

APPENDIX 1

RICHFIELD ZONING CODE

BOUNDARIES OF ZONING DISTRICTS

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Amended 07/22/09; 02/18/11; 03/06/12

APPENDIX 1 OF THE RICHFIELD ZONING CODE

BOUNDARIES OF ZONING DISTRICTS

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

(Note: M = Map Number of Official Zoning Map)

The zoning classifications of the City of Richfield are found in Section 512 of the City Code. The boundaries of these districts, as set forth by legal description, are as follows:

SECTION 1. INDUSTRIAL DISTRICT (I).

- (1) (Repealed, Bill No. 2009-7)
- (2) (Repealed, Bill No. 2009-7)
- (3) (Repealed, Bill No. 2009-7)
- (4) (Repealed, Bill No. 2006-1)
- (5) M-16 That area lying between the center lines of the Soo Line Railway right-of-way and Pillsbury Avenue, and between the center line of 77th Street extended and 76th Street.
- (6) (Repealed, Bill No. 1998-17)
- (7) (Repealed, Bill No. 2006-9)

Amended 2/22/04; 1/10/06; 6/27/06; 07/22/09

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 1. INDUSTRIAL DISTRICT (I). (continued)

- (8) (Repealed, Bill No. 2006-9)
- (9) (Repealed, Bill No. 2010-9)
- (10) (Repealed, Bill No. 1998-17).

Amended 11/9/98; 6/27/06; 9/17/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 2. NEIGHBORHOOD BUSINESS DISTRICT (C-1).

(1) (Repealed, Bill No. 2010-22)

(2) (Repealed, Bill No. 2010-22)

(3) (Repealed, Bill No. 1999-11).

(4) M-5 (SE corner, 64th and Nicollet) Lots 1, 2, 3, and 4, Block 8, Towns Edge Addition.

(5) (Repealed, Bill No. 2011-27)

(6) (Repealed, Bill No. 1996-23).

(7) M-15 (SE corner, 70th and Nicollet) That area lying between the center line of Nicollet Avenue and a line distant 93.5 feet west of the center line of First Avenue and parallel thereto, and between the center line of 70th Street and a line distant 152 feet southerly and parallel thereto. (Amended, Bill No. 1999-15)

(8) M-6 (NW corner, 70th and Nicollet) That area lying between the center line of Nicollet Avenue and a line distant 175 feet westerly and parallel thereto, and between the center line of 70th Street and a line distant 175 feet northerly and parallel thereto.

(9) M-6 (NE corner, 70th and Nicollet) That area lying between the center line Nicollet Avenue and the west line of Meredith's Addition, and between the center line of 70th Street and a line distant 133 feet northerly and parallel thereto. (Amended, Bill No. 2004-13)

(10) M-17 (W side of Chicago, 71st to 72nd) That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 72nd Street and a line distant 200 ft. south and parallel to the center line of 71st Street. (Amended, Bill No. 1999-15, Bill No. 2010-22)

Amended: 9/13/99; 1/21/00; 11/9/04; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 2. NEIGHBORHOOD BUSINESS DISTRICT (C-1). (continued)

- (11) (Repealed, Bill No. 1999-15)
- (12) M-17 (NW corner, 74th and Cedar) Outlot 1, Evergreen Gardens Second Addition except for the North 465 feet thereof.
- (13) M-7, 8 (65th and Rae Drive) Tract D, R.L.S. No. 642, and that part of Tract E, R.L.S. No. 642, lying northerly of a line described as follows: commencing at a point on the westerly boundary line of said Tract E, which point is 201 feet southerly from the northwest corner of said Tract E, thence easterly at right angles to the westerly boundary line of said Tract E to a point on the easterly boundary line of said Tract E and there ending.
- (14) (Repealed, Bill No. 2010-22)
- (15) (Repealed, Bill No. 2010-22)
- (16) M-17 Block 2, Engberg Walden 2nd Addition. (Added, Bill No. 2010-22)
- (17) M-7 (NE corner, 66th and Oliver) Lots 10 and 11, Block 8, Fairwood Park 1st Addition. (Added, Bill No. 2010-22)

Amended: 8/13/01; 2/22/99; 1/21/00; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2).

(1) M-9, 10 (S side of 66th at Washburn) That area lying between the center lines of Xerxes and Vincent Avenues, and between the center line of east-west alleys in Blocks 7 and 8, Tingdale Brothers Lincoln Hills Addition and the center line of 66th Street.

(2) M-9, 10 That area lying between the center lines of Xerxes and Vincent Avenues, and between the center lines of 65th and 66th Streets.

(3) M-9 (NE corner, 66th and Vincent) Lots B, C, D, and E of Registered Land Survey No. 1018. (Amended, Bill No. 1999-15)

(4) M-10 (66th and Queen; 68th and Penn) Lot 1 and the east 33 feet of Lot 2 of Block 2, Tingdale Brothers Lincoln Hills Addition; and Lots 1 and 2, Block 1, Tingdale Brothers Lincoln Hills Third Addition. (Amended, Bill No. 2009-7)

(5) (Repealed, Bill No. 2010-22)

(6) (Repealed, Bill No. 2011-2)

(7) (Repealed, Bill No. 2000-20)

(8) M-11, 12 That area lying between the west line of Penn Avenue and a line distant 200 feet westerly of and parallel to the west line of Penn Avenue within 200 feet of the north right-of-way line of Interstate Highway 494.

(9) (Repealed, Bill No. 2010-9)

Amended: 1/21/00; 1/20/01; 07/22/09; 09/17/10; 12/23/10; 02/18/11

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

- (10) (Repealed, Bill No. 2009-7)
- (11) M-8 (NW corner, 66th and Oliver) Block 6, Fairwood Park Addition.
(Amended, Bill No. 2009-7)
- (12) (Repealed, Bill No. 2010-22)
- (13) M-7 (NW corner, 63rd and Lyndale) That area lying between the center line of Lyndale Avenue and a line distant 175 feet westerly and parallel thereto, and between the center lines of 62nd and 63rd Streets.
- (14) M-7 (SW of 63rd and Lyndale) Lots 1, 2, 3, and 4, Block 1, Ray's Lynnhurst Second Addition, and that part of Section 28, Township 28, Range 24 lying within the following described boundaries: Beginning at a point on the east line of Government Lot 3 a distance 1,176.30 feet south from northeast corner thereof; thence south 82 degrees 00 minutes west a distance of 178.23 feet; thence northerly and parallel to the east line of Government Lot 3 a distance of 140.17 feet; thence east 3.15 feet; thence north and parallel to the east line of Government Lot 3 a distance of 206.10 feet; thence east 15.50 feet; thence north 14.0 feet to the southwest corner of Lot 4, Block 1, Ray's Lynnhurst Second Addition; thence east along the south line of said Lot 4 and its extension a distance of 159.50 feet to the east line of Government Lot 3; thence south to the point of beginning.
- (15) M-7 (Between 65th and 66th near Richfield Lake) That area lying south of 65th Street and north of the south line of the North Half of Section 28, Township 28, Range 24, and extending south to 66th Street, between Graham Avenue extended and a line running parallel with the easterly line of said section, distant 410 feet westerly of said easterly line. (See Reference #2 of attached Boundary Conflicts).
- (16) (Repealed, Bill No. 2010-22)

Amended: 07/22/09; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

(17) M-4, 17 (W side of Cedar near Diagonal Boulevard) That area lying between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and from the northerly line of Lot 7, Block 1 Cedar Sunrise Third Addition to the center line of 73rd Street.

(18) M-18 (SW corner, 74th and Cedar) Lot 1, Block 1, Bassetts First Addition, plus extensions to center lines of Cedar Avenue and 74th Street.

(19) M-18 (Cedar Ave, S of 74th) Lot 2, Block 1, Bassett's First Addition. (Added, Bill No. 2011-7)

(20) M-18 (Cedar Ave, N of 75th) The south 150 feet of that part of the east 1/4 of the north 1/4 of the northeast 1/4 of the southeast 1/4 of Section 35, Township 28, Range 24, lying east of the west 153.15 feet thereof. (Added, Bill No. 2011-7)

(21) M-18 (NW corner, 75th and Cedar) That area which lies between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and between the center line of 75th Street and a line parallel and 327.45 feet north of said center line. (See Reference #4 of attached Boundary Conflicts).

(22) M-18 (W side of Cedar near 76th) That area which lies between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and between the north line of R.L.S. 734 and a line distant 330 feet southerly and parallel to the center line of 76th Street. (See Reference #5 of attached Boundary Conflicts).

(23) (Repealed, Bill No. 2010-22)

(24) (Repealed, Bill No. 2000-22).

(25) (Repealed, Bill No. 2000-22).

(26) M-14 (W of Lyndale, 7400 block) That area lying between the center lines of Lyndale Avenue and Block 10, Irwin Shores Addition, and between the center lines of 74th and 75th Streets.

(27) M-14 (W of Lyndale between 75th and 76th) That area lying between the center lines of Lyndale Avenue and the alley of Block 25, Irwin Shores Addition, and between the centerlines of 75th and 76th Streets. (Amended, Bill No. 1999-11)

Amended: 9/13/99; 12/11/00; 1/10/06; 12/23/10; 03/06/12

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

(28) M-5 (E of Lyndale between 64th and 65th) Lots 3 through 5 and Lots 18 through 20, Block 6, Lyndale Oaks Addition except for the Northwesterly 25 feet of Lot 18; and Lot 2, Block 2, J.N. Hauser's Second Addition. (Amended, Bill No. 1992-11, 2011-22).

(29) (Repealed, Bill No. 1998-17).

(30) M-6 That area lying between the center lines of the Soo Line Railway right-of-way and Nicollet Avenue, and between the center line of 66th Street and a line distant 200 feet southerly thereof and parallel thereto.

(31) (Repealed, Bill No. 2000-20).

(32) M-16 (SE corner, 74th and Lyndale) That area lying between the center line of Lyndale Avenue and a line distant 175 feet easterly thereof and parallel thereto, and between the center line of 74th Street and a line distant 334 feet southerly thereof and parallel thereto.

(33) M-16 (E of Lyndale near 76th) That area lying between the center lines of Lyndale Avenue and Block 8 of Sunset Terrace Addition, and between the center line of 76th Street and the north line of Sunset Terrace Addition. (Amended, Bill No. 1999-11).

(34) M-5 (NE corner, 65th and Nicollet) Lots 1 through 3, Block 1, First Federal Richfield Addition. (Amended, Bill No. 1994-1).

(35) M-6 (SW corner, 66th and Portland) Lots 1, 2 and 3 including the adjacent ½ of vacated alley subject to street, Block 1, McCutchan's Portland Avenue Park Addition. (Amended, Bill No. 2010-22)

(36) M-5 That area lying between the center line of the Soo Line Railway right-of-way and a line distant 178.84 feet westerly thereof and parallel thereto, and between the center lines of 65th and 66th Streets.

