

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**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 by adding and amending following definitions in alphabetical sequence 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. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

*Demolition.* The act of moving or razing a building, including the removal, substantial removal, or relocation of sixty (60) percent or more of the building's exterior. The building's roof shall constitute twenty (20) percent of the total exterior above the finished floor of the first story. The remainder shall be a calculation of the percent change to the perimeter of the building, measured per story, in linear feet. For the purpose of this definition, removal shall include any adjustment to fenestration or wall location from the finished floor to the surface of the floor above.

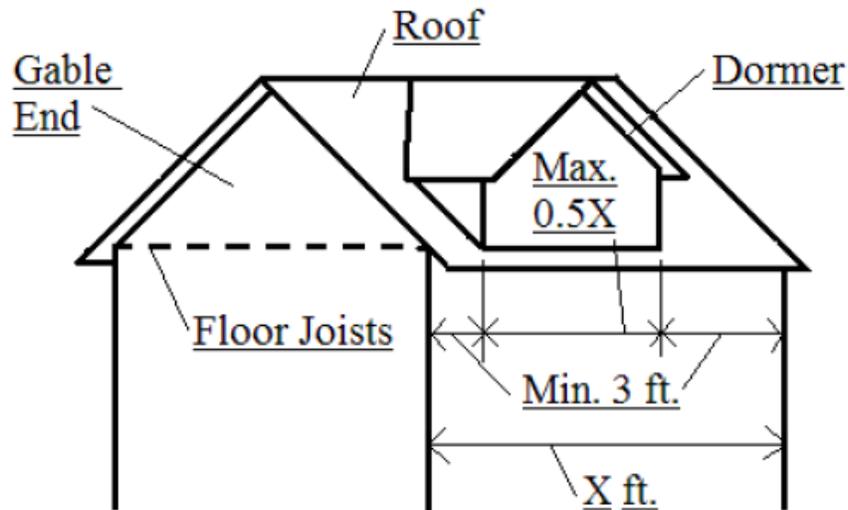
*Floor area, gross (GFA).* The gross floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the centerline of walls separating two (2) buildings. The gross floor area of a building shall include basement floor area when one-half (½) or more of the basement height is above natural grade for more than fifty (50) percent of the total perimeter. The gross floor area shall also include elevator shafts and stairwells to each floor, penthouses, attic space having headroom clearances that meet building code minimum ceiling heights, interior balconies and mezzanines, enclosed porches, floor area devoted to accessory uses, and floor space used for mechanical equipment, except equipment located on the roof, unless otherwise specified in this chapter. The gross floor area of structures devoted to bulk storage of materials, including but not limited to grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet, assuming one (1) floor for each fourteen (14) feet in height. In determining the gross floor area of an individual use within a multiple tenant building, the gross floor area is the sum of the gross horizontal areas measured from the interior faces of the interior walls of the space occupied by the use. Except for garages attached to single and two-family dwellings, Gross gross floor area shall not include space

devoted to accessory off-street parking or loading facilities, including aisles, ramps and maneuvering space.

*Story, half.* A partial story that meets the following criteria:

- ~~(1) The half story will be located on a principal residential structure with a maximum district or use height of two and one-half (2.5) stories. A partial story located in any other district or on any other use shall be considered a full story.~~
- ~~(2) (1) Gross floor area of the half story will be Habitable space located under a gable or hip roof and all of the roof rafters shall ~~abut~~ be located within two (2) feet of the floor joists, except at gable ends or where dormers are allowed.~~
- ~~(3) (2) Dormers on the half story will meet the following standards.~~
  - a. The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.
  - b. Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.
  - c. Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.

**(Note:** delete graphic)



This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.**

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

Section 1. That section 525.520 be amended to read as follows:

**525.520. Authorized variances.** Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment, city planning commission, or city council only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

(31) To permit curb cut access to the street for properties with an alley that serves a single- and two-family dwelling or multiple-family dwelling having three (3) or four (4) units.

