and + 1 space per five (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	1 space per employee + up to 4 drop off spaces (either off-street or on-street by	2

	permission of the city engineer)	permission of the city engineer)	
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 at any one (1) time	2 spaces per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one (1) time	2
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
Social, Cultural, Charitable and Recreational Facilities			
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	1 space per classroom + 1 space per 3 students based	2

	maximum number of students attending classes at any one (1) time	on the maximum number of students 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
Religious Institutions			
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
COMMERCIAL USES			
Retail Sales and Services			
General retail sales and 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	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
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 GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
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 sq. ft.	1 space per 200 sq. ft. of GFA	2
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
Offices	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Automobile Services			

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	1 space per 75 sq. ft. of GFA	2

	300 sq. ft. of GFA in excess of 2,000 sq. ft.		
Restaurant, fast food	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	1
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
Commercial Recreation, Entertainment and Lodging			
Hotel	1 space per 3 guest rooms + Parking equal to 10% of the capacity of persons for affiliated uses such as dining or meeting rooms	1 space per guest room + Parking equal to 30% of the capacity of persons for affiliated uses such as dining or meeting rooms	2
Indoor recreation area	6 spaces per full basketball or volleyball court; 2 spaces per lane for a bowling alley; 2 spaces per tennis, racquet, or handball court; 1 space per 500 sq. ft. of skating rink area; as determined by the zoning administrator for other indoor recreation areas	As determined by the zoning administrator	2
Outdoor recreation area	As determined by the zoning administrator	As determined by the zoning administrator	2
Radio or television station	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + Parking equal to 20% of the capacity of persons of the studio audience	1 space per 200 sq. ft. of GFA + Parking equal to 30% of the capacity of persons of the studio audience	2
Reception or meeting hall	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons in public areas	2
Regional sports stadium or arena	None if located in the downtown area, otherwise parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Sports and health	1 space per 500 sq. ft. of GFA +	1 space per 200 sq. ft. of	2

facility	as required by this chapter for applicable indoor recreation areas	GFA	
Theater, indoor	Parking equal to 20% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	Parking equal to 40% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	2
Medical Facilities			
Birth center	1 space per 1 bed	1 space per 200 sq. ft. of GFA	2
Blood plasma collection facility	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Clinic, medical or dental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	2
Hospital	As approved by C.U.P. based on a parking study of the institution, but not less than 1 space per 3 beds	As approved by C.U.P. based on a parking study of the institution, but not more than 1 space per 2 beds	2
Laboratory, medical or dental	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Transportation			
Ambulance service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA+ 1 space per service bay	2
Bus garage or maintenance facility	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA+ 1 space per service bay	2
Horse and carriage assembly/transfer site	As approved by C.U.P.	As approved by C.U.P.	
Intermodal containerized freight facility	As approved by C.U.P.	As approved by C.U.P.	1
Limousine service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding	1 space per 200 sq. ft. of GFA+ 1 space per service	2

		service bays (minimum of 4 spaces) + 1 space per 2 service bays	bay	
Motor terminal	freight	As approved by C.U.P.	As approved by C.U.P.	1
Motor storage lot	vehicle	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	1 space per 300 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area	1
Package service	delivery	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1
Railroad yards and terminal	switching and freight	As approved by C.U.P.	As approved by C.U.P.	1
Taxicab service		1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA excluding service bays + 1 space per service bays	2
Towing service		1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	1 space per 200 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area	1
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental		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, display or storage area	1 space per 200 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales, display or storage area	2
Waste hauler		1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA + 1 space per service bays	1
INDUSTRIAL USES				

General Use Categories			
Light industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Medium industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, or storage area	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area	2
General industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, storage, or processing area	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area	2
Limited production and processing	1 space per 300 sq. ft. of GFA up to 4,000 sq. ft., but not more than 4 spaces, + 1 space per 1,000 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 4,000 sq. ft. + 1 space per 500 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2 The minimum requirement of 4 spaces shall not apply
Specific Industrial Uses			
Concrete, asphalt and rock crushing	As approved by C.U.P.	As approved by C.U.P.	1
Contractor yard	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of storage area	1
Dry cleaning establishment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Film, video and audio production	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Food and beverage products	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1	2

	per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	
Furniture moving and storage	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. of GFA of warehousing over 30,000 sq. ft.	2
Grain elevator or mill	As approved by C.U.P.	As approved by C.U.P.	1
Greenhouse, wholesale	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of growing or storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of growing or storage area	1
Industrial machinery and equipment sales, service and rental	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, display, or storage area	1 space per 200 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales, display, or storage area	1
Laundry, commercial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Packaging of finished goods	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Printing and publishing, including distribution	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Recycling facility	As approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	As approved by C.U.P., but not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1

Research, development and testing laboratory	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Scrap/salvage yard, metal milling facility	As approved by C.U.P.	As approved by C.U.P.	1
Self service storage	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1
Urban farm	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of growing or storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of growing or storage area	1
Wholesaling, warehousing and distribution	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	2
PUBLIC SERVICES AND UTILITIES			
Animal shelter	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Bus turnaround	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Electric or gas substation	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Electricity generation	As approved by C.U.P., but not	As approved by C.U.P., but	2

plant, hydroelectric or non-nuclear	less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	
Fire station	As approved by C.U.P.	As approved by C.U.P.	1
Garage for public vehicles	As approved by C.U.P.	As approved by C.U.P.	1
Heating or cooling facility	As approved by C.U.P.	As approved by C.U.P.	2
Mounted patrol stable	As approved by C.U.P.	As approved by C.U.P.	2
Passenger transit station	As approved by C.U.P.	As approved by C.U.P.	2
Police station	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA + 1 space per official police vehicle based on the maximum number of such vehicles at the site at one time	1
Post office	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. + 1 space per official postal vehicle based on the maximum number of such vehicles at the site at one time	1
Pretrial detention facility	1 space per two employees assigned to the detention area during peak staffing hours, including shift changes	1 space per employee assigned to the detention area during peak staffing hours, including shift changes	2
Railroad switching yards and freight terminal	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Regional financial service center	1 space per 1,850 sq. ft. of GFA	1 space per 1,000 sq. ft. of GFA	2
River freight terminal	As approved by C.U.P.	As approved by C.U.P.	1
Stormwater retention pond	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not

			apply
Street and equipment maintenance facility	As approved by C.U.P.	As approved by C.U.P.	1
Telephone exchange	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Vehicle emission testing station	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA excluding service bays + 1 space per service bay	1
Waste disposal or transfer facility	As approved by C.U.P.	As approved by C.U.P.	1
Water pumping and filtration facility	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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 Section 546.30 of the above-entitled ordinance be amended to read as follows:

546.30. Principal uses for the residence districts. (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

Table 546-1 Principal Uses in Residence Districts

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Dwellings									
Single-family dwelling	P	P	P	P	P	P			
Two-family dwelling			P	P	P	P			
Single or two-family dwelling existing on the effective date of this ordinance or conversion of a building							P	P	

Section 2. That Table 546-3 of the above-entitled ordinance be amended to read as follows:

Table 546-3 R1 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	50	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	0.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	6,000	50	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>50</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	6,000	50	0.5
School, grades K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	12,000	100	0.5

COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

*Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 3. That Table 546-5 of the above-entitled ordinance be amended to read as follows:

Table 546-5 R1A Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development	15,000 or 5,000 sq. ft. per dwelling unit, whichever is greater*	80	0.5
Congregate Living			
Community residential facility for six (6) or fewer persons	5,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			

Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	10,000	80	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

* Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 4. That Table 546-7 of the above-entitled ordinance be amended to read as follows:

Table 546-7 R2 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling	12,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	0.5
Congregate Living			

Community residential facility for six (6) or fewer persons	6,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	6,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	12,000	100	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

* Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 5. That Table 546-9 of the above-entitled ordinance be amended to read as follows:

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width	Maximum Floor Area
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		(Feet)	Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling, existing on January 1, 1995	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling, established after January 1, 1995	10,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development, existing on January 1, 1995	15,000 or 2,500 sq. ft. per dwelling unit, whichever is greater	80	0.5
Cluster development, established after January 1, 1995	15,000 or 5,000 sq. ft. per dwelling unit, whichever is greater	80	0.5
Congregate Living			
Community residential facility for six (6) or fewer persons	5,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5

Park, public	20,000	100	0.5
Religious Institutions			
Place of Assembly	10,000	80	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 6. That Table 546-11 of the above-entitled ordinance be amended to read as follows:

