Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #9
April 25, 2016

ZONING CODE TEXT AMENDMENT SUMMARY

Initiator:	Council Member Glidden
Introduction Date:	March 18, 2016 and April 1, 2016
Prepared By:	Shanna Sether, Senior City Planner, (612) 673-2307
Intent:	Amending regulations for establishments that provide free food, clothing and services.

APPLICABLE SECTION(S) OF THE ZONING CODE

- Chapter 520, Introductory Provisions
- Chapter 536, Specific Development Standards
- Chapter 537, Accessory Uses and Structures
- Chapter 541, Off-Street Parking and Loading
- Chapter 548, Commercial Districts
- Chapter 549, Downtown Districts
- Chapter 550, Industrial Districts

The following chapters were also introduced: Chapter 535, Regulations of General Applicability, Chapter 546, Residence Districts and Chapter 547, Office Residence Districts. However, staff is not recommending changes to these chapters as part of this amendment and is therefore recommending returning them to the author.

BACKGROUND

On March, 18, 2016, Council Member Glidden has introduced subject matter to amend ordinances related to *missions* and to allow for a new use in the zoning code that provides services such as a food shelf and clothing or household supply donation. Ancillary services such as counseling or vocational training may be provided.

According to the U.S. Department of Agriculture's Economic Research Service (2006), 11 percent of all U.S. households in 2005 were "food insecure" because of a lack of sufficient food. Feeding America, similarly reports that one in ten Minnesotans struggle with hunger and approximately 135,000 people in Hennepin County are food insecure.

The *Star Tribune* reported on April 13, 2016, that "Minnesota ranks 7th worst in the nation for the breadth of its "food deserts" — geographic areas in which people lack immediate access to grocery stores — which affect nearly a third of the state's population, according to a report released Monday afternoon by the Federal Reserve Bank of Minneapolis and Wilder Research." Additionally, the article states that the "[a]ffordability of health food is part of the equation as well, as 341,000 Minnesotans struggle to get healthy food, both due to the lack of an immediate store and to poverty, according to the new report, which paired existing research on food deserts with state economic and population data."

In addition to reducing food insecurities, local stakeholders have identified the need for healthy foods in food shelves and culturally sensitive or culturally specific food shelves. The Minneapolis Health Department supports Minneapolis Healthy Food Shelf Network with funding from the Statewide Health Improvement Program. The Minneapolis Healthy Food Shelf Network is a collection of food shelves and hunger relief organizations committed to increasing the amount of healthy foods available to individuals and families in need. Over one dozen Minneapolis food shelves are working together on the following goals:

1) Access to high-quality, fresh produce and healthy items from farmers markets, community gardens, and retail food stores
2) Education for clients about healthy food options.
3) Development of messaging to encourage everyone to donate healthier food items.

Food shelves are presently defined as a *mission* in the zoning code. Missions are also places where people can receive free meals, day shelter and services, such as counseling and vocational training. Staff has identified thirty food shelves and six day shelters throughout the Minneapolis. Missions are allowed as a principal use in the most intense zoning districts, C4 General Commercial District, B4C Downtown Commercial District, and the industrial districts. In each of these districts, the use requires a conditional use permit. Missions are also allowed when accessory to a religious institution place of assembly with a conditional use permit.

Staff has analyzed the existing definition and is proposing to modify the existing definition for mission and adding a new definition for community service facility.

Community service facility. A facility that provides services such as a food shelf, clothing or supplies. Ancillary services such as counseling or vocational training may be provided.

Mission. A facility that provides services such as ~~a food shelf,~~ free meals, ~~or~~ snack~~,~~ or day shelter. Ancillary services such as counseling, vocational training or free clothing may also be provided. Treatment for chemical dependency and overnight shelter are prohibited.

The characteristics outlined in the new definition for community service facility would be compatible in all of the commercial, downtown and industrial districts. Upon review of the existing food shelf operators and locations, staff has found that this type of use is commonly associated with development achievement centers, community centers and religious institutions. Therefore, the proposal is to allow for community service facilities accessory to these principal uses, which are commonly located in residence and office-residence districts.

In order to ensure compatibility with surrounding uses in the allowed districts, there will be a series of three proposed specific development standards. Finally, the proposed text amendment will include a vehicle and bicycle parking requirement and off-street loading requirement.

Council Member Glidden held a meeting with Homegrown Minneapolis, Hunger Solutions and stakeholders who advocate for finding solutions to prevent hunger and food insecurities on April 7, 2016. Staff presented the existing zoning code requirements and the proposed text amendment. An e-mail from the co-chair of the Homegrown Minneapolis Food Council supporting the text amendment; a copy of the e-mail is attached to the staff report.

PURPOSE

What is the reason for the amendment?

The purpose of the amendment is to allow food shelves, clothing donation and household supplies with ancillary services, such as counselling and vocational training, as a principal land use in more zoning districts. In addition to reducing food insecurities, local stakeholders have identified the need for healthy foods in food shelves and culturally sensitive or culturally specific food shelves.

These land uses are presently defined as a *mission* in the zoning code. Missions are also places where people can receive free meals, day shelter and services, such as counseling and vocational training. Staff has identified thirty food shelves and six day shelters throughout the Minneapolis (map). Missions are allowed as a principal use in the most intense zoning districts, C4 General Commercial District, B4C Downtown Commercial District, and the industrial districts. In each of these districts, the use requires a conditional use permit. Missions are also allowed when accessory to a religious institution place of assembly with a conditional use permit. Staff is proposing to amend the zoning code by extracting food shelves, clothing donation and household supplies from the existing *mission* definition and create a new land use category and definition for *community service facility*.

The characteristics outlined in the new definition for community service facility would be compatible in all of the commercial, downtown and industrial districts. Upon review of the existing food shelf operators and locations, staff has found that this type of use is commonly associated with development achievement centers, community centers and religious institutions. Therefore, the proposal is to allow for community service facilities accessory to these principal uses, which are commonly located in residence and office-residence districts.

What problem is the amendment designed to solve?

Many of the City's existing food shelves are located accessory to existing community centers, development achievement centers (adult day cares) and religious institutions or places of assembly. Staff has researched the thirty existing food shelves and found only three of them have an existing conditional use permit and the remainder have either established prior to the ordinance or have not received zoning approval. This amendment is intended to allow new food shelves and clothing and household

supply donations where they are already happening – in community centers, adult day cares and religious institutions. Staff has determined that the characteristics outlined in the new definition for community service facility would be compatible in all of the commercial, downtown and industrial districts.

What public purpose will be served by the amendment?

This new use is intended to serve a public purpose by allowing more properties in the City of Minneapolis to have a food shelf, clothing or household supply donations, either accessory or as a principal use in certain zoning districts. Food shelves require a Minneapolis business license and a health inspection to operate. This ensures public safety, because these uses are regularly inspected for food safety, sanitary spaces and property business operations.

The Minneapolis Health Department supports Minneapolis Healthy Food Shelf Network with funding from the Statewide Health Improvement Program. The Minneapolis Healthy Food Shelf Network is a collection of food shelves and hunger relief organizations committed to increasing the amount of healthy foods available to individuals and families in need. Minneapolis Health Department staff provides individual assistance with established food shelves by providing information on merchandising and marketing, product placement, signage and display baskets. In addition, staff work with food shelf managers or volunteers to work on organizational changes by identifying best practices to ensure healthy foods are emphasized through amending their written polices and review by the individual food shelf Boards.

Staff finds that the proposed amendment will allow for new food shelves, citywide, that will be regulated for safety and sanitary conditions. In addition, new food shelves will have the opportunity to work with the Minneapolis Health Department to encourage nutrition using strategies to ensure access to healthy foods for all residents.

What problems might the amendment create?

The proposed amendment would allow for new food shelves and clothing/household supply donation service uses in all commercial, downtown and industrial districts as a principal use and accessory to any community center, development achievement center and religious institution. These uses are currently allowed as a principal use in the most intense zoning districts, C4 General Commercial District, B4C Downtown Commercial District, and the industrial districts, with a conditional use permit. Staff is proposing that this use be permitted and we have identified development standards to ensure compatibility of the use with the surrounding area.

TIMELINESS

Is the amendment timely?

Staff is working with an existing community center that is planning to add a culturally specific food shelf in South Minneapolis. The existing property is zoned OR1Neighborhood Office Residence District and a new mission at this location would require rezoning to the C4 General Commercial District or an industrial district. The property is located on a community corridor, which would not support this degree of rezoning. In addition to meeting the needs of the community who require foods specific to their culture or ethnicity, Hennepin County residents have increased the number of food shelf visits in

the last five years. According to Hunger Solutions, child visits to food shelves increased by 4,335 (1.42%) and adults visits increased by 70,767 (18.16%) between 2011 and 2015. In the same time span, individual visits increased by 83,655 (10.59%) and seniors by 8,553 (9.11%)[1]. Increasing the number facilities that provide food shelves, clothing donation and household supplies is timely.

Is the amendment consistent with practices in surrounding areas?

Staff has conducted peer city review of similar zoning ordinances in Minnesota and other cities in the U.S. St. Paul, MN, defines food shelves in their zoning ordinance as 'a place where groceries are provided at no cost to individuals in emergency situations and where groceries are consumed off-site.' The use is allowed accessory to dwellings, religious and community centers and is allowed as a permitted principal use in their Traditional Neighborhood, Business and Industrial Districts. Milwaukee WI, has a use named *social service facility*, which is a facility operated by an organization that provides services such as training, counseling, health, or the distribution of food or clothing. San Diego CA, refers to a similar use called *social service institution,* which is an organization engaged in activities that promote social welfare, including philanthropic assistance to the sick, needy or unfortunate.

Other peer cities, such as Madison WI, Portland OR, and Pittsburgh PA allow free food and clothing distribution and services accessory to homeless shelters. In Los Angeles, *rescue* missions, are required to be accessory to a religious institution. In some cases, these uses are required to be provided by non-profit institutions.

Are there consequences in denying this amendment?

The consequences of denying the proposed text amendment will to continue to only allow for new food shelves and clothing and household supply donations accessory to a place of assembly or religious institution or in the most intensive zoning districts in the City. Reducing the available locations for these uses will prevent new facilities from locating in areas where there is a need for services. As previously mentioned, staff has been working with an applicant who is interested in opening a new culturally specific food shelf and will not be able to establish this use without an amendment to the zoning code.

COMPREHENSIVE PLAN

The amendment will implement the following applicable policies of *The Minneapolis Plan for Sustainable Growth*:

Staff has identified the following applicable policies that support an amendment to the Community Service Facility land use in the zoning code:

Public Services and Facilities Policy 5.7: Protect and improve individual, community, and environmental health.

5.7.1 Support the health of individuals through direct services, initiatives, research, and advocacy.

[1] "Hunger Solutions Minnesota." *Hunger Solutions Minnesota*. Web. 13 Apr. 2016.

5.7.2 Integrate physical activity into the everyday life of residents through land use and transportation planning.

5.7.3 Promote nutrition using strategies to ensure access to healthy foods for all residents.

5.7.4 Implement regulations and incentives that ensure healthy homes, workplaces, and other environments.

This amendment is supported by the above policies and is consistent with the above policies of the comprehensive plan.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings to amend Title 20 of the Minneapolis Code of Ordinances, as follows, and further recommends that Chapters 535, 546 and 547 be returned to the author:

A. Text amendment amending regulations for establishments that provide free food, clothing and services.

Recommended motion: **Approve** the text amendment to amend the zoning code to allow for a new use, Community Service Facility.