(37) M-5 (Surrounds "HUB" Center) The area lying between the center lines of the Soo Line Railway right-of-way and Nicollet Avenue, and between the center line of 66th Street and the south line of Rearrangement of Nicollet Homes Second Addition except that part of the above described property described as follows:

Amended 11/9/98; 9/13/99; 1/21/00; 1/20/01, 10/25/10; 12/23/10; 11/4/11

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

A- That area lying between the center lines of the Soo Line Railway right-of-way and Pillsbury Avenue, and between the center line of 65th Street and the south line of Rearrangement of Nicollet Homes Second Addition.

B- Beginning at the southeast corner of the Northwest Quarter of Section 27, Township 28, Range 24, then north along the center line of said Section 27, a distance of 685.9 feet to an extension of the south line of Tract C, R.L.S. 692, then westerly along the extension of the south line of said Tract C 50 feet to the southeast corner of said Tract C, then westerly 148 feet along the south line of said Tract C to the southwest corner of Tract B, R.L.S. 692, then north 154.13 feet, then westerly to a point on the easterly line of Block 1, Richfield Plaza Addition 48 feet south of the southeast corner of Lot 5, Block 7, Nicollet Homes Second Addition, as measured at right angles to the south line of Nicollet Homes Second Addition; then westerly 321.19 feet parallel to the north line of Block 1, Richfield Plaza Addition, then southwest 181.21 feet along a tangential curve, concave to the southeast, radius 230 feet central angle 45 degrees, 08 minutes, 32 seconds, then southwest 47.92 feet tangent to said curve, then southwest 180.64 feet along a tangential curve concave to the northwest, radius 230 feet, central angle 45 degrees, then westerly 244 feet to the east right-of-way line of the Soo Line Railway, then south along said railroad right-of-way line to a point 141.56 feet north of the center line of 66th Street, then east and at right angles to the railroad right-of-way 282 feet, then south and at right angles to the north right-of-way line of 66th Street 71.56 feet, then west and parallel to the north right-of-way line of 66th Street 15 feet, then south and at right angles to the north right-of-way line of 66th Street to the center line of 66th Street, then east on said center line to the point of beginning. (Amended, Bill No. 1999-15)

(38) M-5 (NW corner, 65th and Nicollet) That area lying between the center lines of Nicollet Avenue and Block 8, Rearrangement of Nicollet Homes Second Addition, and between the south line of said Block 8 and the north line of Lot 2, said Block 8.

(39) M-5 That area lying between the center lines of Nicollet and First Avenues, and between the center lines of 65th and 66th Streets.

(40) M-6 (SE corner, 66th and Nicollet) Lots 10, 11, and 12 of Goodspeed's First Plat.

(41) M-5 (NW corner, 66th and Portland) That area lying between the center lines of 66th Street and a line distant 150 feet north and parallel to said center line, and between the west right-of-way line of Portland Avenue and a line distant 125 feet west and parallel to said right-of-way line, excluding public streets. (Amended, Bill No. 1999-15)

Amended: 1/21/00

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

(42) M-3 (Taft Park area) That area lying between a line distant 165 feet easterly of and parallel to the center line of 16th Avenue and the center line of Cedar Avenue, and between the center lines of 62nd and 63rd Streets.

(43) M-3 (NE corner, 66th and Portland) That area lying between the center line of Portland Avenue and a line distant 310.6 feet easterly thereof and parallel thereto, and between the center line of 66th Street and a line distant 434.12 feet northerly thereof and parallel thereto, except the northerly 75 feet of the easterly 30.3 feet of said area.

(44) (Repealed, Bill No. 2006-9)

(45) M-4 That area lying between the center lines of Portland and Oakland Avenues, and between the center line of 66th Street and the northern line of Auditor's Subdivision No. 340. (Amended, Bill No. 2010-22)

(46) M-5 (NE corner, 63rd and Lyndale) That area lying between the center line of Lyndale Avenue and a line distant 175 feet easterly thereof and parallel thereto, and between the center lines of 62nd and 63rd Streets.

(47) M-5 (NE corner, 64th and Lyndale) That area lying between the center line of Lyndale Avenue extended and a line distant 175 feet easterly thereof and parallel thereto, and between the center line of 64th Street and the north line of Block 5, Lyndale Oaks Addition.

(48) M-3 That area between the west line of 11th Avenue and the center line of 13th Avenue, and between the center line of 66th Street and a line distant 250 feet northerly thereof and parallel thereto; except Lot 17 Eliason Second Addition. (Amended, Bill No. 2000-11)

(49) M-4 That area lying between the western boundary of the Eastern ½ of Lot 1, Block 1 Jerpbaks 1st Addition and the center line of 13th Avenue, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto. (Amended, Bill No. 2000-11, Bill No. 2010-22)

Amended 11/9/98; 4/10/00; 6/27/06; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

(50) (Repealed, Bill No. 2006-1)

(51) (Repealed, Bill No. 2006-16)

(52) M-18 (NE corner, 77th and Bloomington) That area lying between the center lines of Bloomington and Cedar Avenues, and between the center line of 77th Street and a line distant 177 feet northerly thereof and parallel thereto; and the area between the east line of 18th Avenue extended and the center line of Cedar Avenue, and between a line distant 177 feet northerly and parallel to the center line of 77th Street and a line distant 330 feet southerly and parallel to the center line of 76th Street.

(53) M-1, 2, 4 That area lying between the center lines of Cedar and 19th Avenues, and between the center lines of 66th and 68th Streets, except any portion lying outside the Richfield City limits. (Amended, Bill No. 2010-9)

(54) (Repealed, Bill No. 2006-9)

(55) M-1, 2 (N of 66th near T.H. 77) Lots 13 and 14 of Block 1, Lots 10 through 14 of Block 2, and Lots 10 through 14 of Block 3, all in New Ford Town Addition.

(56) M-4 (SE corner, 66th and Chicago) Lots 1, 2, and 3, Block 3, Terrace Gardens Addition. (Amended, Bill No. 2010-22)

(57) M-1, 2, 4 That area lying between the center lines of Cedar Avenue and Block 4, Rich Acres Addition, and between the center lines of 68th and 69th Streets. (Amended, Bill No. 2010-9)

(58) M-5 (NE of 66th and Lyndale) Lots 5 through 8, Block 3, J.N. Hauser's Second Addition, except the west 10 feet thereof.

(59) M-7, 8 (NE corner, 66th and Rae Drive) Commencing at a point on the westerly boundary line of Tract E, R.L.S. No. 642, which point is 201 feet southerly from the northwest corner of said Tract E; thence easterly at right angles to said westerly boundary line of said Tract E; thence southerly along the easterly boundary line of said Tract E to the northeasterly corner of Tract C, R.L.S. No. 642,

Amended: 1/10/06; 6/27/06; 10-24-06; 09/17/10; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

thence southerly along the easterly boundary line of said Tract C to the southeasterly corner thereof, thence westerly along the southerly boundary line of said Tract C to the southwesterly corner thereof, thence westerly along the southerly boundary line of said Tract E to the southwesterly corner thereof; thence northerly along the westerly boundary line of said Tract E and all of said Tract C, subject to an easement for street purposes.

(60) M-5 (SW corner, 65th and Lyndale) Tract A, R.L.S. No. 1318.

(61) M-14 (SE corner, I-35W and 76th) Lot 1, Block 1, Bourbon and Basin First Addition; and that area bounded by said Block 1, the northerly extension of the east line of said Block 1, the south right-of-way line of 76th Street and the east right-of-way line of Interstate Highway 35W. (Amended, Bill No. 2006-5)

(62) (Repealed, Bill No. 2000-20).

(63) M-4 (W of Cedar, 67th to 68th) Lots 1-8, Block 4, Wexler's Addition.

(64) (Repealed, Bill No. 1998-17).

(65) M-10 (SE corner 66th and Russell) Lots 4, and 5, Block 2, Tingdale Brothers Lincoln Hills Addition.

(66) (Repealed, Bill No. 2009-7)

(67) (Repealed, Bill No. 2006-1)

(68) M-14 Lots 1 through 5, Block 1, Strand's 2nd Addition.

(69) (Repealed, Bill No. 2006-1)

Amended: 1/20/01; 2/22/04; 1/10/06; 5/9/06; 07/22/09

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

- (70) (Repealed, Bill No. 2006-16)
- (71) (Repealed, Bill No. 2006-1)
- (72) M-4 (13th Avenue and East 66th Street) That area lying between the center line of 13th Avenue and the center line of 14th Avenue, and between the center line of 66th Street and the center line of the alley southerly thereof and parallel to. (Added, Bill No. 2000-11)
- (73) M-4 (14th Avenue and East 66th Street) That area lying between the center line of 14th Avenue and 15th Avenues, and between the center line of 66th and a line distant 158 feet southerly thereof and parallel thereto. (Amended, Bill No. 2000-14)
- (74) (Repealed, Bill No. 2000-14).
- (75) M-4 (15th to Cedar Avenues and East 66th Street) That area lying between the center line of 15th and Cedar Avenues, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto; except that area where zone PC-2 (5) overlaps with said zone in the block bounded by Cedar and 18th Avenues and by 66th and 67th Streets. (Added, Bill No. 2000-11)
- (76) M-3 That area lying between the center lines of 13th and Bloomington Avenues, and between the center line of 66th Street and the center line of the alley northerly thereof and parallel thereto. (Added, Bill No. 2000-11, Bill No. 2010-22)
- (77) M-3 (East 66th Street, Bloomington and 16th Ave area) Lots 8-15, Block 12, Nokomis Gardens Rearrangement of Blocks 7, 11 and 12, Girard Parkview; and that area lying between the center line of 16th Avenue and the west line of Cedar Point Commons Addition extended and between the center line of 66th Street and a line distant 250 feet northerly thereof and parallel thereto. (Added, Bill No. 2000-11; Amended, Bill No. 2006-9, Bill No. 2010-22)
- (78) M-14 (NW corner I-35W and I-494) Tract A, R.L.S. No. 1037. (Added, Bill No. 2006-1)
- (79) M-3 (SE Corner 65th and 16th) That area lying between the center line of 16th Avenue and a line 164 feet easterly thereof and parallel thereto, and between the center line of 65th Street and a line distant 180 feet southerly thereof and parallel thereto. (Added, Bill No. 2010-22)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

