

**AN ORDINANCE
Of the
CITY OF
MINNEAPOLIS**

By Palmisano

**Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code:
Zoning Districts and Maps Generally.**

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

Section 1. That Section 521.10 of the above-entitled ordinance be amended and 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:

(6) *Overlay Districts.*

- PO Pedestrian Oriented Overlay District
- ~~LH Linden Hills 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

**AN ORDINANCE
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By Palmisano

Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.

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

Section 1. That Section 551 of the above-entitled ordinance be amended and amended to read as follows:

ARTICLE II. - PO PEDESTRIAN ORIENTED OVERLAY DISTRICT

551.60. - Purpose.

The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

551.70. - Established boundaries.

The boundaries of the PO Overlay District shall be the areas shown on the official zoning map.

551.80. - Eligible areas outside of established boundaries.

Any person having a legal or equitable interest in property located outside of the established boundaries may file a petition to request the addition of the PO Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement. The following criteria shall be considered when designating a PO Overlay District:

- (1) The level of pedestrian interest and activity.
- (2) The variety of retail sales and services activities.
- (3) The extent to which properties have limited or no front setbacks.
- (4) The availability of public transit service in the area.

551.90. - Prohibited uses.

The following uses shall be prohibited in the PO Overlay District:

- (1) Drive-through facilities.
- (2) Automobile services uses.
- (3) Transportation uses.

551.100. - Fast food restaurants.

Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

551.110. - Building placement.

The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.

551.120. - Building façade.

- (a) *Window area.* At least forty (40) percent of the first floor façade of any nonresidential use 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. Windows shall be distributed in a more or less even manner. 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.
- (b) *Awnings and canopies.* Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances. Backlit awnings and canopies shall be prohibited.

(2009-Or-057, § 1, 7-17-09)

551.130. - Prohibited on-premise signs.

The following on-premise signs shall be prohibited in the PO Overlay District:

- (1) Pole signs.
- (2) Backlit awning and canopy signs.
- (3) Backlit insertable panel projecting signs.

(2009-Or-057, § 2, 7-17-09)

551.140. - Accessory parking.

- (a) *Location.* On-site accessory parking facilities shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.
- (b) *Dimensions.* Parking lots shall be limited to not more than sixty (60) feet of street frontage.
- (c) *Shared parking.* The development of shared parking is encouraged, subject to the provisions of Chapter 541, Off-Street Parking and Loading.
- (d) *Off-site parking.* When off-site parking is allowed as specified in Chapter 541, Off-Street Parking and Loading, parking may be located an additional five hundred (500) feet from the use served, subject to the requirements of Chapter 541, Off-Street Parking and Loading, governing the location of off-site parking.
- (e) *Minimum and maximum number of accessory parking spaces.* The minimum off-street parking requirement for nonresidential uses shall be seventy-five (75) percent of the minimum requirement specified in Chapter 541, Off-Street Parking and Loading. The maximum off-street parking allowance for nonresidential uses shall be seventy-five (75) percent of the maximum allowed as specified in Chapter 541, Off-Street Parking and Loading, provided that a development with one (1) or more nonresidential uses shall not be restricted to fewer than ten (10) total accessory parking spaces on a zoning lot.
- (f) (2009-Or-003, § 1, 1-9-2009; 2013-Or-253, § 1, 12-13-2013)

551.145. - West Broadway area.

The following additional regulations shall govern development within the PO Overlay District along West Broadway Avenue between the Mississippi River and the western city limits, as shown on the official zoning map:

- (1) *Minimum floor area.* New development in Commercial, OR2 and OR3, and Industrial districts shall be subject to a minimum floor area ratio of one (1.0). Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.
- (2) *Minimum number of floors.* Buildings that front on West Broadway shall be two (2) or more floors for the length of the West Broadway frontage.

(2009-Or-067, § 2, 8-14-09)

551.150. - Lake and Hennepin area.

The following additional regulations shall govern development within the PO Overlay District in and around the intersection of West Lake Street and Hennepin Avenue South, with an eastern boundary of Bryant Avenue South, as shown on the official zoning map:

- (1) *Travel demand management plan.* All development containing more than four thousand (4,000) square feet of new or additional gross floor area, or more than four (4) new or additional parking spaces, shall include a travel demand management plan (TDM) that addresses the transportation impacts of the development on air quality, parking and roadway infrastructure. The planning director, in consultation with the city engineer, shall conduct the administrative review of the TDM. The planning director shall recommend to the zoning administrator any mitigating measures deemed reasonably necessary, who shall include such recommendation as a condition of the issuance of any building permit, zoning certificate or other approval required by this

zoning ordinance or other applicable law. All findings and decisions of the planning director shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Enforcement.

