

DRAFT ORDINANCE – 2007 - Or

By Hodges and Schiff

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions

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

Section 1. That Section 520.160 of the above-entitled ordinance be amended by adding there to the following definitions in alphabetical sequence:

520.160. Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. All words and phrases not defined shall have their common meaning.

Grade, natural. The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature. Natural grade is determined by reference to a survey, or other information as determined by the zoning administrator.

ORDINANCE – 2007 - Or

By Hodges and Schiff

**Amending Title 20, Chapter 530 of the Minneapolis Code of Ordinances
relating to Zoning Code: Site Plan Review**

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

Section 1. That Table 530-2 of the above-entitled ordinance be amended to read as follows:

**Table 530-2
Standards for single and two-family dwellings and multiple-family
dwellings having three (3) or four (4) dwelling units**

<i>Points</i>	<i>Design Standard</i>
5	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure
5	The structure includes a basement as defined by the building code
4	The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
2	The pitch of the primary roof line is 6/12 or steeper. However, the points shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof <u>or a hip roof with a primary roof line of less than 6/12 where there is at least one existing building with a hip roof with a similar pitch</u> within one hundred (100) feet of the site
1	The structure includes an open front porch of at least fifty (50) square feet where there is at least one existing open front porch within one hundred (100) feet of the site
1	The development includes at least one (1) deciduous tree in the front yard

ORDINANCE – 2007 - Or

By Hodges and 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 546.140 of the above-entitled ordinance be amended to read as follows:

546.140. Maximum lot coverage. Principal and accessory structures shall not cover more than ~~sixty (60)~~ fifty (50) percent of any zoning lot located in the R1--R3 Districts. Principal and accessory structures shall not cover more than seventy (70) percent of any zoning lot located in the R4--R6 Districts.

Section 2. That Section 546.150 of the above-entitled ordinance be amended to read as follows:

546.150. Impervious surface coverage. Impervious surfaces shall not cover more than ~~seventy-five (75)~~ sixty-five (65) percent of any zoning lot located in the R1--R3 Districts. Impervious surfaces shall not cover more than eighty-five (85) percent of any zoning lot located in the R4--R6 Districts. The remainder of the zoning lot shall be covered with turf grass, native grasses, perennial flowering plants, shrubs, trees or similar landscape material sufficient to prevent soil erosion, minimize off-site stormwater runoff, and encourage natural filtration function.

Section 3. That Section 546.240 of the above-entitled ordinance be amended to read as follows:

546.240. Building bulk requirements. (a) In general. The maximum height for all principal structures, except for single and two-family dwellings, located in the R1 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 R1 District shall be two and one-half (2.5) stories or thirty (30) feet, whichever is less. The maximum floor area ratio shall be as specified in Table 546-3, R1 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) 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) Open porches.

(4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.

(5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Section 4. That Table 546-3 of the above-entitled ordinance be amended to read as follows:

Table 546-3 R1 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>
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	50	None 0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster	18,000 or 6,000 sq. ft. per dwelling unit, whichever is	100	None

development	greater*		
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Section 5. That Section 546.300 of the above-entitled ordinance be amended to read as follows:

546.300. Building bulk requirements. (a) *In general.* The maximum height of all principal structures, except for single and two-family dwellings, located in the R1A 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 R1A District shall be two and one-half (2.5) stories or thirty (30) feet, whichever is less. The maximum floor area ratio shall be as specified in Table 546-5, R1A 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Section 6. That Table 546-5 of the above-entitled ordinance be amended to read as follows:

Table 546-5 R1A 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>
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	None 0.5 or 2,500 sq. ft. of GFA, whichever is greater
Cluster development	15,000 or 5,000 sq. ft. dwelling unit, whichever is greater *	80	None

Section 7. That Section 546.360 of the above-entitled ordinance be amended to read as follows:

546.360. Building bulk requirements. (a) In general. The maximum height of all principal structures, except for single and two-family dwellings, located in the R2 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 R2 District shall be two and one-half (2.5) stories or thirty (30) feet, whichever is less. The maximum floor area ratio shall be as specified in Table 546-7, R2 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Section 8. That Section Table 546-7 of the above-entitled ordinance be amended to read as follows:

