



ZONING CODE TEXT AMENDMENTS CITY OF MINNEAPOLIS

A comprehensive revision to the zoning code was adopted by the Minneapolis City Council in 1999. Ongoing revisions are recommended and adopted for a variety of reasons, including but not limited to, the need to respond to state law changes and comply with other public agency requirements; to ensure consistency with adopted plans; to respond to changing market conditions and development patterns where appropriate; to respond to changing policy direction; and to simplify and streamline where possible.

Zoning code text amendments adopted by the City Council in recent years are summarized below. This document does not include interim ordinances or zoning map amendments.

ZONING CODE AMENDMENTS, 2009

Off-Street Parking & Loading

Ordinance No. 2009-OR-001, 002, and 003 (adopted 1/9/09). This amendment revises the city's off-street parking and loading regulations, including the minimum number of required spaces, and establishes citywide maximum parking standards and bicycle parking requirements. (Chapters 525, 541, 551).

Split Zoning

Ordinance No. 2009-OR-007 (adopted 1/23/09). This amendment revises regulations that apply to properties with more than one primary zoning classification. (Chapter 535).

Signs for Regional Sports Arenas

Ordinance No. 2009-OR-013 and 014 (adopted 2/20/09). This amendment revises regulations for on-premise and off-premise signs for regional sports arenas, including the HHH Metrodome. (Chapters 543 and 544).

Plazas

Ordinance No. 2009-OR-025 and 026 (adopted 3/27/09). This amendment creates design standards for plazas and establishes an authorized variance from those standards. (Chapters 525 and 535).

Residential Density

Ordinance No. 2009-OR-027 and 028 (adopted 3/27/09). This amendment revises permitted floor area and minimum lot area regulations, allowing increased residential density in selected zoning districts. (Chapters 546 and 548).

Definitions and Permitted Uses

Ordinance No. 2009-OR-034, 035, 036, and 037 (adopted 4/24/09). This amendment establishes definitions for “motorized scooter” and “neighborhood electric vehicle” and authorizes the sale of these vehicles in all commercial, downtown, and industrial districts. The amendment also adds educational arts centers as a permitted use in all commercial and downtown districts. (Chapters 520, 548, 549, and 550).

Fees

Ordinance No. 2009-OR-049 and 050 (adopted 6/12/09). This amendment adjusts the fees for specific land use applications and subdivisions. (Chapters 525 and 598).

On-Premise Signs

Ordinance No. 2009-OR-055, 056, 057, 058, 059 (adopted 7/17/2009). This amendment is a comprehensive revision to zoning code regulations pertaining to on-premise signs. (Chapters 520, 525, 543 and 551).

West Broadway Overlay District

Ordinance No. 2009-OR-065, 066, 067 (adopted 8/14/2009). This amendment establishes the West Broadway Overlay District and rezones property in the West Broadway corridor area to be consistent with the recommended land use designations in the West Broadway Alive Plan. (Chapters 521 and 551).

Open Porches

Ordinance No. 2009-OR-068 and 069 (adopted 8/14/2009). This amendment revises the site plan review regulations and permitted encroachment regulations for open porches on 1-4 unit residential structures. (Chapters 530 and 535).

University Area Overlay District

Ordinance No. 2009-OR-070, 071, 072 (adopted 8/14/2009). This amendment establishes the University Area Overlay District and rezones properties in the Cedar Riverside, Marcy Homes, Prospect Park, Como and University neighborhoods to apply said district. A primary purpose of the overlay district is to ensure that new development is more likely to be compatible with existing surrounding development, mainly by accommodating parking in a more effective and attractive manner on site. (Chapters 521 and 551).

Planned Unit Development

Ordinance No. 2009-OR-082, 083, 084, 085, 086, 087, 088, 089, 090, 091 (adopted 8/28/2009). This amendment revises the City’s planned unit development regulations to better align with adopted applicable city policies and practices, including specifying the types of

project amenities expected in exchange for the regulatory flexibility offered to large-scale, master-planned developments. (Chapters 520, 527, 536, 546, 547, 548, 549, 550, 551).

Mandatory Garages

Ordinance No. 2009-OR-079 and 080 (adopted 8/28/2009). This amendment requires the construction of a garage, either attached or detached, when constructing or relocating any new single-family dwelling in the city and authorizes a variance from said requirement. (Chapters 520 and 530).

Schools in Industrial Districts

Ordinance No. 2009-OR-096 and 097 (adopted 9/18/2009). This amendment prohibits K-12 schools in Industrial Districts, except in the Industrial Living Overlay District where they are allowed as a conditional use. (Chapters 550 and 551).