- (80) M-4 Block 2, Lots 4-13, Wexlers Addition. (Added, Bill No. 2010-22)
- (81) M-4 (18th Ave at 67th) Lots 9-16, Block 4, Wexlers Addition. (Added, Bill No. 2010-22)
- (82) M-4 Block 1, Cedar Sunrise 2nd Addition. (Added, Bill No. 2010-22)
- (83) M-4, 17 (18th and Cedar Aves, 69th and 70th) Lots 1-6 and 9-16, Block 1, Cedar Sunrise 3rd Addition and Lot 2, Block 1, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)
- (84) M-17 Lots 1 and 12-23, Block 3, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)
- (85) M-17 (E side of 18th Ave, N of 72nd) Tracts F, G, H, I and J of R.L.S. No. 495. (See Reference #3 of attached Boundary Conflicts). (Added, Bill No. 2010-22)
- (86) M-17 (E side of 18th Ave between 72nd and 73rd) Lots 1 through 7, Block 1, Elder Grove 4th Addition, and that part of the south 82 feet of the north 112 feet of the West ½ of the East ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 35, Township 28, Range 24 lying between the extensions of the east and west lines of Lot 1, Block 1, Elder Grove 4th Addition. (See Reference #3 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)
- (87) M-18 (NE corner, 75th and 18th) Lots 1 through 4, Block 1, Zubert's Southview Gardens Third Addition. (See Reference #4 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)
- (88) M-18 (SE corner, 75th and 18th) Lots E, F, G, H, R.L.S. No. 734, and Lots 1 through 4, Block 1, Zubert's Southview Gardens Fourth Addition. (See Reference #5 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)
- (89) M-10 (SW corner, 66th & Queen) Lot 3 and the West 20 feet of Lot 2, Block 2, Tingdale Brothers Lincoln Hills Addition. (Added, Bill No. 2010-22)
- (90) M-17 (SW corner, 73rd and Cedar) The North 465 feet of Outlot 1 of Evergreen Gardens 2nd Addition. (Added, Bill No. 2010-22)
- (91) M-5 (SW corner, 64th and Lyndale) Lot 1, Block 8, Rearrangement of Nicollet Homes 2nd Addition. (Added, Bill No. 2010-22)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 3. GENERAL COMMERCIAL DISTRICT (C-2). (continued)

(92) M-12 (76th and Portland) The East 330 feet of the South 230 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 28, Range 24. (Added, Bill No. 2010-22)

Amended 11/9/98; 4/10/00; 6/26/00; 1/10/06; 6/27/06; 10-24-06; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 4. HIGH DENSITY COMMERCIAL DISTRICT (C-3).

- (1) (Repealed, Bill No. 2006-5)
- (2) (Repealed, Bill No. 2006-1)

Amended: 1/10/06; 5/9/06

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 5. MULTIPLE RESIDENCE DISTRICT (MR).

- (1) (Repealed, Bill No. 1993-12).
- (2) (Repealed, Bill No. 1993-14).
- (3) (Repealed, Bill No. 1993-14).
- (4) (Repealed, Bill No. 1996-13).
- (5) (Repealed, Bill No. 2010-22).
- (6) (Repealed, Bill No. 1993-14).
- (7) (Repealed, Bill No. 1993-17).
- (8) (Repealed, Bill no. 1995-14).
- (9) [Reserved].
- (10) (Repealed, Bill No. 1993-14).
- (11) (Repealed, Bill No. 1993-15).
- (12) (Repealed, Bill No. 1994-8).
- (13) (Repealed, Bill No. 2010-9).
- (14) (Repealed, Bill No. 1993-17).
- (15) Repealed, Bill No. 1995-14).
- (16) (Repealed, Bill No. 1993-20).

Amended: 09/17/10; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 5. MULTIPLE RESIDENCE DISTRICT (MR). (continued)

- (17) (Repealed, Bill No. 1994-8).
- (18) (Repealed, Bill No. 1993-20).
- (19) [Reserved].
- (20) (Repealed, Bill No. 1993-15)
- (21) (Repealed, Bill No. 1993-17)
- (22) (Repealed, Bill No. 1993-15).
- (23) (Repealed, Bill No. 1993-17).
- (24) (Repealed, Bill No. 2010-9).
- (25) [Reserved].
- (26) (Repealed, Bill No. 1993-15).
- (27) (Repealed, Bill No. 1994-8).
- (28) (Repealed, Bill No. 1994-8).

Amended: 09/17/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 6. RESIDENCE DISTRICT (R).

- (1) That area not assigned to any other district.

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 7. PLANNED GENERAL COMMERCIAL DISTRICT (PC-2).

(1) M-5 (NE corner, 66th and Lyndale) Heyman Addition.

(2) M-5 ("HUB" Center) Beginning at the southeast corner of the Northwest Quarter of Section 27, Township 28, Range 24, then north along the center line of said Section 27, a distance of 685.9 feet to an extension of the south line of Tract C, R.L.S. No. 692, then westerly along the extension of the south line of said Tract C 50 feet to the southeast corner of said Tract C, then westerly 148 feet along the south line of said Tract C to the southwesterly corner of Tract B, R.L.S. No. 692, then north 154.13 feet, then westerly to a point on the easterly line of Block 1, Richfield Plaza Addition 48 feet south of the southeast corner of Lot 5, Block 7, Nicollet Homes Section Addition, as measured at right angles to the south line of Nicollet Homes Second Addition; then westerly 321.19 feet parallel to the north line of Block 1, Richfield Plaza, then southwest 181.21 feet along a tangential curve concave to the southeast, radius 230 feet central angle 45 degrees, 08 minutes, 32 seconds, then southwest 47.92 feet tangent to said curve, then southwest 180.64 feet along a tangential curve concave to the northwest, radius 230 feet, central angle 45 degrees, then westerly 244 feet to the east right-of-way line of the Soo Line Railway, then south along said railroad right-of-way line to a point 141.56 feet north of the center line of 66th Street, then east and at right angles to the railroad right-of-way 282 feet, then south and at right angles to the north right-of-way line of 66th Street 71.56 feet, then west and parallel to the north right-of-way line of 66th Street 15 feet, then south and at right angles to the north right-of-way line of 66th Street to the center line of 66th Street, then east on said center line to the point of beginning.

(3) M-7 (Between Lyndale and Richfield Lake) All of Tract A in R.L.S. No. 675; and that part of Tract B in R.L.S. No. 675, together with that part of the Northwest Quarter of Section 27, Township 28, Range 24 and that part of Government Lot 3, Section 28, Township 28, Range 24 described as follows:

Beginning at a point on the easterly line of said Government Lot 3, distant 1176.30 feet south from northeast corner thereof; thence south 82 degrees, 00 minutes west a distance of 442.58 feet; thence south 12 degrees, 16 minutes, 44 seconds east a distance of 75.00 feet to the actual point of beginning of the tract of land to be described; thence continuing south 12 degrees, 16 minutes, 44 seconds east a distance of 299.92 feet; thence south 66 degrees, 00 minutes, 42 seconds east to its intersection with the southwest 181.21 feet extension of the northwesterly line of said R.L.S. No. 675; thence south 71 degrees, 22 minutes, 18 seconds east to its intersection with the westerly line of Tract C of said R.L.S. No. 675; thence northerly along the westerly line of said Tract C to the northwesterly line of said R.L.S. No. 675; thence north 55

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 7. PLANNED GENERAL COMMERCIAL (PC-2). (continued)

degrees, 14 minutes east along the northwesterly line of said R.L.S. No. 675 to the most westerly corner of said Tract A; thence south 43 degrees, 19 minutes east along the southwestly line of said Tract A to the division line between said Tracts A and B; thence north 62 degrees, 27 minutes, 28 seconds east along said division line to its intersection with the northeasterly line of the southwestly 55.00 feet of said Tract B; thence southeasterly along said northeasterly line of the southwestly 55.00 feet to the southeasterly line of said Tract B; thence northeasterly along the southeasterly line of said Tract B to the southwestly right-of-way line of Lyndale Avenue, as established in said R.L.S. No. 675; thence northwesterly along the southwestly right-of-way line of Lyndale Avenue to its intersection with the east line of said Government Lot 3; thence north along said east line to a point 1176.30 feet south of the northeast corner of said Government Lot 3; thence south 82 degrees, 00 minutes west to its intersection with a line 176.5 feet west and parallel with the easterly line of said Government Lot 3; thence northerly along said line to a point that is a distance of 1044.94 south from the north line of said Government Lot 3; thence at right angles westerly to the point of intersection with the southerly extension of the westerly line of Aldrich Avenue as platted in the recorded plat of Ray's Lynnhurst Second Addition; thence southerly along the westerly line of said Aldrich Avenue to a point 225.00 feet south of the southeasterly corner of Lot 4, Block 2, said Ray's Lynnhurst Second Addition as measured along the southerly extension of the westerly line of Aldrich Avenue; thence westerly and parallel with the southerly line of said Lot 4, Block 2 to its intersection with the southerly extension of the easterly line of the north-south alley as platted in Block 2 of said Ray's Lynnhurst Second Addition; thence northerly along the southerly extension of said alley 11.00 feet, more or less, to the southerly line of the east-west alley as platted in Block 2, said Ray's Lynnhurst Second Addition; thence westerly along the southerly line of said east-west alley to the easterly line of Bryant Avenue as platted in said Ray's Lynnhurst Second Addition; thence southerly along the southerly extension of the easterly line of Bryant Avenue a distance of 170.00 feet; thence southeasterly to the actual point of beginning.

The east line of said Government Lot 3 is assumed to be a line bearing due north for the purpose of this description.

(4) M-6 (SE corner, 66th and Lyndale) Lots 1-3, Block 1, Richfield Bank Addition, Block 1 JN Hauser's Addition; and Block 1, Lyndale Shores on Wood Lake.

Amended: 2/22/99

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 7. PLANNED GENERAL COMMERCIAL (PC-2). (continued)

(5) M-4 (NW corner, 67th and Cedar) Lots 1 through 10, Block 1, Wexler's Addition and all that part of Cedar Avenue South described as follows:

Beginning at the southeast corner of Lot 5, Block 1, Wexler's Addition; thence easterly on the extension of the south line of said Lot 5 to a point 33 feet west of the east line of Section 26, Township 28, Range 24, which point is referred to herein as "Point A"; thence north on a line parallel with and 33 feet west of said east line of said Section 26 to the intersection with the easterly extension of the north line of Lot 1, Block 1, Wexler's Addition, which line is referred to herein as "Line X"; thence west along said extension of the north line of said Lot 1 to the northeast corner of Lot 1; thence south along the east line of Lots 1 through 5 of Block 1, Wexler's Addition to the point of beginning, and there terminating; AND

All that part of Cedar Avenue lying westerly and northerly of the following described lines: Beginning at "Point A" described above; thence southerly on the extension of "Line X" described above to the intersection with the easterly extension of the north line of Lot 1, Block 4, Wexler's Addition; thence west along said extension of the north line of said Lot 1 to the northeast corner of said Lot 1, and there terminating; AND

That part of east 67th Street lying between the southerly prolongation of the easterly line of 18th Avenue and the southerly prolongation of the westerly line of Cedar Avenue.

(6) M-14 (SW corner, 77th and Lyndale): That area bounded by the original centerline of 77th Street on the north, Lyndale Avenue on the east, I-494 on the south, and Emerson Avenue on the west; except for Lots 1 through 5, Block 1, Strand's 2nd Addition.