Chapter 520 related to the Zoning Code: *Introductory Provisions*

Chapter 536 related to the Zoning Code: *Specific Development Standards*

Chapter 537 related to the Zoning Code: *Accessory Uses and Structures*

Chapter 541 related to the Zoning Code: *Off-Street Parking and Loading*

Chapter 548 related to the Zoning Code: *Commercial Districts*

Chapter 549 related to the Zoning Code: *Downtown Districts*

Chapter 550 related to the Zoning Code: *Industrial Districts*

ATTACHMENTS

1. Ordinance amending Chapters 520, 536, 537, 541, 548, 549, and 550.
2. Correspondence

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Glidden

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.

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

Section 1. That Section 520.160 of the above-entitled ordinance be amended by adding thereto a new definition for "Community service facility" to read as follows:

520.160 Definitions.

Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

Community service facility. A facility that provides services such as a food shelf, free clothing or supplies. Ancillary services such as counseling or vocational training may be provided.

Section 2. That the definition for "Mission" contained in Section 520.160 of the above-entitled ordinance be amended to read as follows:

520.160 Definitions.

Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

Mission. A facility that provides services such as ~~a food shelf,~~ free meals, ~~or~~ snack, or day shelter. Ancillary services such as counseling or vocation training or free clothing may also be provided. Treatment for chemical dependency and overnight shelter are prohibited.

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Glidden

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

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

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20. - Specific development standards.

The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Alternative financial establishment.
(1) The use shall be located at least one thousand (1,000) feet from all existing alternative financial establishments, pawnshops and missions.
(2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
(3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
(4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
(5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Animal shelter. Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Art Studio.
(1) An art studio may include the design and fabrication of jewelry, ornamental ceramics, pottery and visual arts.
(2) Metalworking shall be prohibited, except for jewelry making. Except in the C4, B4S and B4C Districts, jewelry making shall be limited to twelve hundred (1,200) square feet and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use.

Athletic field.
(1) The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

(2) The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

Automobile convenience facility.
(1) The sale or repair of vehicles shall be prohibited.
(2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to preclude the escape of gas vapors from the fill pipes.
(3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
(4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
(5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(6) Facilities that provide for unattended, automated dispensing of gasoline or other engine fuel shall provide lighting on site that maintains a minimum acceptable level of security at all times, while not creating glare or excessive lighting of the site and come into compliance with the lighting standards in section 535.590.
(7) The use and all operations associated with the use shall comply with all applicable provisions of the Minnesota State Fire Code.

Automobile rental. Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

Automobile repair, major.
(1) All vehicles waiting for repair or pick-up shall be stored on the site within an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
(2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
(3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outside storage of automotive parts or storage of junk vehicles shall be prohibited.
(4) The sale of vehicles shall be prohibited.
(5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(7) In the I1, Light Industrial District, the use shall be located at least three hundred (300) feet from a residence or office residence district.
(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile repair, minor.
(1) All vehicles waiting for repair or pick-up shall be stored on the site in an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
(2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
(3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outdoor storage of automotive parts or storage of junk vehicles is prohibited.
(4) The sale of vehicles shall be prohibited.
(5) In the C1, C2 and C3S Districts, all service vehicles associated with the establishment shall be parked or stored in an enclosed structure after business hours.
(6) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
(7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile sales.
(1) Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
(2) The rental of passenger automobiles shall be prohibited, except as an accessory use.

Bed and breakfast home.
(1) The owner or operator of the bed and breakfast home shall occupy the property as his or her primary residence and reside in the home when it is in operation.
(2) There shall be no more than eight (8) bedrooms available to bed and breakfast guests.
(3) Separate kitchen facilities shall not be available for guests. Meals shall be prepared and served by the operator and shall be available to registered guests only.
(4) The home shall have a minimum of two thousand (2,000) square feet of habitable residential floor area.
(5) The home shall be licensed in accordance with Chapter 297A, Bed and Breakfast Facilities, of the Minneapolis Code of Ordinances.
(6) Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited.
(7) Exterior stairways shall be prohibited.
(8) Historically designated structures may apply for a variance from the regulations regarding bed and breakfast homes, as specified in Title 23, Heritage Preservation, of the Minneapolis Code of Ordinances

Birth center.
(1) The operator shall submit a management plan for the facility and a floor plan showing delivery rooms, emergency exits and bathrooms.
(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Blood/plasma collection facility.
(1) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(2) The facility shall include a waiting area and departure lounge of a size large enough to accommodate all donors within the building, but not less than five hundred (500) square feet in area.
(3) The operator shall submit a management plan for the facility and a floor plan showing the waiting area and departure lounge and number of donor beds.

Board and care home, nursing home, assisted living.
(1) On-site services shall be for residents of the facility only.
(2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Car wash.
(1) Water from the car wash shall not drain across any sidewalk or into a public right-of-way.
(2) Vacuum facilities shall be located in an enclosed structure or located away from any residential use to avoid the impacts of noise.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Child care center.
(1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.
(2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
(3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Club or lodge. In the office residence districts, clubs and lodges shall have a minimum of twelve thousand (12,000) square feet of gross floor area.

Cluster development.
(1) Any application for cluster development approval shall include a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the cluster development and a site plan showing all existing and proposed development, including but not limited to the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards, and similar matters, as well as the location of existing public facilities and services.
(2) All land proposed for cluster development shall be platted or replatted into one or more lots suitable for cluster development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.
(3) The cluster development shall meet the minimum lot area and lot width requirements of the zoning district. There shall be no minimum lot area or lot width requirements for individual lots within the cluster development.
(4) Yards of at least such minimum width as required by the zoning district shall be maintained along the periphery of the cluster development. Yards for individual lots within the cluster development shall not be required. The distance between principal buildings within the cluster development shall be not less than ten (10) feet.
(5) Not less than forty (40) percent of the land in a cluster development shall be designated as common space for the benefit of all of the residents of the development. Such common space shall be a contiguous area under common ownership or control and shall be located so that it is directly accessible to the largest practical number of dwellings within the development. Safe and convenient pedestrian access shall be provided to such common space for dwellings not adjoining such space. Common space shall include but is not limited to landscaped yards, recreation areas, wetlands, waterbodies and common parking facilities. However, not more than one-half (½) of required common space shall consist of such parking facilities, driveways and private roadways. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.
(6) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet. Cluster developments not otherwise governed by Chapter 530, Site Plan Review, shall comply with the principal entrance and windows requirements of Chapter 535, Regulations of General Applicability. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.
(7) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
(8) Any cluster development which includes a manufactured home park shall be first allowed in the R2 District.

Coffee shop. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

College or university. All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed

development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

Community center.
(1) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(2) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Community correctional facility.
(1) The use shall be located at least one-fourth (¼) mile from all existing community correctional facilities.
(2) On-site services shall be for residents of the facility only.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Community garden.
(1) Overhead lighting shall be prohibited.
(2) No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.
(3) Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.
(4) The use shall not be located in a required interior side yard.
(5) Outdoor growing associated with a community garden shall be exempt from the enclosed building requirements of the zoning ordinance.
(6) Keeping of animals is prohibited.

Community residential facility.
(1) The use shall be located at least one-fourth (¼) mile from all existing community residential facilities.
(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Community service facility.

(1) The premises, all adjacent streets, sidewalks and alleys, an all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(2) An appointment or set hours for the acceptance of donated merchandise shall be required.
(3) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Concrete, asphalt and rock crushing facility.
(1) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any residence or office residence district.
(2) Any new concrete, asphalt and rock crushing facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating concrete, asphalt and rock crushing facilities, substantial intensification shall mean any of the following:
a. Any geographic expansion of the facility.
b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.
c. The addition of any crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials, or the replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.
d. The replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.
(3) All concrete, asphalt and rock crushing facilities shall provide the following with any application for conditional use permit:
a. A vicinity plan that includes the following:
1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
f. A drainage plan for stormwater management and runoff.

g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Consignment clothing store.
(1) Only clothing, shoes and related accessories shall be sold.
(2) Individual consignors shall not be paid for the merchandise until the merchandise has been sold by the consignment store to a third party.
(3) An appointment or set hours shall be required for the acceptance of merchandise.
(4) No donations shall be accepted.

Convent, monastery or religious retreat center. The use shall be subject to the same requirements for maximum number of persons served and minimum lot area as community residential facilities located in the zoning district.

Day labor agency.
(1) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Developmental achievement center. In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

Dormitory. The use shall be owned by and be located contiguous to or within one-fourth (¼) mile of the educational facility served.

Dry cleaning establishment. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Early childhood learning center.
(1) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
(2) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened, as specified in Chapter 530, Site Plan Review.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Educational arts center.
(1) In the OR1 and OR2 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Electricity generation plant, hydroelectric and non-nuclear powered. All energy generation plants shall provide the following with any application for conditional use permit:
(1) A vicinity plan that includes the following:
a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
(6) A drainage plan for stormwater management and runoff.
(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.
(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Emergency shelter.
(1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.
(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
(4) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
(5) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Exhibition or temporary market.
(1) A scaled and dimensioned site plan showing the layout of the entire market area shall be submitted.

(2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary markets shall be removed during days that the market is not open to the public.

Faculty house. The use shall be located on a zoning lot used as a fraternity, sorority or rooming house on the effective date of this ordinance which is located within one-half (½) mile of the educational facility served. There shall be no more than twelve (12) rooming or dwelling units.

Farmers' market.
(1) A scaled and dimensioned site plan showing the layout of the entire market area, including parking spaces for the use, shall be submitted.
(2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.
(5) Farmers' markets shall be exempt from the enclosed building requirements of the zoning ordinance.

Film, video and audio production.
(1) Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing, and sound shall not be audible outside the building.
(2) The zoning administrator may authorize a reduction to, or elimination of, the minimum window area requirement for film, video and audio production uses where it is determined that compliance with the window requirement would unreasonably interfere with the soundproofing needs of the business. In order to meet the intent of the ordinance, the zoning administrator may impose conditions to mitigate the impact of the reduced window area. To achieve this reduction, film, video and audio production uses are subject to the following:
a. Submission of a report prepared by an acoustical engineer detailing the need for additional soundproofing that is not attainable through the use of windows or a separate interior structure and/or second internal envelope. All options, architectural and acoustic, shall have been explored with proof given.
b. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length.
c. The applicant shall propose amenities or improvements that address any adverse effects of reducing the window requirement. Amenities or improvements may include, but are not limited to, additional landscaping and screening, murals, or other graffiti resistant treatments.

Firearms dealer.
(1) The use shall be located at least two hundred fifty (250) feet from the nearest residence or office residence district.

(2) The use shall be located at least five hundred (500) feet from the following protected uses: religious institution, K-12 school, child care center or family or group family day care, library or park.
(3) No firearms or ammunition shall be displayed in window areas or any area where they can be viewed from any public right-of-way.
(4) Firing ranges shall be prohibited.
(5) The use shall meet the required security standards mandated by Minnesota Statutes.
(6) Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Chapter 531, Nonconforming Uses and Structures.

Fraternity or sorority.
(1) The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.
(2) The use shall be located within one-half (½) mile of the educational facility served.
(3) The maximum number of persons served shall not exceed thirty-two (32).
(4) On-site services shall be for residents of the facility only.
(5) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(6) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
(7) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Funeral home. Crematories shall be prohibited, except where accessory to a cemetery.

Golf course. Clubhouses and other structures shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

Grain mill, small-scale. The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.

Grocery store. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
Horse and carriage assembly/transfer site.
(1) The use shall comply with the requirements of Chapter 76, Stables, of the Minneapolis Code of Ordinances.
(2) The use shall be located at least one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
(3) The site plan and routes shall be approved by the health department and the city engineer.