Reception or Meeting Halls

Ordinance No. 2009-OR-098, 099, 100, 101 (adopted 9/18/2009). This amendment creates a definition for reception or meeting halls, establishes specific development standards for such uses and makes reception or meeting halls conditional uses in the C2, C3S and C4 Districts. (Chapters 520, 536, 537 and 548).

Medical and Dental Laboratories

Ordinance No. 2009-OR-113 (adopted 10/16/2009). This amendment allows medical and dental laboratories as permitted uses in the OR2 and OR3 Office Residence Districts. (Chapter 547).

Story Definition

Ordinance No. 2009-OR-114 (adopted 10/16/2009). This amendment revises the definition of "story" to allow the first story of a building to be up to 20 feet in height. (Chapter 520).

Ground Level Active Functions

Ordinance No. 2009-OR-117 and 118 (adopted 10/30/2009). This amendment requires buildings to provide ground level active functions when facing a public street and requires that each individual, non-residential ground level use that faces a public street, public sidewalk, public pathway, or on-site parking lot, be subject to the applicable window requirements. (Chapters 530 and 535).

Children's Play Space

Ordinance No. 2009-OR-186 and 87 (adopted 12/4/2009). This amendment requires outdoor children's play areas accessory to certain multiple-family dwellings in the R5 and R6 Districts. (Chapters 536 and 546).

Senior Elderly Housing

Ordinance No. 2009-OR-193 (adopted 12/18/2009). This amendment revises the definition of senior housing to more clearly distinguish senior/elderly housing from supportive housing. (Chapter 520).

ZONING CODE AMENDMENTS, 2008

Shoreland Overlay District

Ordinance No. 2008-OR-010 (adopted 2/1/08). This amendment revises the regulations of the Shoreland Overlay District to eliminate inconsistencies and redundant provisions. (Chapter 551).

Electronic Billboards

Ordinance No. 2008-OR-026 and 027 (adopted 4/4/08). This amendment revises regulations for off-premise advertising signs and billboards, principally addressing the issue of electronic billboards. (Chapters 520 and 544).

Authorization of Extended Compliance Deadlines for Stalled Development Projects

Ordinance No. 2008-OR-049 (adopted 6/20/08). This amendment authorizes the zoning administrator to grant an additional extension of compliance deadlines for development projects with five or more dwelling units approved between June 1, 2005, and December 31, 2006. Site maintenance and improvement plans are required as a condition of extension. (Chapter 525).

Nonconforming Structures

Ordinance No. 2008-OR-070 (adopted 8/22/08). This amendment extends the length of time that a legal nonconforming single- or two-family structure containing a conforming use that is damaged or destroyed may apply for a building permit before nonconforming rights are lost. (Chapter 531).

Reasonable Accommodation

Ordinance No. 2008-OR-071 and 072 (adopted 8/22/08). This amendment codifies a process for requesting an exception from zoning requirements based upon a claim of "reasonable accommodation" under federal law. (Chapters 520 and 525).

Airport Overlay District

Ordinance No. 2008-OR-087, 088, and 089 (adopted 11/7/08). This amendment establishes an Airport Overlay District consistent with the Joint Airport Zoning Code and requires performance standards within the 5dB insulated areas. (Chapters 521, 535, and 551).

ZONING CODE AMENDMENTS, 2007

University Ave. SE and 29th Ave. SE Transit Station Area

Ordinance No. 2007-OR-38 (adopted 6/15/07). This amendment accompanies a rezoning study and adds a new Transit Station Area Pedestrian Oriented Overlay District around a proposed light rail transit station and includes a minimum floor area ratio for new development (Chapter 551).

Entrances and Hallways in Mixed Use Buildings

Ordinance No. 2007-OR-38 and 39, 40, 41, 42 (adopted 6/15/07). This amendment alters the requirement that residential and non-residential uses must have separate entrances and hallways in mixed use buildings. The amendment clarifies that mixed use buildings in all districts may share exterior doorways but that customers and employees of commercial establishments cannot have access to residential hallways (Chapters 535, 547, 548, and 549).

Wind Energy

Ordinance No. 2007-OR-47 (adopted 6/29/07). This amendment expands the allowable installation of wind turbines (Chapter 535).

Residential Infill Development

Ordinance No. 2007-OR-48 and 49, 50, 51 (adopted 6/29/07). This amendment revises standards for residential buildings—primarily single- and two-family dwellings—by defining natural grade for the purpose of measuring building height, reducing maximum building coverage and impervious surface standards, reducing the maximum permitted height, and establishing a maximum floor area ratio for single- and two-family dwellings (Chapters 520, 530, 546, and 547).