(2009-Or-003, § 2, 1-9-2009)

551.155. - Nicollet Franklin area.

The following additional regulations shall govern development within the PO Overlay District along Nicollet Avenue from 14th Street on the north to the Midtown Greenway/Hennepin County Regional Railroad Authority right-of-way on the south, and generally from the alley to the east to the alley on west unless otherwise shown; Franklin Avenue between LaSalle Avenue and I35W; and 26th Street between Nicollet Avenue and the alley between Stevens Avenue and 2nd Avenue S., as shown on the official zoning map:

- (1) *Travel demand management plan.* All development containing more than ten thousand (10,000) square feet of new or additional commercial gross floor area or more than seventy-five (75) residential units, shall include a travel demand management plan (TDM) that addresses the transportation impacts of the development on air quality, parking and roadway infrastructure. The planning director, in consultation with the city engineer, shall conduct the administrative review of the TDM. The planning director shall recommend to the zoning administrator any mitigating measures deemed reasonably necessary, who shall include such recommendation as a condition of the issuance of any building permit, zoning certificate or other approval required by this zoning ordinance or other applicable law. All findings and decisions of the planning director shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Enforcement.
- (2) *Building alteration or replacement.* The alteration of an existing building shall not result in a reduction of the existing number of stories (e.g., a two-story building shall not be reduced to a one-story building or be replaced by less than a two-story building).
- (3) *Minimum floor area.* New development in Commercial, OR2 and OR3, and Industrial districts shall be subject to a minimum floor area ratio requirement of one (1.0). Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.
- (4) *Corner cuts.* New development on the corner of two (2) street rights-of way shall have a setback at the sidewalk level on the corner of the building. This setback shall be no less than two (2) feet and no greater than eight (8) feet from the corner of the property.
- (5) *Linear frontage of one (1) use.* No single commercial use in one (1) building shall extend along more than one hundred twenty (120) linear feet of the first floor façade fronting any street.
- (6) *Prohibited uses.* Principal parking lots shall be prohibited in the Nicollet Franklin area.
- (7) *Off-street parking.* Nonresidential uses shall not be required to provide accessory off-street parking facilities.
- (8) *Bicycle parking.* Nonresidential uses required to provide bicycle parking by Chapter 541, Off-Street Parking and Loading, shall provide a minimum of four (4) bicycle parking spaces or one (1) space per two thousand (2,000) square feet of gross floor area, whichever is greater. Public bicycle parking spaces may contribute to compliance with required bicycle parking when located adjacent to the property in question.
- (9) *Off-site parking.* Notwithstanding any other provision to the contrary, off-site parking serving nonresidential uses in the Nicollet Franklin area may be located in any commercial or

downtown district and may be located in the residence and office residence districts. In the residence and office residence districts the off-site parking area shall be accessory to an institutional or public use and shall be existing on May 1, 2013.

- (10) *Vehicular access.* Curb cuts for vehicles shall be consolidated wherever possible. In the case of a corner lot, curb cuts shall be discouraged along Nicollet Avenue.
- (11) *Site plan review requirements.* The minimum landscaping requirement for all uses subject to site plan review under Chapter 530, Site Plan Review, shall be increased to not less than thirty (30) percent of the site not occupied by buildings. The city planning commission may approve exceptions to this requirement upon finding that the proposal will allow a site plan of exceptional design that includes amenities such as public seating, public art, green walls, an outdoor plaza or transit shelter, that will enhance the area or that is more consistent with the character of the area or where the planning commission finds that strict adherence to the requirements is impractical because of site location or conditions.
- (12) *Off-street parking dimensions.* Parking lots shall be limited to not more than forty (40) feet of street frontage, excluding any required landscaping or screening.

(2009-Or-003, § 3, 1-9-2009; 2013-Or-037, § 1, 3-29-2013)

551.160. – Dinkytown area.

The following additional regulations shall govern development within the PO Overlay District in and around the intersection of Fourth Street Southeast and Fourteenth Avenue Southeast, as shown on the official zoning map:

- (1) *Off-street parking.* Nonresidential uses shall not be required to provide accessory off-street parking facilities. The minimum off-street parking requirement for multiple-family dwellings shall be seventy (70) percent of the number specified in the UA University Area Overlay District.

