



**City of Minneapolis
Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-5836
Fax 612-673-2169**

MEMORANDUM

DATE: July 18, 2013
TO: City Planning Commission, Committee of the Whole
FROM: Jason Wittenberg, Planning Manager
SUBJECT: Zoning code text amendment – minimum lot area per dwelling unit

As previously discussed with commissioners at the Committee of the Whole meeting on May 23, 2013, commissioners will consider a zoning code text amendment that would revise the manner in which residential density is regulated in Minneapolis. The City’s zoning ordinance has historically limited residential density primarily through a standard that requires a minimum amount of lot area per residential dwelling unit. Currently, this type of standard exists in all of the districts that allow multi-family residential uses except the downtown districts (B4, B4S, B4C, and B4N).

As proposed, the amendment would eliminate “minimum lot area per dwelling unit” standards in most districts. There is a growing consensus among planning commissioners that these standards may no longer be an important tool for regulating development and that, in some instances, the limitations may conflict with adopted policy objectives. As the City continues to place additional emphasis on quality urban design and ensuring that new development makes a positive contribution to its urban context, the specific number of dwelling units incorporated in new buildings has become less important.

The City Council adopted revisions to these standards in March of 2009. The changes at that time generally made the standards more flexible, allowing additional residential density in certain zoning districts. According to staff’s research, out of the 86 major residential development projects approved since that time in districts that have a standard for minimum lot area per dwelling unit, 20 (or 24% of the projects) received a variance to reduce the minimum lot area per dwelling unit.

Other aspects of the amendment include:

- Because density would not be specifically limited, density bonuses would essentially turn into floor area bonuses only. See 546.130 as an example.
- Establishes a maximum floor area ratio for cluster developments in the residence and office residence districts. This change would make it more clear that cluster developments are not intended to be used for high density developments in these districts. Cluster developments are already limited to 2½ stories in height, but they currently lack a maximum FAR.

If adopted, the zoning ordinance will still have a number of standards that place practical limits on the amount of density that could be constructed on an individual property. Those standards include:

- Minimum off-street parking requirements
- Maximum permitted height
- Maximum floor area ratio
- Minimum size of individual dwelling units (350 sq. ft. for efficiency units; 500 sq. ft. for all other units)
- Required yards/setbacks (primarily in R and OR Districts)
- Maximum building coverage (R and OR Districts only)

Attachments to the memo include:

- Information about major development projects approved since 2008
- A draft of the proposed changes to the text of the zoning ordinance

The proposed amendment is scheduled for the City Planning Commission meeting of July 29th.

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 527 of the Minneapolis Code of Ordinances
relating to Zoning Code: Planned Unit Development.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 527.150 of the above-entitled ordinance be amended to read as follows:

527.150. Lot area requirements. (a) *In general.* The city planning commission may authorize reductions in the area of individual lots within a planned unit development from the required lot area for the zoning district, provided any such reductions shall be compensated for by an equivalent amount of lot area elsewhere in the planned unit development. Lot area shall not include areas designated as public or private streets.

~~(b) *Density bonus.* The maximum number of dwelling units may be increased by twenty (20) percent for the purpose of promoting an integrated project that provides a variety of housing types and site amenities.~~

Section 2. That Table 527-2 of the above-entitled ordinance be amended to read as follows:

Table 527-2 Authorized Alternatives

Zoning code standard	Authorized alternative
Section 527.150. Lot area requirements.	1) To allow reductions in the area of individual lots within the planned unit development from the required lot area of the zoning district. 2) To allow a density bonus to increase the maximum number of dwelling units by not more than twenty (20) percent.

**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 546.130 of the above-entitled ordinance be amended to read as follows:

546.130. Density bonuses. (a) *Bonus for enclosed parking.* In the R3 through R6 Districts, the ~~maximum number of dwelling units and the~~ maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The ~~maximum number of dwelling units and the~~ maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

Section 2. 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 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 3. 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				
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	None <u>0.5</u>	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Planned unit development	1 acre or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed 56 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7)	5,000 or 1,250 sq. ft. per rooming	40	1.5	4 stories, not to exceed 56

to thirty-two (32) persons	unit, whichever is greater			ft.
Board and care home/Nursing home/Assisted living	20,000	80	1.5	4 stories, not to exceed 56 ft.
Faculty house	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.

Section 4. 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~~

~~seven hundred (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 5. 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				
Single or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40	None <u>0.5</u>	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.
Planned unit development	1 acre or 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 six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.
Board and care home/ Nursing home/ Assisted living	20,000	80	2.0	4 stories, not to exceed 56 ft.
Faculty house	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 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 700 sq. ft. per rooming unit, whichever is greater	80	2.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40	2.0	4 stories, not to exceed 56 ft.

Section 6. That Section 546.590 of the above-entitled ordinance be amended to read as follows:

546.590. Purpose. The R6 Multiple-family District is established to provide an environment of high density apartments, congregate living arrangements and cluster developments on lots with a minimum of five thousand (5,000) square feet of lot area and at least four hundred (400) 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 7. That Table 546-17 of the above-entitled ordinance be amended to read as follows:

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	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 30 ft.
Cluster development	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40	None <u>0.5</u>	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.

Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.
Board and care home/Nursing home/Assisted living	20,000	80	3.0	6 stories, not to exceed 84 ft.
Faculty house	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 or 400 sq. ft. per rooming unit, whichever is greater	80	3.0	2.5 stories, not to exceed 35 ft.
Hospitality residence	10,000 or 400 sq. ft. per rooming unit, whichever is greater	80	3.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	3.0	2.5 stories, not to exceed 35 ft.

