

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances  
relating to Zoning Code: Commercial Districts.**

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

Section 1. That Section 548.130 of the above-entitled ordinance be amended to read as follows:

**548.130. Density bonuses.** (a) *Bonus for enclosed parking.* ~~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.

(b) *Bonus for mixed commercial-residential buildings.* ~~The maximum number of dwelling units and the~~ maximum floor area ratio may be increased by twenty (20) percent where residential uses are located above a ground floor in which at least fifty (50) percent of the gross floor area is devoted to commercial uses. In addition, in the C1 District, the maximum height of such structure may be increased to three (3) stories or forty-two (42) feet, whichever is less.

(c) *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 548-4 of the above-entitled ordinance be amended to read as follows:

**Table 548-4 Residential Lot Dimension Requirements in the C1 District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Single or two-family dwelling	5,000	40

Cluster development	5,000 <del>or 700 sq. ft. per dwelling unit, whichever is greater</del>	40
Dwelling unit, as part of a mixed use building	<del>700 sq. ft. per dwelling unit</del> <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 <del>or 700 sq. ft. per dwelling unit, whichever is greater</del>	40
Planned unit development	1 acre <del>or 700 sq. ft. per dwelling unit, whichever is greater</del>	As approved by C.U.P.
<b>Congregate Living</b>		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to sixteen (16) persons	5,000 <del>or 700 sq. ft. per rooming unit, whichever is greater</del>	40

Section 3. That Table 548-5 of the above-entitled ordinance be amended to read as follows:

**Table 548-5 Residential Lot Dimension Requirements in the C2 District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	<del>700 sq. ft. per dwelling unit</del> <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 <del>or 700 sq. ft. per dwelling unit, whichever is greater</del>	40
Planned unit development	1 acre <del>or 700 sq. ft. per dwelling unit, whichever is greater</del>	As approved by C.U.P.
<b>Congregate Living</b>		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 <del>or 700 sq. ft. per rooming unit, whichever is greater</del>	40

Board and care home/Nursing home/Assisted living	20,000	80
Inebriate housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40
Residential hospice	10,000	80
Supportive housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40

Section 4. That Table 548-6 of the above-entitled ordinance be amended to read as follows:

**Table 548-6 Residential Lot Dimension Requirements in the C3A District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 400 sq. ft. per dwelling unit	40
Dwelling unit, as part of a mixed use building	400 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
<b>Congregate Living</b>		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40

Section 5. That Table 548-7 of the above-entitled ordinance be amended to read as follows:

**Table 548-7 Residential Lot Dimension Requirements in the C3S District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	<del>400 sq. ft. per dwelling unit</del> <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
<b>Congregate Living</b>		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40

Section 6. That Table 548-8 of the above-entitled ordinance be amended to read as follows:

**Table 548-8 Residential Lot Dimension Requirements in the C4 District**

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
<b>RESIDENTIAL USES</b>		
<b>Dwellings</b>		
Single or two-family dwelling	5,000	40

Cluster development	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	900 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 900 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
<b>Congregate Living</b>		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40
Board and care home/ Nursing home/ Assisted living	20,000	80
Inebriate housing	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40
Residential hospice	10,000	80
Supportive housing	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40