

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Colvin Roy

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

551.175. Transit Station areas. The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:

Cedar-Riverside LRT Station

Franklin Avenue LRT Station

Lake Street/Midtown LRT Station

38th Street LRT Station

46th Street LRT Station

50th Street/Minnehaha Park LRT Station

VA Medical Center LRT Station

West Bank LRT Station

Stadium Village LRT Station

Prospect Park/29th Avenue LRT Station

- (1) *Prohibited uses.* The following uses shall be prohibited in the PO Overlay District:
 - a. Self service storage.
 - b. Commercial parking lots, including the expansion of any existing commercial parking lot.
 - c. The conversion of any accessory parking lot to a commercial parking lot.
- (2) *Wholesaling, warehousing and distribution; furniture moving and storage.* Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.
- (3) *Density bonuses.* Where the primary zoning district or Industrial Living Overlay District provides a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.

- (4) *Minimum floor area.* New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements

<i>Transit Station Area</i>	<i>Minimum FAR</i>		
	<i>Commercial OR2 and OR3 Districts</i>	<i>Industrial Districts</i>	<i>Residence and OR1 Districts</i>
Cedar-Riverside	1.0	1.0	none
Franklin Avenue	1.0	1.0	none
Lake Street/Midtown	1.0	1.0	none
38th Street	1.0	1.0	none
46th Street	1.0	1.0	none
<u>50th Street/Minnehaha Park</u>	<u>1.0</u>	<u>1.0</u>	<u>none</u>
<u>VA Medical Center</u>	<u>1.0</u>	<u>1.0</u>	<u>none</u>
West Bank	1.0	1.0	none
Stadium Village	1.0	1.0	none
Prospect Park/29th Avenue	1.0	1.0	none

- (5) *Off-street parking.*

- a. *Multiple-family dwellings.* The minimum off-street parking requirement shall be ninety (90) percent of the number specified in Chapter 541, Off-Street Parking and Loading.