Table 546-11 R3 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	7,500 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.0
Multiple-family dwelling	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.0
Planned unit development	1 acre or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.0
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	7,500 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.0
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>

<u>Emergency Shelter serving seven (7) to sixteen (16) persons</u>	<u>7,500 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.0</u>
Institutional and Public Uses			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	10,000	80	0.5
COMMERCIAL USES			
Bed and breakfast home	5,000	40	0.5
Child care center	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 7. That Table 546-13 of the above-entitled ordinance be amended to read as follows:

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				

Dwellings				
Single- or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Planned unit development	1 acre or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed 56 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Board and care home/Nursing home/Assisted living	20,000	80	1.5	4 stories, not to exceed 56 ft.
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.5</u>	<u>4 stories, not to exceed 56 ft.</u>

Faculty house	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				

Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			

Section 8. That Table 546-15 of the above-entitled ordinance be amended to read as follows:

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	2.0	4 stories, not to exceed 56 ft.
Planned unit development	1 acre	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40	2.0	4 stories, not to exceed 56 ft.
Board and care home/ Nursing home/ Assisted	20,000	80	2.0	4 stories, not to exceed 56 ft.

living				
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>	<u>2.0</u>	<u>4 stories, not to exceed 56 ft.</u>
Faculty house	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000	80	2.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000	40	2.0	4 stories, not to exceed 56 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
PARKING	5,000	40	None	As approved by C.U.P.

FACILITIES				
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			

Section 9. That Table 546-17 of the above-entitled ordinance be amended to read as follows:

Table 546-17 R6 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000	40	3.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	3.0	6 stories, not to exceed 84 ft.
Planned unit development	1 acre	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40	3.0	6 stories, not to exceed 84 ft.
Board and care home/Nursing home/Assisted living	20,000	80	3.0	6 stories, not to exceed 84 ft.
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter</u>	<u>5,000</u>	<u>40</u>	<u>3.0</u>	<u>6 stories, not to exceed 84 ft.</u>

<u>serving seven (7) to thirty-two (32) persons</u>				
Faculty house	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000	80	3.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000	40	3.0	6 stories, not to exceed 84 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	2.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	2.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	2.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	2.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
Golf course	20,000	100	2.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	2.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	2.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	2.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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 Section 547.30 of the above-entitled ordinance be amended to read as follows:

546.30. Principal uses for the residence districts. (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Barber shop/beauty salon.
- b. Bookstore, new or used.
- c. Coffee shop, with limited entertainment, maximum thirty (30) seats.
- d. Drug store.
- e. Dry cleaning pickup station.
- f. Florist.

- g. Grocery store.
 - h. Hardware store.
 - i. Performing, visual or martial arts school.
 - j. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, maximum thirty (30) seats.
 - k. Self service laundry.
 - l. Sports and health facility.
- (2) The maximum size of neighborhood serving retail sales and services uses shall be two thousand (2,000) square feet of gross floor area.
- (3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, with no more than two (2) such retail sales and services uses on a single zoning lot.
- (4) Drive-through facilities shall be prohibited.
- (5) Wholesale and off-premise sales shall be prohibited.
- (6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Dev. Standards
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓

<u>Emergency shelter serving six (6) or fewer persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>		<u>C</u>	<u>C</u>	<u>✓</u>
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Residential hospice		C	C	✓
Supportive housing		C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university			C	✓
Early childhood learning center	P	P	P	✓
Preschool	P	P	P	✓
School, grades K—12	C	P	P	✓
School, vocational or business		P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	C	C	C	✓
Cemetery	C	C	C	
Club or lodge, with limited entertainment		C	C	✓
Community center		P	P	✓
Community garden	P	P	P	✓
Developmental achievement center	P	P	P	✓
Educational arts center	P	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, live performances only	P	P	P	✓
Religious Institutions				
Convent, monastery or religious retreat center		P	P	✓
Place of assembly	P	P	P	
Medical Facilities				
Birth center	C	P	P	✓

Blood/plasma collection facility			P	✓
Hospital			C	✓
Laboratory, medical or dental		P	P	
COMMERCIAL USES				
Office	P	P	P	
Bed and breakfast home	C	P	P	✓
Child care center	P	P	P	✓
Clinic, medical or dental	C	P	P	
Farmers' market		P	P	✓
Funeral home		C	C	✓
Hotel, 5—20 rooms		P	P	✓
Market garden, with a planting area of 10,000 sq. ft. or less	P	P	P	✓
Market garden, with a planting area greater than 10,000 sq. ft.	C	P	P	✓
Neighborhood serving retail sales and services		P	P	
Planned Unit Development	C	C	C	✓
PARKING FACILITIES				
Parking facility		C	C	
Parking lot, serving institutional and public uses	C	C	C	
Parking lot, serving multiple-family dwellings	C	C	C	
PUBLIC SERVICES AND UTILITIES				
Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Fire station	C	C	C	
Heating or cooling facility		C	C	
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office		C	C	
Railroad right-of-way	C	C	C	
Stormwater retention pond	C	C	C	
Water pumping and filtration facility	C	C	C	

Section 2. That Table 547-3 of the above-entitled ordinance be amended to read as follows:

Table 547-3 Lot Dimension and Building Bulk Requirements in the OR1 District

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	40	1.5
Dwelling unit, as part of a mixed use building	5,000	40	1.5
Multiple-family dwelling	5,000	40	1.5
Planned unit development	1 acre	As approved by C.U.P.	1.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	5,000	40	1.5
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>5,000</u>	<u>40</u>	<u>1.5</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	1.0
Preschool	5,000	40	1.0
School, grades K—12	20,000	100	1.0
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	1.0
Cemetery	80 acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved	1.0

		by C.U.P.	
Educational arts center	4,000	40	1.0
Library	20,000	100	1.0
Park, public	20,000	100	1.0
Theater, indoor, provided live performances only	4,000	40	1.0
Religious Institutions			
Place of assembly	10,000	80	1.0
COMMERCIAL USES			
Office	4,000	None	1.0
Bed breakfast home	5,000	40	1.0
Birth center	4,000	None	1.0
Child care center	4,000	As approved by C.U.P.	1.0
Clinic, medical or dental	4,000	None	1.0
PARKING FACILITIES	5,000	40	None
PUBLIC AND UTILITIES SERVICES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

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)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	2.5

Dwelling unit, as part of a mixed use building	5,000	4 stories, not to exceed 56 ft.	2.5
Multiple-family dwelling	5,000	4 stories, not to exceed 56 ft.	2.5
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	4 stories, not to exceed 56 ft.	2.5
Board and care home/Nursing home/Assisted living	20,000	4 stories, not to exceed 56 ft.	2.5
Dormitory	10,000	4 stories, not to exceed 56 ft.	2.5
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>4 stories, not to exceed 56 ft.</u>	<u>2.5</u>
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	2.5
Fraternity or sorority	10,000	2.5 stories, not to exceed 35 ft.	2.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	2.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	2.5
Supportive housing	5,000	4 stories, not to exceed 56 ft.	2.5
INSTITUTIONAL AND PUBLIC USES			
Medical Facilities			
Birth Center	4,000	4 stories, not to exceed 56 feet	2.5
Laboratory, medical or dental	4,000	4 stories, not to exceed 56 feet	2.5
Educational Facilities			
Early childhood learning center	20,000	4 stories, not to exceed 56 ft.	2.5
Preschool	5,000	4 stories, not to exceed 56 ft.	2.5

School, grades K—12	20,000	4 stories, not to exceed 56 ft.	2.5
School, vocational or business	20,000	4 stories, not to exceed 56 ft.	2.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	4 stories, not to exceed 56 ft.	2.5
Cemetery	80 acres	As approved by C.U.P.	None
Club or lodge	20,000	4 stories, not to exceed 56 ft.	2.5
Community center	20,000	4 stories, not to exceed 56 ft.	2.5
Community garden	None	None	None
Developmental achievement center	4,000	4 stories, not to exceed 56 ft.	2.5
Educational arts center	20,000	4 stories, not to exceed 56 ft.	2.5
Library	20,000	4 stories, not to exceed 56 ft.	2.5
Museum	20,000 4 stories, not to exceed 56 ft.	2.5	
Park, public	None	4 stories, not to exceed 56 ft.	2.5
Theater, indoor	20,000	4 stories, not to exceed 56 ft.	2.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 750 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Place of assembly	20,000	4 stories, not to exceed 56 ft.	2.5
COMMERCIAL USES			
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
Child care center	4,000	4 stories, not to exceed 56 ft.	2.5
Clinic, medical or dental	4,000	4 stories, not to exceed 56 ft.	2.5
Funeral home	15,000	4 stories, not to exceed 56 ft.	2.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
PARKING FACILITIES	5,000	4 stories, not to exceed 56 ft.	2.5

PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.
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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

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	3.5
Dwelling unit, as part of a mixed use building	5,000	6 stories, not to exceed 84 ft.	3.5
Multiple-family dwelling	5,000	6 stories, not to exceed 84 ft.	3.5
Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5
Congregate Living			
Community residential facility six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	6 stories, not to exceed 84 ft.	3.5
Board and care home/Nursing home/Assisted living	20,000	6 stories, not to exceed 84 ft.	3.5
Dormitory	10,000	6 stories, not to exceed 84 ft.	3.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	3.5
<u>Emergency shelter serving six (6) or fewer</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>

<u>persons</u>			
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>6 stories, not to exceed 84 ft.</u>	<u>3.5</u>
Fraternity or sorority	10,000	2.5 stories, not to exceed 35 ft.	3.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	3.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	3.5
Supportive housing	5,000	6 stories, not to exceed 84 ft.	3.5
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	2 acres	6 stories, not to exceed 84 ft.	3.5
Early childhood learning center	20,000	6 stories, not to exceed 84 ft.	3.5
Preschool	5,000	6 stories, not to exceed 84 ft.	3.5
School, grades K—12	20,000	6 stories, not to exceed 84 ft.	3.5
School, vocational or business	20,000	6 stories, not to exceed 84 ft.	3.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	6 stories, not to exceed 84 ft.	3.5
Club or lodge	20,000	6 stories, not to exceed 84 ft.	3.5
Community center	20,000	6 stories, not to exceed 84 ft.	3.5
Community garden	None	None	None
Developmental achievement center	4,000	6 stories, not to exceed 84 ft.	3.5
Educational arts center	20,000	6 stories, not to exceed 84 ft.	3.5
Library	20,000	6 stories, not to exceed 84 ft.	3.5
Museum	20,000	6 stories, not to exceed 84 ft.	3.5
Park, public	None	4 stories, not to exceed 56 ft.	3.5
Theater, indoor	20,000	6 stories, not to exceed 84 ft.	3.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Place of assembly	20,000	6 stories, not to exceed 84 ft.	3.5

Medical Facilities			
Birth Center	4,000	6 stories, not to exceed 84 ft.	3.5
Blood/plasma collection facility	4,000	6 stories, not to exceed 84 ft.	3.5
Hospital	20,000	6 stories, not to exceed 84 ft.	3.5
Laboratory, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
COMMERCIAL USES			
Office	4,000	6 stories, not to exceed 84 ft.	3.5
Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	3.5
Child care center	4,000	6 stories, not to exceed 84 ft.	3.5
Clinic, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
Funeral home	15,000	6 stories, not to exceed 84 ft.	3.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.
Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5
PARKING FACILITIES	5,000	6 stories, not to exceed 84 ft.	3.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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

546.30. Principal uses for the residence districts. (a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *General use categories.* Table 548-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 548-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses: Bakery.

a. Barber shop/beauty salon.

- b. Bicycle sales and repair.
- c. Clothing and accessories.
- d. Drug store.
- e. Dry cleaning pick-up station.
- f. Electronics.
- g. Film developing.
- h. Furniture store.
- i. Hardware store.
- j. Interior decorating/upholstery.
- k. Jewelry store.
- l. Locksmith.
- m. Massage and bodywork establishment.
- n. Picture framing.
- o. Radio and television service and repair.
- p. Shoe repair/tailor.

(2) Limited production and processing. Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use, and may include wholesale and off-premise sales, notwithstanding the restrictions of this chapter, provided the use shall not exceed one thousand two hundred (1,200) square feet of gross floor area, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:

- a. Apparel, and other finished products made from fabrics.
- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories
- d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
- e. Precision medical and optical goods.
- f. Printing and publishing.
- g. Signs, including electric and neon signs.
- h. Watches and clocks.
- i. Wood crafting and carving.
- j. Wood furniture and upholstery.

Table 548-1 Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards

COMMERCIAL USES**Retail Sales and Services**

General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	✓
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	✓
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	✓
Consignment clothing store	P	P	P	P	P	✓
Contractor's office	C	C	C	C	C	
Day labor agency					C	✓
Exterminating shop					P	
Farmers' market	P	P	P	P	P	✓
Firearms dealer					C	✓
Funeral home	P	P	P	P	P	✓
Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	✓

Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	✓
Memorial monuments		P			P	✓
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	✓
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	✓
Photocopying	P	P	P	P	P	
Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	✓
Shopping center	C	C	C	C	C	✓
Small engine repair		C		P	P	✓
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	
Offices	P	P	P	P	P	
Automobile Services						

Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	✓
Automobile convenience facility		C		C	C	✓
Automobile rental		C			C	✓
Automobile repair, major					C	✓
Automobile repair, minor		C		C	C	✓
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	✓
Automobile sales		C		C	C	✓
Car wash		C		C	C	✓
Food and Beverages						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	✓
Liquor store, off-sale		C	C	C	C	✓
Nightclub			C			✓
Restaurant, delicatessen	P	P	P	P	P	✓
Restaurant, fast food	C	C	C	C	C	✓
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging						

Bed and breakfast home	P	P	P	P	P	✓
Hotel, 5—20 rooms	P	P	P	P	P	✓
Hotel, 21 rooms or more			P	P	P	✓
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	✓
Radio or television station	P	P	P	P	P	✓
Reception or meeting hall		C	P	C	C	✓
Regional sports arena			P			✓
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	✓
Medical Facilities						
Birth center	P	P	P	P	P	✓
Blood/plasma collection facility					P	✓
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
Planned Unit Development						
	C	C	C	C	C	✓
Transportation						
Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	

Package delivery service					C	✓
Taxicab service					C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
PARKING FACILITIES						
Parking facility	C	C	C	C	C	
RESIDENTIAL USES						
Dwellings						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	✓
Congregate Living						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓

Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
Inebriate housing		C			C	✓
<u>Overnight shelter</u>		<u>C</u>			<u>C</u>	<u>✓</u>
Residential hospice		C			C	✓
Supportive housing		C			C	✓
INSTITUTIONAL AND PUBLIC USES						
Educational Facilities						
Early childhood learning center	P	P	P	P	P	✓
Preschool	P	P	P	P	P	✓
School, grades K—12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities						
Athletic field	C	C	C	C	C	✓
Club or lodge, with limited entertainment	C	P	P	P	P	

Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	✓
Community garden	P	P	P	P	P	✓
Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
Religious Institutions						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE						
Limited production and processing	C	C	C	C	C	
Dry cleaning establishment		C			C	✓
Film, video and audio production	P	P	P	P	P	✓
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	✓

Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	✓
Wholesaling, warehousing and distribution					C	
PUBLIC SERVICES AND UTILITIES						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			✓
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

Section 2. That Table 548-4 of the above-entitled ordinance be amended to read as follows:

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

Use	Minimum Lot (Square Feet)	Area	Minimum Lot (Feet)	Width
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	5,000		40	
Cluster development	5,000		40	
Dwelling unit, as part of a mixed use building	None required for the residential use		None	
Multiple-family dwelling	5,000		40	
Planned unit development	1 acre		As approved by C.U.P.	
Congregate Living				
Board and care home/Nursing home/Assisted living	20,000		80	
Community residential facility serving six (6) or fewer persons	5,000		40	
Community residential facility serving seven (7) to sixteen (16) persons	5,000		40	
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>		<u>40</u>	
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>5,000</u>		<u>40</u>	

Section 3. 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

Use	Minimum Lot (Square Feet)	Area	Minimum Lot (Feet)	Width
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	5,000		40	
Cluster development	5,000		40	
Dwelling unit, as part of a mixed use building	None required for the		None	

	residential use	
Multiple-family dwelling	5,000	40
Planned unit development	1 acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
Board and care home/Nursing home/Assisted living	20,000	80
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>
Inebriate housing	5,000	40
<u>Overnight shelter</u>	<u>5,000</u>	<u>40</u>
Residential hospice	10,000	80
Supportive housing	5,000	40

Section 4. That Table 548-6 of the above-entitled ordinance be amended to read as follows:

