# A GUIDE TO Residential Densities
from The Minneapolis Plan for Sustainable Growth

## LOW
- **Defined by The Minneapolis Plan as**
  - <20 dwelling units per acre
  - Located in: Community Corridors and areas not designated as Land Use Features

### Single Family
- **Total Units:** 1
- **Units/Acre:** <8
- **Stories:** 1-2.5
- **Zoning:** R1, R1A

### Duplex
- **Total Units:** 2
- **Units/Acre:** 4-8
- **Stories:** 1-2.5
- **Zoning:** R2, R2B

## MEDIUM
- **Defined by The Minneapolis Plan as**
  - 20-50 dwelling units per acre
  - Located in: Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors

### Four-Plex
- **Total Units:** 3-5
- **Units/Acre:** 17-35
- **Stories:** 2-4
- **Zoning:** R3, R4

### Side-Attached Townhome
- **Total Units:** 4-12
- **Units/Acre:** 17-35
- **Stories:** 2-4
- **Zoning:** R3, R4

### Stacked Townhome
- **Total Units:** 8-24
- **Units/Acre:** 35-62
- **Stories:** 3-4
- **Zoning:** R4, C1

## HIGH
- **Defined by The Minneapolis Plan as**
  - 50-120 dwelling units per acre
  - Located in: Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors, Activity Centers, Growth Centers, Transit Station Areas

### Low-Rise
- **Total Units:** 4-40
- **Units/Acre:** 35-62
- **Stories:** 2-4
- **Zoning:** R4, R5, C1, C2, OR2

### Mid-Rise
- **Total Units:** 60-200
- **Units/Acre:** >100
- **Stories:** 5-8
- **Zoning:** R6, C3A

## VERY HIGH
- **Defined by The Minneapolis Plan as**
  - >120 dwelling units per acre
  - Located in: Activity Centers, Growth Centers, Transit Station Areas

### High-Rise
- **Total Units:** 150+
- **Units/Acre:** >120
- **Stories:** 8-50+
- **Zoning:** B4, OR3

## ZONING CLASSIFICATIONS
- **R1, R2**
- **R3**
- **R4**
- **R5**
- **C1**
- **C2**
- **OR2**
- **OR3**
- **R6**

## FOR MORE INFORMATION
Consult the Land Use Chapter of The Minneapolis Plan for Sustainable Growth online at:

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