

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Frey**

**Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to Zoning Code: Industrial Districts.**

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

Section 1. That Section 550.30 of the above-entitled ordinance be amended to read as follows:

**550.30. - Principal uses for the industrial districts.**

(a) *In general.* Table 550-1, Principal Uses in the Industrial Districts, lists all permitted and conditional uses allowed in the industrial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted 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 a "check" 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 550-1 employs general use categories for some types of industrial uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 550-1 and if not determined to be within another less restrictive 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) *Light industrial uses.* Light industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or

production of primary materials. Light industrial uses include, but are not limited to, the production or processing of the following:

- a. Apparel and other finished products made from fabrics.
- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories.
- d. Fabricated leather products such as shoes, belts and luggage, except no tanning of hides.
- e. Furniture and fixtures, except no metal working.
- f. Household appliances and components, except no metal working.
- g. Measuring, analyzing, and controlling instruments.
- h. Medical and optical goods and technology.
- i. Musical instruments.
- j. Novelty items, pens, pencils, and buttons.
- k. Office and commercial equipment, except no metal working.
- l. Paper and paperboard products, except no pulp, paper or paperboard mills.
- m. Pharmaceuticals, health and beauty products.
- n. Precision machined products, including jewelry.
- o. Printing and publishing, including distribution.
- p. Signs, including electric and neon signs.
- q. Sporting and athletic goods.
- r. Telecommunications products.

(2) *Medium industrial uses.* Medium industrial uses include metal working, glass and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. Medium industrial uses may include processing of raw materials or production of primary materials. Medium industrial uses include, but are not limited to, the production or processing of the following:

- a. Electrical equipment such as motors and generators, lighting, wiring, and transmission and distribution equipment.
- b. Fabricated metal products such as cans and shipping containers, cutlery, hand tools and general hardware.
- c. Fabricated plastic and rubber products, except tires and inner tubes.
- d. Glass and glass products, ceramics, and china and earthenware such as dishes and kitchenware.
- e. Gypsum, drywall and plaster products.
- f. Latex paints.
- g. Lumber and wood products, including plywood.
- h. Machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating,

cooling and refrigeration equipment, and machine tools.

- i. Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
- j. Screw machine products such as bolts, nuts, screws, and washers.
- k. Textiles and fabrics.
- l. Transportation equipment.

(3) *General industrial uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials and production of primary materials. General industrial uses include, but are not limited to, the production or processing of the following:

- a. Asphalt, paving and roofing materials.
- b. Battery manufacture and reprocessing.
- c. Chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
- d. Oil-based paints, varnishes, lacquers, and enamels.
- e. Petroleum and coal products, except no mining or extraction.
- f. Plastics and synthetic resins and fibers.
- g. Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
- h. Sand and gravel, except no mining or extraction.
- i. Stone, clay and concrete products such as cement, bricks, tile and concrete blocks.
- j. Tanned hides and leather.
- k. Tires and inner tubes.

**Table 550-1 Principal Uses in the Industrial Districts**

Use	I1	I2	I3	Specific Development Standards
<b>INDUSTRIAL USES</b>				
<b>Generalized Use Categories</b>				
Light industrial	P	P	P	
Medium industrial		P	P	

General industrial			C	
<b>Specific Industrial Uses</b>				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
<u>Grain mill, small-scale</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>✓</u>
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Urban farm	P	P		✓
Wholesaling, warehousing and distribution	P	P	P	
<b>Planned Unit Development</b>	C	C	C	✓

<b>COMMERCIAL USES</b>				
<b>Retail Sales and Services</b>				
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓
Farmers' market	P	P		✓
Liquor store, off-sale	C	C		✓
Motorized scooter sales	P	P	P	
Neighborhood electric vehicle sales	P	P	P	
Office supply sales and service	P	P		
Photocopying	P	P		
Veterinary clinic	P	P		✓
<b>Offices</b>	P	P	P	
<b>Automobile Services</b>				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓
Automobile sales	C	C	C	✓
Car wash	C	C	C	✓

<b>Food and Beverages</b>				
Catering	P	P		
Coffee shop, with limited entertainment	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages with general entertainment	P	P		✓
<b>Commercial Recreation, Entertainment and Lodging</b>				
Indoor recreation area	P	P		✓
Hotel, 5—20 rooms	P	P		✓
Hotel, 21 rooms or more	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Sports and health facility	P			
<b>Medical Facilities</b>				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
<b>Transportation</b>				
Ambulance service	C	C	C	

Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓
Motor vehicle storage lot		C	C	
Package delivery service	C	C	C	✓
Railroad switching yards and freight terminal			C	✓
Taxicab service	C	C	C	✓
Towing service		C	C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	C	C	C	
Waste hauler		C	C	✓
<b>PARKING FACILITIES</b>				
Parking facility	C	C	C	
<b>INSTITUTIONAL AND PUBLIC USES</b>				
<b>Educational Facilities</b>				
School, vocational or business	P	P	P	✓
<b>Social, Cultural, Charitable, and Recreational Facilities</b>				
Athletic field	P	P	P	✓
Club or lodge, with general entertainment	P	P		
Community center	P	P		✓
Community garden	P	P		✓

Development achievement center	P	P		
Educational arts center	P	P		
Mission	C	C	C	✓
Park	P	P	P	
<b>Religious Institutions</b>				
Place of assembly	P	P		
<b>RESIDENTIAL USES</b>				
Community correctional facility serving up to thirty-two (32) persons	C	C	C	✓
<b>PUBLIC SERVICES AND UTILITIES</b>				
Animal shelter	C	C	C	✓
Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Electricity generation plant, hydroelectric	C	C	C	✓
Electricity generation plant, non-nuclear			C	✓
Fire station	C	C	C	
Garage for public vehicles	C	C	C	
Heating or cooling facility	C	C	C	
Mounted patrol stable	C	C	C	✓
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office	C	C	C	

Railroad right-of-way	C	C	C	
River freight terminal			C	
Stormwater retention pond	C	C	C	
Street and equipment maintenance facility	C	C	C	
Vehicle emission testing station	C	C	C	
Waste transfer or disposal facility			C	✓
Water pumping and filtration facility	C	C	C	