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

Hospitality residence.
(1) The use shall be located within one-half (½) mile of a hospital.
(2) There shall be no more than fifty (50) rooming units or dwelling units.
(3) On-site services shall be for the residents of the facility only.
(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
(6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Hotel, 5-20 rooms.
(1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
(2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Hotel, 21 rooms or more.
(1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
(2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Indoor recreation area. In the industrial districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

Inebriate housing.
(1) Inebriate housing shall be located at least one-fourth (1/4) mile from all existing inebriate housing and from all of the following uses, except in the B4H Overlay District:
a. Community correctional facility.
b. Community residential facility.
c. Supportive housing.
d. Motel.
e. Overnight shelter.
(2) The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
(3) On-site services shall be for residents of the facility only.
(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
(6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Intermodal freight facility. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence district. All intermodal facilities shall provide the following with any application for conditional use permit:
(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
(6) A drainage plan for stormwater management and runoff.
(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.
(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Laundry, commercial. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Limited Production and Processing.
(1) The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.
(2) The main entrance shall open to a retail, dining or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards shall apply.

Limousine service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Liquor store, off-sale.
(1) The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Market gardens.
(1) In the Residence and OR1 districts:
a. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.
b. Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.

c. No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.
d. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.
e. Overhead lighting shall be prohibited.
(2) In the C3A and downtown zoning districts market gardens shall be limited to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.
(3) Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.
(4) The use shall not be located in a required interior side yard.
(5) Keeping of animals is prohibited.
(6) Outdoor growing associated with a market garden shall be exempt from the enclosed building requirements of the zoning ordinance.

Memorial monuments. The use shall be located within three hundred (300) feet of a cemetery and shall not exceed twenty thousand (20,000) square feet in lot area.

Mission.
(1) The use shall be located at least one thousand (1,000) feet from all existing missions, alternative financial establishments and pawnshops.
(2) The use shall conspicuously post legible signs at the public entrance(s) advising patrons of the hours of operation of the facility and its meal service, if applicable.
(3) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
(4) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(5) An appointment or set hours for the acceptance of donated merchandise shall be required.
(6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Motor freight terminal.
(1) Loading and unloading activities shall be located at least one hundred (100) feet from a residence or office residence district boundary.
(2) Any overnight facilities for drivers shall provide on-site management twenty-four (24) hours a day. The name of the on-site management, and telephone number, shall be filed with the zoning administrator.

Mounted patrol stable.
(1) The use shall comply with the requirements of Chapter 76 of the Minneapolis Code of Ordinances, Stables.
(2) The use shall be located not less than one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
(3) The site plan and routes shall be approved by the health department and the city engineer.

Multiple family dwelling, five units or more.

(1) All multiple family dwellings of five (5) or more units that include at least one (1) dwelling with three (3) or more bedrooms shall provide an outdoor children's play area to serve residents of the development on sites meeting the following criteria:

a. At least twenty thousand (20,000) square feet of lot area.

b. Located in the R5 or R6 Multiple Family Districts.

c. Located at least one thousand five hundred (1,500) feet from a public park.

d. Located outside the UA University Area Overlay District.

(2) All required outdoor children's play areas shall be subject to the following requirements:

a. An active, outdoor children's play area shall be a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms, but not less than three hundred (300) square feet of play area to a maximum required area of two thousand (2,000) square feet.

b. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision.

c. Play equipment shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

d. The play area shall include play equipment, or natural features suitable for children in both preschool and elementary school. If pre-fabricated, play equipment shall be installed to manufacturer's specifications.

e. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

f. Play equipment shall not be located in a required yard and not more than twenty-five (25) percent of the required square footage of the play area may be located in a required yard.

Nightclub.

(1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(3) Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from a residence or office residence district boundary.

Nursery or greenhouse. In the residence districts, nurseries and greenhouses shall be subject to the following:

(1) Only plant materials grown on the premises shall be sold on the premises.

(2) The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.

(3) The use shall be screened from residential uses, as provided in Chapter 530, Site Plan Review.

Outdoor recreation area. The use shall be screened from any residential use located in a residence or office residence district or any permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

Overnight shelter.

(1) The use shall be located at least one thousand (1,000) feet from all existing emergency shelters and overnight shelters.

(2) Except in the DS Downtown Shelter Overlay District, the total number of shelter guests shall not exceed one hundred-fifty (150) persons.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
(5) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
(6) The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
(7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Package delivery service. Overnight facilities for drivers shall be prohibited.

Pawnshop.
(1) The use shall be located at least one thousand (1,000) feet from all existing pawnshops, alternative financial establishments and missions.
(2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
(3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
(4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.
(5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(7) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Pet store. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Planned unit development. A planned unit development shall conform to the standards of Chapter 527, Planned Unit Development.

Preschool.
(1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
(2) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.

(3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Pretrial detention facility, adult.
(1) The facility shall be limited to a single block located in the area designated "Government district" in the city's comprehensive plan.
(2) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:
a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.
(3) Transit access shall be provided as approved by the city planning commission.

Pretrial detention facility, juvenile.
(1) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:

a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.
(2) Transit access shall be provided as approved by the city planning commission.

Radio or television station.
(1) In the C1 Neighborhood Commercial District, the area designated for a live, in building audience is limited to five hundred (500) square feet or thirty (30) seats, whichever is less.
(2) All communication towers, antennas or base units associated with the use must comply with the requirements of Chapter 535 Regulations of General Applicability, Article VIII. Communication Towers, Antennas and Base Units.

Railroad switching yard or freight terminal. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence zoning district. All railroad switching yards and freight terminals shall provide the following with any application for conditional use permit:
(1) A vicinity plan that includes the following:
a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
(6) A drainage plan for stormwater management and runoff.
(7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Reception or meeting hall.
(1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Recycling facility. The use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

Regional financial service center. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Regional sports arena. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Residential hospice.
(1) The maximum number of persons served shall not exceed eight (8).
(2) On-site services shall be for residents of the facility only.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Restaurant, delicatessen. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, fast food. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, sit down.
(1) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

School, grades K—12.
(1) The use shall include a regular course of study accredited by the State of Minnesota.
(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

School, vocational or business.
(1) Except in the I3 District, all activities shall be conducted within an enclosed building.
(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Scrap/salvage yard, metal milling facility.
(1) Scrap/salvage yards, metal milling facilities established or expanded after the effective date of this ordinance shall be located at least three hundred (300) feet from any residence or office residence district.
(2) Any new scrap/salvage yard, metal milling facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating scrap/salvage yards, metal milling facilities, substantial intensification shall mean any of the following:
a. Any geographic expansion of the facility.
b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.
c. The addition of any shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials, or the replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.
d. The replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.
(3) All scrap/salvage yard, metal milling facilities shall provide the following with any application for conditional use permit:

a. A vicinity plan that includes the following:
1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
f. A drainage plan for stormwater management and runoff.
g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Secondhand goods store.
(1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
(2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
(3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.
(4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
(5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.
(7) An appointment or set hours for the acceptance of donated goods shall be required.

Shopping center.
(1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
(2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Small engine repair.
(1) All vehicles or small engines waiting for repair or pick-up shall be stored in an enclosed building.

(2) All repairs shall be performed within a completely enclosed building.

Supportive housing.
(1) Supportive housing shall be located at least one-fourth (¼) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
a. Community correctional facility.
b. Community residential facility.
c. Inebriate housing.
d. Motel.
e. Overnight shelter.
(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Taxicab service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Theater, indoor. A theater which is nonconforming as to off-street parking shall not be altered by partitioning or dividing such theater into two (2) or more separate seating areas unless sufficient off-street parking spaces are provided as required by conditional use permit, notwithstanding nonconforming parking rights. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to the following factors in determining the number of off-street parking spaces required:
(1) Documentation supplied by the applicant regarding the actual parking demand for the proposed use.
(2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
(3) Whether the theater is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
(4) The availability of alternative forms of transportation.

Tobacco shop.
(1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
(2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
(3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
(4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

(5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Urban farm.
(1) Keeping of animals is prohibited.
(2) Any equipment or supplies needed for farm operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses.
(3) The use shall not be located in a required interior side yard.
(4) Outdoor growing associated with an urban farm shall be exempt from the enclosed building requirements of the zoning ordinance.

Veterinary clinic. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Waste hauler. No waste shall be stored or maintained on-site.

Waste transfer or disposal facility. Waste transfer or disposal facilities shall be located at least three hundred (300) feet from any residence or office residence district. All waste transfer or disposal facilities shall provide the following with any application for conditional use permit:
(1) A vicinity plan that includes the following:
a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.
(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.
(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.
(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.
(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
(6) A drainage plan for stormwater management and runoff.
(7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Bender and Gordon

Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances relating to Zoning Code: Accessory Uses and Structures.

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

Section 1. That Section 537.110 of the above-entitled ordinance be amended to read as follows:

537.110. - Allowed accessory uses and structures.

The following accessory uses and structures shall be allowed, subject to the following development standards:

Accessory dwelling units. Internal, attached, and detached accessory dwelling units shall be allowed accessory to a principal residential structure, subject to the following:
(1) The principal residential structure shall be a permitted or conditional single-family or two-family dwelling, accessory dwelling units shall be prohibited accessory to all other uses.
(2) No more than one (1) accessory dwelling unit shall be allowed on a zoning lot.
(3) The creation of an accessory dwelling unit shall not create a separate tax parcel.
(4) Balconies shall not face an interior side yard.
(5) Rooftop decks shall not be allowed.
(6) An owner of the property must occupy at least one (1) dwelling unit on the zoning lot as their primary place of residence.
a. If an owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.
b. Prior to issuance of a permit establishing an accessory dwelling unit, the owner(s) shall file with the Hennepin County recorder a covenant by the owner(s) to the City of Minneapolis stating that the owner(s) agree to restrict use of the principal and accessory dwelling units in compliance with the requirements of this section and notify all prospective purchasers of those requirements.
c. The covenant shall run with the land and be binding upon the property owner, their heirs and assigns, and upon any parties subsequently acquiring any right, title, or interest in the property. The covenant shall be in a form prescribed by the zoning administrator that includes the legal description of the zoning lot. The property owner(s) shall return the original covenant with recording stamp to the zoning administrator before the building permit for the accessory dwelling unit is issued.
d. At the request of a property owner and upon an inspection finding that an accessory dwelling unit has been removed from the owner's property, the zoning administrator shall record a release of any previously recorded covenant for that accessory dwelling unit.
(7) Accessory dwelling units that are internal to a principal residential structure shall also comply with the following requirements:
a. Internal accessory dwelling units are limited to eight hundred (800) square feet. The gross floor area of an internal accessory dwelling unit may exceed eight hundred (800) square feet only if the portion of the structure in which the accessory dwelling unit is located was in existence as of January 1, 2015. In no case shall the floor area of the internal accessory dwelling unit exceed the floor area of the first floor of the primary structure.

b. The entire internal accessory dwelling unit shall be located on one (1) level.
c. The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.
d. Any stairways leading to the accessory dwelling unit shall be enclosed.
(8) Accessory dwelling units that are attached to a principal residential structure shall also comply with the following requirements:
a. The maximum floor area for an attached accessory dwelling unit shall be eight hundred (800) square feet.
b. The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.
c. Any stairways leading to an upper story of an accessory dwelling unit shall be enclosed.
d. The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior materials of the principal structure.
(9) Detached accessory dwelling units shall also comply with the following requirements:
a. A detached accessory dwelling unit shall not exceed the height of the principal residential structure or twenty (20) feet, whichever is less. In no case shall the highest point of the roof of the detached accessory dwelling unit exceed the highest point of the roof of the principal residential structure.
b. The floor area of a detached accessory dwelling unit shall not exceed one thousand (1,000) square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area. When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one-thousand (1,000) square feet.
c. The minimum interior side yard requirement for a detached accessory dwelling unit shall not be less than three (3) feet.
d. The minimum rear yard requirement for a detached accessory dwelling unit may be reduced to three (3) feet, except where vehicle access doors face the rear lot line, in which case the minimum rear yard requirement shall be five (5) feet.
e. A detached accessory dwelling unit on a reverse corner lot shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds (2/3) of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, a detached accessory dwelling unit shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in a residence or office residence district.
f. The distance between the detached accessory dwelling unit and the habitable portion of the principal residential structure shall be a minimum of twenty (20) feet.
g. The primary exterior materials of the detached accessory structure shall be durable, including but not limited to masonry, brick, stone, wood, cement-based siding, or glass.
h. Not less than ten (10) percent of the total area of the façade of a detached accessory dwelling unit facing an alley or public street shall be windows.
i. Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.
(10) The zoning administrator shall conduct the administrative review of all applications for an accessory dwelling unit. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.