(7) M-14: That part of the following described property lying southwesterly of 77th Street West as constructed in 1994:

The East Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter;

The West Half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;

The North 225.00 feet of the South 310.00 feet of the West Half of the East Half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 7. PLANNED GENERAL COMMERCIAL (PC-2). (continued)

Except that part of the Southwest Quarter of the Southeast Quarter described as commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 57 minutes 53 seconds East along the north line of said Southwest Quarter of the Southeast Quarter a distance of 347.71 feet; thence South 00 degrees 09 minutes 58 seconds West a distance of 259.80 feet; thence North 89 degrees 57 minutes 55 seconds East a distance of 31.00 feet to the beginning of the land to be described; thence North 89 degrees 57 minutes 55 seconds East a distance of 39.81 feet; thence North 00 degrees 02 minutes 05 seconds West a distance of 28.23 feet; thence northeasterly a distance of 114.12 feet along a tangential curve concave to the southeast having a radius of 114.00 feet and a central angle of 57 degrees 21 minutes 23 seconds; thence North 89 degrees 57 minutes 55 seconds East a distance of 41.80 feet; thence North 08 degrees 42 minutes 04 seconds West a distance of 15.21 feet; thence northerly a distance of 29.35 feet along a tangential curve concave to the east having a radius of 114.23 feet and a central angle of 14 degrees 43 minutes 12 seconds; thence North 06 degrees 01 minute 08 seconds East a distance of 27.54 feet; thence southeasterly a distance of 148.71 feet along a non-tangential curve concave to the southwest having a radius of 511.33 feet, a central angle of 16 degrees 39 minutes 47 seconds and a chord bearing of South 68 degrees 04 minutes and 48 seconds east; thence South 44 degrees 33 minutes 55 seconds West a distance of 48.69 feet; thence southeasterly a distance of 96.12 feet along a non-tangential curve concave to the southwest having a radius of 114.00 feet, a central angle of 48 degrees 18 minutes 26 seconds and a chord bearing of South 18 degrees 47 minutes 01 seconds East; thence South 72 degrees 02 minutes 05 seconds East a distance of 144.10 feet; thence South 17 degrees 57 minutes 55 seconds West a distance of 112.00 feet; thence North 72 degrees 02 minutes 05 seconds West a distance of 263.91 feet; thence South 89 degrees 57 minutes 05 seconds West a distance of 118.93 feet; thence North 00 degrees 09 minutes 58 seconds East a distance of 52.00 feet to the point of beginning.

Also except that part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 33, Township 28, Range 24, Hennepin County, Minnesota which lies northerly and westerly of that property deeded from the Housing and Redevelopment Authority in and for the City of Richfield to Emerson Avenue Congregational Church of the United Church of Christ by quit claim deed dated August 3, 1994.

The East Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter and the West Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter EXCEPT that part taken by the State of Minnesota for Highway purposes.

All in Section 33, Township 28, Range 24, Hennepin County, Minnesota.

[The property in paragraph 7 is now known as Lots 2 and 3, Block 3, Cloverleaf Addition, Resolution No. 8350.]

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 7. PLANNED GENERAL COMMERCIAL (PC-2). (continued)

(8) (Repealed, Bill No. 2006-1)

(9) M-14, 16 (E and W sides of Lyndale Avenue, between 76th and 77th) That area lying between the center line of Aldrich and 164.5 feet east of the center line of Garfield Avenue and between the centerlines of 76th and 77th Streets. (Added, Bill No. 1999-11).

(10) M-14 (Southeast of 76th and Penn) That area bounded by the centerline of Penn Avenue on the west; the south border line of Section 33, Township 28, Range 24, Hennepin County, Minnesota on the south; the centerline of Knox Avenue on the east; and the centerline of 76th Street on the north. (Added, Bill No. 2000-20).

(11) M-6, 8 (SW corner 66th and Lyndale) Lots 1 through 4 and Lots 11 through 19 of Block 1, and all of Block 2, and Lots 1 through 5 and Lots 16 through 18 of Block 3, Fairwood Shores Addition. Also,

Graham Avenue and Circle Place, including the vacated portion of Circle Place, between the west right of way line of Lyndale Avenue and the east line of the vacated section of Graham Avenue lying within PMR zone no. 2. Also,

All of the alley parallel to and between Lake Shore Drive and Graham Avenue except those parts included in PMR zones nos. 2 and 5. Also,

The dedicated public walkway lying along the south east lines of Lots 6 and 18, Block 3, Fairwood Shores Addition, except that part included in PMR zone no. 5. (Added, Bill No. 2000-22).

(12) M-3 (NW Corner of 66th Street and Cedar Avenue) That area lying between the center line of 17th Avenue and the west right-of-way line of Trunk Highway 77, and between 63rd Street and the center line of 66th Street, excluding Lots 1, 2, 16, and 17, and Block 6, Iverson's Second Addition, and Lots 6, 7, and 8, Block 3, Iverson's Third Addition, and including Block 3 of Iverson's Second Addition and Block 5 of Iverson's Third Addition extended to the center line of 66th Street. (Added, Bill No. 2006-9)

Amended: 9/13/99; 12/11/00; 1/10/06; 6/27/06

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 8. PLANNED MIXED USE (PMU).

(1) M-9 (Northwest corner 66th & Penn) That part of Lot 16, “Richfield Gardens”, which lies southerly of a line described as commencing at the southeast corner of said Lot 16; thence northerly, along the easterly line of said Lot 16, a distance of 219.69 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left 90 degrees 00 minutes 00 seconds, to the west line of said Lot 16 and said line there terminating; together with: Lot 3, Block 3, Harry Tickner’s Subdivision of Lot 15, Richfield Garden. (Added, Bill No. 2011-2)

Added: 02/18/11

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL DISTRICT (PMR).

(1) M-7 (SW of Richfield Lake) All that part of Section 28, Township 28, Range 24 described as follows: Beginning at a point marked "Judicial Landmark No. 10" on the east and west quarter line of said section distant 410 feet west measured along said line from the east quarter corner of said section; thence south at right angles to said east and west quarter line 74.6 feet to a point marked "Judicial Landmark No. 11", on the original Military Reservation line; thence south 79 degrees 38 minutes west 140.14 feet to a point marked "Judicial Landmark No. 12", thence south 7 degrees 10 minutes west 115.44 feet to a point marked "Judicial Landmark No 13"; thence north 71 degrees 32 minutes west 585.9 feet to a point marked "Judicial Landmark No. 14", which is the actual point of beginning of the land to be described; thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No 18"; thence continuing on an extension of said line 665 feet, more or less, to its point of intersection with a line between a point marked "Judicial Landmark No. 21" on the westerly meander line of Grass Lake and a point marked "Judicial Landmark No. 8", marking an angle point in the mean center line of Grass Lake; thence north 71 degrees 44 minutes east along said line a distance of 104 feet more or less to said point marked "Judicial Landmark No. 8", thence northwesterly along the mean center line of said Grass Lake to its intersection with the north line of Government Lot 5 extended, which said point is marked "Judicial Landmark No. 7"; thence west along said extension of the north line of Government Lot 5 a distance of 206.3 feet; thence southerly to a point on the heretofore described line between the point marked "Judicial Landmark No. 21", and said point marked "Judicial Landmark No. 8", said point on said line begin north 71 degrees 44 minutes east of said point marked "Judicial Landmark No. 21", a distance of 49 feet thence south 1 degree 11 minutes east 128 feet more or less to the intersection of the extension eastward of the south line of 65th Street as laid out in the plat of Silverwood Second Addition; thence west along said extension of said south line of 65th Street 42.3 feet to its intersection with the east line of said Silverwood Second Addition; thence south 1 degree 11 minutes east a distance of 594.7 feet more or less to a point marked "Judicial Landmark No. 17"; thence continuing south on said line a distance of 33 feet to the point of intersection with said east-west quarter line, which point of intersection is 1100.43 feet east of the southwest corner of Government Lot 5, as shown by the plat on file in Torrens Case Number 1487; thence east along said quarter line 278.81 feet to a point marked "Judicial Landmark No. 15" thence south 71 degrees 32 minutes east 104.4 feet to point of beginning; except that part of the property herein before described lying north of the following described line: Commencing at a point heretofore described as "Judicial Landmark No. 14"; thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No. 18"; thence continuing on an extension of said line, a distance of 205.5 feet to the actual point of beginning of line to be described; thence northwesterly to a point 42.3 feet east of a point heretofore described as the intersection of the south line of 65th Street as laid out in the plat of Silverwood Second Addition and the east line of Silverwood Second

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL (PMR). (continued)

Addition. Also, the north 180.00 feet of Lot A, Silverwood Second Addition, the east line of which was determined in Land Registration Proceeding No. 1487 according to the plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County, Minnesota. Also, except that part of the above property described in the following paragraph as "Tract A".

Tract A: Commencing at the intersection of the east line of Silverwood Second Addition and the south line of 65th Street. Thence east (assumed bearing) along the easterly extension of said south line of 65th Street 42.3 feet. Thence south 74 degrees 19 minutes 32 seconds east 236.17 feet to the actual point of beginning of the tract of land to be described. Thence south 50 degrees 11 minutes 27 seconds east 280.95 feet. Thence north 13 degrees, 00 minutes east 115 feet to the intersection with a line bearing southerly 74 degrees 19 minutes 32 seconds east from the actual point of beginning. Thence north 74 degrees 19 minutes 32 seconds west 251.02 feet to the actual point of beginning.

Also including all that part of Section 28, Township 28, Range 24 described as follows:

Commencing at the intersection of the east line of Silverwood Second Addition and the south line of 65th Street. Thence east (assumed bearing) along the easterly extension of said south line of 65th Street 42.3 feet to the actual point of beginning of the tract of land to be described. Thence south 74 degrees 19 minutes 32 seconds east 236.17 feet. Thence north 50 degrees 11 minutes 27 seconds west 298.55 feet to the intersection with a line running northerly from the actual point of beginning and parallel with the east line of said Silver Wood Second Addition. Thence southerly 127.35 feet along said parallel line to the actual point of beginning.

Subject to an easement for street purposes only over and across the following described property, to wit: Commencing at a point heretofore described as "Judicial Landmark No. 14", thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No. 18"; thence continuing on an extension of said line, a distance of 5.7 feet to the actual point of beginning of land to be described; thence north 77 degrees west, a distance of 30 feet; thence north 13 degrees east, a distance of 196.8 feet; thence south 77 degrees east a distance of 30 feet; thence south 13 degrees west, a distance of 196.8 feet to the point of beginning, as shown in deed Doc. No. 501976, Files of Registrar of Titles. (Woodlake School Site).

(2) M-8 (SE of 66th and Lake Shore Drive) Lots 5 through 10 of Block 1 and Lots 6 through 15 of Block 3, Fairwood Shores Addition. Also,

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL (PMR). (continued)

the northeasterly extension of the southeasterly line of said Lot 15 and the southerly right-of-way line of West 66th Street, as shown on said plat. Also,

That part of Graham Avenue as shown and dedicated on said plat lying northerly of a curved line concave to the southeast, having a radius of 65 feet, said curve being drawn through the most southerly corner of said Lot 10, Block 1, and the most easterly corner of said Lot 6, Block 3. Also,

That part of vacated 66th Street as shown and dedicated on said plat, adjoining said Lot 11, Block 3, laying between the northerly extensions of the northeasterly and southwesterly lines of said Lot 11, Block 3. Also,

That part of vacated 66th Street as shown and dedicated on said plat, adjoining said Lot 12, Block 3, lying between the northerly extensions of the northeasterly and southwesterly lines of said Lot 12, Block 3.