Industrial Districts

Ordinance No. 2007-OR-59 (adopted 8-3-07). This amendment limits the gross floor area of food and beverages uses (e.g., restaurants and nightclubs) in industrial districts to no more than 5,000 square feet (Chapter 550).

Nicollet Ave. and Franklin Ave. Pedestrian Oriented Overlay District

Ordinance No. 2007-OR-68 (adopted 8/31/07). This amendment accompanies a rezoning study and adds specific standards for the new Pedestrian Oriented Overlay District on Nicollet Avenue between Franklin Avenue and the Midtown Greenway and on Franklin Avenue between LaSalle Avenue and I-35W. Standards include a bicycle parking requirement, requirement for submittal of a Travel Demand Management Plan for new development of 10,000 square feet or more, a minimum floor area ratio for new development, limitations on the amount of street frontage for individual commercial uses, and special standards for new construction on corner properties (Chapter 551).

Lyndale Ave. S. Pedestrian Oriented Overlay District

Ordinance No. 2007-OR-72 (adopted 9/21/07). This amendment accompanies a rezoning study and adds a bicycle parking requirement in the new Pedestrian Oriented Overlay District along Lyndale Ave. S. between Minnehaha Creek and 62nd Street (Chapter 551).

Structures Accessory to Nonconforming Residential Uses

Ordinance No. 2007-OR-79 (adopted 10/19/07). This amendment allows as-of-right construction of structures accessory to nonconforming residential buildings with four units or less (Chapter 531).

Zoning Ordinance “Housekeeping” Amendment

Ordinance No. 2007-OR-83 and 84, 85, 86, 87, 88, 89 (adopted 10/19/07). This amendment corrects errors in the zoning ordinance and clarifies confusing provisions (Chapters 520, 525, 530, 535, 537, 541, 547, 548, 549, and 551).

ZONING CODE AMENDMENTS, 2006

Definitions and Permitted/Conditional Uses

Ordinance No. 2006-OR-11 through 17 (adopted 2/10/06). This amendment revises which uses are permitted or conditional in all zoning districts. It also includes a revision to the definition of sports and health facilities to distinguish small training facilities from large health-fitness clubs, and includes dance studios (and similar uses) as permitted uses in the Industrial Living Overlay District (Chapters 520, 536, 546, 547, 548, 549, 550, 551).

Fees

Ordinance No. 2006-OR-021 (adopted 2/24/06). This amendment adjusts the fees for specific land use applications and re-inspections (Chapter 525).

Residential Density in the C1 Neighborhood Commercial District

Ordinance No. 2006-OR-070 (adopted 6/16/06). This amendment revises the minimum lot area requirements for residential uses in C1 district from 1,500 to 900 square feet of lot area per dwelling unit (Chapter 548).

Farmer's Markets

Ordinance No. 2006-OR-085 (adopted 7/21/06). This amendment revises zoning code provisions related to farmer's markets. It includes revisions to definitions, specific development standards and off-street parking requirements (Chapters include 520, 535, 536, 541, 543, 547, 548, 549, and 550).

Minimum Dwelling Width, Authorized Variance

Ordinance No. 2006-OR-103 (adopted 9/22/06). This amendment authorizes property owners to apply for a variance to reduce the minimum width of proposed residential buildings, from single-family dwellings though four-unit buildings (Chapter 525).

Communication Antennas in Downtown

Ordinance No. 2006-OR-104 (adopted 9/22/06). This amendment authorizes the mounting of communication antennas on poles in the downtown area bounded by Mississippi River, I-35W, I-94, and I-394/3rd Ave. N (extended to river) (Chapter 535).

Off-Premise Advertising Signs and Billboards

Ordinance No. 2006-OR-105 (adopted 9/22/06). This amendment establishes a Downtown Entertainment Billboard District in an area bounded by Second Avenue North to Hennepin Avenue, and Eighth Street North to Sixth Street North (Chapter 544).

Sexually Oriented Uses

Ordinance No. 2006-OR-122 (adopted 10/20/06). This amendment maintains the City's existing regulations related to sexually-oriented businesses, as defined under the code of

ordinances, by not replacing Article IV of Chapter 549 of the code with Minnesota Statute Section 617.242 (Chapter 549).

Downtown East-North Loop Rezoning

Ordinance No. 2006-OR-123 (adopted 10/20/06). This amendment rezones portions of existing commercial, residential, office-residential, industrial, and downtown districts, including their purpose, uses, associated regulations, and maps, to comply with the policies adopted and set forth by the Minneapolis City Council in the *Downtown East/North Loop Master Plan*.