Animal coops, pens or other structures used to house small animals or fowl, such as a chicken, turkey, duck or pigeon. Animal coops, pens or other structures used to house small animals or fowl, such as a chicken, turkey, duck or pigeon shall be allowed accessory to a dwelling subject to the following:

(1) The use shall be located not less than twenty (20) feet from any habitable building on an adjacent property.
(2) The use shall be visually screened from any adjacent residential use.
(3) The use shall be constructed of durable materials and shall be compatible with the principal structure and adjacent residential properties.
(4) The use shall be located entirely to the rear of the principal residential structure.
(5) The use shall comply with the requirements of Chapter 70, Fowl, Pigeons and Other Small Animals, of the Minneapolis Code of Ordinances.

Animal runs. Animal runs used to exercise small animals or fowl, such as a chicken, turkey, duck or pigeon. Animal runs shall be allowed accessory to a dwelling subject to the following:
(1) The use shall be located not less than twenty (20) feet from any habitable building on an adjacent property.
(2) The use must be fenced or otherwise enclosed to keep the animals confined to the designated area.
(3) The use shall be located entirely to the rear of the principal structure.
(4) The use shall comply with the requirements of Chapter 70, Fowl, Pigeons and Other Small Animals, of the Minneapolis Code of Ordinances.

Antenna. Antennas shall be allowed as an accessory use, subject to the provisions of Chapter 535, Regulations of General Applicability.

Apiary. An apiary shall be allowed as an accessory use subject to the following:
(1) The use shall be located not less than twenty (20) feet from any habitable building on an adjacent property.
(2) The use shall comply with the requirements of Title 4, Chapter 74, of the Minneapolis Code of Ordinances.

Aquaponics, aquaculture or hydroponics. Aquaponics, aquaculture or hydroponics shall be allowed accessory to an urban farm or accessory to indoor market gardens located in a commercial or downtown zoning district, subject to the following:
(1) The operator shall maintain any required licensure through the Department of Natural Resources and the Department of Agriculture.
(2) The tanks shall not be connected to the sewer system.

Athletic field. Athletic fields, including stadiums and grandstands, shall be allowed accessory to institutional and public uses, subject to the following:
(1) The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.
(2) The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

Automatic teller machine. Automatic teller machines shall be allowed accessory to nonresidential uses located in districts other than the residence and OR1 Districts. Such automatic teller machines shall be located within the principal structure served, except when part of a drive-through facility accessory to a bank.

Automobile repair, major and minor. Automobile repair may be allowed accessory to automobile convenience facilities and to automobile sales, subject to the following:
(1) Automobile repair accessory to automobile convenience facilities shall be allowed when located in a district in which such automobile repair is allowed as a principal use that may be established after the effective date of this ordinance, or when located in the C1 District and existing on the effective date of this ordinance.
(2) Automobile repair accessory to automobile sales shall be allowed when located in a district in which such automobile repair is allowed as a principal use that may be established after the effective date of this ordinance.

Cafeteria. Cafeterias, dining halls, and similar food services shall be allowed accessory to nonresidential uses when operated primarily for the convenience of the employees, clients, or visitors of the principal use.

Car wash. Car washes shall be allowed accessory to automobile repair, automobile sales and rental, and automobile convenience facilities, subject to the applicable district regulations and the following:
(1) Water from the car wash shall not drain across any sidewalk or into a public right-of-way.
(2) Vacuum facilities shall be located in an enclosed structure or located away from any residential use to avoid the impacts of noise.
(3) All indoor and outdoor activities shall be subject to the regulations governing hours open to the public, as specified in the zoning district in which the car wash is located.
(4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(5) The car wash shall not be of a self service type.

Catering. In addition to the zoning districts in which catering is allowed as a principal use, catering shall be allowed accessory to a board and care home, nursing home or assisted living use, child care center, food and beverage use, hospital or institutional and public use, subject to the following:
(1) The use shall have a current institutional food or food manufacturing license in accordance with Title 10, Food Code, of the Minneapolis Code of Ordinances.
(2) No signage for such catering use shall be visible from outside the building.
(3) In residence and office residence districts, parking of commercial vehicles for accessory catering uses shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight. Such vehicles shall be parked in an enclosed structure. These regulations shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities or to the temporary use of vehicles during construction.
(4) In residence districts, shipment and delivery of products, merchandise or supplies shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

Child care center. Child care centers shall be allowed accessory to a nonresidential use, or nursing home, provided play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

Cold frames or other structures used to cover food or ornamental crops to protect from cold weather. Cold frames or other structures used to cover food or ornamental crops and provide protection from cold weather shall be allowed as an accessory use subject to the following:
(1) The use shall not exceed four (4) feet in height.
(2) The use shall not be located in a required interior side yard.

Community bulletin board. Community bulletin boards shall be allowed accessory to institutional and public uses, subject to the following:
(1) A community bulletin board shall not be located in any required yard or within twenty (20) feet of any habitable building on an adjacent property.
(2) Community bulletin boards shall not exceed eight (8) square feet in area and shall not exceed six (6) feet in height.
(3) Landscaping or other decorative materials designed to screen the base of the community bulletin board shall be provided. Such landscape or decorative materials shall be capable of screening the base of the community bulletin board all year and shall be well maintained.
(4) Illumination is prohibited.

Community garden. In addition to the zoning districts in which community gardens are allowed as a principal use, community gardens shall be allowed as an accessory use subject to the provisions of Chapter 536, Specific Development Standards, and the following:
(1) In the residence and OR1 districts, community gardens shall not be allowed accessory to a residential use.

Community service facility. In addition to the zoning districts in which community service facilities are allowed as a principal use, community service facilities may be permitted accessory to a community center, development achievement center, or religious institution place of assembly, subject to the provisions of Chapter 536, Specific Development Standards.

Community supported agriculture drop-off/pick up. Community supported agriculture drop-off/pick up sites shall be allowed as an accessory use.

Compost container. Compost containers shall be allowed as an accessory use, subject to the following:
(1) The use shall be located not less than twenty (20) feet from any habitable building on an adjacent property.
(2) The use shall comply with the requirements of Chapter 244, Housing Maintenance Code, of the Minneapolis Code of Ordinances and with all applicable rules and statutes as determined by the Minnesota Pollution Control Agency.

Congregate dining. Congregate dining shall be allowed accessory to a multiple-family dwelling or cluster development of five (5) dwelling units or more, subject to the following:
(1) Congregate dining facilities shall be for residents of the dwelling and their registered guests only.
(2) No signage for such congregate dining facility shall be visible from outside the building.
(3) Separate exterior access to the congregate dining facility shall be prohibited.

Convent, monastery or religious retreat center. Convents, monasteries and religious retreat centers shall be allowed accessory to a religious institution place of assembly, provided such use shall be subject to the same requirements for maximum number of persons served and minimum lot area as community residential facilities located in the zoning district.

Crematory. Crematories shall be allowed accessory to a cemetery, provided that no crematory shall be located within one thousand (1,000) feet of any exterior property line of the cemetery.

Developmental achievement center. Developmental achievement centers shall be allowed accessory to a nonresidential use or nursing home, provided in the residence and OR1 Districts the number of persons served shall not exceed twelve (12).

Donation collection bin. Donation collection bins shall be allowed in all zoning districts accessory to a commercial use, a religious institution place of assembly, or an educational facility, subject to Title 13, Chapter 282, Donation Collection Bins, of the Minneapolis Code of Ordinances.

Driveway, extending along the length of the required front yard. (The length shall mean the dimension parallel to the street). Driveways extending along the length of the required front yard shall be allowed as an accessory use, subject to the following:
(1) The lot shall be a minimum of ten thousand (10,000) square feet in area and eighty (80) feet in width.
(2) The maximum width of the driveway shall not exceed twelve (12) feet.
(3) The maximum coverage of the front yard shall not exceed twenty-five (25) percent.

Family or group family day care. Family or group family day care shall be allowed accessory to a dwelling, provided play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review. Where the license holder is an employer and the purpose of the program is to provide day care to children of the license holder's employees, such program shall be allowed accessory to a use other than a dwelling, provided all other requirements of this section are met.

Farmstand. Farmstands shall be allowed accessory to a community garden, market garden or urban farm, subject to the following:
(1) The farmstand shall only sell products of the farm or garden occupied and cultivated by the same producer within the City of Minneapolis.
(2) The farmstand shall not exceed a duration of seventy-five (75) days in one (1) calendar year.
(3) Sales shall be limited to between 7:00 a.m. and sunset.
(4) Farmstands must be removed from the premises or stored inside a structure when not in operation.
(5) Only one (1) farmstand is permitted per zoning lot.
(6) One (1) sign may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. The growing season is considered to be the months of April through October.
(7) Farmstands shall not be located in the I3 zoning district.

Fence. Fences shall be allowed as an accessory structure, subject to the provisions of Chapter 535, Regulations of General Applicability.

Fowl, pigeons and other small animals. Fowl, pigeons and other small animals, such as a chicken, turkey, duck or pigeon, shall be allowed accessory to a permitted or conditional residential use subject to the following:
(1) The use shall comply with the requirements of Chapter 70, Fowl, Pigeons and Other Small Animals, of the Minneapolis Code of Ordinances.
(2) Live slaughter shall be prohibited.

Fuel pump. Fuel pumps shall be allowed accessory to auto services uses and transportation uses, provided the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

Garage, yard or moving sale. Garage, yard and moving sales shall be allowed accessory to a residential use, subject to the following:

(1) Only two (2) such sales shall be allowed per dwelling per year.
(2) Such sales may be conducted for a period of time not to exceed seventy-two (72) consecutive hours.
(3) Items offered for sale shall not have been bought for resale or received on consignment for the purpose of resale.

Gazebo or playhouse. Gazebos, playhouses and other similar structures shall be allowed as an accessory structure.

Greenhouse or conservatory. Greenhouses and conservatories shall be allowed as an accessory use.
Home occupation. Home occupations shall be allowed accessory to a dwelling, subject to the provisions of Chapter 535, Regulations of General Applicability.

Hoop houses or other structures used solely to extend the growing season for food or ornamental crops. Hoop houses or other structures used solely to extend the growing season for food or ornamental crops shall be allowed as an accessory use subject to the applicable district regulations and subject to the following:
(1) In the residence and OR1 districts the use must be located in the rear fifty (50) feet of the lot.
(2) The use shall be located not less than twenty (20) feet from any habitable building on an adjacent property.
(3) The use shall not be located in a required interior side yard.
(4) Notwithstanding the provisions of this chapter, hoop houses, cold frames or other temporary structures used solely to extend the growing season for food or ornamental crops that are accessory to a community garden, market garden or urban farm, shall be exempt from the maximum floor area of all accessory structures, provided that the total size of such temporary structures shall not exceed one thousand (1,000) square feet or fifteen (15) percent of the lot area, whichever is greater, and shall not exceed a duration of one hundred eighty (180) days in a calendar year.
(5) The use shall comply with all applicable requirements of the Minnesota State Fire Code and Minneapolis Fire Department and obtain any required permits.
(6) Notwithstanding the provisions of section 537.50, the maximum height of a hoop house or other structure used solely to extend the growing season for food or ornamental crops shall not exceed six and one-half (6½) feet accessory to single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units and twelve (12) feet accessory to all other uses. The use shall not exceed the maximum height for any accessory structure as specified in section 537.50.