(3) M-5, 7 (NW corner, 66th and Lyndale)

Tract 1: All that part of the following described premises lying easterly of the center line of Graham Avenue as deeded to Richfield in Deed recorded in Book 2052 of Deeds, page 639; that part of Government Lot 2 described as beginning at the intersection of the center line of 66th Street with the westerly line of Government Lot 2, which is the old Military Reservation line; thence northwesterly 114.6 feet along the said Military Reservation line to Judicial Landmark No. 11 set pursuant to Torrens Case No. A-2547; thence north along a line extended to Judicial Landmark No. 9 set pursuant to Torrens Case No. A-2547 to the intersection of said line with the southerly line of 65th Street, which is the southerly line of premises conveyed to the Village of Richfield in Deed recorded in Book 2053 of Deeds, page 131; thence northeasterly along the southerly line of 65th Street, which is the southerly line of the premises conveyed to the Village of Richfield in said deed to the east line of Government Lot 2; thence south along the east line of Government Lot 2 to the center line of 66th Street; thence westerly along the center line of 66th Street to the place of beginning; all in Section 28, Township 29, Range 24, according to the recorded plat thereof, and situated in Hennepin County, Minnesota. (See Reference #2 of attached Boundary Conflicts).

Tract 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at the southwest corner of said Government Lot 1; thence east along the south line of said Government Lot 1 a distance of 64.8 feet; thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL (PMR). (continued)

Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to the west line of said government Lot 1; thence south along said west line to the point of beginning, and situated in Hennepin County, Minnesota.

Tract 3: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point on the south line of said Government Lot 2 distant 64.8 feet east from the southwest corner of said Government Lot 1; thence east along said south line a distance of 88 feet; thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to its intersection with a line drawn north, parallel with the west line of said Government Lot 1 and its extension north, from the point of beginning; thence south along the last described parallel line to the point of beginning. That the east boundary line of said tract has been judicially determine and Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County, Minnesota.

Tract 4, Parcel 1: That part of Government Lot 1, Section 27, Township 28, Range 24, commencing at a point, which point is marked by Judicial Landmark, and is located 256.6 feet east and 33 feet north of the southwest corner of Government Lot 1; thence north parallel with west line of said line of said Lot 90.7 feet to a point marked by Judicial Landmark; thence at right angles East 229.2 feet to the point of intersection with the westerly line of Lyndale Avenue, which point is marked by Judicial Landmark; thence southwesterly along said line of Lyndale Avenue 95.5 feet to the point of intersection with the north line of 66th Street, which point is marked by Judicial Landmark; thence west along said line 195.7 feet to the point of beginning.

Tract 4, Parcel 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point in the south line of said Government Lot; distant of 152.80 feet east of the southwest corner of said Government Lot 1; thence easterly along the south line of said Government Lot 1 a distance of 103.80 feet; thence northerly parallel with the west line of said Government Lot 1, a distance of 229.60 feet; thence at a right angle westerly 2.20 feet; thence northerly deflecting to the right 89 degrees 38 minutes a distance of 104.07 feet to the southerly line of R.L.S. No. 1318; files of Registrar of Titles; County of Hennepin; thence westerly along last said southerly line to an intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1; thence southerly along last said parallel line to the point of beginning. That the east line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case Nos. 10017 and 17641 and west line of said tract has been judicially determined and

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL (PMR). (continued)

Judicial Landmarks set pursuant to Torrens Cast No. 17641, according to the Government Survey thereof.

Tract 4, Parcel 3: All that part of Government Lot 1, Section 27, Township 28, Range 24, described as follows: Commencing on a line parallel to and 256.6 feet east of the west line of said Section 27 at a point therein which is 123.7 feet north along said line from the south line of said Government Lot 1, which point is marked by a Judicial Landmark; thence north along said parallel line a distance of 105.9 feet; thence east a distance of 306.5 feet, more or less, to an intersection with the westerly line* of Lyndale Avenue, which point of intersection is determined by returning to the point of beginning of said line and continuing north along said parallel line a distance of 103 feet; thence south 82 degrees 56 minutes east 141.7 feet; thence north 82 degrees, 34 minutes east to the west line of Lyndale Avenue; thence southerly along said latter line, 115 feet to said point of termination of the north line of the land now being described; thence southwesterly along the westerly line of Lyndale Avenue a distance of 113.4 feet, more or less, to a Judicial Landmark located in said line at a distance of 95.5 feet northeasterly along said line from a Judicial Landmark placed at the intersection of the westerly line of Lyndale Avenue and the north line of 66th Street; thence west 229.2 feet to the point of beginning, according to the Government Survey thereof. (See Reference #6 of attached Boundary Conflicts).

*This reference to the westerly line of Lyndale Avenue appears to be in error, and should be the center line of Lyndale Avenue. However, the Judicial Landmarks referred to later may be on the westerly line.

Tract 4, Parcel 4: Tract D, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin.

Tract 5: That part of Government Lot 1, Section 27, Township 28, Range 24 described as follows: Commencing 229.6 feet north and 256.6 feet east from the southwest corner of Lot 1, thence north 103 feet; thence south 82 degrees 56 minutes east 141.7 feet; thence north 82 degrees, 34 minutes east to center line of Lyndale Avenue, thence southerly along the center line of Lyndale Avenue 115 feet, thence west 306.5 feet to beginning, and situated in Hennepin County, Minnesota.

Tract 7: Tracts B and C, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota.

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 9. PLANNED MULTIPLE RESIDENTIAL (PMR). (continued)

Tract 8: Tract E, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota.

That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point in the south line of said Government Lot 1, distance 256.6 feet east of the southwest corner of said Government Lot 1; thence northerly parallel with the west line of said Government Lot 1 a distance of 229.60 feet to the point of beginning; thence at a right angle westerly 2.20 feet; thence northerly deflecting to the right 89 degrees 38 minutes, a distance of 104.7 feet to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence easterly along said southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin, to its intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1, thence southerly along said last parallel line to the point of beginning, according to the Government Survey thereof. The west line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County, Minnesota.

(4) M-9, 10 (N side of 66th between Russell and Sheridan) Lot 7 of Jacobsen's Subdivision of the west half of Lot 14, Richfield Gardens; and Lot 1 of Richfield Gardens Pree Manor Addition.

(5) M-6, 8 (NW corner, Lyndale and Lake Shore Drive) That area lying between the center lines of Lake Shore Drive and the alley, parallel to and between Lake Shore Drive and Graham Avenue, and between the center lines of Lyndale Avenue and the dedicated public walkway (Added, Bill No. 1998-20).

(6) M-5 (Southeast corner of Lyndale Avenue and 64th Street West) Lots 10 through 17 and the Northwesterly 25 feet of Lot 18, Block 6, Lyndale Oaks Addition, together with that part of the vacated alley that accrued to said Lots by reason of the vacation thereof. (Added, Bill No. 2011-22).

Amended 11/9/98, 10/25/10; 11/4/11

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 10. PLANNED TWO FAMILY RESIDENTIAL DISTRICT (PMR-1).

- (1) (Repealed, Bill No. 2010-22).

Amended 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 11. RESIDENCE DISTRICT (R-1).

(1) M-8 (Between Knox & Penn, and 67th & 68th) Block 7 except Lot 8 and Lot 10, and Blocks 8, 9 and 10, Fairwood Park Addition.

(2) M-8 (Between 67th and 68th, near Knox) Commencing at a point 390 feet south and 100 feet west of the northeast corner of Block 11, Fairwood Park Addition thence northwesterly 79.3 feet to a point 125 feet west of the east line of said block thence west parallel with the north line of said Block 11 to the west line thereof thence southerly along said west line to a point due west of beginning thence east 94.4 feet to beginning.

(3) M-8 (Between 67th and 68th, near Knox) Commencing at a point 315 feet south and 125 feet west of the northeast corner of Block 11, Fairwood Park Addition thence northwesterly 75.8 feet to a point 135 feet west of the east line of said block thence west parallel with the north line of said Block 11 a distance of 189.7 to the west line thereof thence southeasterly along said west line to a point due west of beginning thence east 124.5 feet to beginning.

(4) M-8 (Between 67th and 68th, near Knox) That part of the south 72 feet of the north 240 feet of Block 11, Fairwood Park Addition lying west of the east 135 feet thereof and the south 8 feet of the north 168 feet of the west 113.7 feet of the east 248.7 feet of Block 11, Fairwood Park Addition.

(5) M-8 (S of 67th near Knox) Commencing 210 feet west and 80 feet south of the northeast corner of Block 11, Fairwood Park Addition thence southeasterly 110.3 feet to a point 135 feet west of the east line of said Block 11 thence west parallel with the north line of said Block 11, 113.7 feet thence south parallel with the east line of said Block 11, 8 feet thence parallel with the north line of said Block 11 to the westerly line of said Block 11 thence northwesterly along said west line to a point 80 feet south of the north line of said Block 11 thence east 190.5 feet to the point of beginning.

(6) M-8 (S side of 67th at Knox) That part of the north 80 feet of Block 11, Fairwood Park Addition lying west of the east 210 feet thereof.

(7) M-8 (NW of 68th and James) Tracts A and B of Registered Land Survey Number 174.

(8) M-8 (Between 66th and Wood Lake) Lots 1 through 4 and Lots 8 through 24 of Block 1, and Lots 1, 2, and the east half of Lot 3, and Lots 6 through 15 of Block 2, Lynnwood Addition.

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 11. RESIDENCE DISTRICT (R-1). (continued)

(9) M-13 (W side of Lyndale at 71st) Lots 1 through 4 and Lots 14 through 22, Block 1, Wood Lake Shores Addition.

(10) M-13 (W side of Lyndale at 72nd) Block 2, Wood Lake Shores Addition, except Lots 12 through 15 and the south 1/2 of Lot 11.

(11) M-13 (Between Lyndale and Wood Lake) Blocks 3 through 6 and Block 8, Wood Lake Shores Addition.

(12) M-13 (Between Lyndale and Wood Lake) Lots 1 through 10, Block 7, Wood Lake Shores Addition.

(13) M-13 (W side of Lyndale, S of 70th) Tracts A and B, R.L.S. No. 379.

(14) M-5 (N side of 66th, near Fourth) All of Ralph Milner's Addition except Lot 21; and the east four feet of Block 3 and all of Block 4, Ralph Milner's Second Addition.

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1).

