

**ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

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 546.30 of the above-entitled ordinance be amended to read as follows:

546.30. Principal uses for the residence districts.

(a) *In general.* Table 546-1, Principal Uses in the Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

Table 546-1 Principal Uses in Residence Districts

Use	R1	R1A	R2	R2B	R3	R4	R5	R6	Specific Development Standards
RESIDENTIAL USES									
Dwellings									
Single-family dwelling	P	P	P	P	P	P			
Two-family dwelling			P	P	P	P			

Developmental achievement center	C	C	C	C	C	C	C	C	✓
Golf course	C	C	C	C	C	C	C	C	✓
Library, public	C	C	C	C	C	C	C	C	
Park, public	P	P	P	P	P	P	P	P	
Religious Institutions									
Place of assembly	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Bed and breakfast home					C	C	C	C	✓
Child care center	P	P	P	P	P	P	P	P	✓
Market garden, with a planting area of 10,000 sq. ft. or less	P	P	P	P	P	P	P	P	✓
Market garden, with a planting area greater than 10,000 sq. ft.	C	C	C	C	C	C	C	C	✓
Nursery or greenhouse existing on January 1, 1991	C	C	C	C	C	C	C	C	✓
PARKING FACILITIES									
Parking lot, serving institutional and public uses	C	C	C	C	C	C	C	C	
Parking lot, serving multiple-family dwellings					C	C	C	C	
Parking lot, serving board and care home/ nursing home/ assisted living						C	C	C	
PUBLIC SERVICES AND UTILITIES									
Bus turnaround	C	C	C	C	C	C	C	C	
Communication exchange	C	C	C	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	C	C	C	
Fire station	C	C	C	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	C	C	C	
Police station	C	C	C	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	C	C	C	
Stormwater retention pond	C	C	C	C	C	C	C	C	
Water pumping and filtration facility	C	C	C	C	C	C	C	C	

Section 2. That Section 546.250 of the above-entitled ordinance be amended to read as follows:

546.250. - Cluster developments.

No dwelling unit shall intrude on the vertical airspace of any other dwelling unit.

Table 546-3 R1 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	50	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	0.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	6,000	50	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>50</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	6,000	50	0.5
School, grades K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	12,000	100	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5

PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

*Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 3. That Section 546.310 of the above-entitled ordinance be amended to read as follows:

546.310. - Cluster developments.

No dwelling unit shall intrude on the vertical airspace of any other dwelling unit.

Table 546-5 R1A Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development	15,000 or 5,000 sq. ft. per dwelling unit, whichever is greater*	80	0.5
Congregate Living			
Community residential facility for six (6) or fewer persons	5,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5

Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	10,000	80	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

* Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 4. That Section 546.370 of the above-entitled ordinance be amended to read as follows:

546.370. - Cluster developments.

No dwelling unit shall intrude on the vertical airspace of any other dwelling unit.

Table 546-7 R2 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling	12,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	0.5

Congregate Living			
Community residential facility for six (6) or fewer persons	6,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>6,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	6,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	12,000	100	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

* Or a minimum lot area per dwelling unit of the average of the single-family and two-family zoning lots located in whole or in part within three hundred fifty (350) feet, where the average lot area exceeds the minimum zoning requirement by fifty (50) percent or more.

Section 5. That Section 546.430 of the above-entitled ordinance be amended to read as follows:

546.430. - Cluster developments.

No dwelling unit shall intrude on the vertical airspace of any other dwelling unit.

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling, existing on January 1, 1995	5,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling, established after January 1, 1995	10,000	40	0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development, existing on January 1, 1995	15,000 or 2,500 sq. ft. per dwelling unit, whichever is greater	80	0.5
Cluster development, established after January 1, 1995	15,000 or 5,000 sq. ft. per dwelling unit, whichever is greater	80	0.5
Congregate Living			
Community residential facility for six (6) or fewer persons	5,000	40	None
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5
School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5

Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of Assembly	10,000	80	0.5
COMMERCIAL USES	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 6. That Section 546.480 of the above-entitled ordinance be amended to read as follows:

546.480. - Building bulk requirements.