ZONING CODE AMENDMENTS, 2005

LRT Station Areas

Ordinance No. 2005-OR-005 and 006 (adopted 1/14/05). This amendment includes specific zoning regulations and incentives that would apply in and around Pedestrian Oriented Overlay Districts in light rail stations in the Cedar/Riverside, Franklin Avenue, Midtown, 38th Street and 46th Street station areas (Chapter 521).

Site Plan Review, 1-4 Unit Residential Design Standards, and Fees

Ordinance No. 2005-OR-037 and 038, 039 (adopted 4/29/05). This amendment revises the scope and standards of the site plan review ordinance, creates design standards for residential buildings having between one and four units, and amends application fees (Chapters 525, 530, 535).

Antiques and Collectibles Stores

Ordinance No. 2005-OR-045 (adopted 5/13/05). This amendment allows antiques and collectibles stores as a permitted use in the C1 – Neighborhood Commercial District (Chapter 548).

Franklin LRT Station Area

Ordinance No. 2005-OR-061 (adopted 7/22/05). This amendment adds the Pedestrian Oriented Overlay District to properties in the LRT station area consistent with City-adopted plans for the area.

Lake Street/Midtown LRT Station Area

Ordinance No. 2005-OR-094 (adopted 10/07/05). This amendment changes the zoning classifications within the Lake Street/Midtown LRT station area consistent with City-adopted plans for the area.

Interim Ordinances

Ordinance No. 2005-OR-105 (adopted 11/4/05). This amendment brings the provisions of the Zoning Ordinance regulating Interim Ordinances into conformance with recent changes in State Statute (Chapter 529).

Interior Side and Rear Yards in Non-Residential Districts

Ordinance No. 2005-OR-106 and 107, 108 (adopted 11/04/05). This amendment establishes a reasonable limit on the minimum interior side and rear yard requirements for residential and hotel uses where such required yards are based on the height of the building (Chapters 548, 549, and 550).

Overnight Shelters

Ordinance No. 2005-OR-140 and 141 (adopted 12/2/05). This amendment increases the operating hours for overnight shelters accessory to a religious institution place of assembly as permitted by a conditional use permit (Chapter 537).

Non-Conforming Uses and Structures, On-Premise Signs, Off-Premise Advertising Signs and Billboards

Ordinance No. 2005-OR-136 and 138, 139 (adopted 12/2/05). This amendment brings the provisions of the Zoning Ordinance regulating non-conforming uses, their continued use and investment, their expansion and loss of non-conforming rights into conformance with recent changes in state statute (Chapters 531, 543, 544).

Permitted Obstructions in Required Yards

Ordinance No. 2005-OR-152 (adopted 12/23/05). This amendment clarifies the language for obstructions in required yards, adds egress window wells, pergolas and retaining walls to the permitted obstruction table, and increases the depth of an open porch as a permitted obstruction in a required yard (Chapter 535).

ZONING CODE AMENDMENTS, 2004

Alley Access

Ordinance No. 2004-OR-018 (adopted 2/13/04). This amendment allows greater flexibility for alley access for uses subject to site plan review (Chapter 530).

Exterior Security Barriers

(adopted 3/19/04). This amendment prohibits certain exterior security barriers facing a street on non-residential buildings (Chapter 535).

Flashing Signs on Large-Scale Museums

Ordinance No. 2004-OR-028 (adopted 8/6/04). This amendment authorizes a variance/sign adjustment for flashing wall or window signs on museums with at least 100,000 square feet of floor area (Chapter 543).

Central and Lowry Pedestrian Oriented Overlay District

Ordinance No. 2004-OR-087 (adopted 8/6/04). This amendment allows existing drive-through banking facilities to be rebuilt in the Central and Lowry Pedestrian Oriented Overlay District (Chapter 551).

Floodplain Overlay District

Ordinance No. 2004-OR-121 (adopted 10/8/04). This amendment is required by the Federal Emergency Management Agency (FEMA) for City residents to remain eligible for the National Flood Insurance Program (Chapter 551).

Administration and Enforcement

Ordinance No. 2004-OR-143 (adopted 12/23/04). This amendment transfers enforcement of the zoning code to CPED – Planning, specifies penalties for zoning violations, increases from 10 to 15 business days the time allowed to determine whether an application is incomplete; reduces the time to appeal a decision of the zoning administrator from 20 to 10 days; and clarifies the scope of the city council’s authority on matters appealed to the city council (Chapter 525).