What Does Density Look Like?

Examples from Minneapolis

Attention. If you want help translating this information, call 612-673-3737.

Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700.

Ogow. Haddii aad dooneyso in lagaa kaalmeyo tarjamadda macluumaadkani oo lacag la’ aan wac 612-673-3500.

Ceeb toom. Yog køj xav tau këv pëbhais cëv xov nó rau køj dawb, hu 612-673-2800.

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### Residential Density Classifications

<table>
<thead>
<tr>
<th>Density</th>
<th>Type</th>
<th>Examples</th>
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<tbody>
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### Residential Density Classifications

- **Low density (<15 du/ac)**
- **Medium density (10-50 du/ac)**
- **Very high density (>100 du/ac)**

**du/ac = dwelling units per acre not including ROW**

### Zoning Classifications

- **R1-R1A**: single family
- **R2-R2B**: two family
- **R3-R4-R5-R6**: multi family
- **C1**: neighborhood commercial
- **C2**: neighborhood corridor commercial
- **C3A**: community activity center
- **C3A**: community activity center
- **C2**: neighborhood corridor commercial
- **C3A**: community activity center
- **B4**: downtown business
- **OR2**: high density office residence
- **OR3**: institution office residence

**Low density (<15 du/ac)**

- **Medium density (10-50 du/ac)**
- **High density (40-120 du/ac)**

** VERY high density (>100 du/ac)**

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- **Very high density (>100 du/ac)**
- **Very high density (>100 du/ac)**

**Density**

- **Type**

### Density Type Examples

- **LOW** Single family
  - units/acre: < 8
  - floors: 1-3
  - units/building: 1
  - zoning: R1, R1A

- **LOW** Duplex
  - units/acre: 4-8
  - floors: 1-3
  - units/building: 2
  - zoning: R2, R2B

- **LOW** Four-plex
  - units/acre: 10-24
  - floors: 2-3
  - units/building: 3-5
  - zoning: R3, R4

- **LOW** Side-attached townhouse
  - units/acre: 12-35
  - floors: 1-3
  - units/building: 4-12
  - zoning: R3, R4

- **MEDIUM** Four-plex
  - units/acre: 10-24
  - floors: 2-3
  - units/building: 3-5
  - zoning: R3, R4

- **MEDIUM** Stacked townhouse
  - units/acre: 25-45
  - floors: 3-4
  - units/building: 8-24
  - zoning: R4, C1

- **MEDIUM** Mid-rise
  - units/acre: 26-120
  - floors: 5-8
  - units/building: 60-200
  - zoning: R6, C3A

- **MEDIUM** High-rise
  - units/acre: > 100
  - floors: 8-50+
  - units/building: 150+
  - zoning: B4, OR3

- **HIGH** Low-rise
  - units/acre: 16-80
  - floors: 2-4
  - units/building: 4-40
  - zoning: R4, R5, C1

- **HIGH** Mid-rise
  - units/acre: 26-120
  - floors: 5-8
  - units/building: 60-200
  - zoning: R6, C3A

- **VERY** High-rise
  - units/acre: > 100
  - floors: 8-50+
  - units/building: 150+
  - zoning: B4, OR3

**Density**

- **Type**

**Examples**

- **North Minneapolis**
- **Humboldt Greenway**
- **Northeast Minneapolis**
- **Portland Avenue South**
- **Uptown**
- **Eat Street**
- **Downtown Riverfront**
- **Warehouse District**
- **Elliot Park - TOWER**
- **Elliot Park - STREET LEVEL**

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