(a) *In general.* The maximum height of all principal structures, except for single- and two-family dwellings, located in the R3 District shall be two and one-half (2.5) stories or thirty-five (35) feet in height, whichever is less. The maximum height for all single- or two-family dwellings located in the R3 District shall be two and one-half (2.5) stories or 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 546-11, R3 Lot Dimension and Building Bulk Requirements.

(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) Open porches.
- (3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (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 (1) 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.

Table 546-11 R3 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	7,500 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.0
Multiple-family dwelling	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.0
Planned unit development	1 acre or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.0
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	7,500 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.0
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
<u>Emergency Shelter serving seven (7) to sixteen (16) persons</u>	<u>7,500 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.0</u>
Institutional and Public Uses			
Educational Facilities			
Early childhood learning center	20,000	100	0.5
Preschool	5,000	40	0.5

School, K—12	20,000	100	0.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	0.5
Cemetery	80 Acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	0.5
Golf course	20,000	100	0.5
Library, public	20,000	100	0.5
Park, public	20,000	100	0.5
Religious Institutions			
Place of assembly	10,000	80	0.5
COMMERCIAL USES			
Bed and breakfast home	5,000	40	0.5
Child care center	4,000	As approved by C.U.P.	0.5
PARKING FACILITIES	5,000	40	None
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 7. That Section 546.530 of the above-entitled ordinance be amended to read as follows:

546.530. - Building bulk requirements.

(a) *In general.* The maximum height and the maximum floor area ratio of all principal structures located in the R4 District shall be as specified in Table 546-13, R4 Lot Dimension and Building Bulk Requirements.

(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) Open porches.
- (3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (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 (1) 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.

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
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 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	2.5 stories, not to exceed 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.
Planned unit development	1 acre or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed 56 ft.

Congregate Living				
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 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Board and care home/Nursing home/Assisted living	20,000	80	1.5	4 stories, not to exceed 56 ft.
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000 or 1,250 sq. ft. per rooming unit, whichever is greater</u>	<u>40</u>	<u>1.5</u>	<u>4 stories, not to exceed 56 ft.</u>
Faculty house	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.

INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			

Section 8. That Section 546.580 of the above-entitled ordinance be amended to read as follows:

546.580. - Building bulk requirements.

(a) *In general.* The maximum height and the maximum floor area ratio of all principal structures located in the R5 District shall be as specified in Table 546-15, R5 Lot Dimension and Building Bulk Requirements.

(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) Open porches.
- (3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (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 (1) 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.

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
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 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.

Cluster development	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	2.0	4 stories, not to exceed 56 ft.
Planned unit development	1 acre	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.
Congregate Living				
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	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.
<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>	<u>2.0</u>	<u>4 stories, not to exceed 56 ft.</u>
Faculty house	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000	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	40	2.0	4 stories, not to exceed 56 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None

Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			

Section 9. That Section 546.630 of the above-entitled ordinance be amended to read as follows:

546.630. - Building bulk requirements.

(a) *In general.* The maximum height and the maximum floor area ratio of all principal structures located in the R6 District shall be as specified in Table 546-17, R6 Lot Dimension and Building Bulk Requirements.

(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) Open porches.
- (3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (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 (1) 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.

Table 546-17 R6 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
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 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000	40	3.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	3.0	6 stories, not to exceed 84 ft.
Planned unit development	1 acre	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.
Congregate Living				
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	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.

<u>Emergency Shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>	<u>2.5 stories, not to exceed 35 ft.</u>
<u>Emergency Shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>40</u>	<u>3.0</u>	<u>6 stories, not to exceed 84 ft.</u>
Faculty house	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000	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	40	3.0	6 stories, not to exceed 84 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	2.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	2.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	2.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	2.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
Golf course	20,000	100	2.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	2.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	2.0	4 stories, not to exceed 56 ft.

Religious Institutions				
Place of assembly	10,000	80	2.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.			