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**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 section 530.280 of the above-entitled ordinance be amended to read as follows:

**530.280. Design standards.** New single and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units shall comply with the applicable regulations of this zoning ordinance, including but not limited to the standards of Chapter 535, Regulations of General Applicability, related to front entrance, window area, and walkway requirements, and limitations on attached garages facing the front lot line. In addition, the zoning administrator shall ensure that such uses obtain a minimum of ~~fifteen (15)~~ seventeen (17) points from Table 530-2, Single and two-family dwellings and multiple-family dwellings having three or four dwelling units. ~~Standards used to meet the minimum requirement must remain in place for a period of not less than fifteen (15) years from the date of approval.~~

This amendment is effective October 1, 2014.

Section 2. That Table 530-2 of the above-entitled ordinance be and is here by repealed.

**~~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	<del>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</del>
5	<del>The structure includes a basement as defined by the building code</del>
4	<del>The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass</del>
3	<del>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</del>
3	<del>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</del>
2	<del>The pitch of the primary roof line is 6/12 or steeper. However, the points</del>

	shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof 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 within one hundred (100) feet of the site.
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one existing open front porch within one hundred (100) feet of the site. The porch may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be permitted on an open front porch.
1	The development includes at least one (1) deciduous tree in the front yard

This amendment is effective October 1, 2014.

Section 3. That Chapter 530 of the Minneapolis Code of Ordinance be amended by adding thereto a new Table 530-2 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>
<u>6</u>	<u>The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass</u>
<u>4</u>	<u>The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site</u>
<u>4</u>	<u>The total diameter of trees retained or planted equals not less than three (3) inches per one thousand (1,000) square feet of total lot area, or fraction thereof. Tree diameter shall be measured at four and one-half (4.5) feet above grade.</u>
<u>3</u>	<u>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</u>
<u>3</u>	<u>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 and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure</u>
<u>3</u>	<u>The structure includes a basement as defined by the building code</u>
<u>2</u>	<u>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</u>
<u>1</u>	<u>The development qualifies for and, following construction, provides proof of receipt of a City of Minneapolis Stormwater Quality Credit</u>
<u>1</u>	<u>The structure includes an open, covered front porch of at least seventy</u>

<p><u>(70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include guardrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be permitted on an open front porch.</u></p>
--

This amendment is effective October 1, 2014.

Section 4. That section 530.310 of the above-entitled ordinance be amended to read as follows:

**530.310. Alternative compliance.** (a) *In general.* Notwithstanding any other provision to the contrary, the zoning administrator may grant alternatives to the standards of this article shall not be eligible for alternative compliance. by allowing a new structure to obtain fewer than the minimum number of points from Table 530-2, Single and Two-family Dwellings and Multiple-family Dwellings Having Three or Four Dwelling Units, upon finding each of the following:

(1) The structure is consistent with the predominant scale of existing residential structures in the same zoning district in the immediate area. In comparing the scale of the proposed structure to existing structures, the zoning administrator shall consider floor area, building height, façade width, and consistency with an established pattern of front, side, and rear yards in the vicinity.

(2) The structure achieves at least one (1) of the following:

a. The design incorporates traditional features and proportions found in the immediate area, which may include but shall not be limited to an examination of features such as windows, doors, roof lines, trim, gables, dormers, porches, or entry canopies; or

b. The design demonstrates exceptional creativity and incorporates high-quality, durable exterior materials.

(3) On sloped sites, the design responds to the topography of the site by following existing patterns in the vicinity and minimizing the apparent mass of the structure when viewed from lower elevations.

(4) The proposal is consistent with the applicable urban design policies of the comprehensive plan.

(b) *Notification.* In conducting the review of requests for alternative compliance from this article, the zoning administrator shall mail notice of the request to property owners within one hundred (100) feet of the property and shall allow

a public comment period of not less than ten (10) calendar days between the date of notification and the final decision. The zoning administrator's decision may be appealed in accordance with the standards of Chapter 525, Administration and Enforcement.

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**Amending Title 20, Chapter 531 of the Minneapolis Code of Ordinances relating to Zoning Code: Nonconforming Uses and Structures.**

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

Section 1. That section 531.30 be amended to read as follows:

**531.30. Establishment of nonconforming rights; certificate of nonconforming use.**

Any person having a legal or equitable interest in a nonconforming property may apply for a certificate of nonconforming use by complying with the procedure set forth in this section. Upon issuance, a certificate of nonconforming use shall be evidence that the use or structure designated therein is a legal nonconforming use or structure at that time.