Hospitality residence caretaker's quarters. A separate single-family dwelling for use by the caretaker, manager or other staff member of the facility shall be allowed accessory to a hospitality residence.

Kennel or exercise run. Outdoor kennels and exercise runs shall be allowed accessory to a dwelling, subject to the following:
(1) The use shall not exceed two hundred (200) square feet in area.
(2) The use shall be located not less than twenty (20) feet from any habitable building on adjacent property.
(3) The use shall be visually screened from adjacent residential property.
(4) The number of animals allowed on-site shall comply with the requirements of Chapter 64, Dogs and Cats, of the Minneapolis Code of Ordinances.

Market garden. In addition to the zoning districts in which market gardens are allowed as a principal use, market gardens shall be allowed as an accessory use subject to the provisions of Chapter 536, Specific Development Standards, and the following:
(1) In the residence and OR1 districts, market gardens shall not be allowed accessory to a residential use.

Medical helistop. Medical helistops shall be allowed accessory to a hospital, provided that non-emergency use of helistops between the hours of 10:00 p.m. and 7:00 a.m. shall be prohibited.

Mission. Missions shall be allowed accessory to a religious institution place of assembly. In addition to obtaining a conditional use permit, as specified in Chapter 525, Administration and Enforcement, such mission shall be subject to the following standards:
(1) Mission clients shall be provided with an enclosed waiting area one (1) hour prior to opening, except when the mission serves clients by appointment only.
(2) The operator shall submit a management plan for the facility and a floor plan.
(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(4) An appointment or set hours for the acceptance of merchandise shall be required.
(5) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Overnight shelter. Overnight shelters shall be allowed accessory to a religious institution place of assembly. In addition to obtaining a conditional use permit, as specified in Chapter 525, Administration and Enforcement, such overnight shelter shall be subject to the following standards:
(1) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open twenty-four (24) hours per day.
(2) The number of guests shall not exceed the housing code occupancy requirements.
(3) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
(4) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
(5) Accessory overnight shelters existing on December 11, 2015, shall be allowed to remain as a principal, conditional use if the place of assembly to which it is accessory is discontinued. The overnight shelter shall comply with all applicable conditions of the original conditional use permit provided that changes may be allowed by obtaining a new conditional use permit.

Parking and loading facility, off-street. Off-street parking and loading facilities, including garages, carports and parking spaces, shall be allowed as an accessory use, subject to the provisions of Chapter 541, Off-Street Parking and Loading and all other applicable regulations. In addition, freestanding accessory parking and loading facilities shall be subject to the provisions of Chapter 525, Administration and Enforcement, governing conditional use permits.

Reception or meeting hall. A reception or meeting hall may be permitted accessory to a restaurant, hotel, museum, and theater, or any school, public park building, or municipal building that is exempt from the rental hall license requirements of Chapter 266, Rental Halls, subject to the following:
(1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Rental of household goods and equipment. Rental of household goods and equipment shall be allowed accessory to nonresidential uses located in districts other than the residence and OR1 Districts.

Rectory, parsonage or parish house. Rectories, parsonages and parish houses shall be allowed accessory to a religious institution place of assembly.

Sale of used goods. Used goods received in trade may be sold accessory to the sale of new goods, provided that the sale of such used goods does not require a pawnbroker license or does not constitute a recordable transaction by a secondhand dealer, pursuant to Chapter 321, Secondhand Dealers, of the Minneapolis Code of Ordinances.

Service area canopies. Service area canopies shall be allowed accessory to a nonresidential use, provided light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.

Shed, tool house or other storage building. Sheds, tool houses and other similar buildings for the storage of supplies shall be allowed as an accessory use.

Sign, on-premise. On-premise signs shall be allowed as an accessory use, subject to the provisions of Chapter 543, On-Premise Signs.

Solar energy system. Solar energy systems shall be allowed as an accessory use, subject to the applicable zoning district regulations and the regulations contained in Chapter 535, Regulations of General Applicability.

Swimming pool or other recreational facility. Swimming pools and other recreational facilities shall be allowed as an accessory use.

Telephone, public. Public telephones shall be allowed as an accessory use, provided that in the residence and office residence districts, public telephones shall be located within an enclosed building. For the purposes of this section, a telephone booth shall not be considered a building.

Three and two-tenths (3.2) percent malt beverage, off-sale. Off-sale three and two-tenths (3.2) percent malt beverages shall be allowed accessory to a grocery store or automobile convenience facility located in a zoning district other than a residence or office residence district, subject to the following:
(1) The use shall comply with all requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

ORDINANCE
OF THE
CITY OF MINNEAPOLIS

By Bender and Gordon

Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-Street Parking and Loading.

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

Section 1. That Section 541.170 of the above-entitled ordinance be amended to read as follows:

541.170. - Specific off-street parking requirements.

(a) *In general.* Accessory, off-street parking shall be provided for principal uses as specified in Table 541-1, Specific Off-Street Parking Requirements, except as otherwise specified in this zoning ordinance.

(b) *Conditional use permit (C.U.P.).* Where a use is allowed as a conditional use, additional parking may be required through the conditional use permit. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors in determining the number of off-street parking spaces required:
(1) Documentation regarding the actual parking demand for the proposed use.
(2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
(3) Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
(4) The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.

(c) *Downtown districts.* Accessory, off-street parking in the downtown districts shall be regulated by Table 541-2, Specific Off-Street Parking Requirements - Downtown Districts, except as otherwise specified in this chapter.

(d) *Bicycle parking*. Accessory bicycle parking shall be regulated by Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this chapter.

(e) *Special provisions.* Special provisions, including the maximum distance required off-site parking may be located from the use served, are provided under the "Notes" column of Table 541-1, Specific Off-Street Parking Requirements, where appropriate. The numbers specified in the "Notes" column shall have the following meanings:
(1) The number one (1) shall mean that required off-site parking shall be prohibited, except where there is a shared parking facility adjacent to the property served.
(2) The number two (2) shall mean that required off-site parking up to five hundred (500) feet away may be allowed, subject to the provisions of section 541.250, but all commercial vehicles or vehicles necessary for the operation of the use shall be maintained on-site.

(f) *Abbreviations.* For purposes of Table 541-1, Specific Off-Street Parking Provisions, "GFA" shall mean gross floor area, and "sq. ft." shall mean square feet.

Table 541-1 Specific Off-Street Parking Requirements

Minimum parking requirement, in general. Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements. All uses over one thousand (1,000) square feet, other than those specified under the heading "Residential Uses" shall provide a minimum of four (4) parking spaces or the amount specified in this table, whichever is greater, except as otherwise provided in this chapter. Multiple-tenant or multiple-use buildings may exempt no more than four (4) uses of one thousand (1,000) square feet or less from the minimum off-street parking requirement. In addition, one (1) parking space shall be provided for each commercial vehicle or vehicle necessary for the operation of the use that is maintained on the premises. Such vehicles may include, but shall not be limited to, tow trucks, taxis, buses, limousines, hearses, commercial trucks or vans, police or fire vehicles or other service vehicles.

Maximum parking allowed, in general. Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more non-residential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.

Use	**Minimum Parking Requirement**	**Maximum Parking Allowed**	**Notes (see 541.170)**
RESIDENTIAL USES			
Dwellings	1 space per dwelling unit, except an accessory dwelling unit shall not be required to provide off-street parking	No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts	1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet
Congregate living			
Community residential facility	1 space per 4 beds	1 space per bed	1
Board and care home/Nursing home/Assisted living	1 space per 3 beds	1 space per bed	2
Community correctional facility	1 space per 4 beds	1 space per bed	1
Dormitory	1 space per 2 beds	1 space per bed	1
Emergency Shelter	None	1 space per bed	1
Faculty house	1 space per 2 beds	1 space per bed	1
Fraternity or sorority	1 space per 2 beds	1 space per bed	1
Hospitality residence	1 space per 3 guest rooms	1 space per guest room	2
Inebriate housing	1 space per 4 beds	1 space per bed	1

Overnight Shelter	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	1
Residential hospice	1 space per 3 beds	1 space per bed	1
Supportive housing	1 space per 4 beds	1 space per bed	1
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	Not less than 1 space per classroom and + 1 space per five (5) students based on the maximum number of students attending classes at any one (1) time	Not more than 1 space per classroom and other rooms used by students and faculty + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Early childhood learning center	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	1
Preschool	1 space per 2 employees + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per employee + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
School, grades K—12	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one (1) time	2 spaces per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one (1) time	2
School, vocational or business	1 space per classroom + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2

Social, Cultural, Charitable and Recreational Facilities			
Athletic field, including stadiums and grandstands	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	As approved by C.U.P. where the use requires a C.U.P. otherwise, as determined by the zoning administrator.	1
Cemetery	None	As approved by C.U.P.	1
Club or lodge	1 space per 500 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	1 space per 100 sq. ft. of GFA excluding rooming units + 1 space per rooming unit	2
Community center	As determined by the zoning administrator based on the principal uses in the community center	As determined by the zoning administrator based on the principal uses in the community center	
Community garden	None	See Specific Development Standards	1 The minimum requirement of 4 spaces shall not apply
Community service facility	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Convention center	None if located in the downtown area, otherwise as determined by the zoning administrator	As determined by the zoning administrator	2
Developmental achievement center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Educational arts center	1 space per classroom + 1 space per 5 students based on the maximum number of students attending classes at any one (1) time	1 space per classroom + 1 space per 3 students based on the maximum number of students attending classes at any one (1) time	2
Golf course, miniature golf, or driving range	5 spaces per hole (golf course); 1 space per hole (miniature golf); 1 space per tee (driving range)	10 spaces per hole (golf course); 2 spaces per hole (miniature golf); 2 spaces per tee (driving range)	1
Library	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Mission	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Museum	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Park	None except that parks with facilities such as stadiums, golf courses, or indoor recreational facilities shall provide off-street parking as required by this chapter	As determined by the zoning administrator	1
Theater, indoor, provided live performances only	Parking equal to 20% of the capacity of persons in the auditorium	Parking equal to 40% of the capacity of persons in the auditorium	2
Religious Institutions			
Convent, monastery or religious retreat center	1 space per 3 beds	1 space per bed	1
Place of assembly	Parking equal to 10% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	Parking equal to 40% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity	2
COMMERCIAL USES			
Retail Sales and Services			
General retail sales and services	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Alternative financial establishment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Antiques and collectibles store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art gallery	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Art studio	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Bank or financial institution	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Bed and breakfast home	1 space per 3 guest rooms + 1 space for the primary dwelling unit	1 space per guest room + 1 space for the primary dwelling unit	1
Bookstore, new or used	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Building material sales	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. of outdoor sales, display	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales, display	1
Child care center	1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer)	1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer)	2
Consignment clothing store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Contractor's office	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Day labor agency	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Exterminating shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Farmer's market	1 space per 2,000 sq. ft. of sales area, except where approved as a temporary use	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. of outdoor sales or display area	2
Firearms dealer	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Funeral home	8 spaces per chapel or parlor	20 spaces per chapel	2
Greenhouse, lawn and garden supply store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. + 1 space per 1,000 sq. ft. outdoor sales or display area	1 space per 200 sq. ft. of GFA + 1 space per 500 sq. ft. outdoor sales or display area	1
Grocery store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Laundry, self service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Market garden	1 space per 5,000 sq. ft. of growing or storage area	1 space per 2,500 sq. ft. of growing or storage area or as determined by Chapter 536 Specific Development Standards.	1 The minimum requirement of 4 spaces shall not apply
Office supply sales and service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Pawnshop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Performing, visual or martial arts school	Parking equal to 20% of the capacity of persons	1 space per 200 sq. ft. of GFA	2
Pet store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Photocopying	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Rental of household goods and equipment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Secondhand goods store	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Shopping center	As determined by the zoning administrator based on the principal uses in the shopping center	1 space per 200 sq. ft. of GFA	2
Small engine repair	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Tattoo and body piercing parlor	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Tobacco shop	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Veterinary clinic	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Video store	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
Offices	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Automobile Services			
Automobile convenience facility	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1 Pump islands shall not be counted as parking spaces
Automobile rental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	2 Rental vehicles maintained on-site may be stacked

