

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Palmisano

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

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

Section 1. That section 547.160 be amended to read as follows:

547.160. Yard requirements. (a) *In general.* The minimum yard requirements for uses located in the office residence districts shall be as specified in Table 547-2, Office Residence District Yard Requirements, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. In determining an increase in the required front yard, one of the nearest principal residential structures may be removed from consideration where such structure exceeds the established front yard of all other such building on the same block face by twenty-five (25) feet or more and there are no fewer than four (4) principal residential structures on the block face, including the proposed structure. In such instance, the next-nearest principal building originally designed for residential purposes shall be incorporated in determining the increased front yard. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

(c) *Corner side yard.* Where a corner side yard is required, it shall not exceed the applicable front yard requirement.

This amendment is effective October 1, 2014.

Section 2. That Table 547-2 of the above-entitled ordinance be amended to read as follows:

Table 547-2 Office Residence District Yard Requirements

Yards	Required Yards for Single- and Two-Family Dwellings and Permitted Community Residential Facilities (Feet)	Required Yards for All Other Uses (Feet)
Front, <u>subject to section 547.160(b)</u>	15	15
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
Rear and Interior Side	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. or greater: 8</u>	5+2X
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 3. That section 547.240 be amended to read as follows:

547.240. Building bulk requirements. (a) *In general.* The maximum height of all principal buildings, except for single and two-family dwellings, located in the OR1 District shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less. The maximum height for all single or two-family dwellings located in the OR1 District shall be two and one-half (2.5) stories or ~~thirty (30)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. The maximum floor area ratio shall be as specified in Table 547-3, Lot Dimension and Building Bulk Requirements in the OR1 District.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

- (1) Detached accessory structures.

~~(2) Up to two hundred and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)(2)~~ Open porches.

~~(4)(3)~~ The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)(4)~~ Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 4. That section 547.310 be amended to read as follows:

547.310. Building bulk requirements. (a) *In general.* The maximum height and floor area ratio of buildings located in the OR2 District shall be as specified in Table 547-4, Lot Dimension and Building Bulk Requirements in the OR2 District.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

(1) Detached accessory structures.

~~(2) Up to two hundred and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 5. That Table 547-4 of the above-entitled ordinance be amended to read as follows:

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	2.5 stories, not to exceed 30 <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.</u>	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater

This amendment is effective October 1, 2014.

Section 6. That section 547.350 be amended to read as follows:

547.350. Building bulk requirements. (a) *In general.* The maximum height and floor area ratio of buildings located in the OR3 District shall be as specified in Table 547-5, Lot Dimension and Building Bulk Requirements in the OR3 District.

(b) *Gross floor area computation for single or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single or two-family dwellings shall not include the following:

(1) Detached accessory structures.

~~(2) Up to two hundred and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the

first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 7. That Table 547-5 of the above-entitled ordinance be amended to read as follows:

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
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RESIDENTIAL USES**Dwellings**

Single or two-family dwelling	5,000	2.5 stories, not to exceed 30 <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.</u>	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
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