- (1) *Application.* Any person having a legal or equitable interest in land may file an application for a certificate of nonconforming use on a form approved by the zoning administrator. Application procedures for certificates of nonconforming use shall be as specified in Chapter 525, Administration and Enforcement.
- (2) *Nonconforming structures.* Where an application seeks a nonconforming use certificate to establish the legal nonconforming status of a structure only, or a use nonconforming as to parking only, and not to establish the legal nonconforming status of any use, the zoning administrator may issue or deny such certificate upon review of a certified survey, building permits, or other documentation deemed necessary or sufficient by the zoning administrator.
  - a. *Single and two-family dwellings nonconforming as to side and rear yards only.* A single or two-family dwelling nonconforming as to side and rear yards only shall have all the rights of a conforming structure, provided the structure is located not closer than three (3) feet from the side and rear lot line, and provided further that the structure shall not be enlarged, altered or relocated in such a way as to increase its nonconformity. For the purposes of this section, the extension of a single or two-family dwelling along the existing setback or the addition of a second story or half-story shall not be considered as increasing its nonconformity, provided the portion of the structure within the required side or rear yard comprises at least sixty (60) percent of the length of the entire structure, and provided further that the structure shall not be enlarged, altered or relocated within the required front yard and all other requirements of this zoning ordinance are met. If substantial alteration of a single or two-family dwelling results in demolition of the structure, the entire structure shall be subject to the yard requirements applicable to a new structure, except as authorized by section 531.40 related to buildings that are damaged or destroyed.

- b. *All other residential buildings nonconforming as to yards only.* A residential building nonconforming as to yards only shall have all the rights of a conforming building, except that said building shall not be enlarged, altered, or relocated in such a way as to increase its nonconformity.
- (3) *Nonconforming uses; notice and hearing.* The board of adjustment shall hold a public hearing on each complete application for a certificate of nonconforming use as specified in Chapter 525, Administration and Enforcement. All findings and decisions of the board of adjustment concerning certificates of nonconforming use shall be final, subject to appeal to the city council as specified in Chapter 525, Administration and Enforcement.
- (4) *Determination by board of adjustment.* Following the public hearing, the board of adjustment shall determine whether the use or structure is a legal nonconforming use or structure. The burden of proof shall be on the applicant to establish the lawful nonconforming status of the use or structure and the lack of abandonment, change of use or loss under section 531.40. If the applicant does not establish the required facts, no certificate shall be issued. If the board of adjustment determines that the use or structure is a legal nonconforming use or structure, it shall direct the zoning administrator to issue a certificate of nonconforming use. The certificate shall state with particularity the type and intensity of specific use which is found to be legal. The decision of the board of adjustment may be appealed by any affected person as specified in Chapter 525, Administration and Enforcement.

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability.**

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

Section 1. That section 535.90 be amended to read as follows:

**535.90. ~~Minimum size and width, principal entrance and windows, and location of attached garage requirements~~ General standards for residential uses.**

(a) *Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of ~~twenty-two (22)~~ twenty (20) feet.

(b) *Principal entrance.* Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall include a principal entrance facing the front lot line. Subject to Table 535-1, Permitted Obstructions in Required Yards, the principal entrance shall be connected to the public sidewalk by an ~~impervious~~ hard-surfaced walkway not less than three (3) feet wide and shall include stairs where needed. Where no public sidewalk exists, the walkway shall extend to the public street. The principal entrance may face a side lot line when part of a front vestibule or extended portion of the front façade, provided the entrance is located no further than eight (8) feet from the façade closest to the street.

(c) *Windows.* Not less than fifteen (15) percent of the walls on each floor of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that face a public street shall be windows. Not less than five (5) percent of the walls on each floor of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that face a rear or interior side lot line shall be windows. Half stories shall not be subject to the minimum window requirement.

(d) *Attached garage facing the front lot line.* Attached accessory uses designed or intended for the parking of vehicles accessory to single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall extend no more than five (5) feet closer to the front lot line than the façade of a habitable portion of the first story of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line, including basement-level garages, shall not exceed sixty (60) percent of the width of the entire structure.