Automobile repair, major	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA+ 2 spaces per service bay	1 Service bay shall not be counted as a parking space
Automobile repair, minor	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA+ 2 spaces per service bay	1 Service bay shall not be counted as a parking space
Automobile sales	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	1 space per 300 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	2 Service bay shall not be counted as a parking space
Car wash	1 space per 40 ft. of washing line or bay	2 spaces per 20 ft. of washing line or bay	2 The washing area shall not be counted as a parking space
Food and Beverages			
Catering	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	
Coffee shop	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2
Liquor store, off-sale	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	1
Nightclub	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Restaurant, delicatessen	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2
Restaurant, fast food	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	1
Restaurant, sit down	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1 space per 75 sq. ft. of GFA	2

Restaurant, with general entertainment	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Commercial Recreation, Entertainment and Lodging			
Hotel	1 space per 3 guest rooms + Parking equal to 10% of the capacity of persons for affiliated uses such as dining or meeting rooms	1 space per guest room + Parking equal to 30% of the capacity of persons for affiliated uses such as dining or meeting rooms	2
Indoor recreation area	6 spaces per full basketball or volleyball court; 2 spaces per lane for a bowling alley; 2 spaces per tennis, racquet, or handball court; 1 space per 500 sq. ft. of skating rink area; as determined by the zoning administrator for other indoor recreation areas	As determined by the zoning administrator	2
Outdoor recreation area	As determined by the zoning administrator	As determined by the zoning administrator	2
Radio or television station	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + Parking equal to 20% of the capacity of persons of the studio audience	1 space per 200 sq. ft. of GFA + Parking equal to 30% of the capacity of persons of the studio audience	2
Reception or meeting hall	Parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons in public areas	2
Regional sports stadium or arena	None if located in the downtown area, otherwise parking equal to 30% of the capacity of persons	Parking equal to 40% of the capacity of persons	2
Sports and health facility	1 space per 500 sq. ft. of GFA + as required by this chapter for applicable indoor recreation areas	1 space per 200 sq. ft. of GFA	2
Theater, indoor	Parking equal to 20% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	Parking equal to 40% of the capacity of persons in the auditorium and any rooms which can be added to the auditorium by opening doors or windows to obtain audio or video unity	2

Medical Facilities			
Birth center	1 space per 1 bed	1 space per 200 sq. ft. of GFA	2
Blood plasma collection facility	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Clinic, medical or dental	1 space per 500 sq. ft. of GFA	1 space per 200 sq. ft. of GFA	2
Hospital	As approved by C.U.P. based on a parking study of the institution, but not less than 1 space per 3 beds	As approved by C.U.P. based on a parking study of the institution, but not more than 1 space per 2 beds	2
Laboratory, medical or dental	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Transportation			
Ambulance service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA+ 1 space per service bay	2
Bus garage or maintenance facility	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA+ 1 space per service bay	2
Horse and carriage assembly/transfer site	As approved by C.U.P.	As approved by C.U.P.	
Intermodal containerized freight facility	As approved by C.U.P.	As approved by C.U.P.	1
Limousine service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA+ 1 space per service bay	2
Motor freight terminal	As approved by C.U.P.	As approved by C.U.P.	1
Motor vehicle storage lot	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	1 space per 300 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area	1

Package delivery service	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1
Railroad switching yards and freight terminal	As approved by C.U.P.	As approved by C.U.P.	1
Taxicab service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA excluding service bays + 1 space per service bays	2
Towing service	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 4,000 sq. ft. of motor vehicle storage area	1 space per 200 sq. ft. of GFA + 1 space per 2,000 sq. ft. of motor vehicle storage area	1
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales, display or storage area	1 space per 200 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales, display or storage area	2
Waste hauler	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. excluding service bays (minimum of 4 spaces) + 1 space per 2 service bays	1 space per 200 sq. ft. of GFA + 1 space per service bays	1
INDUSTRIAL USES			
General Use Categories			
Light industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2

Medium industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, or storage area	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area	2
General industrial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 5,000 sq. ft. of outdoor sales, display, storage, or processing area	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft. + 1 space per 2,500 sq. ft. of outdoor sales, display, or storage area	2
Limited production and processing	1 space per 300 sq. ft. of GFA up to 4,000 sq. ft., but not more than 4 spaces, + 1 space per 1,000 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 4,000 sq. ft. + 1 space per 500 sq. ft. of GFA from 4,000 sq. ft. to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2 The minimum requirement of 4 spaces shall not apply
Specific Industrial Uses			
Concrete, asphalt and rock crushing	As approved by C.U.P.	As approved by C.U.P.	1
Contractor yard	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of storage area	1
Dry cleaning establishment	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2
Film, video and audio production	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Food and beverage products	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2

Furniture moving and storage	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. of GFA of warehousing over 30,000 sq. ft.	2
Grain elevator or mill	As approved by C.U.P.	As approved by C.U.P.	1
Greenhouse, wholesale	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of growing or storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of growing or storage area	1
Industrial machinery and equipment sales, service and rental	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 2,000 sq. ft. of outdoor sales, display, or storage area	1 space per 200 sq. ft. of GFA + 1 space per 1,000 sq. ft. of outdoor sales, display, or storage area	1
Laundry, commercial	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Packaging of finished goods	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Printing and publishing, including distribution	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Recycling facility	As approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	As approved by C.U.P., but not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	1
Research, development and testing laboratory	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	2

Scrap/salvage yard, metal milling facility	As approved by C.U.P.	As approved by C.U.P.	1
Self service storage	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. of GFA of warehousing over 30,000 sq. ft.	1
Urban farm	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 5,000 sq. ft. of growing or storage area	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 2,500 sq. ft. of growing or storage area	1
Wholesaling, warehousing and distribution	1 space per 500 sq. ft. of GFA of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) + 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	2
PUBLIC SERVICES AND UTILITIES			
Animal shelter	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA	1
Bus turnaround	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Electric or gas substation	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply

Electricity generation plant, hydroelectric or non-nuclear	As approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.	As approved by C.U.P., but not more than 1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	2
Fire station	As approved by C.U.P.	As approved by C.U.P.	1
Garage for public vehicles	As approved by C.U.P.	As approved by C.U.P.	1
Heating or cooling facility	As approved by C.U.P.	As approved by C.U.P.	2
Mounted patrol stable	As approved by C.U.P.	As approved by C.U.P.	2
Passenger transit station	As approved by C.U.P.	As approved by C.U.P.	2
Police station	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. of GFA + 1 space per official police vehicle based on the maximum number of such vehicles at the site at one time	1
Post office	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1 space per 200 sq. ft. + 1 space per official postal vehicle based on the maximum number of such vehicles at the site at one time	1
Pretrial detention facility	1 space per two employees assigned to the detention area during peak staffing hours, including shift changes	1 space per employee assigned to the detention area during peak staffing hours, including shift changes	2
Railroad switching yards and freight terminal	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Regional financial service center	1 space per 1,850 sq. ft. of GFA	1 space per 1,000 sq. ft. of GFA	2
River freight terminal	As approved by C.U.P.	As approved by C.U.P.	1

Stormwater retention pond	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Street and equipment maintenance facility	As approved by C.U.P.	As approved by C.U.P.	1
Telephone exchange	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply
Vehicle emission testing station	1 space per 500 sq. ft. of GFA excluding service bays + 2 spaces per service bay	1 space per 200 sq. ft. of GFA excluding service bays + 1 space per service bay	1
Waste disposal or transfer facility	As approved by C.U.P.	As approved by C.U.P.	1
Water pumping and filtration facility	As approved by C.U.P.	As approved by C.U.P.	1 The minimum requirement of 4 spaces shall not apply

Table 541-2 Specific Off-Street Parking Requirements - Downtown Districts

Use	Minimum Parking Requirement	Maximum Parking Allowed
Maximum parking allowed, downtown districts, in general. Uses subject to a maximum parking requirement may provide parking up to the amount specified below provided that a development with one (1) or more non-residential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.		
RESIDENTIAL USES		
	None except that multiple-family dwellings of 50 or more units that provide off-street parking for residents shall also provide designated visitor parking at a ratio of not less than one visitor space per 50 dwelling units	1.5 spaces per dwelling unit or rooming unit in the B4 District; 1.6 spaces per dwelling or rooming unit in the B4S, B4C and B4N Districts; Developments with fewer than 10 dwelling or rooming units shall be subject to a maximum parking requirement of 2 spaces per unit in the downtown districts; Accessible spaces required for residential uses by the Minnesota State Building Code and visitor parking spaces required by this ordinance shall not count toward the maximum parking requirement.

INSTITUTIONAL AND PUBLIC USES		
	None	1 space per 1,000 sq. ft. of GFA
COMMERCIAL USES		
Retail sales and services	None	1 space per 500 sq. ft. of GFA except that the maximum parking requirement for grocery stores shall be 1 space per 300 sq. ft.
Offices	None	1 space per 1,000 sq. ft. of GFA
Automobile services	None	1 space per 200 sq. ft. of GFA+ 2 spaces per service bay
Food and beverages	None	1 space per 200 sq. ft. of GFA
Commercial recreation, entertainment and lodging	None	30% of the capacity of persons except that the maximum requirement for hotels shall be 1 space per guest room + parking equal to 30% of the capacity of persons for affiliated uses such as dining or meeting rooms
Medical facilities	None	1 space per 1,000 sq. ft. of GFA except that the maximum requirement for hospitals shall be as approved by C.U.P. based on a parking study of the institution, but not more than 1 space per 2 beds
Transportation	None	1 space per 1,000 sq. ft. of GFA
PRODUCTION, PROCESSING AND STORAGE	None	1 space per 1,500 sq. ft. of GFA
PUBLIC SERVICES AND UTILITIES	None	1 space per 1,000 sq. ft. of GFA

Section 2. That Section 541.180 of the above-entitled ordinance be amended to read as follows:

541.180. – Bicycle parking.

(a) *In general.* Bicycle parking shall be provided for principal uses as specified in Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this zoning ordinance. The numbers specified in the "Notes" column shall have the following meanings:
(1) The number one (1) shall mean not less than fifty (50) percent of the required bicycle parking shall meet the standards for short-term bicycle parking.
(2) The number two (2) shall mean not less than fifty (50) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.
(3) The number three (3) shall mean that not less than ninety (90) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.

