

**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.* In districts that limit the number of allowed dwelling units, ~~the~~ 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 <u>in districts that limit the number of allowed dwelling units.</u>

**AN ORDINANCE
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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. In the R3 and R4 Districts, where residential density is specifically limited by a minimum lot area per dwelling unit requirement, the maximum number of dwelling units 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 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,	40	None <u>0.5</u>	2.5 stories, not to exceed

	whichever is greater			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.

Section 3. 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 4. 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 5. 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 6. 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

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
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
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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

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
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

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area 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 home/Assisted living	20,000	6 stories, not to exceed 84 ft.	3.5
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 (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	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. ~~Let 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.