This amendment is effective October 1, 2014.

Section 2. That section 535.280 be amended to read as follows:

**535.280. Obstructions in required yards.** (a) *In general.* All required yards shall remain open and unobstructed from ground level to the sky, except as otherwise provided below.

(b) *Permitted obstructions.* Accessory uses and structures and projections of the principal structure may be located in a required yard only as indicated by a "P" for permitted in Table 535-1 Permitted Obstructions in Required Yards.

(c) *Additional limitations.* In no case shall any permitted obstruction be located closer than one (1) foot from the property line, except for driveways, walkways, fences, detached accessory buildings, the storage of firewood and containers for the removal of household refuse, subject to the provisions of this section. In addition, notwithstanding Table 535-1 Permitted Obstructions in Required Yards, required interior side yards for nonresidential uses shall remain unobstructed from the ground level to the sky, except that fencing and retaining walls shall be allowed.

(d) *Interior side yards for detached buildings accessory to dwellings.* The interior side yard requirement for a detached accessory building may be reduced to one (1) foot when the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, provided that the accessory building shall be located not less than ten (10) feet from any habitable portion of a principal structure on the adjoining lot ~~has its rear wall at least forty (40) feet from the rear lot line~~. Further, the required side yard for a detached accessory building may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet. Where the interior side yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(e) *Rear yards for detached buildings accessory to dwellings.* The rear yard requirement for a detached accessory building may be reduced to one (1) foot, except where vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted. Further, where a rear yard abuts a required side yard no reduction of the required yard is permitted unless the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal structure on the adjacent property to the rear. The required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet of both properties. Where the rear yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(f) *Accessory buildings on reverse corner lots.* An accessory building shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, an accessory building shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in a residence or office residence district. However, where the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located ~~behind the rear wall of the~~ not less than ten (10) feet from any habitable portion of a principal dwelling on the adjacent property, only one (1) foot shall be required along such adjacent property line, except as otherwise prohibited by this zoning ordinance. Further, the required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet.

(g) *Interior side yards for driveways accessory to dwellings.* The yard requirement for a driveway may be eliminated where adjoining property owners share a common driveway.

(h) *Rear yards.* For purposes of Table 535-1 Permitted Obstructions in Required Yards, a rear yard abutting a required side yard shall be considered an interior side yard and shall be subject to the permitted obstructions regulations for such interior side yard.

This amendment is effective October 1, 2014.

Section 3. That Table 535-1 of the above-entitled ordinance be amended to read as follows:

**Table 535-1 Permitted Obstructions in Required Yards**

<b><i>Type of Obstruction</i></b>	<b><i>Front or Corner Side Yard</i></b>	<b><i>Interior Side Yard</i></b>	<b><i>Rear Yard</i></b>
Balconies, decks and ground level patios not exceeding fifty (50) square feet in area and projecting not more than four (4) feet into the required yard. Such balcony, deck or ground level patio may project into a required interior side yard of a multiple family dwelling of four (4) or more stories, provided such balcony, deck or ground level patio shall be located no closer than ten (10) feet from the interior side lot line. <u>Ground-level patios up to one hundred (100) square feet, constructed of decorative concrete, pavers or stone, may extend more than four (4) feet into the required front yard accessory to single-</u>	P		P

<u>and two-family dwellings and multiple-family dwellings having three (3) or four (4) dwelling units provided the patio is located not less than ten (10) feet from a public sidewalk and shall be designed in a manner that would prevent the patio from being used for off-street parking.</u>			
---	--	--	--

This amendment is effective October 1, 2014.

Section 4. That Chapter 535 of the Minneapolis Code of Ordinances be amended by adding thereto a new Section 535.315, to Article IV, Protection of Natural Features, to read as follows:

**535.315. Groundwater management.** All development shall comply with all applicable regulations governing groundwater. Single and two-family dwellings shall be designed and constructed in a manner that does not rely on permanent groundwater discharge. The building official may request evidence, including soil testing, demonstrating that development will not extend into groundwater resources and may deny any application for a permit where an applicant has failed to demonstrate that subsurface development would maintain a sufficient separation from groundwater.