(b) *Bicycle parking standards.* Each required bicycle parking must be accessible without moving another bicycle and its placement shall not result in a bicycle obstruction a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition:
(1) Required short-term bicycle parking spaces shall be located in a convenient and visible area within fifty (50) feet of a principal entrance and shall permit the locating of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components. With the permission of the city engineer, required bicycle parking may be located in the public right-of-way. Public bicycle spaces may contribute to compliance with required bicycle parking when located adjacent to the property in question.
(2) Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. With the permission of the zoning administrator, long-term bicycle parking spaces for non-residential uses may be located off-site within three hundred (300) feet of the site.

(c) *Downtown districts.* Developments within five hundred thousand (500,000) square feet of new or additional gross floor area in downtown districts shall provide bicycle parking and bicycle facilities as required by Chapter 549, Downtown Districts. All other developments in the downtown districts shall provide one (1) secure bicycle parking space for every twenty (20) automobile spaces provided, but in no case shall fewer than four (4) or more than thirty (30) bicycle parking spaces be required. For purposes of this section, a secure bicycle parking space shall include a bicycle rack which permits the locating of the bicycle fame and one (1) wheel to the rack, and which supports the bicycle in a stable position without damage to the wheels, frame or components. Residential uses in the downtown districts are subject to the requirements of Table 541-3, Bicycle Parking Requirements.

Table 541-3 Specific Off-Street Parking Requirements

Use	**Minimum Parking Requirement**	**Notes (see 541.180)**
Minimum bicycle parking requirement, in general. Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum bicycle parking requirements. Unlisted uses do not have a minimum bicycle parking requirement.		
RESIDENTIAL USES		
Dwellings	Single and two-family dwellings and multiple-family dwellings of three or four units: None Multiple-family dwellings with five or more units: 1 space per 2 dwelling units	3
Congregate Living	1 space per 4 beds provided the requirement shall not exceed 8 spaces	3

INSTITUTIONAL USES		
Education Facilities		
Colleges and universities	As approved by C.U.P.	1
School, grades K—12	3 spaces per classroom	1
School, vocational or business	1 space per classroom provided the requirement shall not exceed 40	1
Social, Cultural, Charitable and Recreational Facilities		
Club or lodge	3 spaces	1
Community center	6 spaces	1
Community service facility	3 spaces or 1 spacer per 5,000 sq. ft. of GFA, whichever is greater	1
Convention center	1 space per 50,000 sq. ft. of GFA	1
Library	1 space per 5,000 sq. ft. of GFA	1
Museum	3 spaces or 1 space per 10,000 sq. ft. of GFA, whichever is greater	2
Theater, indoor, provided live performances only	3 spaces	2
COMMERCIAL USES		
General retail sales and services	3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater	1
Alternative financial establishment	3 spaces	1

Bank or financial institution	3 spaces	1
Bookstore, new or used	3 spaces	1
Child care center	3 spaces	1
Consignment clothing store	3 spaces	1
Day labor agency	3 spaces	1
Farmer's market	1 space per 2,000 sq. ft. of sales area, except where approved as a temporary use	1
Greenhouse, lawn and garden supply store	3 spaces	1
Grocery store	3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater	1
Market garden	3 spaces	1
Performing, visual or martial arts school	3 spaces or 1 space per 1,000 sq. ft. of GFA, whichever is greater	1
Photocopying	3 spaces	1
Secondhand goods store	3 spaces	1
Shopping center	3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater	1

Tattoo and body piercing parlor	3 spaces	1
Tobacco shop	3 spaces	1
Video store	3 spaces	1
Offices	3 spaces or 1 space per 15,000 sq. ft. of GFA, whichever is greater	2
Coffee shop	3 spaces	1
Liquor store	3 spaces	1
Restaurant, delicatessen	3 spaces	1
Restaurant, fast food	3 spaces	1
Restaurant, sit down	3 spaces	1
Commercial Recreation, Entertainment and Lodging		
Indoor recreation area	3 spaces	1
Outdoor recreation area	3 spaces	1
Regional sports arena	1 space per 20,000 sq. ft. of GFA	1
Sports and health facility	3 spaces or 1 space per 10,000 sq. ft. of GFA, whichever is greater	1
Theater, indoor	3 spaces	2
Medical facilities		

Clinic, medical or dental	3 spaces	1
Hospital	As approved by C.U.P.	2
INDUSTRIAL USES		
General Use Categories		
Light industrial	2 spaces or 1 space per 20,000 sq. ft. of GFA, whichever is greater, excluding GFA devoted to bulk storage of materials	2
Medium industrial	2 spaces or 1 space per 30,000 sq. ft. of GFA, whichever is greater, excluding GFA devoted to bulk storage of materials	2
General industrial	2 spaces or 1 space per 40,000 sq. ft. of GFA, whichever is greater, excluding GFA devoted to bulk storage of materials	2
Limited production and processing	2 spaces or 1 space per 20,000 sq. ft. of GFA, whichever is greater	2
Specific Industrial Uses		
Urban farm	3 spaces	1
PUBLIC SERVICES AND UTILITIES		
Passenger transit station	As approved by C.U.P.	1
Post office	3 spaces	1

Section 3. That Section 541.490 of the above-entitled ordinance be amended to read as follows:

541.490. – Minimum requirement.

Uses for which off-street loading facilities are required in Table 541-9, Specific Off-Street Loading Requirements, but which are located in buildings of less floor area than the minimum prescribed in Table 541-8, Loading Requirements for Assigned Ratings, shall provide adequate shipping and receiving

facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot.

Table 541-9 Specific Off-Street Loading Requirements

Use	**Minimum Loading Requirement**
RESIDENTIAL USES	
Dwellings	None, except multiple-family dwellings of 100 to 250 units: one small space; multiple-family dwellings of more than 250 units: two small spaces or one large space
Congregate living	
Community residential facility	None
Board and care home/ Nursing home/ Assisted living	Low
Community correctional facility	None
Dormitory	Low
Faculty house	None
Fraternity or sorority	None
Hospitality residence	Low
Inebriate housing	None, except over 50 beds — low

Residential hospice	None
Supportive housing	None
INSTITUTIONAL AND PUBLIC USES	
Educational Facilities	
College or university	As approved by C.U.P.
Early childhood learning center	None
Preschool	None
School, grades K—12	Low
School, vocational or business	Low
Social, Cultural, Charitable and Recreational Facilities	
Athletic field	None
Cemetery	None
Club or lodge	Low
Community center	Low
Community service facility	None

Community garden	None
Convention center	High
Developmental achievement center	None
Educational arts center	None
Golf course	None
Library	None
Mission	None
Museum	Low
Park	None
Theater, indoor, provided live performances only	Low
Religious Institutions	
Convent or monastery	None
Place of assembly	Low
COMMERCIAL USES	
Retail Sales and Services	

General retail sales and services	Low
Antiques and collectibles store	Low
Art gallery	Low
Bank or financial institution	Low
Bed and breakfast home	None
Bookstore, new or used	Low
Building material sales	High
Child care center	None
Consignment clothing store	Low
Contractor's office	Medium
Currency exchange	Low
Day labor agency	Low
Exterminating shop	Medium
Farmer's market	High

Firearms dealer	Low
Funeral home	Low
Greenhouse, lawn and garden supply store	High
Grocery store	High
Laundry, self service	None
Office supply sales and service	Medium
Pawnshop	Low
Performing, visual or martial arts school	None
Pet store	Low
Photocopying	Low
Rental of household goods and equipment	Medium
Secondhand goods store	Medium
Shopping center	As approved by C.U.P.
Small engine repair	Low

Tattoo and body piercing parlor	Low
Veterinary clinic	Low
Video store	Low
Offices	Medium, provided that off-street loading facilities accessory to office uses located in the downtown districts shall be provided as follows: One (1) large loading space for office uses with thirty thousand (30,000) to one hundred thousand (100,000) sq. ft. of gross floor area plus one (1) large loading space for each additional one hundred thousand (100,000) sq. ft. of gross floor area up to five hundred thousand (500,000) sq. ft. For office uses greater than five hundred thousand (500,000) sq. ft., one (1) additional large loading space for each additional five hundred thousand (500,000) sq. ft. of gross floor area or fraction thereof.
Automobile Services	
Automobile convenience facility	Medium
Automobile rental	Low
Automobile repair, major	Medium
Automobile repair, minor	Medium
Automobile sales	Medium
Car wash	None
Food and Beverages	

Catering	Medium
Coffee shop	Low
Liquor store, off-sale	Medium
Nightclub	Low
Restaurant, delicatessen	Low
Restaurant, fast food	Low
Restaurant, sit down	Low
Commercial Recreation, Entertainment and Lodging	
Hotel	Medium
Indoor recreation area	None
Outdoor recreation area	None
Radio or television station	Low
Reception or meeting hall	Medium
Regional sports arena	Medium
Sports and health facility	Low
Theater, indoor	Low

Medical Facilities	
Birth center	Low
Blood/plasma collection facility	None
Clinic, medical or dental	Low
Hospital	Medium
Laboratory, medical or dental	Low
Transportation	
Ambulance service	None
Bus garage or maintenance facility	Low
Horse and carriage assembly/transfer site	As approved by C.U.P.
Intermodal containerized freight facility	As approved by C.U.P.
Limousine service	None
Motor freight terminal	High
Motor vehicle storage lot	None

Package delivery service	High
Railroad switching yards and freight terminal	As approved by C.U.P.
Taxicab service	None
Towing service	None
Truck, trailer, boat or recreational vehicle, sales, service or rental	Medium
Waste hauler	None
PARKING FACILITIES	
Parking facilities	None
INDUSTRIAL USES	
General Use Categories	
Light industrial	High
Medium industrial	High
General industrial	High
Limited production and processing	Low

Specific Industrial Uses	
Concrete, asphalt and rock crushing	High
Contractor showroom	Medium
Contractor yard	High
Dry cleaning establishment	High
Film, video and audio production	Medium
Food and beverage products	High
Furniture moving and storage	High
Grain elevator or mill	High
Greenhouse, wholesale	High
Industrial machinery and equipment sales, service and rental	High
Laundry, commercial	High
Packaging of finished goods	High

Printing and publishing, including distribution	High
Recycling facility	High
Research, development and testing laboratory	Medium
Scrap/salvage yard, metal milling facility	As approved by C.U.P.
Self service storage	High
Wholesaling, warehousing and distribution	High
PUBLIC SERVICES AND UTILITIES	
Animal shelter	Low
Bus turnaround	None
Electric or gas substation	None
Electricity generation plant, hydroelectric or non-nuclear	High
Fire station	None
Garage for public vehicles	Low
Heating or cooling facility	None

Mounted patrol stable	As approved by C.U.P.
Passenger transit station	None
Police station	None
Post office	High
Pretrial detention facility	Medium
Railroad right-of-way	None
Regional financial service center	Low
River freight terminal	High
Stormwater retention pond	None
Street and equipment maintenance facility	Low
Telephone exchange	None
Vehicle emission testing station	None
Waste disposal or transfer facility	High
Water pumping and filtration facility	High

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Glidden

Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to Zoning Code: Commercial Districts.

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

Section 1. That Section 548.30 of the above-entitled ordinance be amended to read as follows:

548.30. Principal uses for the residence districts.

(a) *In general.* Table 548-1, Principal Uses in the Commercial Districts, lists all permitted and conditional uses in the commercial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right 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 an "✓" 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 548-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 548-1 and if not determined to be within another 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) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:
a. Bakery.
b. Barber shop/beauty salon.

c. Bicycle sales and repair.
d. Clothing and accessories.
e. Drug store.
f. Dry cleaning pick-up station.
g. Electronics.
h. Film developing.
i. Furniture store.
j. Hardware store.
k. Interior decorating/upholstery.
l. Jewelry store.
m. Locksmith.
n. Massage and bodywork establishment.
o. Picture framing.
p. Radio and television service and repair.
q. Shoe repair/tailor.