Table 546-7 R2 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>
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	6,000	40	None <u>0.5 or 2,500 sq. ft. of GFA, whichever is greater</u>
Two-family dwelling	12,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	None

Section 9. That Section 546.420 of the above-entitled ordinance be amended to read as follows:

546.420. Building bulk requirements. (a) In general. The maximum height of all principal structures, except for single and two-family dwellings, located in the R2B 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 R2B

District shall be two and one-half (2.5) stories or thirty (30) feet, whichever is less. The maximum floor area ratio shall be as specified in Table 546-9, R2B 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Section 10. That Section Table 546-9 of the above-entitled ordinance be amended to read as follows:

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

<i>Uses</i>	<i>Minimum Lot Area</i>	<i>Minimum</i>	<i>Maximum</i>
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	<i>(Square Feet)</i>	<i>Lot Width (Feet)</i>	<i>Floor Area Ratio (Multiplier)</i>
RESIDENTIAL USES			
Dwellings			
Single-family dwelling	5,000	40	None <u>0.5 or 2,500 sq. ft. of GFA, whichever is greater</u>
Two-family dwelling, existing on January 1, 1995	5,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Two-family dwelling, established after January 1, 1995	10,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Cluster development, existing on January 1, 1995	15,000 or 2,500 sq. ft. per dwelling unit, whichever is greater	80	None

Section 11. 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 thirty (30) feet, whichever is less. 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Table 546-11 R3 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>
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	None 0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	7,500 or 2,500 sq. ft. per dwelling unit, whichever is greater	40	None

Section 12. 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, 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Table 546-13 R4 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>
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	5,000	40	None 0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 35 30 ft.
Cluster development	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.

Section 13. 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

<i>Uses</i>	<i>Minimum Lot</i>	<i>Minimum</i>	<i>Maximum</i>	<i>Maximum</i>
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	Area (Square Feet)	Lot Width (Feet)	Floor Area Ratio (Multiplier)	Height
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling existing on the effective date of this ordinance	5,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>	2.5 stories, not to exceed 35 <u>30</u> ft.
Cluster development	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.

Section 14. 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) 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Table 546-17 R6 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>
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling existing on the effective date of this ordinance	5,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>	2.5 stories, not to exceed 35 <u>30</u> ft.
Cluster development	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.

ORDINANCE – 2007 - Or

By Hodges and Schiff

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

547.150. Impervious surface coverage. Impervious surfaces shall not cover more than eighty-five (85) percent of any zoning lot located in the office residence districts. The remainder of the zoning lot shall be covered with turf grass, native grasses, perennial flowering plants, shrubs, trees or similar landscape material sufficient to prevent soil erosion, minimize off-site stormwater runoff, and encourage natural filtration function.

Section 2. That Section 547.240 of the above-entitled ordinance 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) feet, whichever is less. 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

Section 3. That Table 547-3 of the above-entitled ordinance be amended to read as follows:

Table 547-3 Lot Dimension and Building Bulk Requirements in the OR1 District

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Cluster development	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	None

Section 4. That Section 547.310 of the above-entitled ordinance 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

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

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Maximum Height</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>
RESIDENTIAL USES			
Dwellings			
Single or two-	5,000	2.5 stories, not to	None 0.5 or 2,500 sq. ft. of

family dwelling		exceed 35 30 ft.	GFA per unit, whichever is greater
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	2.5 stories, not to exceed 35 ft.	None

Section 5. That Section 547.350 of the above-entitled ordinance 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) Open porches.
- (4) The basement floor area if the finished floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the total perimeter.
- (5) The habitable portion of a half story if the floor area of the half story is under a hip or gable roof and does not exceed fifty (50) percent of the floor area of the floor below.

(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 by no more than five hundred (500) square feet within any fifteen (15) year period.

(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 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.

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

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Maximum Height</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	2.5 stories, not to exceed 35 <u>30</u> ft.	None <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Cluster development	5,000 or 300 sq. ft. per dwelling unit, whichever is greater	2.5 stories, not to exceed 35 ft.	None