(2009-Or-003, § 4, 1-9-2009; 2014-Or-090, § 1, 10-17-2014)

551.165. - Stadium Village area.

The following additional regulations shall govern development within the PO Overlay District in and around the intersection of Washington Avenue Southeast and Oak Street Southeast, west of Huron Boulevard, as shown on the official zoning map:

- (1) *Off-street parking.* Nonresidential uses shall not be required to provide accessory off-street parking facilities.

(2007-Or-072, § 1, 9-21-07; 2009-Or-003, §§ 5, 6, 1-9-2009)

551.170. - Central and Lowry area.

The following additional regulations shall govern development within the PO Overlay District in and around the intersection of Central Avenue Northeast and Lowry Avenue Northeast, as shown on the official zoning map:

- (1) *Drive-through banking facilities.* Notwithstanding any other provision to the contrary, an existing drive-through banking facility may be rebuilt or may add one (1) additional drive-through lane provided the drive-through banking facility or additional drive-through lane is located within the boundaries of the zoning lot existing on the effective date of this ordinance, and subject to all other applicable regulations of this zoning ordinance.
- (2) *Building alteration or replacement.* The alteration of an existing building shall not result in a reduction of the existing number of stories (e.g., a two-story building shall not be reduced to a one-story building or be replaced by less than a two-story building).

(2002-Or-089, § 1, 8-23-02; 2004-Or-088, § 1, 8-6-04)

~~551.175. Transit Station areas.~~

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

~~Cedar Riverside LRT Station~~

~~Franklin Avenue LRT Station~~

~~Lake Street/Midtown LRT Station~~

~~38th Street LRT Station~~

~~46th Street LRT Station~~

~~50th Street/Minnehaha Park LRT Station~~

~~VA Medical Center LRT Station~~

~~West Bank LRT Station~~

~~Stadium Village LRT Station~~

~~Prospect Park LRT Station~~

~~(1) Prohibited uses.~~ The following uses shall be prohibited in the PO Overlay District:

- ~~a. Self service storage.~~
- ~~b. Commercial parking lots, including the expansion of any existing commercial parking lot.~~
- ~~c. The conversion of any accessory parking lot to a commercial parking lot.~~

~~(2) Wholesaling, warehousing and distribution; furniture moving and storage.~~ Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

~~(3) Density bonuses.~~ Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.

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

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

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

~~(5) Off street parking.~~

~~a. — Multiple-family dwellings. The minimum off-street parking requirement for multiple-family dwellings in close proximity to frequent transit service may be reduced as authorized by Chapter 541, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy (70) percent of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.~~

~~(2005-Or-006, § 1, 1-14-05; 2005-Or-062, § 1, 7-22-05; 2007-Or-038, § 1, 6-15-07; 2009-Or-003, § 7, 1-9-2009; 2011-Or-120, § 1, 12-9-2011; 2012-Or-029, § 1, 4-13-2012; 2014-Or-090, § 2, 10-17-2014; 2015-Or-062, § 1, 7-10-15)~~

551.175. - Linden Hills area.

The following additional regulations shall govern development within the PO Overlay District within the commercial areas at the intersections of 43rd Street and Upton, 44th Street and Beard, and 44th Street and France and the multiple family residence districts along 44th Street West between Upton and Xerxes Avenues and between Chowen and France Avenues, and along France Avenue between 45th Street West and 46th Street West as shown on the official zoning map:

(1) Off-site parking. Notwithstanding any other provision to the contrary, off-site parking serving nonresidential uses in the Linden Hills area may be located in any commercial district and may be located in the residence and office residence districts. In the residence and office residence districts

the off-site parking area shall be accessory to an institutional or public use and shall be existing on the effective day of this ordinance.

- (2) Fourth story step back: The fourth story of any commercial building or multiple-family dwelling shall be stepped back ten (10) feet from any building wall that faces a public street.
- (3) Commercial buildings and multiple-family dwellings abutting residence districts. The top floor of a building of three (3) or more stories shall be set back not less than ten (10) feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property.

551.180. - Transit Station areas.