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-Street Parking and Loading.**

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

Section 1. That section 541.230 be amended to read as follows:

**541.230. Required plan approval.** Plans for any use requiring movement of vehicles across public walks or access through a public alley or street shall be referred to the city engineer for review before any permits are issued. The city engineer shall consider, but not be limited to, the following factors when determining whether to approve the proposed plan:

- (1) The consolidation of curb cuts shall be encouraged, and new curb cuts shall be discouraged whenever appropriate, considering safe traffic flow, the objectives of this ordinance, and access points needed for the proper functioning of the use.
- (2) Where a residential use is served by an alley, direct access to the street through a curb cut shall be discouraged, except where such curb cut extends into a corner side yard. Direct access to the street through a curb cut shall not be allowed where an alley serves a single and two-family dwelling or multiple-family dwelling having three (3) or four (4) dwelling units, except where such curb cut extends into a corner side yard or reverse corner side yard.
- (3) The use shall not substantially increase congestion of the public streets or impede pedestrian traffic.
- (4) The space allocated to the use shall be adequate to keep vehicles clear of sidewalks, alleys and similar areas.
- (5) The location of driveways relative to other existing uses is such that street traffic shall not be seriously disrupted and no unnecessary hazards shall be established for pedestrians. In no instance shall a driveway be allowed on a limited access roadway ramp or combined limited access roadway ramp frontage road.

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**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 be amended to read as follows:

**546.140. Maximum lot coverage.** Principal and accessory structures shall not cover more than ~~fifty (50)~~ forty-five (45) 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.

This amendment is effective October 1, 2014.

Section 2. That section 546.150 be amended to read as follows:

**546.150. Impervious surface coverage.** Impervious surfaces shall not cover more than ~~sixty-five (65)~~ sixty (60) 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.

This amendment is effective October 1, 2014.

Section 3. That section 546.160 be amended to read as follows:

**546.160. Yard requirements.** (a) *In general.* The minimum yard requirements for uses located in the residence districts shall be as set forth in each residence district, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the

required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. In determining an increase in the required front yard, one of the nearest principal residential structures may be removed from consideration where such structure exceeds the established front yard of any other such building on the same block face by twenty-five (25) feet or more and there are no fewer than four (4) principal residential structures on the block face, including the proposed structure. In such instance, the next-nearest principal building originally designed for residential purposes shall be incorporated in determining the increased front yard. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

(c) *Corner side yard.* Where a corner side yard is required, it shall not exceed the applicable front yard requirement.

This amendment is effective October 1, 2014.

Section 4. That Table 546-2 of the above-entitled ordinance be amended to read as follows:

**Table 546-2 R1 Yard Requirements**

<b>Yards</b>	<b><i>Required Yards for Single-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	25	25
<u>Rear</u>	<u>6</u>	<u>6+2X</u>
<u>Rear and Interior Side</u>	<p>6</p> <p><u>Lot width less than 42 ft.: 5</u></p> <p><u>Lot width 42 ft. – 51.99 ft.: 6</u></p> <p><u>Lot width 52 ft. – 61.99 ft.: 7</u></p> <p><u>Lot width 62 ft. – 84.99 ft.: 8</u></p> <p><u>Lot width 85 ft. – 99.99 ft.: 10</u></p> <p><u>Lot width 100 ft. or greater: 12</u></p> <p><u>Minimum interior side yards greater than eight (8) feet shall apply only to principal structures</u></p>	6+2X

Corner Side	$40 \underline{8}$	$40 \underline{8} + 2X$
-------------	--------------------	-------------------------

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 5. That section 546.240 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single

and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 6. That Table 546-4 of the above-entitled ordinance be amended to read as follows:

**Table 546-4 R1A Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	20	20
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<u>Rear and Interior Side</u>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. – 84.99 ft.: 8</u> <u>Lot width 85 ft. – 99.99 ft.: 10</u> <u>Lot width 100 ft. or greater: 12</u> <u>Minimum interior side yards greater than eight (8) feet shall apply only to principal</u>	5+2X

	<u>structures</u>	
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 7. That section 546.300 be amended to read as follows:

**546.300. Building bulk requirements.** (a) *In general.* The maximum height for 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

- (1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.
- (2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.
- (d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 8. That Table 546-6 of the above-entitled ordinance be amended to read as follows:

