

ORDINANCE

By Frey

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 530.120 contained in Chapter 530, Site Plan Review, be amended to read as follows:

530.120. Building design. (a) *Building walls.* In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections. 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.

(b) *Entrances, windows, and active functions.*

Principal entrances shall be clearly defined and emphasized through the use of architectural features or other details that express the importance of the entrance. Multiple entrances are encouraged.

Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

(1) *Residential uses.* Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows.

(2) *Nonresidential uses.* Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs, or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

a. Windows shall be vertical in proportion.

b. Windows shall be distributed in a more or less even manner.

c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.

d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.

e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the

area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.

f. Industrial uses in Table 550-1, Principal Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.

Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

(3) *Ground floor active functions.* Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.

(c) *Roof lines.* The form and pitch of roof lines shall be similar to surrounding buildings.

~~(d) *Parking garages.* The exterior design of parking garages shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with the minimum window requirements of this article, principal and accessory parking garages shall comply with provisions of this article requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of chapter 549, Downtown Districts, shall apply.~~

(1) *Design.* In addition to compliance with the other standards of this article, parking garages shall comply with the following:

a. In the downtown districts, requirements for active uses between the ground floor of principal and accessory parking garages and any public sidewalk, as required by Chapter 549, Downtown Districts, shall apply. In all other districts, parking garages shall comply with provisions of this article requiring active functions on the ground floor.

b. Above the ground floor, in any structure that includes a principal or accessory parking garage, parking and loading shall be limited to no more than thirty (30) percent of the linear frontage of each floor facing a public street, public sidewalk, or public pathway.

c. Vehicles and internal garage lighting shall be screened as viewed from the public right-of-way and nearby properties.

d. Where two (2) or more levels of parking are provided above ground, the top level of parking garages shall be enclosed or screened as viewed from above.

e. All garage elevations shall use exterior materials to cover and diminish the visibility of any sloping floor.

f. Design features that facilitate future conversion of parking garages to other uses, including flat floors, are encouraged.

(2) Floor area in downtown districts. The combined, above-grade floor area of principal and accessory parking garages in the downtown districts shall not exceed the gross floor area of all other uses located on the same zoning lot.

(e) *Exceptions.* The city planning commission or zoning administrator may approve alternatives to these requirements, subject to section 530.80, provided that the security of the surrounding area is considered and that any adverse effects are mitigated through the use of wall enhancements or architectural features, including display windows, that create visual interest.

Section 2. That Section 549.410 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.410. - General district regulations. The following conditions govern uses in the B4 District:

(1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.

(2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.

(4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to five thousand (5,000) square feet of gross floor area.

(5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. ~~Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.~~

Section 3. That Section 549.450 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.450. - Building bulk requirements. The B4S District is divided into two subdistricts for building bulk requirements, the B4S-1 District and the B4S-2 District. The minimum and maximum floor area ratio of all structures in the B4S District shall be as specified in Table 549-5, B4S Downtown Service District Building Bulk Requirements.

Table 549-5 B4S Downtown Service District Building Bulk Requirements

B4S-1 District	B4S-2 District
<p>Minimum floor area ratio 2.0 (Non-residential) 2.0 (Dwellings & Hotels) <u>Floor area devoted to parking or loading shall not be counted toward compliance with the minimum floor area ratio</u></p>	<p>Minimum floor area ratio 2.0 <u>Floor area devoted to parking or loading shall not be counted toward compliance with the minimum floor area ratio</u></p>
<p>Maximum floor area ratio 4.0 (Non-residential) 8.0 (Dwellings & Hotels)</p>	<p>Maximum floor area ratio 8.0</p>

Section 4. That Section 549.460 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.460. - General district regulations. The following conditions govern uses in the B4S District:

(1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.

(2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.

(4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to five thousand (5,000) square feet of gross floor area.

(5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. ~~Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.~~

Section 5. That Section 549.510 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.510. - General district regulations. The following conditions govern uses in the B4C District:

(1) *Drive-through facilities permitted.* Drive-through facilities shall be permitted, subject to the standards of Chapter 530, Site Plan Review and Chapter 541, Off-Street Parking and Loading.

(2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(3) *Production, processing and storage.*

a. *In general.* Production, processing and storage uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

b. *Hazardous materials.* Warehousing and distribution uses shall not include the storage of hazardous materials in excess of consumer commodities which are packaged for consumption by individuals for personal care or household use, except as provided in Chapter 535, Regulations of General Applicability, regarding the storage of Class I flammable liquids, flammable gases and flammable liquefied gases.

(4) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. ~~Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.~~

Section 6. That Section 549.570 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.570. - Building bulk requirements. The minimum floor area ratio of all structures shall be two (2). Floor area devoted to parking or loading shall not be counted toward compliance with the minimum floor area ratio. There is no maximum floor area ratio in the B4N District.

Section 7. That Section 549.580 contained in Chapter 549, Downtown Districts, be amended to read as follows:

549.580. - General district regulations. The following conditions govern uses in the B4N District:

(1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.

(2) *Outdoor speakers prohibited.* Outdoor speakers shall be prohibited.

(3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.

(4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

(5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. ~~Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.~~

(6) *Maximum floor area.* All retail sales and services shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.

Section 8. That Section 551.930 contained in Chapter 551, Overlay Districts, be amended to read as follows:

551.930. Building façade. (a) *In general.* Building façades shall provide architectural detail and shall contain windows at the ground level or first floor in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. The exterior materials and appearance of the rear and side walls shall be similar to and compatible with the front of the building. The use of plain face concrete block as an exterior material shall be prohibited where visible from a public street or a residence or office residence district.

(b) *Windows.* At least forty (40) percent of the first floor façade that faces the Nicollet Mall or other public street shall be windows or doors of clear or lightly tinted glass, including display windows. Windows shall be distributed in a more or less even manner. Display windows shall be illuminated until at least 1:00 a.m. For purposes of this section, minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.

(c) *Parking garages.* Parking garages shall not include parking or loading frontage facing the Nicollet Mall right-of-way. Parking garages shall be separated from a structure's Nicollet Mall frontage by not less than eighteen (18) feet of commercial, residential, office, or hotel uses.