Table 548-1 Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
COMMERCIAL USES						
Retail Sales and Services						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	✓
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	✓
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	✓
Consignment clothing store	P	P	P	P	P	✓
Contractor's office	C	C	C	C	C	
Day labor agency					C	✓
Exterminating shop					P	
Farmers' market	P	P	P	P	P	✓
Firearms dealer					C	✓
Funeral home	P	P	P	P	P	✓

Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	✓
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	✓
Memorial monuments		P			P	✓
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	✓
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	✓
Photocopying	P	P	P	P	P	
Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	✓
Shopping center	C	C	C	C	C	✓
Small engine repair		C		P	P	✓
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	
Offices	P	P	P	P	P	
Automobile Services						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	✓
Automobile convenience facility		C		C	C	✓
Automobile rental		C			C	✓
Automobile repair, major					C	✓
Automobile repair, minor		C		C	C	✓
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	✓
Automobile sales		C		C	C	✓
Car wash		C		C	C	✓
Food and Beverages						

Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	✓
Liquor store, off-sale		C	C	C	C	✓
Nightclub			C			✓
Restaurant, delicatessen	P	P	P	P	P	✓
Restaurant, fast food	C	C	C	C	C	✓
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging						
Bed and breakfast home	P	P	P	P	P	✓
Hotel, 5—20 rooms	P	P	P	P	P	✓
Hotel, 21 rooms or more			P	P	P	✓
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	✓
Radio or television station	P	P	P	P	P	✓
Reception or meeting hall		C	P	C	C	✓
Regional sports arena			P			✓
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	✓
Medical Facilities						
Birth center	P	P	P	P	P	✓
Blood/plasma collection facility					P	✓
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	✓
Transportation						
Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	
Package delivery service					C	✓
Taxicab service					C	

Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
PARKING FACILITIES						
Parking facility	C	C	C	C	C	
RESIDENTIAL USES						
Dwellings						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	✓
Congregate Living						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
Emergency shelter serving up to sixteen (16) persons	C	C	C	C	C	✓
Emergency shelter serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Inebriate housing		C			C	✓
Overnight shelter		C			C	✓
Residential hospice		C			C	✓
Supportive housing		C			C	✓
INSTITUTIONAL AND PUBLIC USES						
Educational Facilities						
Early childhood learning center	P	P	P	P	P	✓
Preschool	P	P	P	P	P	✓

School, grades K—12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities						
Athletic field	C	C	C	C	C	✓
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	✓
Community garden	P	P	P	P	P	✓
Community service facility	P	P	P	P	P	✓
Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
Religious Institutions						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE						
Limited production and processing	C	C	C	C	C	
Dry cleaning establishment		C			C	✓
Film, video and audio production	P	P	P	P	P	✓
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	✓
Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	✓
Wholesaling, warehousing and distribution					C	
PUBLIC SERVICES AND UTILITIES						
Bus turnaround	C	C	C	C	C	

Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			✓
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Glidden

Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.

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

Section 1. That Section 549.30 of the above-entitled ordinance be amended to read as follows:

549.30. - Principal uses for the downtown districts.

(a) *In general.* Table 549-1, Principal Uses in the Downtown Districts, lists all permitted and conditional uses in the downtown districts.

(b) *Permitted uses*. Uses specified with a "P" are permitted as of right 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 an "✓" 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 549-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 549-1 and if not determined to be within another 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) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:
a. Bakery.
b. Barber shop/beauty salon.

c. Bicycle sales and repair.
d. Clothing and accessories.
e. Drug store.
f. Dry cleaning pick-up station.
g. Electronics.
h. Film developing.
i. Furniture store.
j. Hardware store.
k. Interior decorating/upholstery.
l. Jewelry store.
m. Locksmith.
n. Massage and bodywork establishment.
o. Picture framing.
p. Radio and television service and repair.
q. Shoe repair/tailor.

(2) *Limited production and processing*. Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use provided the use shall not exceed the maximum floor area as set forth in each downtown district, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the B4C District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:

a. Apparel and other finished products made from fabrics.
b. Computers and accessories, including circuit boards and software.
c. Electronic components and accessories.
d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
e. Precision medical and optical goods.
f. Signs, including electric and neon signs.
g. Watches and clocks.
h. Wood crafting and carving.
i. Wood furniture and upholstery.

Table 549-1 Principal Uses in the Downtown Districts

Use	B4	B4S	B4C	B4N	Specific Development Standards
COMMERCIAL USES					
Retail Sales and Services					
General retail sales and services	P	P	P	P	
Alternative financial establishment		P	P	P	✓
Antiques and collectibles store	P	P	P	P	
Art gallery	P	P	P	P	

A studio	P	P	P	P	✓
Bank or financial institution	P	P	P	P	
Bookstore, new or used	P	P	P	P	
Building material sales			P		
Child care center	P	P	P	P	✓
Consignment clothing store	P	P	P	P	✓
Contractor's office	C	C	C	C	
Day labor agency			C		✓
Dormitory	C	C	C	C	✓
Exterminating shop			P		
Farmers' market	P	P	P	P	✓
Firearms dealer			C		✓
Funeral home		P	P	P	✓
Greenhouse, lawn and garden supply store			P		
Grocery store	P	P	P	P	✓
Laundry, self service	P	P	P	P	
Market garden	P	P	P	P	✓
Motorized scooter sales	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	
Office supplies sales and service	P	P	P	P	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	P	
Pet store	P	P	P	P	✓
Photocopying	P	P	P	P	
Rental of household goods and equipment		P	P	P	
Secondhand goods store		P	P	P	✓
Shopping center	P	P	P	P	✓
Small engine repair			P		✓
Tattoo and body piercing parlor		P	P	P	
Tobacco shop	P	P	P	P	✓
Veterinary clinic	P	P	P	P	✓
Video store	P	P	P	P	

Offices	**P**	**P**	**P**	**P**	
Automobile Services					
Automobile convenience facility		C	C	C	✓
Automobile rental	C	C	C	C	✓
Automobile repair, major			C		✓
Automobile repair, minor		C	C	C	✓
Automobile sales	C	C	C	C	✓
Car wash			C		✓
Food and Beverages					
Catering	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	✓
Liquor store, off-sale	P	P	P	P	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	P	✓
Restaurant, fast food	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging					
Hotel, 5—20 rooms	P	P	P	P	✓
Hotel, 21 rooms or more	P	P	P	P	✓
Indoor recreation area	P	P	P	P	
Outdoor recreation area	C	C	C	C	✓
Radio or television station	P	P	P	P	
Reception or meeting hall	P	P	P	P	
Regional sports arena			P		
Sports and health facility	P	P	P	P	
Theater, indoor	P	P	P	P	✓
Medical Facilities					
Birth center	P	P	P	P	✓
Blood/plasma collection facility			P		✓
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓

Laboratory, medical or dental	P	P	P	P	
Planned Unit Development	**C**	**C**	**C**	**C**	✓
Transportation					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	C	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
PARKING FACILITIES					
Parking facility	C	C	C	C	
RESIDENTIAL USES					
Dwellings					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
Planned Unit Development	**C**	**C**	**C**	**C**	✓
Congregate Living					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
Emergency shelter serving up to thirty-two (32) persons	C	C	C	C	✓
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Overnight shelter	C	C	C	C	✓
Residential hospice	C	C	C	C	✓
Supportive housing	C	C	C	C	✓
INSTITUTIONAL AND PUBLIC USES					
Educational Facilities					
College or university	C	C	C	C	✓
Early childhood learning center	P	P	P	P	✓

Preschool	P	P	P	P	✓
School, grades K—12	C	C	C	C	✓
School, vocational or business	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities					
Club or lodge, with general entertainment	P	P	P	P	
Community center	P	P	P	P	
Community garden		P	P	P	
Community service facility	P	P	P	P	✓
Convention center, public		P	P	P	
Developmental achievement center		P	P	P	
Educational arts center	P	P	P	P	
Library	P	P	P	P	
Mission			C		✓
Museum	P	P	P	P	
Park, public	P	P	P	P	
Religious Institutions					
Convent, monastery or religious retreat center	P	P	P	P	✓
Place of assembly	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE					
Limited production and processing	P	P	P	P	✓
Dry cleaning establishment		C	C	C	✓
Film, video and audio production	P	P	P	P	✓
Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	P	✓
Packaging of finished goods		P	P	P	
Printing and publishing	P	P	P	P	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	P	
PUBLIC SERVICES AND UTILITIES					
Bus turnaround	C	C	C	C	
Communication exchange	P	P	P	P	

Electric or gas substation	C	C	C	C	
Fire station	C	C	C	C	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	C	
Mounted patrol stable			C		✓
Passenger transit station	P	P	C	P	
Police station	P	P	P	P	
Post office	P	P	P	P	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	C	
Regional financial service center	P	P	P	P	
Stormwater retention pond	C	C	C	C	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	C	

ORDINANCE
of the
CITY OF
MINNEAPOLIS

By Glidden

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 549-1, Principal Uses in the Industrial Districts, lists all permitted and conditional uses in the industrial districts.

(b) *Permitted uses*. Uses specified with a "P" are permitted as of right 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 an "✓" 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 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 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
INDUSTRIAL USES				
Generalized Use Categories				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
Specific Industrial Uses				
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	
Grain mill, small-scale	P	P	P	✓
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	

Planned Unit Development	C	C	C	✓
Commercial Uses				
Retail Sales and Services				
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		✓
Offices	P	P	P	
Automobile Services				
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	✓
Food and Beverages				
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		✓
Commercial Recreation, Entertainment and Lodging				
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			
Medical Facilities				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
Transportation				
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	✓
PARKING FACILITIES				
Parking facility	C	C	C	
INSTITUTIONAL AND PUBLIC USES				

Educational Facilities				
School, vocational or business	P	P	P	✓
Social, Cultural, Charitable, and Recreational Facilities				
Athletic field	P	P	P	✓
Club or lodge, with general entertainment	P	P		
Community center	P	P		✓
Community garden	P	P		✓
Community service facility	P	P	P	✓
Development achievement center	P	P		
Educational arts center	P	P		
Mission	C	C	C	✓
Park	P	P	P	
Religious Institutions				
Place of assembly	P	P		
RESIDENTIAL USES				

Community correctional facility serving up to thirty-two (32) persons	C	C	C	✓
PUBLIC SERVICES AND UTILITIES				
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	

Sether, Shanna M

From: Russ Henry <rhenry@gtgardens.com>
Sent: Friday, April 08, 2016 10:50 AM
To: Sether, Shanna M
Cc: Downs Schwei, Tamara; DeVon Nolen
Subject: Food shelves ordinance

Hi Shanna,

Thank you for your work on updating the food shelves ordinance. I am the co-chair of the Homegrown Minneapolis Food Council. The Food Council works tirelessly to improve healthy food access for Minneapolis residents. After meeting with Fartun Weli, Founder and Executive Director of Isuroon, the group working on a new Somali specific food shelf, I am convinced that the City of Minneapolis zoning code must be updated to allow community center style food shelves to operate throughout the city in all commercial and industrial zones.

People need food that is specific to their culture, and they need to be able to access that food in their own neighborhoods. Right now, community center type food shelves are relegated to only operating in industrial zones, this separates potential new food shelves from their clients geographically. Please send along this message to the full city council: it is time to update the zoning code to allow independent food shelves to operate effectively in Minneapolis.

I am grateful for you work, and the work of Council Member Elizabeth Glidden to examine the zoning code towards the goal of allowing food shelves in all commercial and industrial zones.

Sincerely,

Russ Henry
Co-Chair of Homegrown Minneapolis Food Council
(612) 227-0115

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http://www.minneapolismn.gov/homegrown