

ORDINANCE – 2007 - Or

By Hodges

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 to read as follows:

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. The lowest point of elevation of the surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

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.

Height, structure or building. The vertical distance from the natural grade measured either at the curb level or at a point ten (10) feet away from the front center of the structure or building, whichever is closer, to the top of the highest point of the structure, or to the top of the highest point of the roof on a flat or shed roof, the deck line on a mansard roof, or the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.

ORDINANCE – 2007 - Or

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**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 or four 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

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 and Table 546-3 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 (200) 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.

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

<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 <u>0.5 or 2,500 sq. ft. of GFA, whichever is greater</u>
Cluster development	18,000 or 6,000 sq. ft. per dwelling unit, whichever is greater*	100	None

Section 4. That Section 546.300 and Table 546-5 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 (200) 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.

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 <u>0.5 or 2,500 sq. ft. of GFA, whichever is greater</u>
Cluster development	15,000 or 5,000 sq. ft. dwelling unit, whichever is greater *	80	None

Section 5. That Section 546.360 and Table 546-7 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, 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, 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 (200) 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.

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 0.5 or 2,500 sq. ft. of GFA, whichever is greater
Two-family dwelling	12,000	40	None 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	None

Section 6. That Section 546.420 and Table 546-9 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, 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 (200) 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.

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

<i>Uses</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot</i>	<i>Maximum Floor Area</i>
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	<i>(Square Feet)</i>	<i>Width (Feet)</i>	<i>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 7. That Section 546.480 and Table 546-11 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, 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 (200) 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.

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 <u>0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>
Cluster development	7,500 or 2,500 sq. ft. per dwelling unit, whichever is greater	40	None

Section 8. That Section 546.530 and Table 546-13 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 (200) 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.

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 <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 1,500 sq. ft. per dwelling unit, whichever is greater	40	None	2.5 stories, not to exceed 35 ft.
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Section 9. That Section 546.580 and Table 546-15 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, 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 (200) 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.

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				
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 10. That Section 546.630 and Table 546-17 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, 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 (200) 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.

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	<u>None 0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater</u>	2.5 stories, not to exceed 35 30 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

**Amending Title 20, Chapter 547 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 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 and Table 547-3 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 structures, 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 (200) 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.

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 0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	None

Section 3. That Section 547.310 Table 547-4 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 (200) 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.

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

Section 4. That Section 547.350 and Table 547-5 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 (200) 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.

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.	<u>None 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