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

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Single or two-family dwelling	5,000	40
Cluster development	5,000	40
Dwelling unit, as part of a mixed use building	None required for the residential use	None
Multiple-family dwelling	5,000	40
Planned unit development	1 acre	As approved by C.U.P.
Congregate Living		
Board and care home/Nursing home/Assisted living	20,000	80
Community residential facility serving six (6) or fewer	5,000	40

persons		
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>

Section 5. That Table 548-7 of the above-entitled ordinance be amended to read as follows:

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

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Single or two-family dwelling	5,000	40
Cluster development	5,000	40
Dwelling unit, as part of a mixed use building	None required for the residential use	None
Multiple-family dwelling	5,000	40
Planned unit development	1 acre	As approved by C.U.P.
Congregate Living		
Board and care home/Nursing home/Assisted living	20,000	80
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>

Section 6. That Table 548-8 of the above-entitled ordinance be amended to read as follows:

Table 548-8 Residential Lot Dimension Requirements in the C4 District

Use	Minimum Lot Area	Minimum Lot Width
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	(Square Feet)	(Feet)
RESIDENTIAL USES		
Dwellings		
Single or two-family dwelling	5,000	40
Cluster development	5,000	40
Dwelling unit, as part of a mixed use building	None required for the residential use	None
Multiple-family dwelling	5,000	40
Planned unit development	1 acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
Board and care home/Nursing home/Assisted living	20,000	80
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>
Inebriate housing	5,000	40
<u>Overnight shelter</u>	<u>5,000</u>	<u>40</u>
Residential hospice	10,000	80
Supportive housing	5,000	40

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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

549.30. - Principal uses for the downtown districts.

- (a) In general. Table 549-1, Principal Uses in the Downtown Districts, lists all permitted and conditional uses in the downtown districts.
- (b) Permitted uses. Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.
- (c) Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.
- (d) Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.
- (e) Specific development standards. Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.
- (f) General use categories. Table 549-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 549-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.
 - (1) General retail sales and services. General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:
 - a. Bakery.
 - b. Barber shop/beauty salon.

- c. Bicycle sales and repair.
 - d. Clothing and accessories.
 - e. Drug store.
 - f. Dry cleaning pick-up station.
 - g. Electronics.
 - h. Film developing.
 - i. Furniture store.
 - j. Hardware store.
 - k. Interior decorating/upholstery.
 - l. Jewelry store.
 - m. Locksmith.
 - n. Massage and bodywork establishment.
 - o. Picture framing.
 - p. Radio and television service and repair.
 - q. Shoe repair/tailor.
- (2) Limited production and processing. Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use provided the use shall not exceed the maximum floor area as set forth in each downtown district, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the B4C District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:
- a. Apparel and other finished products made from fabrics.
 - b. Computers and accessories, including circuit boards and software.
 - c. Electronic components and accessories.
 - d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
 - e. Precision medical and optical goods.
 - f. Signs, including electric and neon signs.
 - g. Watches and clocks.
 - h. Wood crafting and carving.
 - i. Wood furniture and upholstery.

Table 549-1 Principal Uses in the Downtown Districts

Use	B4	B4S	B4C	B4N	Specific Development Standards
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COMMERCIAL USES**Retail Sales and Services**

General retail sales and services	P	P	P	P	
Alternative financial establishment		P	P	P	✓
Antiques and collectibles store	P	P	P	P	
Art gallery	P	P	P	P	
A studio	P	P	P	P	✓
Bank or financial institution	P	P	P	P	
Bookstore, new or used	P	P	P	P	
Building material sales			P		
Child care center	P	P	P	P	✓
Consignment clothing store	P	P	P	P	✓
Contractor's office	C	C	C	C	
Day labor agency			C		✓
Dormitory	C	C	C	C	✓
Exterminating shop			P		
Farmers' market	P	P	P	P	✓
Firearms dealer			C		✓
Funeral home		P	P	P	✓
Greenhouse, lawn and garden supply store			P		

Grocery store	P	P	P	P	✓
Laundry, self service	P	P	P	P	
Market garden	P	P	P	P	✓
Motorized scooter sales	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	
Office supplies sales and service	P	P	P	P	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	P	
Pet store	P	P	P	P	✓
Photocopying	P	P	P	P	
Rental of household goods and equipment		P	P	P	
Secondhand goods store		P	P	P	✓
Shopping center	P	P	P	P	✓
Small engine repair			P		✓
Tattoo and body piercing parlor		P	P	P	
Tobacco shop	P	P	P	P	✓
Veterinary clinic	P	P	P	P	✓
Video store	P	P	P	P	
Offices	P	P	P	P	
Automobile Services					

Automobile convenience facility		C	C	C	✓
Automobile rental	C	C	C	C	✓
Automobile repair, major			C		✓
Automobile repair, minor		C	C	C	✓
Automobile sales	C	C	C	C	✓
Car wash			C		✓
Food and Beverages					
Catering	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	✓
Liquor store, off-sale	P	P	P	P	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	P	✓
Restaurant, fast food	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging					
Hotel, 5—20 rooms	P	P	P	P	✓
Hotel, 21 rooms or more	P	P	P	P	✓
Indoor recreation area	P	P	P	P	
Outdoor recreation area	C	C	C	C	✓

Radio or television station	P	P	P	P	
Reception or meeting hall	P	P	P	P	
Regional sports arena			P		
Sports and health facility	P	P	P	P	
Theater, indoor	P	P	P	P	✓
Medical Facilities					
Birth center	P	P	P	P	✓
Blood/plasma collection facility			P		✓
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓
Laboratory, medical or dental	P	P	P	P	
Planned Unit Development	C	C	C	C	✓
Transportation					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	C	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
PARKING FACILITIES					
Parking facility	C	C	C	C	

RESIDENTIAL USES					
Dwellings					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
Planned Unit Development	C	C	C	C	✓
Congregate Living					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
<u>Emergency shelter serving up to thirty-two (32) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Residential hospice	C	C	C	C	✓
Supportive housing	C	C	C	C	✓
INSTITUTIONAL AND PUBLIC USES					

Educational Facilities					
College or university	C	C	C	C	✓
Early childhood learning center	P	P	P	P	✓
Preschool	P	P	P	P	✓
School, grades K—12	C	C	C	C	✓
School, vocational or business	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities					
Club or lodge, with general entertainment	P	P	P	P	
Community center	P	P	P	P	
Community garden		P	P	P	
Convention center, public		P	P	P	
Developmental achievement center		P	P	P	
Educational arts center	P	P	P	P	
Library	P	P	P	P	
Mission			C		✓
Museum	P	P	P	P	
Park, public	P	P	P	P	
Religious Institutions					
Convent, monastery or religious retreat center	P	P	P	P	✓

Place of assembly	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE					
Limited production and processing	P	P	P	P	
Dry cleaning establishment		C	C	C	✓
Film, video and audio production	P	P	P	P	✓
Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	P	✓
Packaging of finished goods		P	P	P	
Printing and publishing	P	P	P	P	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	P	
PUBLIC SERVICES AND UTILITIES					
Bus turnaround	C	C	C	C	
Communication exchange	P	P	P	P	
Electric or gas substation	C	C	C	C	
Fire station	C	C	C	C	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	C	

Mounted patrol stable			C		✓
Passenger transit station	P	P	C	P	
Police station	P	P	P	P	
Post office	P	P	P	P	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	C	
Regional financial service center	P	P	P	P	
Stormwater retention pond	C	C	C	C	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	C	

**AN ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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

551.370. - Conditional uses.

In addition to the conditional uses allowed in the primary zoning district, the following conditional uses may be allowed in the IL Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement.

- (1) Dwelling units, emergency shelters, overnight shelters, and supportive housing, subject to the following conditions:
 - a. Emergency shelters, overnight shelters, and Ssupportive housing shall be subject to the requirements of Chapter 536, Specific Development Standards.
 - b. Alterations made to the exterior of an existing building shall maintain the architectural integrity and character of the building and surrounding area.
 - c. The maximum height of single and two-family dwellings and cluster developments shall be two and one-half stories (2.5) or thirty-five (35) feet, whichever is less.
 - d. No vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.
- (2) Planned unit developments that include dwelling units.
- (3) School, grades K—12, subject to the following conditions:
 - a. Schools, grades K—12, shall be subject to the requirements of Chapter 536, Specific Development Standards.

Proposed Text Amendment

Emergency Shelters

Allowed in all zoning districts, except Industrial districts where IL Overlay does not exist.