- (1) M-9, 10 (SE corner, Xerxes and Crosstown Highway) Lots 23 through 34, Block 2, Lein's Richfield Second Addition. (Amended, Bill No. 1993-12)
- (2) M-11, 12 (NE of 71st and Xerxes) Lots 9 through 11, Block 1, Joe Maurer's First Addition.
- (3) M-9, 10 (NE of 70th and Washburn) Lots 14 through 16, Block 10, Tingdale Brothers Lincoln Hills Third Addition.
- (4) M-9, 10 (Washburn S of 66th) Lot 23 and north half of Lot 22, Block 7, Tingdale Brothers Lincoln Hills Addition.
- (5) M-11, 12 (W side of Queen, S of 74th) Lots 2 and 3 and the south ten feet of Lot 1, Block 2, Vick's Terrace Addition.
- (6) M-11, 12 (E side of Queen, S of 74th) Lot 2, Block 1, Vick's Terrace Addition.
- (7) (Repealed, Bill No. 2000-20).
- (8) (Repealed, Bill No. 2000-20).
- (9) M-7 (NW corner, 66th and James) Lot 8, Block 12, Fairwood Park First Addition.
- (10) (Repealed, Bill No. 2000-20).
- (11) M-7 (Colfax S of 63rd) Lot 3 and South 35 feet of Lot 2, Block 4, Ray's Lynnhurst Second Addition.
- (12) M-13 (Aldrich near 73rd) Lot 21, Block 1, Irwin Shores No. 2 Addition.
- (13) M-13 (W side of Lyndale, N of 73rd) Lots 12 through 15 and the south half of Lot 11, Block 2, Wood Lake Shores Addition.

Amended: 1/20/01

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

(14) M-15 (E side of Lyndale, S of 72nd) The north 40 feet of Lot 22, and all of Lot 23 except the north 10 feet thereof, Block 4, Irwindale Addition.

(15) M-15 (NE corner, 74th and Nicollet) Lots 5 through 8 and the west ten feet of Lots 1 through 4, Block 4, Nicollet Garden Lots Second Addition.

(16) M-6 (SW corner, 68th and Nicollet) Lots 1 through 4, A.A. Roger's Second Addition.

(17) M-6 (NE corner, 67th and Nicollet) The south half of the west half of Lot 10, Goodspeed's Second Plat.

(18) M-5 (NW corner, 64th and Nicollet) Lots 1 through 3, Block 1, Rearrangement of Nicollet Homes Second Addition.

(19) M-5 (NE corner, 64th and Nicollet) Lots 1 through 5, Block 1, Towns Edge Addition.

(20) M-5 (SW corner, 63rd and Nicollet) Lot 1, Block 8, Nicollet Homes Addition.

(21) M-6 (SE corner, 66th and Second) The west half of Lot 1 except the east 7 feet, Goodspeed's First Plat.

(22) M-5 (Fifth Ave near 65th) Lot 1, Block 2, Bauman-Wheelock Addition.

(23) M-15 (W side of Fifth Ave, S of 70th) Lots 13 through 15, Block 2, Savage's First Addition.

(24) M-4 (SE corner, 69th and Portland) Lots 6 and 7, Block 4, Coffman's Second Addition.

(25) M-17 (NE corner, 73rd and Portland) Lots 5 through 8, Block 4, Henry Thernell Addition.

(26) M-18 (NE corner, 77th and Portland) Lots 7 through 10, Block 3, Mattson Heights Third Addition.

(27) M-4 (NW corner, 67th and Park) Lots 9 and 10, Auditors Subdivision No. 340.

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

(28) M-17 (W side of Chicago, S of 70th) Lots 2, 3, and 4A, and the south 43.5 feet of Lot 1, all in Zubert's Chicago Avenue Addition.

(29) M-17 (SE corner, 72nd and Chicago) Lots 13 through 16, Block 11, Fallden's Third Addition.

(30) M-17 (W side of Elliott, S of 71st) Lots 1 and 2, Block 4, Zubert's Elliott Addition.

(31) M-17 (SW corner, 72nd and Bloomington) Lots 1 and 2, Block 1, Fallden's Fourth Addition.

(32) (Repealed, Bill No. 2010-22).

(33) (Repealed, Bill No. 2010-22).

(34) (Repealed, Bill No. 2010-22).

(35) (Repealed, Bill No. 2010-22).

(36) (Repealed, Bill No. 2010-22).

(37) (Repealed, Bill No. 2010-22).

(38) (Repealed, Bill No. 2011-7)

(39) (Repealed, Bill No. 2010-9).

(40) (Repealed, Bill No. 2010-9).

Amended: 09/17/10; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

- (41) (Repealed, Bill No. 2010-9)
- (42) (Repealed, Bill No. 2010-9)
- (43) (Repealed, Bill No. 2010-9)
- (44) (Repealed, Bill No. 2010-9)
- (45) M-17 (SW corner, 72nd and Diagonal Boulevard) Lots 1 and 2, Block 3, Fallden's Fourth Addition.
- (46) M-5 (NE corner, 64th and Harriet) Lots 1 through 3, Block 4, Lyndale Oaks Addition.
- (47) (Repealed, Bill No. 2010-22).
- (48) M-8 (SE corner, 66th and Girard) Lot 23 and Lot 24 except the north 11 feet, Block 1, Blossom Park Addition.
- (49) M-8 (S side of 66th, near Lake Shore Drive) Lots 5 through 7, Block 1, Lynnwood Addition.
- (50) M-11, 12 (SE corner, 71st and Xerxes) Lot 8, Block 2, Joe Maurer's First Addition.
- (51) M-16 (SW of 75th and Wentworth) Lot 2, Block 6, Nicollet View Gardens Addition.
- (52) M-6 (NE corner, 69th and Lyndale) Lots 10 through 12, Block 4, Wooddale Addition.
- (53) M-15 (E side of Lyndale, N of 73rd) Lot 15, and the north half of Lot 14, Block 4, Irwindale Addition.
- (54) M-15 (E side of Lyndale, N of 74th) Tract C, R.L.S. No. 215.
- (55) M-6 (NW corner, 70th and First) Lot 5, Meridith's Addition.

Amended: 09/17/10; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

(56) M-8 (SW corner, 66th and Girard) Lots 1 and 2, Block 2, Blossom Park Addition.

(57) M-5 (NE corner, 64th and Grand) Lot 3, Block 1, Lyndale Oaks Addition.

(58) (Repealed, Bill No. 2010-22).

(59) M-8 (S side of 66th, near Emerson) Lots 4 and 5 and the west half of Lot 3, Block 2, Lynnwood Addition.

(60) M-6 (Third Ave, N of 70th) Lot 11, Block 4, D.L. Tate's Addition.

(61) M-18 (Bloomington, N of 77th) Tracts A and B, R.L.S. No. 1003.

(62) (Repealed, Bill No. 2010-22).

(63) [Reserved]

(64) [Reserved]

(65) M-8 (SW corner, 66th and Irving) The north 103 feet of the east 165 feet of the west 330 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 28, Range 24.

(66) M-15 (E side of Nicollet, S of 73rd) The south 75 feet of the north 255 feet of that area lying west of the east 154.48 feet of the west quarter of the north 10 acres of the south 20 acres of the Southwest Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.

(67) M-15 (SE corner, 73rd and Nicollet) The north 105 feet of that area lying west of the east 150.48 feet of the north 10 acres of the south 20 acres of the Southwest Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.

(68) M-6 (Nicollet near 69th) The north 85 feet of the south third of the west 1/8 of the Southwest Quarter of the Southeast Quarter of Section 27, Township 28, Range 24.

Amended 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

- (69) (Repealed, Bill No. 1997-9).
- (70) M-18 (E side of Portland, N of 75th) That part of the north 63.9 feet of the south 267.8 feet of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 28, Range 24 lying west of the east 153 feet thereof.
- (71) M-17 (SE corner, 71st and Chicago) The East 161 40/100 feet of the West 325 3/10 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 28, Range 24 lying south of the north 690 feet thereof and north of a line parallel with and 70 feet north from the north line of Zuberts Elliott Avenue Addition. (Amended, Bill No. 2010-22)
- (72) M-11, 12 (SE corner, 74th and Queen) The east 133 feet of the west 163 feet of that part of the east quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 28, Range 24 lying north of the south 1226.25 feet of said east quarter.
- (73) M-15 (SE corner, 70th and Third) The north 123 feet of the west 160 feet of the east 320 feet of the West Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.
- (74) M-6 (NE corner, 70th and First) That part of the west 165 feet of the east 660 feet of the south third of the west three quarters of the Southwest Quarter of the Southeast Quarter of Section 27, Township 28, Range 24 lying south of the north 300 feet thereof.
- (75) M-6 (NE corner, 66th and Humboldt) The east 100 feet of the west 130 feet of the south 200 feet of Government Lot 5, Section 28, Township 28, Range 24.
- (76) M-17 (E side of Portland, S. of 70th) That part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 35, Township 28, Range 24, lying between the north line of the south 130 feet thereof and the south line of the north 109.6 feet thereof and west of the east 120 feet thereof.
- (77) M-6 (NE corner, 66th and Girard) The southerly 180.2 feet of the block lying between 65th and 66th Streets between Girard Avenue and Trunk Highway No. 65.

Amended 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 12. TWO FAMILY RESIDENTIAL DISTRICT (MR-1). (continued)

(78) M-16 (S side of 74th, W of Pleasant) That area east of the west quarter of the north five acres of the Northwest Quarter of the Southwest Quarter of Section 34, Township 28, Range. 24.

(79) M-5 (E side of Pillsbury, N of 63rd) Lot 9, Block 3, and that portion of the now vacated portion of 63rd Street in the plat of Betcher's Addition to Richfield, lying between the southward extension of the east and west lines of Lot 9, Block 3, Betcher's Addition to Richfield.

(80) M-4 (E side of Chicago, S of 69th) The west half of the north half of Lot 33, Baumgartner's First Addition. (Added, Bill No. 1993-15)

(81) M-16 (NE corner, 77th and Nicollet) The northerly 8 feet of Lot 9 and all of Lot 10 in Block 4, A.G. Bogen Company's Nicollet Avenue Addition. (Added, Bill No. 1996-23)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 13. MULTIPLE FAMILY RESIDENTIAL DISTRICT (MR-2).

- (1) (Repealed, Bill No. 2009-7)
- (2) M-9, 10 (NW corner, 67th and Queen) Lots 6 through 14, Block 2, Tingdale Brothers Lincoln Hills Addition.
- (3) (Repealed, Bill No. 2010-22).
- (4) M-5 (NW corner, 65th and Grand) Lot 1, Block 2, J.N. Hauser's Second Addition.
- (5) (Repealed, Bill No. 2010-22).
- (6) (Repealed, Bill No. 2010-22).
- (7) (Repealed, Bill No. 2009-7)
- (8) M-6 (W side of Nicollet, N. of 70th) The east 175 feet of the South 1/4 of the East 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 28, Range 24, except the south 175 feet thereof.
- (9) (Repealed, Bill No. 2010-22).
- (10) M-7 (Between 65th Street and Rae Drive) Tracts B and C, R.L.S. No. 793.
- (11) M-5 (NW corner, 65th and Pleasant) Lot 1, Block 1, J.N. Hauser's Second Addition; and Lot 6, Block 2, Lyndale Oaks Addition.

