



Ordinance No. 2018-056

City of Minneapolis

File No. 2018-00149

Author: Johnson

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Committee: ZP

Public Hearing: None

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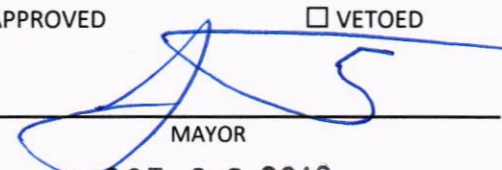
Publication: OCT 27 2018

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Bender	X			
Jenkins	X			
Johnson	X			
Gordon	X			
Reich	X			
Fletcher	X			
Cunningham	X			
Ellison	X			
Warsame	X			
Goodman	X			
Cano	X			
Schroeder	X			
Palmisano	X			

MAYOR ACTION

APPROVED

VETOED



 MAYOR
OCT 22 2018

 DATE

Certified an official action of the City Council

ATTEST:



 CITY CLERK

Presented to Mayor: OCT 19 2018

Received from Mayor: OCT 23 2018

Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code.

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

Section 1. That Section 521.10 contained in Chapter 521, Zoning Districts and Maps Generally, be amended to read as follows:

521.10. Establishment of zoning districts. In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

- (1) *Residence Districts.*
R1 Single-family District

R1A Single-family District
R2 Two-family District
R2B Two-family District
R3 Multiple-family District
R4 Multiple-family District
R5 Multiple-family District
R6 Multiple-family District

(2) Office Residence Districts.

OR1 Neighborhood Office Residence District
OR2 High Density Office Residence District
OR3 Institutional Office Residence District

(3) Commercial Districts.

C1 Neighborhood Commercial District
C2 Neighborhood Corridor Commercial District
C3A Community Activity Center District
C3S Community Shopping Center District
C4 General Commercial District

(4) Industrial Districts.

I1 Light Industrial District
I2 Medium Industrial District
I3 General Industrial District

(5) Downtown Districts.

B4 Downtown Business District
B4S Downtown Service District
B4C Downtown Commercial District
B4N Downtown Neighborhood District

(6) Overlay Districts.

PO Pedestrian Oriented Overlay District
IL Industrial Living Overlay District
TP Transitional Parking Overlay District
SH Shoreland Overlay District
FP Floodplain Overlay District
MR Mississippi River Critical Area Overlay District
DP Downtown Parking Overlay District
B4H Downtown Housing Overlay District
DH Downtown Height Overlay District
NM Nicollet Mall Overlay District
HA Harmon Area Overlay District
AP Airport Overlay District
WB West Broadway Overlay District
UA University Area Overlay District
DS Downtown Shelter Overlay District
SZ Split Zoning Overlay District

Section 2. That Section 535.210 contained in Chapter 535, Regulations of General Applicability, be amended to read as follows:

535.210. Lots containing two or more zoning classifications. (a) *In general.* The combining of land, lots, parcels, or tracts shall not result in more than one (1) primary zoning classification on a single zoning lot, except as allowed by the TP Transitional Parking Overlay District and the SZ Split Zoning Overlay District. Land, lots, parcels, or tracts combined after February 1, 2009 in violation of this ordinance shall be treated as separate zoning lots corresponding with the boundaries of the different zoning classifications. Where the TP Transitional Parking Overlay District is part of the zoning lot served, land in the residential or office residential district shall not be included as a part of the required yards or minimum lot area for any structures or uses not allowed in the residential or office residential district.

(b) *Split zoning.* Where a zoning lot contains two (2) or more primary zoning classifications on February 1, 2009, or where a zoning lot with two (2) or more primary zoning classifications has not been created by the property owner through combining land, lots, parcels, or tracts after February 1, 2009, the zoning lot shall be subject to the following:

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

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

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

Section 3. That Section 551.20 contained in Chapter 551, Overlay Districts, be amended to read as follows:

551.20. Establishment of overlay districts. The overlay district names are:

PO Pedestrian Oriented Overlay District
IL Industrial Living Overlay District
TP Transitional Parking Overlay District
SH Shoreland Overlay District
FP Floodplain Overlay District
MR Mississippi River Critical Area Overlay District
DP Downtown Parking Overlay District
B4H Downtown Housing Overlay District
DH Downtown Height Overlay District
NM Nicollet Mall Overlay District
HA Harmon Area Overlay District
NP North Phillips Overlay District
AP Airport Overlay District
WB West Broadway Overlay District
UA University Area Overlay District
DS Downtown Shelter Overlay District

SZ Split Zoning Overlay District

Section 4. That Chapter 551, Overlay Districts, be amended by adding thereto a new Article XIX, including new Sections 551.1400 through 551.1490 to read as follows:

ARTICLE XIX. SZ SPLIT ZONING OVERLAY DISTRICT

551.1400. Purpose. The SZ Split Zoning Overlay District is established to allow more than one (1) zoning classification on a zoning lot to promote mixed use development without requiring the expansion of commercial zoning.

551.1410. Established boundaries. The boundaries of the SZ Overlay District shall be the areas shown on the official zoning map.

551.1420. Eligible areas outside of established boundaries. Any person having a legal or equitable interest in property located in the commercial districts and adjacent R4, R5, and R6 Residence Districts or office residence districts outside of the established boundaries may file a petition to request the addition of the SZ Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement.

551.1430. Maximum number of primary zoning districts. A zoning lot with the SZ Overlay District shall not include more than two (2) primary zoning districts.

551.1440. Allowed uses. All uses, including accessory parking, shall be located only on that portion of the lot where the use is allowed by the primary zoning district.

551.1450. Lot dimension requirements. The more restrictive of the lot area and lot width requirements of the primary zoning districts shall apply to the entire development.

551.1460. Building bulk requirements. (a) In general. The more restrictive of the height and floor area ratio requirements of the primary zoning districts shall apply to the entire development.

(b) Density bonuses. In addition to the bonuses authorized for enclosed parking and affordable housing in the residence, office residence and commercial districts, the entire development may also qualify for the mixed commercial-residential buildings density bonus as authorized by Chapter 535, Regulations of General Applicability.

551.1470. Maximum lot coverage. Maximum lot coverage requirements of each primary zoning district shall apply to that portion of development in which the development is located.

551.1480. Impervious surface coverage. Impervious surface coverage requirements of each primary zoning district shall apply to that portion of development in which the development is located.

551.1490. Yard requirements. (a) In general. Yard requirements of each primary zoning district shall apply to that portion of development in which the development is located.

(b) Exception. Yards shall not be required along split zoning district boundary lines.