Requires a conditional use permit.

Occupancy is determined by the zoning district.

Overnight Shelters (Principal)

Allowed in C2, C4, Downtown and in the IL Overlay District.

Requires a conditional use permit.

Occupancy maximum is 150 persons or 1 person/200 sqft, whichever is less.

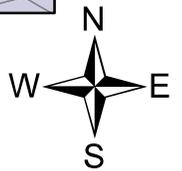
Overnight Shelters (Accessory)

Allowed accessory to a place of assembly or religious institution in all zoning districts.

Requires a conditional use permit.

Occupancy maximum is 150 persons or 1 person/200 sqft, whichever is less.





Existing DS Downtown Shelter Overlay District

City of Minneapolis
 Community Planning and Economic Development
 Created on: October 1, 2015

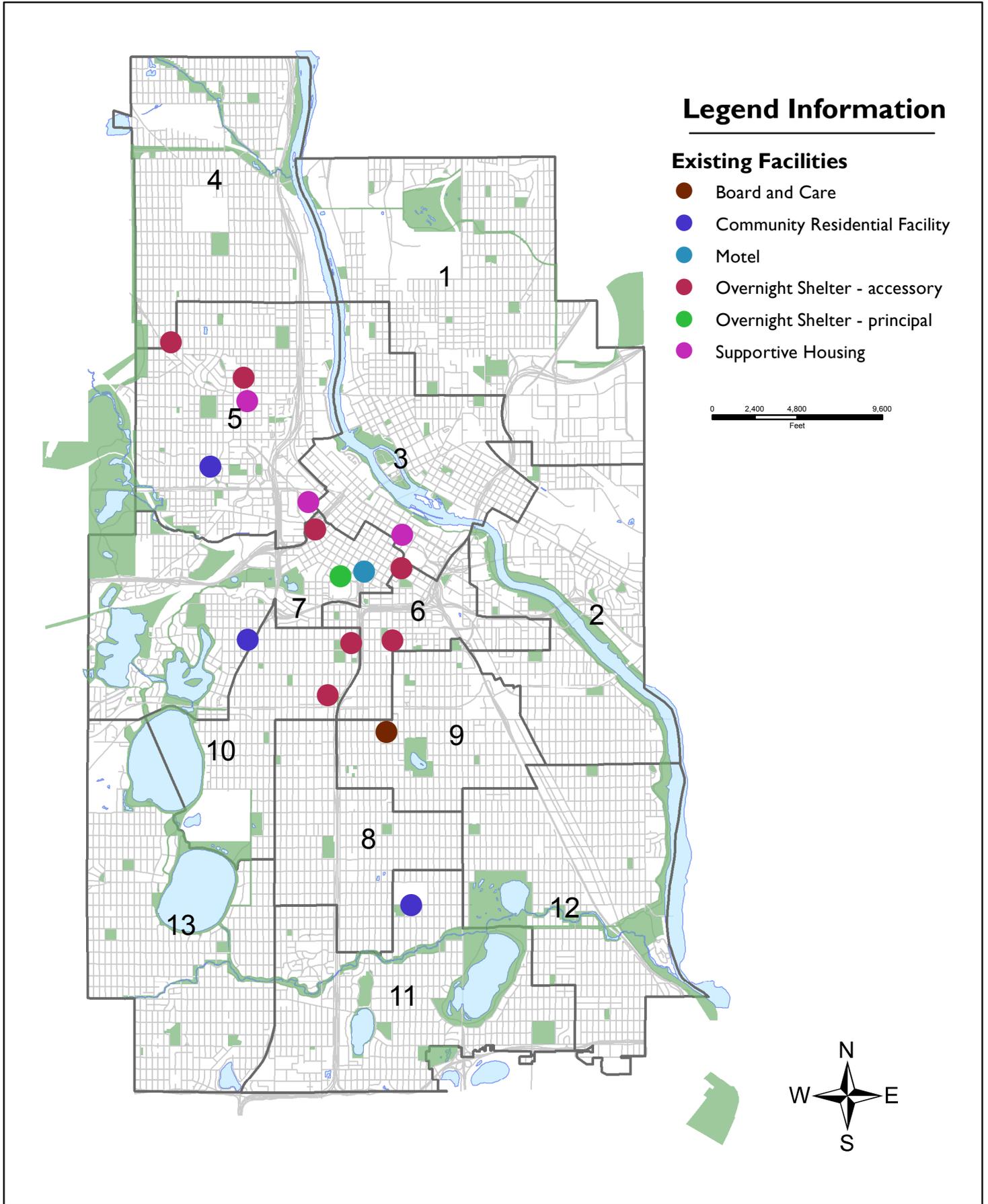
Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.



Legend Information

Existing Facilities

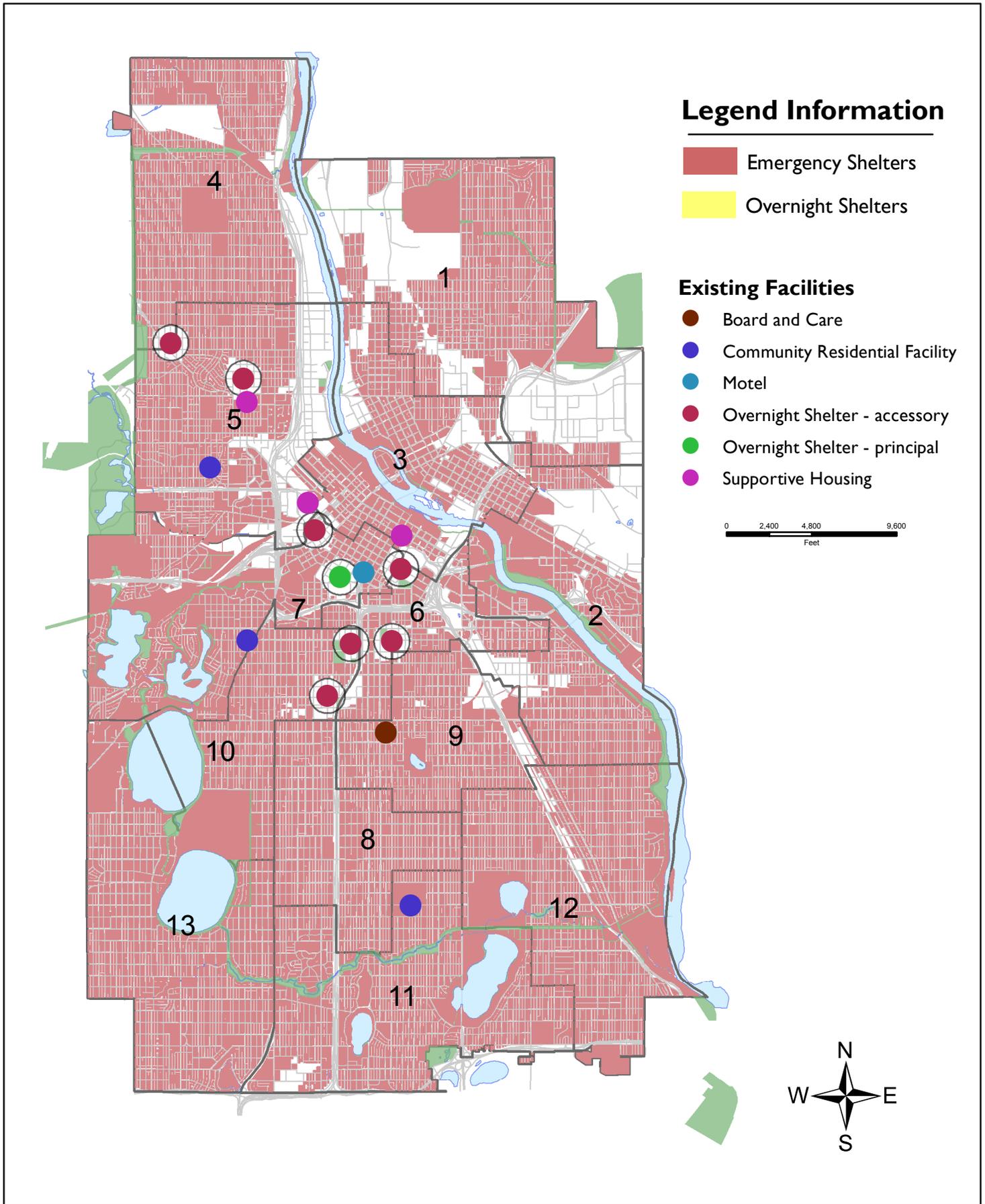
- Board and Care
- Community Residential Facility
- Motel
- Overnight Shelter - accessory
- Overnight Shelter - principal
- Supportive Housing