Amended: 07/22/09; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 13. MULTIPLE FAMILY RESIDENTIAL (MR-2). (continued)

- (12) (Repealed, Bill No. 2010-22).
- (13) (Repealed Bill No. 2010-22).
- (14) M-5 (E side of Pleasant, between 63rd and 64th) Lots 6 through 10, Block 5, Nicollet Homes Addition; and Lots 4 and 5, Block 4, Rearrangement of Nicollet Homes Second Addition.
- (15) M-5 (Pleasant, E side, 64th to 65th) Lots 6 through 10, Block 5, Rearrangement of Nicollet Homes Second Addition and that area between Pleasant and Pillsbury Avenues between 65th Street and the south line of Rearrangement of Nicollet Homes Second Addition, except that area between the west right-of-way line of Pillsbury Avenue and a line distant 122 feet west and parallel to said right-of-way line, and between the south line of Rearrangement of Nicollet Homes Second Addition and a line distant 65 feet south and parallel to said south line. (Amended, Bill No. 1999-15)
- (16) M-5 (SE corner, 64th and Blaisdell) Lot 10, Block 8, Rearrangement of Nicollet Homes 2nd Addition. (Amended, Bill No. 2010-22)
- (17) (Repealed, Bill No. 2010-9)
- (18) (Repealed, Bill No. 2010-9)
- (19) (Repealed, Bill No. 2010-22).
- (20) (Repealed, Bill No. 2009-7)
- (21) M-4 (SW corner, 66th and Chicago) Lots 1, 2, and 3, Okstad Addition.
- (22) M-4 (SE corner, 66th and 10th) Lots 1, 2, and 3, Block 1, Terrace Gardens Addition.

Amended: 07/22/09; 09/17/10; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 13. MULTIPLE FAMILY RESIDENTIAL (MR-2). (continued)

- (23) (Repealed, Bill No. 2000-20).
- (24) M-8 (SE corner, 69th and Penn) Lots 17 and 18, Block 10, Woodlake Highlands.
- (25) (Repealed, Bill No. 2009-7)
- (26) M-8 (E side of Penn, S of 67th) Lot 10, Block 7, Fairwood Park Addition.
- (27) M-8 (E of Penn, N of 68th) Lot 8, Block 7, Fairwood Park Addition.
- (28) M-18 (SE of 18th and 76th) That area lying between the center line of 76th Street and a line distant 330 feet southerly thereof and parallel thereto, and between the east line of 18th Avenue extended and a line running parallel with Cedar Avenue, distant 173 feet west of the center line of Cedar Avenue.
- (29) (Repealed, Bill No. 2011-7)
- (30) (Repealed, Bill No. 2011-27)
- (31) M-11, 12 (SW corner, 74th and Penn) The north 252.23 feet of the south 1283.70 feet of the east eighth of the Northeast Quarter of the Southeast Quarter of Section 32, Township 28, Range 24.
- (32) M-16 (NW of 77th and Pleasant) The east half of Lots 2 through 7, Block 2, Sunset Terrace Addition. (Added, Bill No. 1993-15)

Amended: 1/20/01; 07/22/09

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 13. MULTIPLE FAMILY RESIDENTIAL (MR-2). (continued)

- (33) (Repealed, Bill No. 2010-22).
- (34) M-4 (SE corner, 66th and Elliot) Lots 1 through 3, Block 2, Terrace Gardens Addition. (Added, Bill No. 1993-20)
- (35) (Repealed, Bill No. 2010-22).
- (36) (Repealed, Bill No. 2010-9)
- (37) M-5 (NE corner of 66th Street and 5th Avenue) That area lying between the center lines of Fifth and Portland Avenues, and between the center line of 66th Street and the south line of Block 1, Bauman-Wheelock Addition, except that area distant 150 feet north and parallel to said center line, and between the west right-of-way line of Portland Avenue and a line distant 125 feet west and parallel to said right-of-way line, and excluding public streets. (Added, Bill No. 1999-15)
- (38) (Repealed, Bill No. 2010-22).
- (39) M-4 (SE Corner of 66th and 11th) The Western ½ of Lot 1, Block 1, Jerpaks 1st Addition. (Added, Bill No. 2010-22)
- (40) M-5 (64th near Lyndale) Lots 4 – 6, Block 5, Lyndale Oaks Addition. (Added, Bill No. 2010-22)
- (41) M-9, 10 (NW corner, 66th & Thomas) Lot 7, Block 1, Andersen-Erichsen Addition. (Added, Bill No. 2010-22)
- (42) M-4 (SE corner, 66th and Chicago) Lots 4 and 15, Block 3, Tarrace Garden Addition. (Added, Bill No. 2010-22)
- (43) M-4 (Portland Ave, near 66th) Lot 034, Auditor's Subdivision No. 340. (Added, Bill No. 2010-22)
- (44) M-16 (S of 74th between Lyndale and Pleasant) The south 5 acres of the north 10 acres of the Northwest Quarter of the Southwest Quarter of Section 34, Township 28, Range 24, and the north 4 feet of that part of said Northwest Quarter lying immediately south of said 5 acres tract, except that part of said tracts which are designated as General Commercial Areas. (Added, Bill No. 2011-27)

Amended: 1/21/00; 09/17/10; 12/23/10; 01/20/12

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 14. HIGH DENSITY MULTIPLE RESIDENTIAL (MR-3).

(1) M-16 (E of Lyndale at 75th) That area lying between Lyndale Avenue and Lincoln Field, and Between the north line of Sunset Terrace Addition and a line running parallel with and 334 feet south of the north line of the South Half of Section 34, Township 28, Range 24.

(2) M-5 (SE corner, 63rd and Lyndale) That area between the center line of Lyndale Avenue and the west line of Adolfsen and Peterson's First Addition, and between 63rd Street and the north line of Lyndale Oaks Addition.

(3) M-11, 12 (SW 76th and Penn) That area lying between the west line of Penn Avenue and the center line of Thomas Avenue, and between the center line of 76th Street and the north right-of-way line of Interstate Highway 494 except the following described areas: 1. That area lying between the west line of Penn Avenue and a line 200 feet west of and parallel to said line within 200 feet north of the north right-of-way line of Interstate Highway 494; 2. that area lying between the center lines of Sheridan and Thomas Avenues and the center line of 76th and 77th Streets; 3 that area lying between the center line of Sheridan Avenue and a line 170 feet east of and parallel to said center line, and between the center line of 76th Street and a line 258 feet south of and parallel to said center line; and 4. The East 330 feet of the South 230 feet of the Northeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 34, Township 28, Range 24. (Amended, Bill No. 2010-22)

(4) M-5, 7 (N of 65th, W of Lyndale) The west 55 feet of Tract B and all of Tract C, R.L.S. No. 675; and all of Tract B of R.L.S. No. 1131.

(5) M-14 (SW, 76th and I-35W) The north 538.21 feet of that area lying between the center lines of 76th Street and 77th Street, and between the centerline of Knox Avenue and the west right-of-way line of Highway I-35W.

(6) (Repealed Bill No. 2010-22).

(7) (Repealed Bill No. 2006-1)

(8) M-7 (W of 63rd and Dupont) That part of Block 5, Ray's Lynnhurst Second Addition lying between 63rd Street and Mildred Drive, and between Dupont and Emerson Avenues; and that portion of Block 2, Ray's Lynnhurst Addition lying south and east of Highway I-35W and west of Emerson Avenue and north of 64th Street; and including Parcel 4600, R.L.S. No. 877 on Dupont Avenue.

Amended 11/9/98; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

**SECTION 14. HIGH DENSITY MULTIPLE RESIDENTIAL (MR-3).
(continued)**

- (9) (Repealed, Bill No. 1998-17).
- (10) (Repealed, Bill No. 1998-17).
- (11) (Repealed, Bill No. 2010-22).
- (12) M-18 (7500 Cedar Ave) That part of the east quarter of the North Half of the South Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 28, Range 24, lying east of Zubert's South View Gardens Fourth Addition. (Added, Bill No. 1993-17)
- (13) M-5 (N of 63rd, E of Railroad) Lots 1 through 8, except the east 135 feet thereof, Block 4, Betcher's Addition, and Lot 2, Block 4, Nicollet Homes Addition and that portion of vacated 63rd Street north of and adjacent to said Lot 2. (Added, Bill No. 1994-8)
- (14) M-7 (Rae Drive, N side, W half of block) Tracts D and E, R.L.S. No. 793. (Added, Bill No. 1994-8)
- (15) M-9 (W side of Queen, near 64th) That area lying between the east line of Harry Tickner's Subdivision of Lot 2, Richfield Gardens, and the center line of Queen Avenue extended; and between the center lines of 64th and 65th Streets.
- (16) M-9 (N side 66th at Upton) The west 1/2 of the south 1/2 of lot 12, Richfield Garden and Lot A of Registered Land Survey No. 1018. (Amended, Bill No. 1999-15)
- (17) (Repealed, Bill No. 2006-1)
- (18) M-3 (16th Ave between 63rd and 65th) Lots 2-8, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition. (Added, Bill No. 2010-22)
- (19) M-3 (17th Ave between 63rd and 65th) Lots 9-4, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition. (Added, Bill No. 2010-22)
- (20) M-17 Block 3, Wexlers Addition. (Added, Bill No. 2010-22)
- (21) M-17 Block 2, Cedar Sunrise 2nd Addition. (Added, Bill No. 2010-22)
- (22) M-17 Block 2, Cedar Sunrise 3rd Addition. (Added, Bill No. 2010-22)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 14. HIGH DENSITY MULTIPLE RESIDENTIAL (MR-3). (continued)

(23) M-17 Lots 1-10, Block 4, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)

(24) M-17 Lots 1-5, Block 1, John Engbergs 2nd Addition. (Added, Bill No. 2010-22)

(25) M-7 (NW corner, 66th and Rae Drive) Lots 1-3, Block 1, Rae 2nd Addition; Lots 1-5, Block 1, Rae 3rd Addition; and Lots 1-5, Block 2, Rae 3rd Addition. (See Reference #7 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)

(26) M-9, 10 (NW corner, 66th and Queen) Lot 4, Block 2 of Harry Tickner's Subdivision of Lot 15, Richfield Gardens. (Added, Bill No. 2010-22)

(27) M-17 (SE corner, 71st and Chicago) The West 163 9/10 ft of that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 28, Range 24 lying south of the north 690 feet thereof and north of a line parallel with and 70 feet north from the north line of Zuberts Elliott Avenue Addition. (Added, Bill No. 2010-22)

(28) M-15 (NW corner, 73rd and Portland) The south ½ of the area between 72nd and 73rd Streets, and between Portland Avenue and the center line of the alley in Block 2, Blair's Wooddale 3rd Addition extended. (Added, Bill No. 2010-22)

(29) M-14 (74th to 76th, between Penn & Oliver) That area lying between the center lines of Penn and Oliver Avenues, and between 74th and 76th Streets. (Added, Bill No. 2010-22)

(30) M-14 (NW corner, 76th and I-35W) The South ½ of the Northeast ¼ of the Southwest ¼ of Section 33, Township 28, Range 24, except roads and highway. (Added, Bill No. 2010-22)

(31) M-17 (SW corner, 71st and Chicago) That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 71st Street and a line distant 200 feet south and parallel to said center line. (Added, Bill No. 2010-22)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 14. HIGH DENSITY MULTIPLE RESIDENTIAL (MR-3). (continued)

(32) M-17 (East side Chicago, 71st to 72nd) That area lying between the center line of Chicago Avenue and the east line of Lot 4, Block 4, Zuberts Elliot Avenue Addition extended, and between the north line of Lot 4, Block 4, Zuberts Elliot Avenue Addition and the center line of 72nd Street. (Added, Bill No. 2010-22)

(33) M-5 (NW corner, Lyndale and 64th) Lots 7 and 8, Block 5, Lyndale Oaks Addition. (Added, Bill No. 2010-22)

(34) M-9 (Queen Ave, N of 66th) Lot 1, Block 3, Harry Tickner's Subdivision of Lot 15 Richfield Gardens Addition. (Added, Bill No. 2010-22)

Amended: 11/9/98; 1/21/00; 12/23/10

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 15. SERVICE OFFICE DISTRICT (SO-1).

