

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By 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 546.440 of the above-entitled ordinance be amended to read as follows:

546.440. Purpose. The R3 Multiple-family District is established to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments on lots with a minimum of five thousand (5,000) square feet and at least ~~two thousand five hundred (2,500)~~ one thousand five hundred (1,500) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Section 2. That Table 546-11 of the above-entitled ordinance be amended to read as follows:

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			
Cluster development	7,500 or 2,500 1,500 sq. ft. per dwelling unit, whichever is greater	40	None
Multiple-family dwelling	5,000 or 2,500 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.0
Planned residential development	2 acres or 2,500 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.0

Section 3. That Section 546.490 of the above-entitled ordinance be amended to read as follows:

546.490. Purpose. The R4 Multiple-family District is established to provide an environment of predominantly medium density apartments and congregate living arrangements, single-family and two-family dwellings and cluster developments, on lots with a minimum of five thousand (5,000) square feet of lot area and at least ~~one thousand five hundred (1,500)~~ one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Section 4. That Table 546-13 of the above-entitled ordinance be amended to read as follows:

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				
Cluster development	5,000 or 4,500 1,250 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 4,500 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Planned residential development	2 acres or 4,500 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed

Section 5. That Section 546.540 of the above-entitled ordinance be amended to read as follows:

546.540. Purpose. The R5 Multiple-family District is established to provide an environment of high density apartments, congregate living arrangements and cluster developments on lots with a minimum lot area of five thousand (5,000) square feet and at least ~~nine~~ seven hundred (~~900~~700) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Section 6. That Table 546-15 of the above-entitled ordinance be amended to read as follows:

Table 546-15 R5 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				
Cluster development	5,000 or 900-700 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 900-700 sq. ft. per dwelling unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.
Planned residential development	2 acres or 900-700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.
Congregate Living				
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 750-700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.
Fraternity or sorority	10,000 or 750-700 sq. ft. per rooming unit, whichever is greater	80	2.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 750-700 sq. ft. per rooming unit, whichever is greater	80	2.0	4 stories, not to exceed 56 ft.
Supportive housing	5,000 or 750-700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.

**AN ORDINANCE
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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 dwelling unit, whichever is greater	40
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 (~~1.7~~ 2.7).