Existing Facilities with Overnight Shelter Beds

City of Minneapolis
Community Planning and Economic Development
Created on: October 7, 2015

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

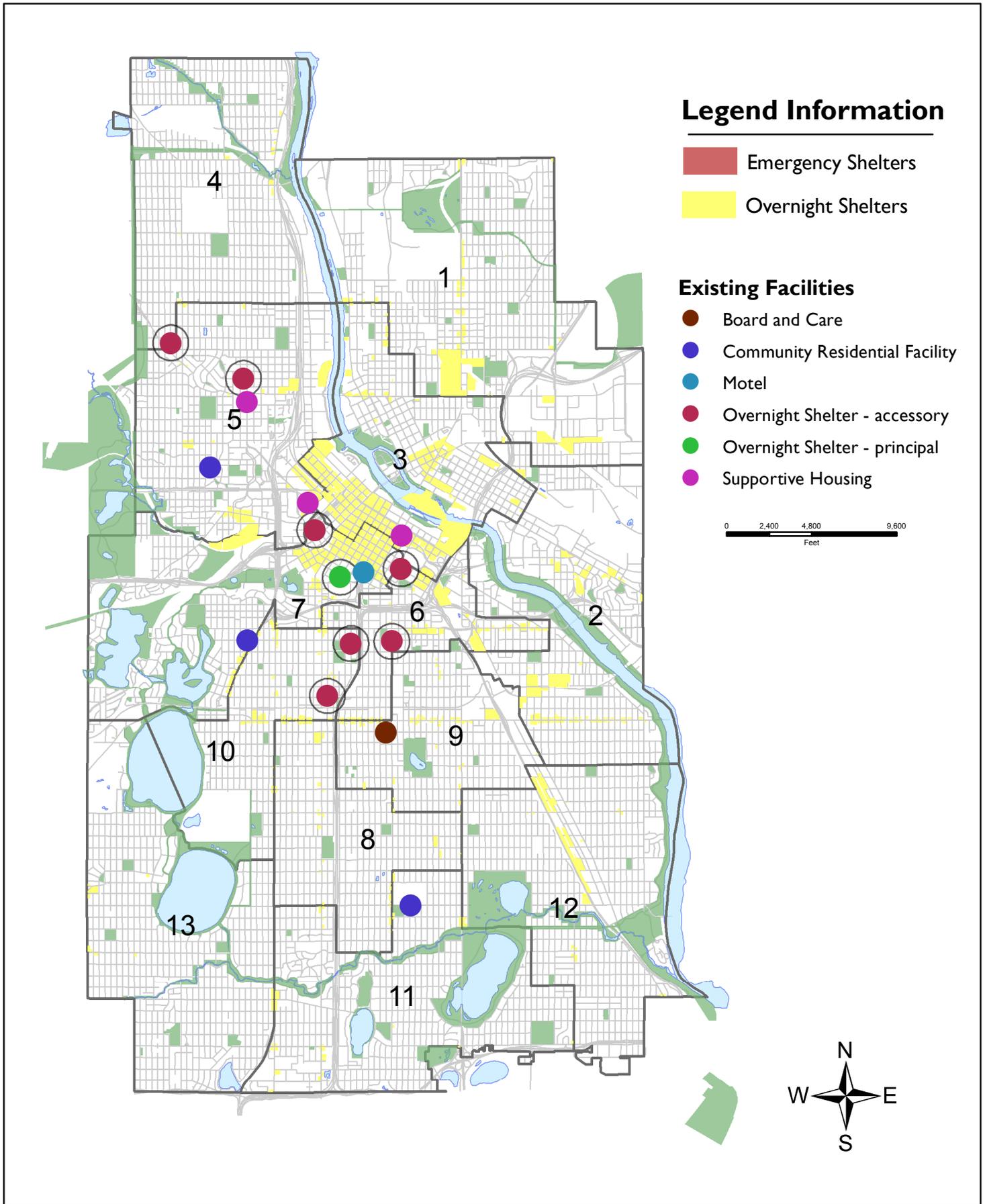


Emergency and Overnight Shelters 1,000-Foot Spacing from Existing Shelters



City of Minneapolis
Community Planning and Economic Development
Created on: October 7, 2015

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.



Emergency and Overnight Shelters 1,000-Foot Spacing from Existing Shelters



City of Minneapolis
Community Planning and Economic Development
Created on: October 7, 2015

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

Peer City Research

	St. Paul, MN	San Diego, CA	Denver, CO	Chicago, IL	Portland, OR	St. Louis, MO	Baltimore, MD	Cincinnati, OH
Allowed as a principal use?	Yes; Conditional Use Permit (CUP) is required	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required	Yes, CUP is required	Yes; requires 50% consent from owners within 500' + ½ lot width	Yes; CUP is required	Yes, special assistance shelter – requires a CUP
Zoning Districts allowed?	Downtown (B5) and Industrial (I1 and I2) Districts	Conditional in multiple-family, commercial, industrial districts and accessory to religious institutions and organizations	High-density residential, most commercial, and most industrial districts	High-density residential, most commercial, downtown and most industrial districts	All districts except Industrial - # of beds allowed/ district	High-density residential, all commercial, industrial and downtown districts	Non-profits: high-density and most commercial districts. For-profit: most commercial districts	High-density residential, all downtown and light industrial districts
Spacing requirement?	600 feet from other CRFs	No	500 feet from schools, 950 beds max/ council district	No	No	500 feet + ½ lot width from churches or schools	No	No
Licensing required?	Yes, for 4 people or more	No	Yes, licensed as a residential care unit	No	Annual inspection and certification	Yes	No	No

Sether, Shanna M

From: Jana Metge <loveloring@gmail.com>
Sent: Friday, June 19, 2015 3:12 PM
To: Sether, Shanna M
Cc: Sadler, Patrick A.
Subject: Overnight Shelters Community meetings

Shanna,

We did have this as an agenda item at our community meeting this past Wednesday evening and I had Monica Nilsson from St Stephens street outreach present since no city staff were able to attend. We had a good showing of service providers, residents, MPD, City Attorney, the VA Service center, HN County, and the Park Police.

Ultimately, the bottom line is there are 200 folks per night sleeping outside. If Salvation Army has to reconfigure their amount of beds, and lose 80-100 beds, we have 300 folks outside. Not only is this just wrong, for a Country of such wealth, but, folks in Loring Park are fully aware that people will come and sleep in Loring Park, the Downtown Minneapolis Park, or the Riverfront if we do not provide for adequate Shelter, better yet permanent Housing for people.

Additionally, participants were concerned that shelters made people experiencing homelessness leave each day at 7:00 am, as well as the competition and numbers of individuals vying for a lottery to stay in a shelter and/or the first come, first serve policy of shelters which cause people to have to spend a majority of their day waiting in line to get a bed (or mat on the floor) for the night. We are also concerned with the growing numbers of Senior Citizens in shelters, forced to sleep on a mat as well as the number of children. Children, who without a good safe night's sleep and healthy meal, cannot succeed in school.

Being Homeless and being in a Shelter is Traumatic. We need to make a priority decision to get folks into homes and put policy and resources behind it. These may not even be new resources, but re directed resources when Police, Court, Detox, HN County hospital is used vs. placement in safe, clean, affordable housing. Housing is actually a cost savings solution.

The CLPC Livability Committee had quite a good and thorough conversation.

People spoke passionately that millions can go to a stadium without a vote and another \$25 million added in the blink of an eye.... that there is money to solve this problem, with dignity. We just need the will. Minneapolis leads the way on ending Veterans Homelessness and due to a Federal Mandate, along with some resources.

Jana Metge, Coordinator
Citizens for a Loring Park Community
www.loringpark.org

On Friday, June 19, 2015, Jana Metge <loveloring@gmail.com> wrote:
We announced them both at community meetings last week at will again on Monday.

Thanks.

Jana

Sether, Shanna M

From: Matthew Lewis <lewismd13@gmail.com>
Sent: Thursday, September 24, 2015 2:42 PM
To: Sether, Shanna M
Subject: Overnight Shelter Ordinance

Shanna-

I hope to make it to the 9/28 community meeting, but if I can't make it, I just wanted to make sure that my voice was heard. I think it's critical that Minneapolis not make it any harder to open a shelter. Shelters are critical in serving the homeless in our city. While nobody wants shelters in their backyards, citing noise, vagrancy, or whatever else, shelters are important enough that we should not be making them impossible to open, as many municipalities have.