**Table 546-6 R2 Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	20	20
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<del>Rear and Interior Side</del>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. – 84.99 ft.: 8</u> <u>Lot width 85 ft. – 99.99 ft.: 10</u> <u>Lot width 100 ft. or greater: 12</u>	5+2X

	<u>Minimum interior side yards greater than eight (8) feet shall apply only to principal structures</u>	
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 9. That section 546.360 be amended to read as follows:

**546.360. Building bulk requirements.** (a) *In general.* The maximum height for all principal structures, 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

- (1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.
- (2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 10. That Table 546-8 of the above-entitled ordinance be amended to read as follows:

**Table 546-8 R2B Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	20	20
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<u>Rear and Interior Side</u>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. – 84.99 ft.: 8</u> <u>Lot width 85 ft. – 99.99 ft.: 10</u>	5+2X

	<u>Lot width 100 ft. or greater: 12</u>	
	<u>Minimum interior side yards greater than eight (8) feet shall apply only to principal structures</u>	
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 11. That section 546.420 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 in height, 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 12. That Table 546-10 of the above-entitled ordinance be amended to read as follows:

**Table 546-10 R3 Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	20	20
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<u>Rear and Interior Side</u>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u>	5+2X

	<u>Lot width 62 ft. or greater: 8</u>	
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 13. That section 546.480 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 in height, 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

- (1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.
- (2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 14. That Table 546-12 of the above-entitled ordinance be amended to read as follows:

**Table 546-12 R4 Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	15	15
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<del>Rear and Interior Side</del>	5	5+2X
	<u>Lot width less than 42 ft.: 5</u>	
	<u>Lot width 42 ft. – 51.99 ft.: 6</u>	
	<u>Lot width 52 -61.99 ft.: 7</u>	

	<u>Lot width 62 ft. or greater: 8</u>	
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 15. That section 546.530 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, R4 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this

method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 16. 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>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
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 <del>30</del> <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.</u>

This amendment is effective October 1, 2014.

Section 17. That Table 546-14 of the above-entitled ordinance be amended to read as follows:

**Table 546-14 R5 District Yard Requirements**

<i>Yards</i>	<i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities</i>	<i>Required Yards for All Other Uses (Feet)</i>

	<b>(Feet)</b>	
<u>Front, subject to section 546.160(b)</u>	15	15
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<u>Rear and Interior Side</u>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. or greater: 8</u>	5+2X
<u>Corner Side</u>	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 18. That section 546.580 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, R5 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor. ~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

- (1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.
- (2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 19. 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**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>	<b>Maximum Height</b>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
Single or two-family dwelling existing on the	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever	2.5 stories, not to exceed <del>30</del> <u>28</u> ft. <u>The highest point of the roof of a</u>

effective date of this ordinance			is greater	<u>single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.</u>
----------------------------------	--	--	------------	---

This amendment is effective October 1, 2014.

Section 20. That Table 546-16 of the above-entitled ordinance be amended to read as follows:

**Table 546-16 R6 Yard Requirements**

<b><i>Yards</i></b>	<b><i>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</i></b>	<b><i>Required Yards for All Other Uses (Feet)</i></b>
<u>Front, subject to section 546.160(b)</u>	15	15
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
<u>Rear and Interior Side</u>	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 – 61.99 ft.: 7</u> <u>Lot width 62 ft. or greater: 8</u>	5+2X
<u>Corner Side</u>	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 21. That section 546.630 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, R6 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 22. 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**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>	<b>Maximum Height</b>
<b>RESIDENTIAL USES</b>				
<b>Dwellings</b>				
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 <del>30</del> <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.</u>

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**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 547.160 be amended to read as follows:

**547.160. Yard requirements.** (a) *In general.* The minimum yard requirements for uses located in the office residence districts shall be as specified in Table 547-2, Office Residence District Yard Requirements, and in Chapter 535, Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in Chapter 535, Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. In determining an increase in the required front yard, one of the nearest principal residential structures may be removed from consideration where such structure exceeds the established front yard of all other such building on the same block face by twenty-five (25) feet or more and there are no fewer than four (4) principal residential structures on the block face, including the proposed structure. In such instance, the next-nearest principal building originally designed for residential purposes shall be incorporated in determining the increased front yard. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

(c) *Corner side yard.* Where a corner side yard is required, it shall not exceed the applicable front yard requirement.

