

**Ordinance No. 2019-050****City of Minneapolis****File No. 2018-01198**

Author: Schroeder

Notice: None

1st Reading: Nov 2, 2018

Committee: ZP

Public Hearing: None

2nd Reading: Nov 8, 2019

Passage: Nov 8, 2019

Publication: NOV 16 2019

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

NOV 13 2019

DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to Mayor: NOV 08 2019

Received from Mayor: NOV 13 2019

Amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision: Land Subdivision Regulations.

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

Section 1. That Section 598.240 of the above-entitled ordinance be amended to read as follows:

598.240. Residential development design. The following requirements shall apply to residential subdivisions:

(1) *Blocks.* Blocks shall be not less than six hundred (600) feet nor more than one thousand five hundred (1,500) feet long and shall be of a minimum width to provide two (2) tiers of lots. Through lots shall be avoided. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets,

railroads or waterways. Sidewalks or pedestrianways, not less than ten (10) feet wide, may be required through the center of blocks more than eight hundred (800) feet long where deemed necessary to provide circulation or access to schools, parks, playgrounds, shopping areas, transportation or other community facilities.

(2) *Lot dimensions.*

a. ~~Single and two-family~~ *Single-, two- and three-family dwellings.* Lot width shall be not less than the minimum requirements set forth by the zoning ordinance except where no alley is provided, in which case the required minimum lot width shall be increased by ten (10) feet. Lot area shall be not less than the greater of (1) the minimum requirements set forth by the zoning ordinance or (2) the average of the ~~single-family and two-family~~ *single-, two-, and three-family* zoning lots, including the subject zoning lot, located in whole or in part within three hundred fifty (350) feet or the average of the ~~single-family and two-family~~ *single-, two-, and three-family* zoning lots, including the subject zoning lot, located in whole or in part within the same zoning district within three hundred fifty (350) feet, whichever is greater, where such average lot area exceeds the minimum zoning requirement by fifty (50) percent or more. Where such greater minimum lot area applies, the maximum lot area requirement shall be one hundred thirty (130) percent of said average minimum lot area. No lot shall be created which has more than five (5) sides.

b. *Multiple family dwellings with four (4) or more dwelling units.* Lot width and lot area shall be not less than the minimum requirements set forth by the zoning ordinance except where no alley is provided, in which case the required minimum lot width shall be increased by ten (10) feet. No lot shall be created which has more than five (5) sides.

(3) *Solar access.* All lots in subdivisions of forty (40) acres or more shall be platted in an orientation to maximize solar exposure.

(4) *Reverse frontage lot(s).* Reverse frontage lots, those platted in reverse orientation to the rest of the block, shall be prohibited. Reverse corner lots are also reverse frontage lots.

(5) *Existing two-family dwelling.* Notwithstanding the requirements of this chapter, lots with an existing side-by-side two-family dwelling of one (1) or more stories may be subdivided along the party wall to allow separate ownership of each side of the building provided that covenants are recorded that set forth the requirements for exterior maintenance of the building and grounds, the requirements for reconstruction if one (1) or both sides of the building are damaged or destroyed, and state that the parcels may be used separately as long as the existing building is continued and that thereafter the lots shall be combined to make a single parcel or otherwise be enlarged to conform to the requirements of these land subdivision regulations. Evidence of proper filing of the covenants shall be submitted to the zoning administrator before the approval will be in effect.

Section 2. The effective date of all the ordinance amendments herein described shall be January 1, 2020.