

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.**

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

Section 1. That Section 525.160 of the above-entitled ordinance be amended to read as follows:

**525.160. Fees.** (a) *Established.* In recognition of the cost of services performed and work and materials furnished, persons who desire to avail themselves of the privileges granted them under the zoning ordinance shall pay fees in the amount listed in Table 525-1, Fees.

**Table 525-1 Fees**

<i>Application Type</i>	<i>Fee (dollars)</i>
Administrative reviews of communication towers, antennas, and base units	<del>200</del> <u>210</u>
Administrative reviews of donation collection bins	<del>100</del> <u>105</u>
Administrative reviews to increase height or floor area of accessory structures	<del>250</del> <u>260</u>
Administrative reviews to increase height or floor area of single and two-family dwellings	<del>150</del> <u>155</u>
Administrative reviews of plazas	<del>400</del> <u>415</u>
Appeals of the ruling of the board of adjustment or city planning commission	<del>350</del> <u>365</u>
Appeals of the ruling of the zoning administrator, planning director or other official involved in the administration or the enforcement of this zoning ordinance	<del>350</del> <u>365</u>
Certificates of nonconforming use	<del>600</del> <u>620</u>
Conditional use permits	
0--9,999 square feet of lot area	<del>575</del> <u>600</u>
10,000--43,559 square feet of lot area	<del>800</del> <u>825</u>
43,560 square feet of lot area or more	<del>1,000</del> <u>1,035</u>
Conditional use permits for the following uses, regardless of lot area	
Signs	<del>550</del> <u>570</u>
Planned unit developments	<del>2,250</del> <u>2,330</u>
Wind energy conversion systems	<del>550</del> <u>570</u>

Environmental reviews	<del>500</del> <u>520</u> or the actual costs of environmental review processes as determined by the planning director, whichever is greater
Expansion or change of nonconforming use	<del>600</del> <u>620</u>
Floor area ratio premiums	<del>1,000</del> <u>1,035</u>
Future Land Use Map amendments	
0--9,999 square feet of lot area	<del>650</del> <u>675</u>
10,000--43,559 square feet of lot area	<del>900</del> <u>930</u>
43,560 square feet of lot area or more	<del>1,100</del> <u>1,140</u>
Interim uses	
0--9,999 square feet of lot area	<del>450</del> <u>465</u>
10,000--43,559 square feet of lot area	<del>650</del> <u>675</u>
43,560 square feet of lot area or more	<del>850</del> <u>880</u>
Shared parking	<del>125</del> <u>130</u>
Site plan review	
0--9,999 square feet of lot area	<del>800</del> <u>825</u>
10,000--43,559 square feet of lot area	<del>1,200</del> <u>1,245</u>
43,560, square feet of lot area or more	<del>1,600</del> <u>1,660</u>
Site plan review, Administrative	
0--9,999 square feet of lot area	<del>425</del> <u>440</u>
10,000--43,559 square feet of lot area	<del>650</del> <u>675</u>
43,560 square feet of lot area or more	<del>850</del> <u>880</u>
Site plan review, Administrative, for single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units	<del>425</del> <u>440</u>
Temporary uses	<del>125</del> <u>130</u>
Transfer of development rights	<del>350</del> <u>365</u>
Travel demand management plans	<del>550</del> <u>570</u>
Variances	
0--9,999 square feet of lot area	<del>425</del> <u>440</u>
10,000--43,559 square feet of lot area	<del>650</del> <u>675</u>
43,560 square feet of lot area or more	<del>850</del> <u>880</u>
Variances involving residential uses on reverse corner lots or through lots having less than 10,000 square feet of lot area	<del>150</del> <u>155</u>
Waiver of restrictions of interim ordinances	<del>350</del> <u>365</u>
Zoning amendments	
0--9,999 square feet of lot area	<del>700</del> <u>725</u>
10,000--43,559 square feet of lot area	<del>950</del> <u>985</u>
43,560 square feet of lot area or more	<del>1,200</del> <u>1,245</u>

(b) *Postage and publication.* For applications requiring notice of a public hearing to affected property owners, the applicant shall pay the cost of first class postage based on the

number of property owners to be notified. In addition, for applications requiring publication in a newspaper of general circulation, the applicant shall pay a fee of twenty-five dollars (\$25.00).

(c) *Continuance.* After notification of a public hearing has taken place, a request by the applicant to continue an application to a subsequent public hearing of the city planning commission or board of adjustment shall be charged a fee totaling one hundred fifty dollars (\$150.00) when such request is granted. The fee shall be applied on a project-by-project basis and only when the continuance was requested by the applicant for the sole benefit of the applicant and when the zoning administrator determines that substantial staff time is required to review the project.

(d) *Forms and payment of fees.* The zoning administrator shall provide applicants with forms, designating therein the amount of fees to be paid. All fees shall be payable to the city finance officer.

(e) *Refund of fees.*

- (1) *Incomplete applications.* If an applicant fails to provide a complete application and the application is withdrawn by the applicant or is deemed withdrawn and returned pursuant to section 525.140(d), the city shall retain the first one hundred dollars (\$100.00) of the total fees paid for the project. Any sum paid over the amount to be retained shall be refunded.
- (2) *Complete applications.* If an applicant withdraws a complete application before the scheduled public hearing, or in the case of an application for administrative review, before the application is decided by the planning director or zoning administrator, the city shall retain the first one hundred dollars (\$100.00) of the total application fees paid for the project, exclusive of postage and publication fees, or such proportion of the fee paid as determined by the costs to the city to process the application up to the time it was withdrawn compared to the costs to completely process the application, whichever is greater. Any sum paid over the amount to be retained shall be refunded. If the scheduled public hearing is held, or if the application is decided by the planning director or the zoning administrator, no fees shall be refunded, whether or not the application is withdrawn, approved or denied.
- (3) *Exception.* The city shall refund the total amount of fees paid for any application that was accepted by the zoning administrator in error.

Section 2. That Section 525.570 of the above-entitled ordinance be amended to read as follows:

**525.570. Fees for reinspection of property to determine abatement.** (a) *Initial inspection and first reinspection.* There shall be no fee charged for an initial inspection to determine the existence of a zoning ordinance violation, nor any fee for the first reinspection to determine compliance with an order to correct a zoning ordinance violation.

(b) *Subsequent reinspections.* A ~~one hundred fifty~~ two hundred dollar (~~\$150~~200) fee shall be charged for each subsequent reinspection occurring after the due date for compliance with an order.