

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Goodman

Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability

Section 1. That Section 535.210 of the above-entitled ordinance be amended to read as follows:

535.210. Lots containing two or more zoning classifications. ~~Where a lot is bisected by one (1) or more zoning district boundary lines, land in the more restrictive district shall not be included as a part of the required yards or minimum lot area for any structures or uses not allowed in said district.~~ a) *In general.* The combining of land, lots, parcels, or tracts shall not result in more than one primary zoning classification on a single zoning lot, except as allowed by the TP Transitional Parking Overlay District. Where the TP Transitional Parking Overlay District is part of the zoning lot served, land in the residential or office residential district shall not be included as a part of the required yards or minimum lot area for any structures or uses not allowed in the residential or office residential district.

b) *Split zoning.* Where a zoning lot contains two or more primary zoning classifications and has not been created by the property owner through combining land, lots, parcels, or tracts, the zoning lot shall be subject to the following:

(1) *Most restrictive provisions shall apply.* For existing and proposed uses and structures, the more restrictive provisions of the primary zoning districts, including but not limited to, use and building bulk regulations, lot area, parking and loading, and yard requirements, shall apply to the entire zoning lot.

a. *Exception.* Where one (1) zoning district occupies at least seventy-five (75) percent of the total lot area and the other zoning district(s) occupies less than five-thousand (5,000) square feet of the total lot area, the district regulations of the district occupying the larger portion of the lot shall apply to the entire zoning lot.

(2) *Yard requirements.* Yards shall not be required along split zoning district boundary lines.