It is also outdated to require that shelters be opened adjacent to religious institutions. There are secular organizations doing great work for the homeless, and they should also have the opportunity to open a shelter if they are able and willing.

Cities that make it harder to open shelters are trying to make the plight of the homeless someone else's problem. That is not what Minneapolis should do. Shelters help get people off the streets, giving them a safe and warm place to sleep and staff to help them get back on their feet. Shelters are a crucial part of our efforts to help the homeless and we should welcome them, not make them more difficult to open.

Thanks,
Matt

Sether, Shanna M

From: Katie White <katherinejwhite@gmail.com>
Sent: Friday, September 25, 2015 10:07 AM
To: Sether, Shanna M
Subject: Overnight shelters

Good morning Ms. Sether,

I was directed to this page by the City's social media networks: http://minneapolismn.gov/cped/projects/overnight_shelters

Apparently I have missed the formal comment period. I just wanted to say that I am opposed to churches providing temporary overnight shelter, regardless of where in the City they are located. I attend a church in St. Paul that participates in Project Home, which is a similar program to what happens in Minneapolis. Ramsey County has offloaded their homelessness responsibilities to churches, and only pay \$111,000 per year for this service. Volunteers and donations provide the rest for these children and their parents. It is irresponsible for governments to defer responsibility for these issues and take advantage of the Christian charity/guilt. Many of these churches do not have adequate arrangements for healthy and safe living environments.

I would hope that Minneapolis and Hennepin County would dedicate necessary resources and make the policy changes needed to address this issue directly instead of outsourcing temporary solutions.

Thanks for your work on this issue.

Katie White
730 SE 3rd Ave

Sether, Shanna M

From: Sara Rothholz Weiner <rothholz.weiner@gmail.com>
Sent: Sunday, September 27, 2015 9:42 AM
To: Sether, Shanna M
Subject: Shelters

Language must include accessible restroom facilities for all the time that the shelters are in place. Which means the facilities are open during this time. And special and additional sanitary/garbage pick up. Additionally , participating organizations must be responsible for any and all damage to adjacent properties with the increase of people to the community. There must be time indicated. For example from 10 pm to 7 am. Never left in place all day long. Loitering on adjacent property must not be permitted.

Responsibility and all liability w church entity.

Please send public review times to me and latest version .

Sether, Shanna M

From: Cari Tan <CTan@emmanorton.org>
Sent: Monday, September 28, 2015 1:01 PM
To: Sether, Shanna M
Subject: Overnight Shelters Text Amendment

Hello Shanna,

I am glad that the City of Minneapolis is looking at adjusting the definition of overnight shelters as we have a desperate need to provide beds for our homeless population.

I hope that in these conversations that there is talk about ensuring that there are safe beds for families as well as single need beds. I know that it can be especially challenging for families to find safe spaces to sleep.

I also hope that there is discussion about long term support needs being met and looking at housing solutions that are not just one night or a couple of nights.

I hope that the City of Minneapolis is exploring housing first models as a way to meet the needs of our homeless population. Not only is this the most humane method of providing support for our homeless, it is also the most cost effective and best use of resources. Salt Lake City and other municipalities have been having great success. And it makes it easier for people to gain stability so that they can start contributing back in a big way and don't have to rely on resource intensive emergency services.

Thank you for the City of Minneapolis to be looking into how to adjust the zoning laws so that they make the most sense for the current needs in our city.

Cari Tan

Volunteer Coordinator
Emma Norton Services
670 North Robert Street
Saint Paul, MN 55101
Direct 651.251.2627
Fax 651.224.6520

*Partners along the journey of **change***

www.emmanorton.org

Sether, Shanna M

From: Ted <tlirgens@hotmail.com>
Sent: Tuesday, September 29, 2015 6:06 PM
To: Sether, Shanna M
Subject: Thanks, Powerpoint, Concerns

Shanna,

Thanks for the explanation of the proposed code changes regarding homeless shelters last night. The proposal is getting clearer now and I appreciate that you and your colleagues have done a lot of work to try to find a way to allow for the creation of more and better shelters for our homeless citizens.

I've been asked to brief the WA on the proposal and I thought a good starting point for everyone would be to review the power point that provided an overview of the current homeless shelters in Mpls. and needs, etc. that was shared at the first meeting. I understood this was going to be put up on the website, but I couldn't find it. Can you please send me a copy? Thanks.

Can you also send me the code section that currently covers shelters? A lot of people have asked me what it currently says, and I haven't been able to find the precise section(s). Thanks.

Also, you mentioned last night that you would be able to show us a map that would indicate where the various sized shelters would be allowed under the new plan. It sounds like that would be really helpful for relieving people's concerns about these changes. Can you please share that as well?

The three main concerns I took away from the presentation/meeting are the following:

- 1.) There are no specific licensing requirements in the current proposal intended to prevent slumlords from opening the new (non-religious affiliated/attached) shelters and running them poorly. A very strong licensing requirement must be a part of the definition of these two new types of shelters, since they are not going to be tied to religious institutions, which have traditionally had the best interests of the homeless people they serve at heart. We all know that enforcement of violations by slumlords is a problem in Whittier and Phillips (the city simply doesn't have the resources to enforce as necessary), and people are very legitimately concerned that homeless people (who are least likely to be able to advocate on their own behalf) will be exploited by unscrupulous shelter providers.
- 2.) Despite numerous requests (at all of the public meetings), that any change to the code must include provisions that will work to prevent the further concentration of homeless shelters in disadvantaged neighborhoods, the proposed plan contains **no** such provisions. If the new shelters are only limited to being at least 1,000 feet from existing shelters, then there could be a new shelter every two blocks in the Whittier and Stephens neighborhoods. The spacing restriction should be at least 1 mile, if the sponsors of these changes are genuinely concerned about halting the problems that over-concentration (of shelters, as well as supportive housing, affordable housing, inebriate housing, etc.) has caused in disadvantaged areas of the city.
- 3.) The maximum occupancy limits being proposed for these code changes make it a certainty that new shelters will be concentrated in neighborhoods like Whittier and Stephens. As CM Gordon acknowledged last night, the economics involved in starting a shelter (where government

funding encourages more beds than fewer) mean that it is highly unlikely that anyone will seek to create a 6 bed or fewer shelter in a low-density neighborhood like Kenwood or Lynden Hills. The obvious effect of allowing up to 32 beds in high density areas is that the shelter providers will opt to build larger (32 bed) shelters in the high-density Whittier and Phillips neighborhoods, which already have an over-concentration of shelters (not to mention, supportive housing, affordable housing, etc.).

In short, the combination of restricting larger shelters to high density areas (instead of allowing them in lower density neighborhoods on larger parcels set off from existing housing, as CM Gordon noted they considered) and putting only a 1,000 foot spacing restriction between shelters makes the addition of more, and larger, shelters a certainty for the Whittier and Stephens neighborhoods.

As I noted last night, no one I know is opposed to our finding ways to provide more and better shelters for people experiencing homelessness. Unfortunately, the answer being proposed is short-sighted in that it will create a greater concentration of shelters in struggling neighborhoods, and further segregate the City's poor into select areas. Given the City's current segregation levels (due in large part to policies regarding Affordable Housing), allowing a greater concentration of shelters in such areas is a move in the wrong direction. We need to take a step back and focus on creating solutions to the stated problems that won't cause greater concentrations and further segregation of the City's poorest residents.

CM Bender noted last night that there is one seasonal shelter that closes down in the Spring and reopens in the Fall, "because we don't allow them to operate" in the Summer. She stated the effect of this seasonal shut down is that 150 beds are lost during the Summer months. If that's the case, why not just allow them to operate year-round? Why does the City have to completely revamp the code to create two new/additional categories of shelters to deal with that problem?

As you can see, I (and, trust me, many others) still have a lot of questions about the proposed changes.

Please provide my above comments/concerns to those who will be working on the proposals going forward and please send me the information requested above at your earliest convenience.

Thanks so much.

Best,

Ted

Sether, Shanna M

From: Phil Duran <phil@outfront.org>
Sent: Wednesday, October 07, 2015 5:21 PM
To: Sether, Shanna M
Subject: Fwd: Overnight shelters -- concern regarding Ord. 537.110
Attachments: Homelessness in Minnesota 2009, Full Report.pdf

Sending again -- I misspelled your name. Apologies!

