

**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 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>
RESIDENTIAL USES		
Dwellings		
Cluster development	5,000 or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	900 <u>700</u> sq. ft. per dwelling unit	None
Multiple-family dwelling	5,000 or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	40
Planned residential development	2 acres or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving seven (7) to sixteen (16) persons	5,000 or 900 <u>700</u> sq. ft. per rooming unit, whichever is greater	40

Section 2. 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>
RESIDENTIAL USES		
Dwellings		
Cluster development	5,000 or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	900 <u>700</u> sq. ft. per dwelling unit	None
Multiple-family dwelling	5,000 or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	40
Planned residential development	2 acres or 900 <u>700</u> sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 750 <u>700</u> sq. ft. per rooming unit, whichever is greater	40
Inebriate housing	5,000 or 750 <u>700</u> sq. ft. per rooming unit, whichever is greater	40
Supportive housing	5,000 or 750 <u>700</u> sq. ft. per rooming unit, whichever is greater	40

Section 3. 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>
RESIDENTIAL USES		
Dwellings		
Cluster development	5,000 or 900 <u>400</u> sq. ft. per	40

	dwelling unit, whichever is greater	
Dwelling unit, as part of a mixed use building	900 <u>400</u> sq. ft. per dwelling unit	None
Multiple-family dwelling	5,000 or 900 <u>400</u> sq. ft. per dwelling unit, whichever is greater	40
Planned residential development	2 acres or 900 <u>400</u> sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 750 <u>400</u> sq. ft. per rooming unit, whichever is greater	40

Section 4. That Section 548.410 of the above-entitled ordinance be amended to read as follows:

548.410. Building bulk requirements. The maximum height of all principal structures located in the C3S District, except single and two-family dwellings and cluster developments, shall be four (4) stories or fifty-six (56) feet, whichever is less. The maximum height of single and two-family dwellings and cluster developments shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less. The maximum floor area ratio of all structures shall be ~~one~~ two and seven-tenths (~~4.7~~ 2.7)