(1) M-6 (NE corner, 70th and Nicollet) That area lying between a line distant 133 feet northerly of the center line of 70th street and parallel thereto, and a line 147 feet northerly of said line and parallel thereto, and lying between the center line of Nicollet Avenue and the west line of Meredith' Addition. (Added, Bill No. 2004-13)

(2) M-16 (SW of 74th and Garfield) The west quarter of the north 5 acres of the Northwest Quarter of the Southwest Quarte of Section 34, Township 28, Range 24 except west 175 feet thereof. (Added, Bill No. 2011-27)

Added: 11/9/04

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 16. MIXED USE – NEIGHBORHOOD DISTRICT (MU-N)

- (1) M-16 (NE corner of 78th and Wentworth) Lot 4, Block 6, R.C. Soen's Addition.
- (2) M-16 (SE Corner of 77th and Wentworth) That area lying between the center lines of 77th and 78th Streets and between Wentworth Avenue and the east lines of Lots 4, 5, and 6, Block 7, R.C. Soen's Addition, and excluding Lot 4, Block 6, R.C. Soen's Addition.
- (3) M-18 (South of 77th Street, Park to 10th) That area lying between 77th and 78th Streets and between the center lines of Park Avenue extended and 10th Avenue extended.
- (4) M-18 (S of 77th, 14th to Bloomington) That area lying between the center lines of 77th and 78th Streets and between the center lines of 14th Avenue and Bloomington Avenue.
- (5) M-16 (S of 77th, Soo Line Railway to Wentworth) That area lying between the original center line of 77th Street and the center line of 78th Street, and between the center line of Wentworth Avenue and the West right-of-way line of the Soo Line Railway. (Added, Bill No. 2006-16)

Added: 1-10-06; 10-24-06

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 17. MIXED USE – COMMUNITY DISTRICT (MU-C)

(1) M-16 (S of 77th, Nicollet to 4th) That area lying between the original center line of 77th Street and the center line of 78th Street, and between the east lines of lots 4, 5, and 6, Block 7, R.C. Soen's Addition and the center line of 4th Avenue.

(2) M-18 (S of 77th, 10th to 12th) That area lying between 77th and 78th Streets and between the center lines of 10th Avenue extended and 12th Avenue.

(3) M-18 (E side of 12th S of 77th) That area lying between the center lines of 77th and 78th Streets, and between the center line of 12th Avenue and a line parallel to and 230 feet east of the center line of 12th Avenue.

(4) M-18 (S of 77th, 13th to 14th). That area lying between the center lines of 77th and 78th Streets, and between the center line of 14th Avenue and a line parallel to and 230 feet east of the center line of 12th Avenue.

(5) M-18 (S of 77th, 14th to Bloomington) That area lying between the original center lines of 77th and 78th Streets, and between the center lines of 14th Avenue and Bloomington Avenue. (Added, Bill No. 2006-16)

(6) M-9, 10 (W of Penn, 62 to 67th, except 66th & Penn corner) That area lying between the center lines of state highway 62 and 67th Street, and between the center lines of Penn Avenue and Queen Avenue extended north, except that part of Lot 16, "Richfield Gardens", which lies southerly of a line described as commencing at the southeast corner of said Lot 16; thence northerly, along the easterly line of said Lot 16, a distance of 219.69 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left 90 degrees 00 minutes 00 seconds, to the west line of said Lot 16 and said line there terminating; together with: Lot 3, Block 3, Harry Tickner's Subdivision of Lot 15, Richfield Gardens. (Added, Bill No. 2009-7; Amended Bill No. 2011-2)

(7) M-9 (S of 62, W of Penn) That area lying between the center lines of state highway 62 and 63rd Street extended westerly, and between the east line of Leslie Terrace Addition and a line parallel with and 330 feet westerly of the center line of Penn Avenue. (Added, Bill No. 2009-7)

(8) M-10 (W of Penn, between 67th & 68th) Lots 1 through 12 of Block 16, Tingdale Brothers Lincoln Hills Addition. (Added, Bill No. 2009-7)

(9) M-7 (E of Penn, between 62 and 63rd) That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Penn Avenue and Oliver Avenue. (Added, Bill No. 2009-7)

(10) M-7 (SE of 63rd and Penn) That area lying between the center lines of Penn Avenue and the alley in Block 12, Ray's Lynnhurst Addition, and between the south line of said Block 12 and the center line of 63rd Street. (Added, Bill No. 2009-7)

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 17. MIXED USE – COMMUNITY DISTRICT (MU-C) (continued)

(11) M-7 (E of Penn, near 64th to 66th) That area lying between the center lines of Penn Avenue and Oliver Avenue, and between the south line of Block 12, Ray's Lynnhurst Addition and the center line of 66th Street. (Added, Bill No. 2009-7)

(12) M-8 (E of Penn, 66th to 67th) Lots 6 through 10 of Block 6, Fairwood Park Addition. (Added, Bill No. 2009-7)

(13) M-7 (E of Oliver, 62 to 63rd) That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Oliver Avenue and the east line of Dolphins Addition. (Added, Bill No. 2009-7)

(14) M-7 (SW corner of 63rd and Oliver) Lots 1 and 2 of Block 12, Ray's Lynnhurst Addition. (Added, Bill No. 2009-7)

Added: 1-10-06; 10-24-06; 07-22-09

Amended: 07/22/09; 02/18/11

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 18. MIXED USE – REGIONAL DISTRICT (MU-R)

(1) M-16 That area bounded by I-494 on the south, 77th Street on the north, Lyndale Avenue on the west, and the extended centerline of Grand Avenue on the east.

(2) M-16 (SW of 77th and Soo Line Railway) Lot 2, Block 1, Candlewood Hotel Addition.

(3) M-16, 18 (S of 77th, 4th to Park) That area lying between the original center line of 77th Street and the center line of 78th Street, and between the center lines of 4th Avenue and Park Avenue extended.

(4) M-18 (S of 77th, Bloomington to Cedar) That area lying between the center lines of 77th and 78th Streets, and between the center lines of Cedar Avenue and Bloomington Avenue.

(5) M-16 (SW of 77th and Soo Line Railway) Lot 1, Block 1, Candlewood Hotel Addition.

Added: 1-10-06, 10-17-09

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 19. AIRPORT RUNWAY OVERLAY DISTRICT (AR)

(1) The Airport Runway Overlay District (AR) shall apply to all land within the City of Richfield designated as Safety Zone B and Safety Zone C in the 2004 MSP Zoning Ordinance and shown on MSP Zoning Map Safety Zones – Plates SZ-14, Plate SZ-15 and Plate SZ-20.

Added: 07-05-08

APPENDIX 1. BOUNDARIES OF ZONING DISTRICTS

SECTION 20. PENN AVENUE CORRIDOR OVERLAY DISTRICT (PAC)

(1) M-9, 10 (W of Penn, 62 to 67th) That area lying between the center lines of state highway 62 and 67th Street, and between the center lines of Penn Avenue and Queen Avenue extended north.

(2) M-9 (S of 62, W of Penn) That area lying between the center lines of state highway 62 and 63rd Street extended westerly, and between the east line of Leslie Terrace Addition and a line parallel with and 330 feet westerly of the center line of Penn Avenue.

(3) M-10 (W of Penn, between 67th & 68th) Lots 1 through 12 of Block 16, Tingdale Brothers Lincoln Hills Addition.

(4) M-7 (E of Penn, between 62 and 63rd) That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Penn Avenue and Oliver Avenue.

(5) M-7 (SE of 63rd and Penn) That area lying between the center lines of Penn Avenue and the alley in Block 12, Ray's Lynnhurst Addition, and between the south line of said Block 12 and the center line of 63rd Street.

(6) M-7 (E of Penn, near 64th to 66th) That area lying between the center lines of Penn Avenue and Oliver Avenue, and between the south line of Block 12, Ray's Lynnhurst Addition and the center line of 66th Street.

(7) M-8 (E of Penn, 66th to 67th) Lots 6 though 10 of Block 6, Fairwood Park Addition.

(8) M-7 (E of Oliver, 62 to 63rd) That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Oliver Avenue and the east line of Dolphins Addition.

(9) M-7 (SW corner of 63rd and Oliver) Lots 1 and 2 of Block 12, Ray's Lynnhurst Addition.

Added: Bill No. 2009-7

BOUNDARY CONFLICTS

Reference #1 - I Zone, Item 2 (p. 1) and MR-2 Zone, Item 25 (p. 38)

These two zones use differing assumptions to set their common boundary; they probably do not coincide. There is probably a gap of 1.5 feet (plus or minus) between the two zones.

Reference #2 - C-2 Zone, Item 15 (p. 6) and PMR zone, Item 3 [Tract 1] (p. 22)

The eastern boundary is "Graham Avenue Extended". On the map we use the center line of Graham Avenue, which is vacated. There is uncertainty whether the center line or the west line of vacated Graham Avenue should be used.

Reference #3 - C-2 Zone, Item 17 (p. 7) and MR-1 Zone, Items 33 and 34 (p. 31)

The common boundaries between the C-2 zone and the two MR-1 zones, by definition, do not coincide exactly. They range from an overlap of 0.16 feet to a gap of 0.02 feet.

Reference #4 - C-2 Zone, Item 19 (p. 7) and MR-1 Zone, Item 35 (p. 31)

The same common boundary problem as in Reference 3 above. They overlap approximately 9.8 feet.

Reference #5 - C-2 Zone, Item 20 (p. 7) and MR-1 Zone, Item 36 (p. 31)

The same common boundary problems in Reference 3 above. They overlap approximately 11.1 feet.

Reference #6 - PMR Zone, Item 3 [Tract 4, Parcel 3] (p. 24)

There is definitely an error but we don't have the information needed to correct it. A survey would be required to find the problem.

Reference #7 - PMR-1 Zone, Item 1 (p. 26)

Reference to "Official Zoning Map" is required.