This amendment is effective October 1, 2014.

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

**Table 547-2 Office Residence District Yard Requirements**

<b>Yards</b>	<b>Required Yards for Single- and Two-Family Dwellings and Permitted Community Residential Facilities (Feet)</b>	<b>Required Yards for All Other Uses (Feet)</b>
Front, <u>subject to section 547.160(b)</u>	15	15
<u>Rear</u>	<u>5</u>	<u>5+2X</u>
Rear and Interior Side	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. – 61.99 ft.: 7</u> <u>Lot width 62 ft. or greater: 8</u>	5+2X
Corner Side	8	8+2X

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

Section 3. That section 547.240 be amended to read as follows:

**547.240. Building bulk requirements.** (a) *In general.* The maximum height of all principal buildings, 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)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)(2)~~ Open porches.

~~(4)(3)~~ The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)(4)~~ Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 4. That section 547.310 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~

~~(3)~~(2) Open porches.

~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 5. 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**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
<b>RESIDENTIAL USES</b>			
<b>Dwellings</b>			
Single or two-family dwelling	5,000	2.5 stories, not to exceed <del>30</del> <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.</u>	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater

This amendment is effective October 1, 2014.

Section 6. That section 547.350 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 and fifty (250) square feet of any attached accessory use designed or intended to be used for the parking of vehicles.~~
- ~~(3)~~(2) Open porches.
- ~~(4)~~(3) The basement floor area if the finished floor of the first story is ~~four (4) feet~~ thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the

first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

~~(5)~~(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single and two-family dwelling within the one hundred (100) foot radius.

(2) Single and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single and two-family dwellings may be increased to thirty five (35) feet when the established height of a minimum of fifty (50) percent of the single and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

This amendment is effective October 1, 2014.

Section 7. 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**

<b>Uses</b>	<b>Minimum Lot Area (Square Feet)</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (Multiplier)</b>
-------------	---------------------------------------	-----------------------	--

## RESIDENTIAL USES

### Dwellings

Single or two-family dwelling	5,000	2.5 stories, not to exceed <del>30</del> <u>28</u> ft. <u>The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.</u>	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
-------------------------------	-------	--	--

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

**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 Table 548-3 of the above-entitled ordinance be amended to read as follows:

**Table 548-3 Residential and Hotel Yard Requirements**

<i><b>Yards</b></i>	<i><b>Required Yards for Single and Two-family Dwellings and Permitted Community Residential Facilities (Feet)</b></i>	<i><b>Required Yards for All Other Residential Uses and Hotels Where the Use Contains Windows Facing an Interior Side Yard or Rear Yard (Feet)</b></i>
Front	15	0
Rear	5	5+2X provided that this section (c) shall not require a minimum rear yard greater than fifteen (15) feet.
Interior Side	5 <u>Lot width less than 42 ft.: 5</u> <u>Lot width 42 ft. – 51.99 ft.: 6</u> <u>Lot width 52 ft. -61.99 ft.: 7</u> <u>Lot width 62 ft. or greater: 8</u>	5+2X provided that this section (c) shall not require a minimum interior side yard greater than fifteen (15) feet.
Corner Side	8	0

X = Number of stories above the first floor

This amendment is effective October 1, 2014.

**AN ORDINANCE  
OF THE  
CITY OF MINNEAPOLIS**

By Palmisano

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

**551.480. Height of structures.** Except for structures subject to a more restrictive maximum height limitation in the primary zoning district, the maximum height of all structures within the SH Overlay District, except for single and two-family dwellings, shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less. The maximum height of single and two-family dwellings shall be two and one-half stories or ~~thirty (30)~~ twenty-eight (28) feet, whichever is less. The highest point of the roof of a single or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. The height limitation of accessory structures and single and two-family dwellings may be increased by variance, as provided in Chapter 525, Administration and Enforcement. The height limitation of all other principal structures may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards contained in Chapter 525, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height:

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties or significant public spaces.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

This amendment is effective October 1, 2014.