

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances  
relating to Zoning Code: Residence Districts.**

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

Section 1. That Section 546.130 of the above-entitled ordinance be amended to read as follows:

**546.130. Density bonuses.** (a) *Bonus for enclosed parking.* In the R3 through R6 Districts, the ~~maximum number of dwelling units and the~~ maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels. In the R3 and R4 Districts, where residential density is specifically limited by a minimum lot area per dwelling unit requirement, the maximum number of dwelling units may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The ~~maximum number of dwelling units and the~~ maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

Section 2. That Table 546-13 of the above-entitled ordinance be amended to read as follows:

**Table 546-13 R4 Lot Dimension and Building Bulk Requirements**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>	<b>Maximum Height</b>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit,	40	<del>None</del> <u>0.5</u>	2.5 stories, not to exceed

	whichever is greater			35 ft.
Multiple-family dwelling	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.

Section 3. That Section 546.540 of the above-entitled ordinance be amended to read as follows:

**546.540. Purpose.** The R5 Multiple-family District is established to provide an environment of high density apartments, congregate living arrangements and cluster developments on lots with a minimum lot area of five thousand (5,000) square feet ~~and at least seven hundred (700) square feet of lot area per dwelling unit.~~ In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Section 4. That Table 546-15 of the above-entitled ordinance be amended to read as follows:

**Table 546-15 R5 Lot Dimension and Building Bulk Requirements**

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>	<i>Maximum Height</i>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
Single or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	<del>5,000 or 700 sq. ft. per dwelling unit, whichever is greater</del>	40	<del>None</del> <u>0.5</u>	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	<del>5,000 or 700 sq. ft. per dwelling unit, whichever is greater</del>	40	2.0	4 stories, not to exceed 56 ft.
Planned unit development	<del>1 acre or 700 sq. ft. per dwelling unit, whichever is greater</del>	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.

<b>Congregate Living</b>				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.
Board and care home/ Nursing home/ Assisted living	20,000	80	2.0	4 stories, not to exceed 56 ft.
Faculty house	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 700 sq. ft. per rooming unit, whichever is greater	80	2.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 700 sq. ft. per rooming unit, whichever is greater	80	2.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.

Section 5. That Section 546.590 of the above-entitled ordinance be amended to read as follows:

**546.590. Purpose.** The R6 Multiple-family District is established to provide an environment of high density apartments, congregate living arrangements and cluster developments on lots with a minimum of five thousand (5,000) square feet of lot area and at least four hundred (400) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Section 6. That Table 546-17 of the above-entitled ordinance be amended to read as follows:

**Table 546-17 R6 Lot Dimension and Building Bulk Requirements**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>	<b>Maximum Height</b>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
Single or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40	None <u>0.5</u>	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.
Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.
<b>Congregate Living</b>				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.
Board and care home/Nursing home/Assisted living	20,000	80	3.0	6 stories, not to exceed 84 ft.

Faculty house	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 400 sq. ft. per rooming unit, whichever is greater	80	3.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 400 sq. ft. per rooming unit, whichever is greater	80	3.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.