----- Forwarded message -----

From: Phil Duran <phil@outfront.org>
Date: Wed, Oct 7, 2015 at 5:18 PM
Subject: Overnight shelters -- concern regarding Ord. 537.110
To: shana.sether@minneapolismn.gov
Cc: lisa.bender@minneapolismn.gov, mforney@minneapolisparcs.org, Rebecca.Gagnon@mpls.k12.mn.us

Hi, Shana --

Writing you -- admittedly outside of the expected time-frame set for comments regarding the proposal to change Minneapolis' approach to shelters, but the City's website suggests it is not entirely impossible -- to express concern regarding one aspect of the proposal.

As you may know, OutFront Minnesota is the state's largest organization advocating for full equality for lesbian, gay, bisexual, and transgender individuals and their families; we have been based in south Minneapolis (Sabathani Community Center) since our founding in 1987.

Statistics developed by the Wilder Foundation, and widely reported since, in Minnesota at least 12% of homeless youth identify as LGBT, far exceeding their expected proportion of the population (see attached, p.48). Nationally, UCLA's Williams Institute cites a higher figure: *forty percent* of homeless youth seeking services identify as LGBT (<http://nationalhomeless.org/issues/lgbt/>).

Many LGBT youth are homeless because they are rejected by their parents or guardians due to their sexual orientation or gender identity. Often, this rejection is based on parents' or guardians' sincerely-held religious beliefs. As adults, many LGBT people who are homeless experience difficulty accessing shelter services because of bias on the part of the service-providers, many of whom are associated with a religious entity.

Ordinance 537.110 begins: "Overnight shelters shall be allowed accessory to a religious institution place of assembly." As you can imagine, if overnight shelters are only permitted when associated with a "religious institution place of assembly," many LGBT homeless youth and adults may experience challenges accessing shelter. Some may simply avoid such shelters altogether, out of fear induced by past abuse at the hands of religious institutions.

This first sentence of the Ordinance is ambiguous. While it seems to guarantee that places of religious assembly can establish overnight shelters, it is not clear whether (a) ONLY such places may establish overnight shelters, or (b) while these shelters are guaranteed approval, other, non-religious entities may seek to establish overnight shelters but the approval is not guaranteed. It is our understanding that (a) is the case.

If true, this is problematic on a number of levels. First, if overnight shelter is available only at religiously-identified locations, LGBT people may face particular difficulties in accessing shelter. Second, restricting the locations of overnight shelters to religiously-identified locations appears to contradict several of the policies articulated on pages 3-5 of the staff report to be presented October 8 to the Committee of the Whole, which encourage the expansion of appropriate services. Third, an issue which does not seem to be addressed in the staff report, there is a potential constitutional problem with an ordinance which confers the ability to create overnight shelters on religious institutions, to the exclusion of non-religious institutions which seek to offer the same services. The first and fourteenth amendments to the US constitution prevent government, at any level, from "establishing" religion, which can include conferring unique privileges on religious institutions, and from treating religious versus non-religious viewpoints differently absent a compelling reason. It is not clear why a secular non-profit cannot provide overnight shelter, or, put differently, why a religious identification is required in order to do so.

We would respectfully recommend that the language in the first sentence of Ordinance 537.110 be amended by eliminating the words "accessory to a religious institution place of assembly."

Thank you for considering these thoughts.

--

Phil Duran
Legal Director, OutFront Minnesota
310 E. 38th St., Suite 209 -- Minneapolis, MN 55409

Join OutFront MN for the 5th Annual Big Gay* Race, Minnesota's largest LGBTQ 5K

Saturday, October 17
(Registration at 8:00 AM) Run at 9:00 AM
Walk Run or Roll a fun and exciting 5K!
All skill types are welcome and remember to wear your costume!
\$25 registration includes a t-shirt

www.outfront.org/biggayrace

--

Phil Duran
Legal Director, OutFront Minnesota
310 E. 38th St., Suite 209 -- Minneapolis, MN 55409

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Sether, Shanna M

From: Phil Duran <phil@outfront.org>
Sent: Thursday, October 08, 2015 4:31 PM
To: Bender, Lisa
Cc: mforney@minneapolisparcs.org; Rebecca.Gagnon@mpls.k12.mn.us; Sether, Shanna M
Subject: Re: Overnight shelters -- concern regarding Ord. 537.110

Thanks, Lisa -- Shanna has been very helpful. There were some aspects of the staff report that seemed fairly ambiguous on pp. 7-8 regarding what seemed to be the explicit retention of the religious link, but she, like you, has clarified that the intent is to do away with that requirement. This will be very helpful!

On Wed, Oct 7, 2015 at 9:33 PM, Bender, Lisa <Lisa.Bender@minneapolismn.gov> wrote:
Phil,

There is absolutely time left to comment and thank you for reaching out. Shanna can address your specific question but the whole point of our policy change proposal is to allow shelters outside of religious buildings. The reasons you mention including creating more welcoming and appropriate options for glbt youth are one big motivation of this work.

Thank you for reaching out and we will be sure to get you more detailed answers about the proposal.

Lisa

Sent from my iPhone

On Oct 7, 2015, at 5:18 PM, Phil Duran <phil@outfront.org> wrote:

Hi, Shana --

Writing you -- admittedly outside of the expected time-frame set for comments regarding the proposal to change Minneapolis' approach to shelters, but the City's website suggests it is not entirely impossible -- to express concern regarding one aspect of the proposal.

As you may know, OutFront Minnesota is the state's largest organization advocating for full equality for lesbian, gay, bisexual, and transgender individuals and their families; we have been based in south Minneapolis (Sabathani Community Center) since our founding in 1987.

Statistics developed by the Wilder Foundation, and widely reported since, in Minnesota at least 12% of homeless youth identify as LGBT, far exceeding their expected proportion of the population (see attached, p.48). Nationally, UCLA's Williams Institute cites a higher figure: *forty percent* of homeless youth seeking services identify as LGBT (<http://nationalhomeless.org/issues/lgbt/>).

Many LGBT youth are homeless because they are rejected by their parents or guardians due to their sexual orientation or gender identity. Often, this rejection is based on parents' or guardians' sincerely-held religious beliefs. As adults, many LGBT people who are homeless experience

difficulty accessing shelter services because of bias on the part of the service-providers, many of whom are associated with a religious entity.

Ordinance 537.110 begins: "Overnight shelters shall be allowed accessory to a religious institution place of assembly." As you can imagine, if overnight shelters are only permitted when associated with a "religious institution place of assembly," many LGBT homeless youth and adults may experience challenges accessing shelter. Some may simply avoid such shelters altogether, out of fear induced by past abuse at the hands of religious institutions.

This first sentence of the Ordinance is ambiguous. While it seems to guarantee that places of religious assembly can establish overnight shelters, it is not clear whether (a) ONLY such places may establish overnight shelters, or (b) while these shelters are guaranteed approval, other, non-religious entities may seek to establish overnight shelters but the approval is not guaranteed. It is our understanding that (a) is the case.

If true, this is problematic on a number of levels. First, if overnight shelter is available only at religiously-identified locations, LGBT people may face particular difficulties in accessing shelter. Second, restricting the locations of overnight shelters to religiously-identified locations appears to contradict several of the policies articulated on pages 3-5 of the staff report to be presented October 8 to the Committee of the Whole, which encourage the expansion of appropriate services. Third, an issue which does not seem to be addressed in the staff report, there is a potential constitutional problem with an ordinance which confers the ability to create overnight shelters on religious institutions, to the exclusion of non-religious institutions which seek to offer the same services. The first and fourteenth amendments to the US constitution prevent government, at any level, from "establishing" religion, which can include conferring unique privileges on religious institutions, and from treating religious versus non-religious viewpoints differently absent a compelling reason. It is not clear why a secular non-profit cannot provide overnight shelter, or, put differently, why a religious identification is required in order to do so.

We would respectfully recommend that the language in the first sentence of Ordinance 537.110 be amended by eliminating the words "accessory to a religious institution place of assembly."

Thank you for considering these thoughts.

--

Phil Duran
Legal Director, OutFront Minnesota
310 E. 38th St., Suite 209 -- Minneapolis, MN 55409

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Saturday, October 17
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All skill types are welcome and remember to wear your costume!
\$25 registration includes a t-shirt

www.outfront.org/biggayrace

<Homelessness in Minnesota 2009, Full Report.pdf>

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