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

Cedar-Riverside LRT Station

Franklin Avenue LRT Station

Lake Street/Midtown LRT Station

38th Street LRT Station

46th Street LRT Station

50th Street/Minnehaha Park LRT Station

VA Medical Center LRT Station

West Bank LRT Station

Stadium Village LRT Station

Prospect Park LRT Station

- (1) Prohibited uses. The following uses shall be prohibited in the PO Overlay District:
 - a. Self service storage.
 - b. Commercial parking lots, including the expansion of any existing commercial parking lot.
 - c. The conversion of any accessory parking lot to a commercial parking lot.
- (2) Wholesaling, warehousing and distribution; furniture moving and storage. Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.
- (3) Density bonuses. Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.
- (4) Minimum floor area. New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

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

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

(5) Off-street parking.

- a. Multiple-family dwellings. The minimum off-street parking requirement for multiple-family dwellings in close proximity to frequent transit service may be reduced as authorized by Chapter 541, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy (70) percent of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.

(2005-Or-006, § 1, 1-14-05; 2005-Or-062, § 1, 7-22-05; 2007-Or-038, § 1, 6-15-07; 2009-Or-003, § 7, 1-9-2009; 2011-Or-120, § 1, 12-9-2011; 2012-Or-029, § 1, 4-13-2012; 2014-Or-090, § 2, 10-17-2014; 2015-Or-062, § 1, 7-10-15)

551.180.— Purpose.

~~The LH Linden Hills Overlay District is established to preserve and promote the pedestrian character of the Linden Hills commercial districts, to establish parking requirements for certain high impact uses, to reduce the impact of commercial uses and off street parking and loading facilities on adjacent properties, to maintain the economic viability of the Linden Hills commercial districts while retaining a core of businesses providing neighborhood services, and to mitigate the impacts of vehicular speeds and congestion in the neighborhood. Small, neighborhood scale commercial uses are encouraged.~~

551.190.— Established boundaries.

~~All land located within the established boundaries of the LH Overlay District shall be subject to the requirements of this chapter. All applicants are encouraged to meet with the designated neighborhood organizations to discuss and review proposed plans for development within the Linden Hills commercial~~

~~districts. The boundaries of the LH Overlay District shall be the areas known as the following as shown on the official zoning map:~~

~~(1) Forty-third Street West and Upton Avenue South commercial district.~~

~~(2) Forty-fourth Street West and Beard Avenue South commercial district.~~

~~551.200. Prohibited uses.~~

~~The following uses shall be prohibited in the LH Overlay District:~~

~~(1) Drive-through facilities.~~

~~(2) Automobile services uses.~~

~~(3) Video stores of more than two thousand (2,000) square feet gross floor area.~~

~~(4) Bicycle and in-line skate rental.~~

~~551.210. Commercial deliveries.~~

~~All commercial deliveries and shipments of products, merchandise or supplies shall conform to existing road and truck use restrictions on residential streets, and are encouraged to be provided by use of straight trucks or smaller vehicles and not semi-tractor trailers.~~

~~551.220. Fast food restaurants.~~

~~Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.~~

~~551.230. Restaurant seating plan.~~

~~All restaurants and coffee shops shall provide to the zoning administrator a complete accounting of the number of seats in the establishment, including all indoor and outdoor customer seating, and shall conspicuously post upon the premises the legal seating permitted and approved site plan for outdoor seating, if any.~~

~~551.240. Building placement.~~

~~The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and~~

seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.

551.250. — Building façade.

(a) Window area. At least forty (40) percent of the first floor façade of any nonresidential use 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. Windows shall be distributed in a more or less even manner. 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.

(b) Awnings and canopies. Awnings and canopies are encouraged to provide protection for pedestrians and shall be placed to emphasize individual storefronts and entrances. Plastic, vinyl or similar material and backlit awnings shall be prohibited.

(2009 Or 057, § 3, 7-17-09)

551.260. — Prohibited on-premise signs.

The following on-premise signs shall be prohibited in the LH Overlay District:

- (1) Pole signs.
- (2) Backlit awning signs.
- (3) Backlit insertable panel projecting signs.

(2009 Or 057, § 4, 7-17-09)

551.270. — Accessory parking.

(a) Location. On-site accessory parking facilities established after June 1, 1997 shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.

(b) Dimensions. Parking lots shall be limited to not more than sixty (60) feet of street frontage.

(c) Driveways. Driveway width for all parking areas shall not exceed twenty (20) feet of street frontage. Parking areas existing on or before June 1, 1997 shall not be affected by this provision regardless of the amount of street frontage, provided that street frontages shall not be increased beyond the limits of this section.

551.280. — Specific parking requirements.

Accessory off-street parking shall be provided as specified in Table 551-1, LH Overlay District Minimum Off Street Parking Requirements.