Supportive housing	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40	3.0	6 stories, not to exceed 84 ft.
--------------------	---	----	-----	---------------------------------------

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances
relating to Zoning Code: Office Residence Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 547.130 of the above-entitled ordinance be amended to read as follows:

547.130. Density bonuses. (a) *Bonus for enclosed parking.* In the OR2 and OR3 office residence districts, ~~the maximum number of dwelling units and~~ the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* ~~The maximum number of dwelling units and~~ the maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

Section 2. That Table 547-3 of the above-entitled ordinance be amended to read as follows:

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	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 <u>0.5</u>
Dwelling unit, as part of a mixed use building	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.5
Multiple-family dwelling	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40	1.5
Planned unit development	1 acre or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5

Section 3. That Table 547-4 of the above-entitled ordinance be amended to read as follows:

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-family dwelling	5,000	2.5 stories, not to exceed 30 ft.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	2.5 stories, not to exceed 35 ft.	None <u>0.5</u>
Dwelling unit, as part of a mixed use building	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Multiple-family dwelling	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Planned unit development	1 acre or 700 sq. ft. per dwelling unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None

Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 700 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Board and care home/ Nursing home/ Assisted living	20,000	4 stories, not to exceed 56 ft.	2.5
Dormitory	10,000 or 700 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	2.5
Fraternity or sorority	10,000 or 700 sq. ft. per rooming unit, whichever is greater	2.5 stories, not to exceed 35 ft.	2.5
Hospitality residence	10,000 or 700 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	2.5
Supportive housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5

Section 4. That Table 547-5 of the above-entitled ordinance be amended to read as follows:

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

<i>Uses</i>	<i>Minimum Lot Area</i>	<i>Maximum</i>	<i>Maximum Floor Area</i>
--------------------	--------------------------------	-----------------------	----------------------------------

	(Square Feet)	Height	Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	2.5 stories, not to exceed 30 ft.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000 or 300 sq. ft. per dwelling unit, whichever is greater	2.5 stories, not to exceed 35 ft.	None <u>0.5</u>
Dwelling unit, as part of a mixed use building	5,000 or 300 sq. ft. per dwelling unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Multiple-family dwelling	5,000 or 300 sq. ft. per dwelling unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Planned unit development	1 acre or 300 sq. ft. per dwelling unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Congregate Living			
Community residential facility six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Board and care home/Nursing	20,000	6 stories, not to exceed 84	3.5

home/Assisted living		ft.	
Dormitory	10,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	3.5
Fraternity or sorority	10,000 or 300 sq. ft. per rooming unit, whichever is greater	2.5 stories, not to exceed 35 ft.	3.5
Hospitality residence	10,000 or 300 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	3.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	3.5
Supportive housing	5,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5

**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 Section 548.130 of the above-entitled ordinance be amended to read as follows:

548.130. Density bonuses. (a) *Bonus for enclosed parking.* The ~~maximum number of dwelling units and the~~ maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for mixed commercial-residential buildings.* The ~~maximum number of dwelling units and the~~ maximum floor area ratio may be increased by twenty (20) percent where residential uses are located above a ground floor in which at least fifty (50) percent of the gross floor area is devoted to commercial uses. In addition, in the C1 District, the maximum height of such structure may be increased to three (3) stories or forty-two (42) feet, whichever is less.

(c) *Bonus for affordable housing.* The ~~maximum number of dwelling units and the~~ maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

Section 2. 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		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	700 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to sixteen (16) persons	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40

Section 3. 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		
Single or two-family dwelling	5,000	40

Cluster development	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	700 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 700 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 700 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40
Board and care home/Nursing home/Assisted living	20,000	80
Inebriate housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40
Residential hospice	10,000	80
Supportive housing	5,000 or 700 sq. ft. per rooming unit, whichever is greater	40

Section 4. That Table 548-6 of the above-entitled ordinance be amended to read as follows:

Table 548-6 Residential Lot Dimension Requirements in the C3A District

<i>Use</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Width</i>
-------------------	--------------------------------	---------------------------------

	<i>(Square Feet)</i>	<i>(Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 400 sq. ft. per dwelling unit	40
Dwelling unit, as part of a mixed use building	400 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40

Section 5. 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		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	400 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 400 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 400 sq. ft. per rooming unit, whichever is greater	40

Section 6. That Table 548-8 of the above-entitled ordinance be amended to read as follows:

Table 548-8 Residential Lot Dimension Requirements in the C4 District

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		

Dwellings		
Single or two-family dwelling	5,000	40
Cluster development	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	40
Dwelling unit, as part of a mixed use building	900 sq. ft. per dwelling unit <u>None required for the residential use</u>	None
Multiple-family dwelling	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	40
Planned unit development	1 acre or 900 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40
Board and care home/ Nursing home/ Assisted living	20,000	80
Inebriate housing	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40
Residential hospice	10,000	80
Supportive housing	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances
relating to Zoning Code: Overlay Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 551.380 of the above-entitled ordinance be amended to read as follows:

551.380. Minimum lot area requirements. ~~Lot area requirements~~ The minimum lot area for residential uses in the IL Overlay District shall be ~~a minimum of nine hundred (900) square feet of lot area per dwelling unit and a minimum of seven hundred fifty (750) square feet per rooming unit, except that in no instance shall the lot area be less than five thousand (5,000) square feet.~~

Section 2. That Section 551.385 of the above-entitled ordinance be amended to read as follows:

551.385. Density bonuses. (a) *Bonus for enclosed parking.* ~~The maximum number of dwelling units and the~~ maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* ~~The maximum number of dwelling units and the~~ maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.