Table 551-1LH Overlay District Minimum Off-Street Parking Requirements

Use	Minimum Parking Requirement	Specific Parking Standards
Video store not more than 2,000 square feet of gross floor area	1 space per 250 square feet of gross floor area but not less than 4 spaces.	Nonconforming parking rights shall apply. Off-site parking shall be prohibited.
Bank or financial institution	1 space per 300 square feet of gross floor area but not less than 4 spaces.	Off-site parking shall be permitted within 300 feet of the property line.
Grocery store	1 space per 300 square feet of gross floor area but not less than 4 spaces.	Off-site parking shall be prohibited.
Coffee shop	1 space per 3 seats but not less than 4 spaces.	Off-site parking shall be prohibited.
Restaurants without wine or beer	1 space per 3 seats but not less than 4 spaces	Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.
Restaurants with wine or beer	1 space per 3 seats but not less than 4 spaces. Parking shall be provided for all customer seating, including outdoor seating.	Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.

551.290. – Maximum number of accessory parking spaces.

The number of accessory parking spaces for nonresidential uses shall not exceed one hundred fifty (150) percent of the minimum required parking spaces, as specified in Chapter 541, Off-street Parking and Loading, except where it is determined by the zoning administrator that such excess parking spaces serve to provide parking for another use, subject to the requirements of this section. Parking areas existing on or before June 1, 1997 shall not be affected by this provision provided that the amount of off-street parking shall not be increased if it is already in excess of one hundred fifty (150) percent of the minimum required parking.

551.300. ~~Site plan review required.~~

The following shall be subject to the standards of Chapter 530, Site plan Review, and the site plan review standards of this article:

- ~~(1) All uses listed in Chapter 530, Site Plan Review.~~
- ~~(2) Any increase in gross floor area to three thousand (3,000) square feet or more through expansion of an existing building or construction of a new building.~~
- ~~(3) Any increase in impervious parking surface area that results in a principal or accessory parking facility of ten (10) or more spaces.~~

551.310. ~~LH Overlay District site plan review requirements.~~

All uses subject to site plan review shall comply with the standards of Chapter 530, Site Plan Review, and the following requirements:

- ~~(1) Commercial buildings adjacent to residence or office residence districts. Commercial buildings on property adjacent to a residence or office residence district boundary shall comply with the following:
 - ~~a. Exterior materials and appearance of the rear and side walls of any building shall be the same as the front of the building.~~
 - ~~b. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in height within two (2) years shall be provided between any building and the residence or office residence district boundary. The city planning commission may consider the substitution of a decorative fence or masonry wall in lieu of planted materials.~~~~
- ~~(2) Parking areas fronting along public streets. Parking areas fronting along a public street shall comply with the following:
 - ~~a. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen three (3) feet in height within two (2) years shall be provided between the parking area and public street. The city planning commission may consider the substitution of a decorative fence, masonry wall or similar architectural feature in lieu of planted materials.~~
 - ~~b. One canopy tree at least three (3) inches in caliper shall be provided for every fifteen (15) feet of parking lot frontage. Trees shall be planted between the parking area and the sidewalk, or between the sidewalk and the street.~~~~
- ~~(3) Parking areas adjacent to residence or office residence districts. Parking areas adjacent to a residence or office residence district boundary shall provide a six (6) foot decorative solid fence or a landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in~~

~~height within two (2) years between the parking area and the residence or office residence district boundary.~~

~~(4) Maneuvering and loading. Any expansion of an existing building or construction of a new building resulting in a gross floor area of five thousand (5,000) square feet or more shall be subject to the following additional standards:~~

~~a. Vehicle maneuvering. In order to encourage pedestrian activity and to enhance public safety to the extent practical, all vehicle maneuvers associated with parking and loading shall occur in the off-street parking or loading area or structure. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.~~

~~b. Commercial deliveries. The commercial delivery and shipment of products, merchandise or supplies in straight trucks or smaller vehicles shall be encouraged.~~

~~c. Shared loading. A loading facility shared by two (2) or more uses may be provided in lieu of one (1) required automobile parking space, subject to the provisions of Chapter 541, Off-street Parking and Loading.~~

~~551.320. Exceptions to LH Overlay District site plan review requirements.~~

~~The city planning commission may approve exceptions to the LH Overlay District site plan review requirements upon finding that the use or development includes site amenities that address any adverse effects of the exception or where the planning commission finds that strict adherence to the requirements is impractical because of site location or conditions.~~